



# 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*

---

Tuesday, May 25, 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](#)  
[2021-301](#)

Appellant: Suvi Bayly

Parcel No.: 17717419

Appellant's Exhibits pages: APP1 - APP56

Assessor's Exhibits pages: ASG57 - ASG115

Legal Description(s): T 6S R 13W SEC 20 Seward Meridian HM  
0003415 OSCAR MUNSON SUB LOT 82

Reason for Appeal: Improper, Under 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:      [Bayly Appellant's Exhibits](#)  
                             [Bayly Assessor's Exhibits](#)

[BOE](#)  
[2021-302](#)

Appellant: Matthew Freund  
Parcel No.: 17359442  
Owner: Matthew and Danielle Freund

Appellant's Exhibits pages: APP1 - APP 8  
Assessor's Exhibits pages: ASG 9 - ASG 56

Legal Description(s): T 6S R 13W SEC 8 Seward Meridian HM  
0760104 BAYVIEW GARDENS SUB ADDN NO 1 LOT 42 BLK 6

Reason for Appeal: Excessive, Improper 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:      [Freund Appellant's Exhibits](#)  
                             [Freund Assessor's Exhibits](#)

[BOE](#)  
[2021-303](#)

Appellant: Richard Hoover  
Parcel No.: 17405901  
Owners: Richard and Kay Hoover

Appellant's Exhibits pages: APP1 - APP51  
Assessor's Exhibits pages: ASG52 - ASG102

Legal Description(s): T 06S R 13W SEC 10 Seward Meridian HM  
2018007 CANYON TRAILS AMENDED LOT 1

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:

[Hoover Appellant's Evidence](#)

[Hoover Assessor's Exhibits](#)

[BOE](#)

[2021-306](#)

Appellant: Catherine Moll

Parcel No.: 01732806

Appellant's Exhibits pages: APP1 - APP87

Assessor's Exhibits pages: ASG88 - ASG393

Legal Description(s): T 7N R 11W SEC 35 Seward Meridian KN  
0860203 KONOVALOF LAKE SUB AMENDED TRACT 33

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:

[Moll Appellant's Exhibits](#)

[Moll Assessor's Exhibits](#)

[BOE](#)

[2021-304](#)

Appellant: Phillip Lopez

Parcel No.: 15944008

Appellant's Exhibits pages: APP1 - APP2

Assessor's Exhibits pages: ASG3 - ASG32

Legal Description(s): T 2S R 14W SEC 32 Seward Meridian HM  
0760106 SEACLIFF SUB UNIT 1 BLK 1 TRACT 8

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:

[Lopez Appellant's Exhibits](#)

[Lopez Assessor's Exhibits](#)

[BOE](#)  
[2021-305](#)

Appellant: M. Heather Lewis

Parcel No.: 17722077

Owners: Del Masterhan and M. Lewis

Appellant's Exhibits pages: APP1 - APP26

Assessor's Exhibits pages: ASG27 - ASG80

Legal Description(s): T 6S R 13W SEC 17 Seward Meridian HM  
0730552 ANDERSON 1973 SUB LOT 5 BLK 5

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:

[Masterhan Lewis Appellant's Exhibits](#)

[Masterhan Lewis Assessor's Exhibits](#)

[BOE](#)  
[2021-307](#)

Appellant: Ehren Rickman

Parcel No.: 13108041

Owner: Ehren and Heather Rickman

Appellant's Exhibits pages: APP1 - APP22

Assessor's Exhibits pages: ASG23 - ASG44

Legal Description(s): T 4N R 11W SEC 21 Seward Meridian KN  
2014039 TOTE VIEW SUB 2014 ADDN LOT 5A

## 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:[Rickman Appellant's Exhibits](#)[Rickman 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**

**RECEIVED**

**MAR 12 2021**

**Borough Clerk's Office  
Kenai Peninsula Borough**

For Official Use Only

Fees Received: \$ 30 (SD)  
☐ Cash  
☒ Check # 90-3A78/1222  
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:	<b>17717419</b>	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	<b>Suvi M. Bayly</b>	
Legal Description:	<b>Residential</b>	
Physical Address of Property:	<b>824 Ocean Drive Loop, Homer, AK 99603</b>	

Contact information for all correspondence relating to this appeal:

Mailing Address:	<b>824 Ocean Drive Loop, Homer, AK 99603</b>		
Phone (daytime):	<b>907-885-5340</b>	Phone (evening):	<b>907-885-5340</b>
Email Address:	<b>suvibayly@gmail.com</b>		<input checked="" type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 55,800 Appellant's Opinion of Value: \$ 165,000  
Year Property was Purchased: 2016 Price Paid: \$ 35,000

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
17717416	882 Ocean Drive Loop	current value	\$118,000
17717420	804 Ocean Drive Loop	current value	\$130,000
17718010	751 Ocean Drive Loop	current value	\$110,800

Appellant's Exhibits

APP 1



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 has been built to code: plumbing, electrical, nat. gas, structural from national and AK codes

My property is assessed lower than other properties which have NO built structure, no water, no gas, no electrical or driveway permit. One of the properties is matchstick with only exterior plywood.

**\*\* 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.

Suvi Bayly

Signature of Appellant / Agent / Representative

03/12/2021

Date

Suvi M. Bayly

Printed Name of Appellant / Agent / Representative

## Shassetz, Tatyana

---

**From:** Shassetz, Tatyana  
**Sent:** Friday, March 12, 2021 2:41 PM  
**To:** 'Suvi Bayly'  
**Cc:** Anderson, William; Blankenship, Johni  
**Subject:** RE: <EXTERNAL-SENDER>824 Ocean Drive Loop, Homer, AK 96603

Good afternoon Suvi,

Per our telephone conversation, I will hold on to this appeal (attached from email below) until the original appeal form and filing fee is received. At that time, it will be processed and sent to Bill Anderson in Assessing.

If you have further questions, do not hesitate to call.

Thank you,

**Tatyana Shassetz**  
Borough Clerk Administrative Assistant  
(907) 714-2164 direct

KENAI PENINSULA BOROUGH  
144 North Binkley Street  
Soldotna, Alaska 99669



**PUBLIC RECORDS LAW DISCLOSURE:** This email and responses to this email may be subject to provisions of Alaska Statutes and may be made available to the public upon request.

**From:** Suvi Bayly <suviabayly@gmail.com>  
**Sent:** Friday, March 12, 2021 2:29 PM  
**To:** Shassetz, Tatyana <TShassetz@kpb.us>; Anderson, William <WAnderson@kpb.us>  
**Subject:** <EXTERNAL-SENDER>824 Ocean Drive Loop, Homer, AK 96603

**CAUTION:** This email originated from outside of the KPB system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.

Dear Tatyana,

Please let me know you received this email and I will mail a hard copy and check to the address on the appeal application form.

Please confirm that \$30.00 is the accurate amount to mail the check for how much I think my property is worth.

Thank you.

Sincerely,

Suvi Bayly  
907-885-5340



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

Received  
3/12/2024  
via email.

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: \$ \_\_\_\_\_

☐ Cash

☐ Check # \_\_\_\_\_  
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:	17717419	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Suvi M. Bayly	
Legal Description:	Residential	
Physical Address of Property:	824 Ocean Drive Loop, Homer, AK 99603	

Contact information for all correspondence relating to this appeal:

Mailing Address:	824 Ocean Drive Loop, Homer, AK 99603		
Phone (daytime):	907-885-5340	Phone (evening):	907-885-5340
Email Address:	suvibayly@gmail.com		<input checked="" type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 55,000 Appellant's Opinion of Value: \$ 165,000  
Year Property was Purchased: 2016 Price Paid: \$ 35,000

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
17717416	882 Ocean Drive Loop	current value	\$118,000
17717420	804 Ocean Drive Loop	current value	\$130,000
17718010	751 Ocean Drive Loop	current value	\$110,800



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 has been built to code: plumbing, electrical, nat. gas, structural from national and AK codes

My property is assessed lower than other properties which have NO built structure, no water, no gas, no electrical or driveway permit. One of the properties is matchstick with only exterior plywood.

**\*\* 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.

Suvi Bayly

Signature of Appellant / Agent / Representative

03/12/2021

Date

Suvi M. Bayly

Printed Name of Appellant / Agent / Representative

**Shassetz, Tatyana**

---

**From:** Suvi Bayly <suvibayly@gmail.com>  
**Sent:** Thursday, March 18, 2021 7:49 AM  
**To:** Shassetz, Tatyana  
**Subject:** <EXTERNAL-SENDER> Fwd:

CAUTION: This email originated from outside of the KPB system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.

This article I wanted included in my packet too.

<https://www.ktoo.org/2021/02/22/shipping-container-kitchen-could-lower-construction-costs-for-rural-alaska/>

**Shassetz, Tatyana**

---

**From:** Suvi Bayly <suvibayly@gmail.com>  
**Sent:** Monday, March 22, 2021 12:57 PM  
**To:** Shassetz, Tatyana  
**Subject:** <EXTERNAL-SENDER>Delivered

CAUTION:This email originated from outside of the KPB system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.

Looks like the envelope arrived today? Please make sure that my intent is to have my property reclassified as a standard home, not a modular home or whatever the specific classification it is currently under.

Thank you.  
Sincerely,

Suvi Bayly  
907-885-5340

## Shassetz, Tatyana

---

**From:** Suvi Bayly <suvibayly@gmail.com>  
**Sent:** Monday, March 22, 2021 9:55 AM  
**To:** Shassetz, Tatyana  
**Subject:** Re: <EXTERNAL-SENDER>Re: USPS  
**Attachments:** image001.png

CAUTION: This email originated from outside of the KPB system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.

Wonderful, thank you.

On Mon, Mar 22, 2021, 10:54 AM Shassetz, Tatyana <[TShassetz@kpb.us](mailto:TShassetz@kpb.us)> wrote:

Perfect! I will let you know when I receive it.

Thank you,

**Tatyana Shassetz**

Borough Clerk Administrative Assistant

(907) 714-2164 direct



**PUBLIC RECORDS LAW DISCLOSURE:** This email and responses to this email may be subject to provisions of Alaska Statutes and may be made available to the public upon request.



**From:** Suvi Bayly <[suvibayly@gmail.com](mailto:suvibayly@gmail.com)>  
**Sent:** Monday, March 22, 2021 9:53 AM  
**To:** Shassetz, Tatyana <[TShassetz@kpb.us](mailto:TShassetz@kpb.us)>  
**Subject:** Re: <EXTERNAL-SENDER>Re: USPS

CAUTION: This email originated from outside of the KPB system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.

You'll be receiving it today.

On Mon, Mar 22, 2021, 9:26 AM Suvi Bayly <[suvibayly@gmail.com](mailto:suvibayly@gmail.com)> wrote:

Yes, I did.

On Mon, Mar 22, 2021, 9:26 AM Shassetz, Tatyana <[TShassetz@kpb.us](mailto:TShassetz@kpb.us)> wrote:

Did you sent to 144 N. Binkley St. Soldotna, AK 99669?

We have our doors open from 8am-5pm Monday through Friday.

**Tatyana Shassetz**

Borough Clerk Administrative Assistant

(907) 714-2164 direct

**PUBLIC RECORDS LAW DISCLOSURE:** This email and responses to this email may be subject to provisions of Alaska Statutes and may be made available to the public upon request.

**From:** Suvi Bayly <[suvibayly@gmail.com](mailto:suvibayly@gmail.com)>  
**Sent:** Monday, March 22, 2021 3:57 AM  
**To:** Shassetz, Tatyana <[TShassetz@kpb.us](mailto:TShassetz@kpb.us)>  
**Subject:** <EXTERNAL-SENDER>Re: USPS

CAUTION: This email originated from outside of the KPB system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.

They attempted to deliver but could not access your mailbox. I will call them first thing in the morning during business hours.

On Mon, Mar 22, 2021, 4:54 AM Suvi Bayly <[suvibayly@gmail.com](mailto:suvibayly@gmail.com)> wrote:

The tracking said the delivery failed. Any suggestions?

## Shassetz, Tatyana

---

**From:** Suvi Bayly <suviabayly@gmail.com>  
**Sent:** Monday, March 22, 2021 9:53 AM  
**To:** Shassetz, Tatyana  
**Subject:** Re: <EXTERNAL-SENDER> Re: USPS

CAUTION: This email originated from outside of the KPB system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.

You'll be receiving it today.

On Mon, Mar 22, 2021, 9:26 AM Suvi Bayly <[suviabayly@gmail.com](mailto:suviabayly@gmail.com)> wrote:  
Yes, I did.

On Mon, Mar 22, 2021, 9:26 AM Shassetz, Tatyana <[TShassetz@kpb.us](mailto:TShassetz@kpb.us)> wrote:

Did you sent to 144 N. Binkley St. Soldotna, AK 99669?

We have our doors open from 8am-5pm Monday through Friday.

**Tatyana Shassetz**

Borough Clerk Administrative Assistant

(907) 714-2164 direct

**PUBLIC RECORDS LAW DISCLOSURE:** This email and responses to this email may be subject to provisions of Alaska Statutes and may be made available to the public upon request.

**From:** Suvi Bayly <[suvibayly@gmail.com](mailto:suvibayly@gmail.com)>  
**Sent:** Monday, March 22, 2021 3:57 AM  
**To:** Shassetz, Tatyana <[TShassetz@kpb.us](mailto:TShassetz@kpb.us)>  
**Subject:** <EXTERNAL-SENDER>Re: USPS

CAUTION: This email originated from outside of the KPB system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.

They attempted to deliver but could not access your mailbox. I will call them first thing in the morning during business hours.

On Mon, Mar 22, 2021, 4:54 AM Suvi Bayly <[suvibayly@gmail.com](mailto:suvibayly@gmail.com)> wrote:

The tracking said the delivery failed. Any suggestions?



**Shassetz, Tatyana**

---

**From:** Suvi Bayly <suviabayly@gmail.com>  
**Sent:** Monday, March 22, 2021 8:28 AM  
**To:** Shassetz, Tatyana  
**Subject:** Re: <EXTERNAL-SENDER>Re: USPS

CAUTION: This email originated from outside of the KPB system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.

I'll call the Soldotna USPS when they open.

On Mon, Mar 22, 2021, 9:26 AM Suvi Bayly <[suviabayly@gmail.com](mailto:suviabayly@gmail.com)> wrote:  
Yes, I did.

On Mon, Mar 22, 2021, 9:26 AM Shassetz, Tatyana <[TShassetz@kpb.us](mailto:TShassetz@kpb.us)> wrote:

Did you sent to 144 N. Binkley St. Soldotna, AK 99669?

We have our doors open from 8am-5pm Monday through Friday.

**Tatyana Shassetz**

Borough Clerk Administrative Assistant

(907) 714-2164 direct

**PUBLIC RECORDS LAW DISCLOSURE:** This email and responses to this email may be subject to provisions of Alaska Statutes and may be made available to the public upon request.

**From:** Suvi Bayly <[suvibayly@gmail.com](mailto:suvibayly@gmail.com)>  
**Sent:** Monday, March 22, 2021 3:57 AM  
**To:** Shassetz, Tatyana <[TShassetz@kpb.us](mailto:TShassetz@kpb.us)>  
**Subject:** <EXTERNAL-SENDER>Re: USPS

CAUTION: This email originated from outside of the KPB system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.

They attempted to deliver but could not access your mailbox. I will call them first thing in the morning during business hours.

On Mon, Mar 22, 2021, 4:54 AM Suvi Bayly <[suvibayly@gmail.com](mailto:suvibayly@gmail.com)> wrote:

The tracking said the delivery failed. Any suggestions?

**Shassetz, Tatyana**

---

**From:** Suvi Bayly <suviabayly@gmail.com>  
**Sent:** Monday, March 22, 2021 3:57 AM  
**To:** Shassetz, Tatyana  
**Subject:** <EXTERNAL-SENDER> Re: USPS  
**Attachments:** Screenshot\_20210322-045541\_Chrome.jpg

CAUTION: This email originated from outside of the KPB system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.

They attempted to deliver but could not access your mailbox. I will call them first thing in the morning during business hours.

On Mon, Mar 22, 2021, 4:54 AM Suvi Bayly <[suviabayly@gmail.com](mailto:suviabayly@gmail.com)> wrote:  
The tracking said the delivery failed. Any suggestions?

**Shassetz, Tatyana**

---

**From:** Suvi Bayly <suvibayly@gmail.com>  
**Sent:** Monday, March 22, 2021 3:55 AM  
**To:** Shassetz, Tatyana  
**Subject:** <EXTERNAL-SENDER>USPS  
**Attachments:** Screenshot\_20210322-045258\_Google.jpg

CAUTION: This email originated from outside of the KPB system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.

The tracking said the delivery failed. Any suggestions?



## Alaska Peninsula Plumbing and Mechanical

**Company:** Alaska Peninsula Plumbing and Mechanical  
**Contactor License Number:** 145090  
**Business License Number:** 145090  
**Bond Number:** 64561649  
**Gen. Liability Number:** GC982476  
**Mechanical Administrator Number:** 143636  
**Journeyman Plumber License Number:** 20060048

**Work Scope:** Inspection of plumbing systems for a single-family residence.  
**Address:** 824 Ocean Drive Loop, Homer AK, 99603  
**Client:** Suvi Bayly

### Structure Description:

Metal structure elevated approx. 6' sitting atop piling. Wooden deck with stairs affixed to front of residence.

### Domestic Water System Description:

Water system accesses the residence through a vertical insulated chase from ground to bottom of structure. Majority of potable system is plumbed in Pex-a materials and all visible appurtenances appear to meet "Potable Water Lead" requirements.

Hot water is supplied by a Rinnai instantaneous natural gas water heater.

### Domestic Water System Deficiencies:

- No anti-scald or tempering device on water heater

### Waste and Vent:

Building drain accesses the residence through a vertical insulated chase from the ground to the bottom of the structure. All waste and vent is plumbed in ABS material.

### Domestic Water System Deficiencies:

- No clean out located at the kitchen sink

**Note:** No other deficiencies noted for domestic water, waste, vent or natural gas piping.

Parcel #	Address	Current Value	KPB TAX ASSESSED VALUE
17717416	882 Ocean Drive Loop	\$118,000	\$77,300
17717420	804 Ocean Drive Loop	\$130,000	\$87,400
17718010	751 Ocean Drive Loop	\$110,800	\$111,800
17717419	824 Ocean Drive Loop	\$165,000	\$68,100



804 Ocean Drive Loop Homer, AK, 99

For Sale

Price

Beds & Baths









75/  
804 Ocean Drive Loop Homer, AK, 99



● For Sale

Price

Beds & Baths





# dwell

At Home in the Modern World

**Kitchens & Baths**  
Chefs, Grooming  
Experts, and Other Pros  
Share Their Spaces

**Island Escape**  
An Architect's Dream  
Retreat on a Chilean Islet

## **Bold Perspectives**

Reimagining the Home



all following images are built  
from shipping containers: aka connex  
including interior images from my  
residence. 824 OD Loop





















Interior of 824  
Ocean Drive Loop





Interior of 824  
Ocean Drive Loop





(<https://www.ktoo.org/>)

Housing (<https://www.ktoo.org/category/news/topics/economy-2/housing/>) | Interior  
(<https://www.ktoo.org/category/news/alaska/interior/>)

# Shipping container kitchen could lower construction costs for rural Alaska

February 22, 2021 by Dan Bross, KUAC - Fairbanks

(<https://www.ktoo.org/author/kuac-fairbanks/>)



*A shipping container provides the basic structure for the kitchen-bathroom module. (Courtesy of Cold Climate Housing Research Center)*

A shipping container outfitted as a kitchen and bathroom unit will be incorporated into a home built in the Norton Sound community of Unalakleet. The module is central to a small house project aimed at lowering the cost of residential construction in remote villages.

The National Renewable Energy Lab's Cold Climate Housing Research Center in Fairbanks is working with the Native village of Unalakleet to build the prototype kitchen-bathroom module inside an 8-by-20-foot steel shipping container.

"Basically, looking at how a container could be used to make a semi-modular home in rural Alaska," said Aaron Cooke, architect and project manager. He says the idea is to prefabricate the two parts of a house that require the most specialized materials and expertise so they can be shipped out whole.

"Then the container holding the bathroom and the kitchen will just be plugged into the house like a cassette. And then the rest of the house will be built around it and roofed," he said.

Cooke says that's important to preserve local construction jobs. Native Village of Unalakleet housing director Kari Duame says having the kitchen and bathroom components completed offsite gets around the need to bring in skilled trades people.

"Once you do get somebody out here you're paying so much for the cost of their flights and all their equipment and tools and their housing – the cost is just astronomical,"

Duame says avoiding these costs will make federal Indian housing block grant dollars go further in the community.

The high costs of rural housing have real effects in how people live in rural Alaska, says Thomas Simonsson, a community development coordinator with the Norton Sound Economic Development Corporation. He's also part of a regional group formed to help find solutions to the housing shortage.

"Overcrowded housing is so common. It's so expensive for people to get out of their parents' or their grandparents' house and get their own," he said.

Simonsson sees the shipping container small house project as a model that could help more people get their own places.

"I know how important it could be to just have your own little space but also have it efficient and make it work," he said. "Not just four walls and roof, but can you actually have it be meaningful and functional?"

The shipping container kitchen-bathroom unit is being outfitted at the Cold Climate Housing Research Center facility in Fairbanks and will be barged to Unalakleet in the spring, then plugged into the rest of the home built on-site there this summer. The Native Village of Unalakleet will conduct an application process to select a recipient for the new home based on income and other qualifications.

## READ NEXT

---





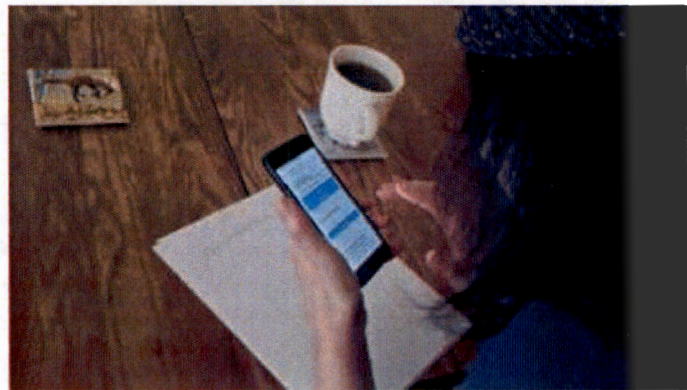
[\(https://www.ktoo.org/2021/03/12/alaskas-pandemic-housing-boom-driven-by-interest-rates-tight-inventory-and-shifting-attitudes/\)](https://www.ktoo.org/2021/03/12/alaskas-pandemic-housing-boom-driven-by-interest-rates-tight-inventory-and-shifting-attitudes/)

## **Alaska's pandemic housing boom driven by interest rates, tight inventory and shifting attitudes**

**[<https://www.ktoo.org/2021/03/12/alaskas-pandemic-housing-boom-driven-by-interest-rates-tight-inventory-and-shifting-attitudes/>]**

March 12, 2021

At the same time, many Alaskans are really struggling, and experiencing housing insecurity.



[\(https://www.ktoo.org/2021/02/08/alaska-housing-orgs-are-prepping-more-than-200-million-in-rent-relief/\)](https://www.ktoo.org/2021/02/08/alaska-housing-orgs-are-prepping-more-than-200-million-in-rent-relief/)

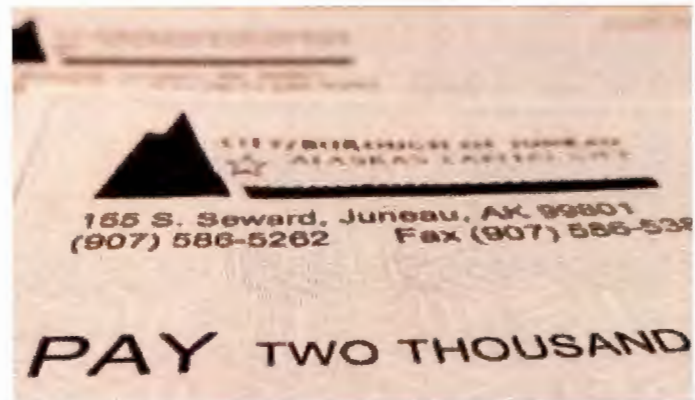
## **Alaska housing orgs are prepping more than \$200 million in rent relief [<https://www.ktoo.org/2021/02/08/alaska-housing-orgs-are-prepping-more-than-200-million-in-rent-relief/>]**

February 8, 2021

The bucket of federal cash is so big, state housing officials think there's enough to pay rent for everyone eligible -- for a year.

[\(https://www.ktoo.org/2021/01/12/juneau-assembly-holds-off-on-decisions-on-local-pandemic-relief-programs-after-feds-act/\)](https://www.ktoo.org/2021/01/12/juneau-assembly-holds-off-on-decisions-on-local-pandemic-relief-programs-after-feds-act/)

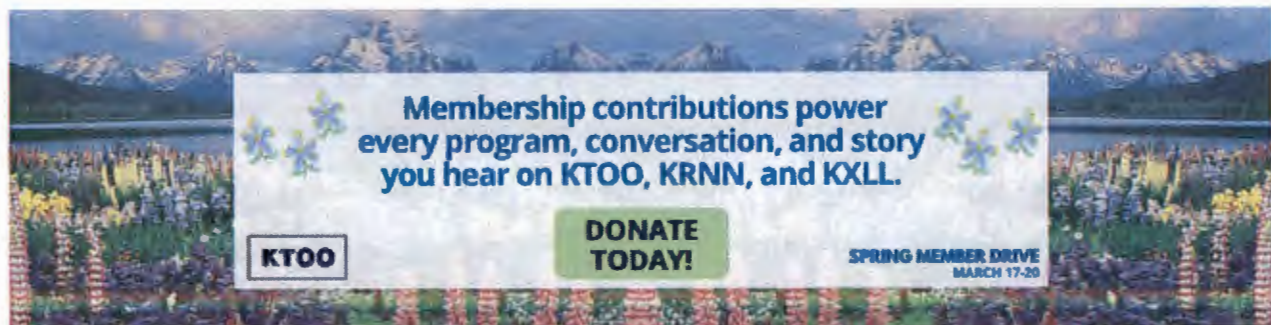
## Juneau Assembly holds off on decisions on local pandemic relief programs after feds act



(<https://www.ktoo.org/2021/01/12/juneau-assembly-holds-off-on-decisions-on-local-pandemic-relief-programs-after-feds-act/>)

January 12, 2021

"We do want to make sure we're trying to get it into the right hands ... quickly, but not so quickly that we rush ourselves into additional mistakes," Assembly member Michelle Hale said.



([/donate/](#))

### KTOO Links

[About \(http://www.ktoo.org/about/\)](http://www.ktoo.org/about/)

[Contact Us \(/contact/\)](#)

[Where to Tune \(/where-to-tune/\)](#)

[Community Calendar \(/calendar/\)](#)

[KTOO Board of Directors \(http://www.ktoo.org/board-of-directors/\)](http://www.ktoo.org/board-of-directors/)

[Community Advisory Board \(http://www.ktoo.org/community-advisory-board/\)](http://www.ktoo.org/community-advisory-board/)

[Staff \(http://www.ktoo.org/staff/\)](http://www.ktoo.org/staff/)

[Careers \(http://www.ktoo.org/job-opportunities/\)](http://www.ktoo.org/job-opportunities/)

[Internships \(http://www.ktoo.org/internships/\)](http://www.ktoo.org/internships/)

## **Social media**

[Facebook \(https://www.facebook.com/ktoopublicmedia\)](https://www.facebook.com/ktoopublicmedia)

[Twitter \(https://twitter.com/ktoopubmedia\)](https://twitter.com/ktoopubmedia)

[YouTube \(https://www.youtube.com/user/KTOODigital\)](https://www.youtube.com/user/KTOODigital)

[Instagram \(https://www.instagram.com/ktoopubmedia/\)](https://www.instagram.com/ktoopubmedia/)

## **Resources**

[Reports and Financial Statements \(/reports-and-financial-statements/\)](/reports-and-financial-statements/)

[KTOO FCC Public Files \(https://publicfiles.fcc.gov/fm-profile/ktoo\)](https://publicfiles.fcc.gov/fm-profile/ktoo)

[KRNN FCC Public Files \(https://publicfiles.fcc.gov/fm-profile/krrn\)](https://publicfiles.fcc.gov/fm-profile/krrn)

[KXLL FCC Public Files \(https://publicfiles.fcc.gov/fm-profile/kxll\)](https://publicfiles.fcc.gov/fm-profile/kxll)

[KTOO-TV FCC Public File \(https://publicfiles.fcc.gov/tv-profile/ktoo-tv\)](https://publicfiles.fcc.gov/tv-profile/ktoo-tv)

[Privacy Policy \(/privacy-policy/\)](/privacy-policy/)

[Copyright Policy \(/copyright-policy/\)](/copyright-policy/)

## **Public Media**

### **Public Radio**

[KTOO \(http://www.ktoo.org/\)](http://www.ktoo.org/)

[KRNN \(http://www.ktoo.org/krrn/\)](http://www.ktoo.org/krrn/)

[KXLL \(http://www.ktoo.org/kxll/\)](http://www.ktoo.org/kxll/)

### **Public Television**

[KTOO 360TV \(/360TV/\)](#)

[Gavel Alaska \(/gavel/about/\)](#)

- [Gavel Alaska Media Use Policy \(/gavel/media-use-policy/\)](#)

[Alaska Public Media \(http://www.alaskapublic.org/television/\)/PBS](#)  
[\(http://www.pbs.org/\)](#)

Copyright © 2021 KTOO Public Media



# Defining a shipping container home

Shipping container architecture is a form of architecture using steel intermodal containers as a structural element. It is also referred to as:

- Cargotecture
- Portmanteau of cargo with architecture
- or "arkitainer"

## 1. Are container homes (aka shipping containers or connex) legal in my area?

- States that allow and permit shipping container homes include:
  - Texas, California, ALASKA, Tennessee, Louisiana, Missouri, and Oregon.
- The International Code Council (ICC)
  - Offers guidance on acceptable codes and standards for states that permit container homes.
  - You can construct your container home provided you comply with the building code and zoning requirements in your area.
    - 824 Ocean Drive Loop construction has been permitted and meets all city setbacks and guidelines

## 2. Do shipping container homes need a foundation?

- A shipping container must be connected to a:
  - Permanent foundation with utility hookups to be classified as a house.
  - If the shipping container doesn't have a permanent foundation, you won't be able to get a mortgage.
    - 824 OCEAN DRIVE LOOP IS CONNECTED TO A PERMANENT FOUNDATION AND CITY UTILITIES.
    - You will always need a foundation for your shipping container home.
    - This is because the ground moves a considerable amount.
    - The ground can rise, sink or slide.
    - This movement can be sporadic and/or slow.
- 824 Ocean Drive Loop has a foundation from Helical piers also known as Pilings.
  - Shipping container homes always need and require a foundation
    - The ground moves considerably over time and is in a constant flux
    - The ground can rise, sink or slide

- This movement can be sporadic and unpredictable

## **The Essential Guide to Shipping Container Home Design:**

From preliminary guides, to lists of trusted companies, to exemplary floor plans, these resources will get you started on your own shipping container home.

As a building block, shipping containers are both durable and versatile—convert one into a tiny home or a backyard office, or stack and arrange them to create a bold residence like this film producer's starburst-shaped retreat in the desert. In addition to saving on construction costs, upcycling an old container can be an eco-friendly alternative to building from the ground up. Start here to learn more about building your own shipping container home, from design inspiration to practical guides.

### **Guides to Building a Shipping Container Home**

Before you embark on your build-out, take a look at the resources and inspiration below.

## **How to Buy a Shipping Container:**



While shopping for containers, owner Stacey Hill was instantly drawn to this one's existing blue color and chose to buy it and leave it as is. Architect Jim Poteet added floor-to-ceiling sliding doors to allow light in, as well as a cantilevered overhang to shade a window on the left side, which houses a small garden storage area.

## **How to Stay Cool by Living in a Shipping Container**



Atelier Riri devised creative ways to make living inside a shipping container in Indonesia's tropical climate both comfortable and economical. The architects layered recycled pine, glass wool, and planter mesh on top of the home to help keep temperatures down.

## **20 Ideas on What You Can Do With Old Shipping Containers**



Little Box on the Prairie is a 700-square-foot house made from two recycled shipping containers. It's situated on 10-acres of rolling prairie, just north of Livingston Montana, and blends rustic coziness with clean, modern design. Many of the finishes, such as the redwood flooring and plywood wall panels, were salvaged off-site, recycled, and reused. The outside deck is perfect for chatting over morning coffee, enjoying an evening glass of wine, or gazing at the Absaroka Mountains while deer or antelope pass by. The house comfortably sleeps two, and a third can sleep on the sofa if needed.

## Shipping Container Companies and Floor Plans

There are a ton of companies with impressive, out-of-the-box designs, and most are customizable to fit your needs.

### 5 of Our Favorite Shipping Container Companies in North America



Anchored into a rock outcropping, Tomecek Studio's Container House in Nederland, Colorado is a 1,500-square-foot residence completed in 2010 that comprises two insulated shipping containers clad in fireproof plank siding. The dwelling is powered by rooftop photovoltaic panels, draws warmth from a pellet stove, and takes advantage of passive solar strategies to keep energy

demands to a minimum.



## **10 Shipping Container Homes You Can Buy Right Now**



The H4 is HONOMOBO's most efficient shipping container home. At just over 700 square feet, the home has two bedrooms, a living room, a dining room, a full kitchen, and one bathroom.

## **16 Prefab Shipping Container Home Companies in the U.S.**



A prefabricated kit house, the Quik House by Adam Kalkin is designed from recycled shipping containers. Its 2,000-square-foot plan includes three bedrooms and two-and-a-half baths. The shell can be assembled in one day, and the entire home built in three months or less.

## **10 Prefab Shipping Container Companies in**



### **Europe**

From Madrid, Spain, James & Mau is widely experienced in design and on-site building and permitting. They have a strong focus on modular industrialized architecture and construction, applying bioclimatic and sustainable concepts.

## **11 Shipping Container Home Floor Plans That Maximize Space**



Made of two 40-foot-long shipping containers offset from one another, the Model 6 by IndieDwell offers 640 square feet of living space.



# Best Examples of Shipping Container Homes

Draw inspiration from a diverse assortment of customized shipping container homes.

## Dwell's Top 10 Upcycled Shipping Containers of 2017



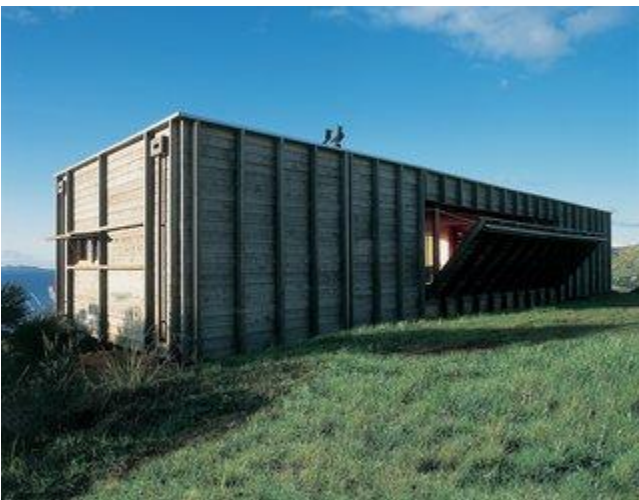
Nestled on a family farm, this South African shipping-container cabin is completely off the grid. Located on owner Lucas Steyn's family farm in Botrivier, a 90-minute drive from Capetown, Copia is an eco-retreat comprised of two shipping-container cabins in the South African countryside.

## **12 Shipping Container Homes That Challenge the Meaning of Shelter**



Two San Francisco art and travel addicts overhauled a loft—and customized a pair of shipping containers—to accommodate their collection and reflect their passions. The shipping containers were stacked, joined with steel tubes, and lashed to reinforced floor joints to make them earthquake-safe.

## **10 Beautiful Island-Style Shipping Container Homes**



The open-concept Coromandel Bach is a container home that reinterprets the New Zealand building tradition of crafting wood. Located on the North Island's Coromandel Peninsula, this container house captures the beautiful simplicity of living with nature. Natural timber provides a seamless connection to its surroundings. Designed by Crosson Clarke Carnachan Architects, this unique

holiday home can be easily boxed up when not in use. A simple mechanism opens the deck upon arrival. The house has a simple rectangular open plan that extends the interior space to the outside and the ocean beyond.

## **9 Modern Homes Made Out of Shipping Containers**



Made of scraps taken from the containers' sides, the roof creates a sense of openness from the inside and ushers in sunlight. Its slanted design creates a wind tower effect, providing natural ventilation that negates the need for air conditioning.

## **Shipping Containers in Commercial or Hospitality Projects**

Shipping container architecture isn't just limited to residential—these hotels and storefronts bring the industrial aesthetic into the commercial and hospitality space.



## **5 Public Buildings in South Korea Made Out of Shipping Containers**



Eight shipping containers, shifted and cut along a 45-degree angle, are combined in a fishbone pattern to create a sculptural, arrow-shaped volume that's raised almost 10 feet above ground. Designed by New York firm LOT-EK, the building serves as an art school near the Hakwoon park pedestrian walkway in Anyang, as well as a focal point and landmark structure

for the city of Anyang.

## **6 Modern Hotels Around the World Made Out of Shipping Containers**



These 20-foot shipping containers are repurposed into stunning luxurious hotel rooms. Australia-based firm Contained specializes in transforming vessels that originally hauled heavy cargo all over the world into well-designed lodgings. The portable structures have the unique ability to travel almost anywhere. Each 20-foot container easily

opens up, flips out, and unfolds into an individual hotel room that opens up to the surrounding landscape, wherever that may be.

As the story goes, Contained directors Anatoly Mezhov and Irene Polo envisioned these as ephemeral accommodations placed where there were no previous options. Born out of their love of traveling, the idea was to create a portable hotel room for short stays that can be set up anywhere.

## **5 Best Retailers in Upcycled Shipping Containers**



Located at The Proxy in Hayes Valley, San Francisco, AETHERsf is a concept space constructed from three 40-foot shipping containers stacked on top of each other. In addition to a curated selection of design-focused outerwear, the space features a custom, glass-encased cantilevered lounge, reclaimed oak floors, and a belt-driven "dry cleaner"-style conveyor system.

Currently 824 Ocean Drive Loop is classified as MHS. Following are definitions for the options of MHS: mobile home, mobile home subdivision, manufactured home, manufactured home subdivision.

**MOBILE HOME:**

Is a movable or portable dwelling built on a chassis, (the base frame of a motor vehicle or other wheeled conveyance), connected to utilities designed **without a permanent foundation** and intended for year round living.

**MOBILE HOME SUBDIVISION:**

Is a residential subdivision where lots are offered for sale **for use exclusively by mobile home**.

**MANUFACTURED HOME:**

Is a home **built entirely in the factory under a federal building CODE** administered by the U.S. Department of Housing and Urban Development.

**MANUFACTURED HOME SUBDIVISION:**

Is a subdivision of **land specifically created to accommodate mobile homes** on individual lots which are sold in fee simple.

824 ocean drive loop is **NOT a mobile home**

824 ocean drive loop is **NOT a manufactured home**

824 ocean drive loop is **NOT a subdivision**

824 ocean drive loop is **NOT a mobile home or manufactured home in a subdivision**

824 ocean drive loop has a **FIXED/PERMANENT foundation built from helical piers**

What are HELICAL PIERS?



A **helical pier** is a manufactured steel foundation pin that is driven into the soil to a depth below frost line using hydraulic machinery. **Helical piers** are primarily used in heavy commercial work, but they're also well-suited for backyard decks, additions, and foundations.

## HOW ARE THEY INSTALLED?

A Techno Metal Post helical pier (or helical pile) is a giant metal screw that is installed in the ground by a certified technician until the exact bearing capacity for your structure is reached. They are screwed into the ground using proprietary machinery specifically designed by engineers to provide an accurate measurement which is tested and validated right on site, ensuring the foundation of the structure is solid and secure. Techno Metal Post's helical piers are manufactured right here in North America. The posts are designed, engineered, and tested to the highest standards to ensure they withstand the toughest loads and conditions possible.

Concerned about frost-heaving? That problem has been solved with a heavy-duty polyethylene sleeve that has been specially designed to encase the post and prevent it from being affected by ground movement. With Techno Metal Post your projects and/or structures are completely supported in a cost-effective, easy-to-install manner. The helical piers are perfect for all kinds of applications: [Decks](#), [Cottages](#), [Boardwalks](#), [Buildings](#), and many more.

## WHY USE THEM?

- No excavation
- No concrete
- Ready to build
- Resistant to frost heave
- Minimal environmental impact
- Minimal site disturbance – no vibration
- Minimal installation time – cost-effective

If my home/house were mobile I would not have these utilities installed to a fixed building. All utilities are designated in the City of Homer, by the City of Homer.

**Homer City Water & Sewage** (all underground plumbing connecting to City Water and Sewage)  
<https://www.cityofhomer-ak.gov/finance/pay-your-watersewer-bill-here>

- Account #: 5.5570.01

**Homer Electric Association** (all underground City Electrical Lines)

<https://www.homerelectric.com/>

- Account #: 93586

**Enstar Natural Gas** (all underground Gas Lines)

<https://myenstarscm.enstarnaturalgas.com/portal/Dashboard.aspx>

- Account #: 0561597940

All utilities are installed underground from the street **Ocean Drive Loop**, to the Property: **824 Ocean Drive Loop, Homer, AK 99603**.

Borrower	<b>NA</b>				
Property Address	<b>824 Ocean Drive Lp</b>				
City	<b>Homer</b>	County	<b>Kenai Peninsula Borough</b>	State	<b>AK</b>
Lender/Client	<b>NA</b>			Zip Code	<b>99603</b>

Whitmore Appraisal Services  
P.O. Box 1984  
Homer, AK 99603  
907-299-7717

Kenai Peninsula Borough Clerk  
144 North Binkley St  
Soldotna, AK 99669

Re: 824 Ocean Drive Loop, Homer AK 99603

At the request of the property owner, I have inspected the dwelling located at 824 Ocean Drive Loop, Homer AK. The purpose of the inspection was to determine if the construction method of the dwelling meets the criteria for a manufactured home.

The Kenai Peninsula Borough has classified the dwelling as a MHS (manufactured home, single-wide) because, as a basis for their comparison, it is more like a manufactured home than a traditional site-built stick-frame home. The dwelling is built from a shipping container, permanently affixed to a steel structure that is welded to steel pilings: not typical construction but also not a manufactured home.

According to the Dictionary of Real Estate Appraisal a manufactured home is "a factory-built house manufactured under the Federal Manufactured Home Construction and Safety Standards Act of 1976, commonly known as the HUD Code". Manufactured homes are assigned a HUD Data Plate/Compliance Certificate that includes the manufacturer's name, trade/model name, year manufactured and serial number.

The dwelling at 824 Ocean Drive Loop does not have a HUD Data Plate/Compliance Certificate: it is atypically constructed, site-built, and permanently affixed to a foundation. It does not meet the industry standard criteria for a manufactured home.

My opinion is based on a physical analysis of the improvements. My determination was developed and reported in accordance with the Uniform Standards of Professional Appraisal Practice.

Nancy S. Whitmore, SRA  
Certified Residential Appraiser

*Nancy S. Whitmore*

Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Date Signed **05/07/2021**  
State Certification # **677** State **AK**  
Or State License # \_\_\_\_\_ State \_\_\_\_\_

Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Date Signed \_\_\_\_\_  
State Certification # \_\_\_\_\_ State \_\_\_\_\_  
Or State License # \_\_\_\_\_ State \_\_\_\_\_

Appellant's Exhibits

APP 54

59



May 8, 2021

Kenai Peninsula Borough Clerk  
PO Box 1984  
Homer, AK 99603

RE: Project  
**824 Ocean Drive Loop, Homer AK 99603**

At the request of Suvi Bayly, the property owner, I have conducted a review of her dwelling located at 824 Ocean Drive Loop, Homer AK. The purpose of the review is to determine if the dwelling is a manufactured home (or mobile home) as defined by the 2018 International Residential Code (IRC) and manufactured in accordance with the *Manufactured home Construction and Safety Standards* as promulgated by HUD. Or if it is considered a site built, single-family home that would typically be governed by the 2018 IRC.

**From the 2018 Residential Code Section R202 and AE201:**

**Manufactured home.** A *Manufactured home* means a structure, transportable in one or more sections, that in the traveling mode is 8 body feet (2438 body mm) or more in width or 40 body feet (12 192 body mm) or more in length, or, where erected on site, is 320 square feet (30 m<sup>2</sup>) or more, and that is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation where connected to the required utilities, and includes the plumbing, heating, air-conditioning and electrical systems contained therein; except that such term shall include any structure that meets all the requirements of this paragraph except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the secretary (HUD) and complies with the standards established under this title. For mobile homes built prior to June 15, 1976, a label certifying compliance to the Standard for Mobile Homes, NFPA 501, in effect at the time of manufacture is required. For the purpose of these provisions, a mobile home shall be considered to be a manufactured home.

Manufactured Homes are manufactured in accordance with the *Manufactured home Construction and Safety Standards* as promulgated by HUD.

**The “Discover Container” website provides additional regulatory details:**

All manufactured homes are built to the Manufactured Home Construction and Safety Standards, 24 CFR Part 3280. Manufactured homes are transported in one or more sections on a permanent chassis and display a red certification label on the exterior of each transportable section.

Shipping containers that are converted into housing units are subject to state and local building codes like modular and site-built homes. Converted shipping containers cannot be accepted as a HUD-code manufactured home unless they are provided with a permanent chassis and are transported to the site on their own running gear and otherwise comply with all HUD Standards and Regulations for manufactured homes.

For the majority of container homes that are intended for installation on a permanent foundation, the IRC will apply just like for any other house. This is spelled out in this HUD FAQ which we'll quote here:

Shipping containers that are converted into housing units are subject to state and local building codes like modular and site-built homes. Converted shipping containers cannot be accepted as a HUD-code manufactured home unless they are provided with a permanent chassis and are transported to the site on their own running gear and otherwise comply with all HUD Standards and Regulations for manufactured homes.

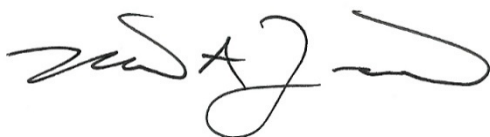
#### **Z Architects Findings:**

The structure located at 824 Ocean Drive Loop does not meet the definition of a manufactured home and is considered a site built single family dwelling, with a modular structural steel element (a shipping container), typically regulated under the 2018 IRC, for the following reasons:

- It is not built on a permanent chassis.
- It was not manufactured off site in accordance with the *Manufactured home Construction and Safety Standards* as promulgated by HUD.
- It is not built to the Manufactured Home Construction and Safety Standards, 24 CFR Part 3280.
- In jurisdictions where 2018 IRC is enforced this home would be regarded as a single-family residence and regulated by that code as such.
- The 2018 IRC does not rule out the use of premanufactured steel structural elements such as a shipping container. Once the steel structure is set on site and affixed to a permanent foundation, as is the case at 824 Ocean Drive Loop, the remaining elements of the home are site built like a conventionally constructed house.

Please feel free to contact me with any additional questions.

Sincerely,



Marco Zaccaro, AIA, NCARB, NFPA  
Principal  
Z Architects

**ASSESSOR'S DESCRIPTION  
ANALYSIS AND RECOMMENDATION**

---

**APPELLANT:** Suvi Bayly

**PARCEL NUMBER:** 177-174-19

**PROPERTY ADDRESS OR GENERAL  
LOCATION:**

824 Ocean Drive Loop  
Homer, AK 99603

**LEGAL DESCRIPTION:**

T 6S R 13W SEC 20 Seward Meridian HM 0003415  
OSCAR MUNSON SUB LOT 82

**ASSESSED VALUE TOTAL:**

**\$57,800**

RAW LAND: \$38,300

SWL (Sewer, Water, Landscaping): \$

IMPROVEMENTS \$19,500

ADDITIONS \$

OUTBUILDINGS: \$

**TOTAL ABOVE GRADE FLOOR AREA:**

Card One **320** Sq. Ft.

**TOTAL FINISHED LIVING AREA:**

Card One **320** Sq. Ft.

Card One, First Level 320 Sq. Ft.

Card One, Second Level Sq. Ft.

Card One, Basement Unfin. Sq. Ft.

Card One, Basement Finished Sq. Ft.

**LAND SIZE** 0.32 Acres

**GARAGE** Sq. Ft.

**LAND USE AND GENERAL DESCRIPTION**

**1) Utilities**

Electricity: Yes

Gas: Yes

Water: Public

Sewer: Public

**2) Site Improvements:**

Street: 824 Ocean Drive Loop Homer, AK 99603

**3) Site Conditions**

Topography:

Drainage:

View: Limited

Easements: Typical for the Kenai Peninsula Borough

**HIGHEST AND BEST USE:** As Currently Improved

**ZONING:** None

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

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

## **Land Comments**

The subject property is a .32 acre parcel with limited view, electric and gas utility, gravel maintained road, public sewer and public water.

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

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

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



## **Improvement Comments**

Paul Story, Appraiser and Stephen Carmichael, Appraiser II, performed a complete physical inspection of the property on 4/05/2021. The subject property is a 320 sq. ft. used shipping container converted into living quarters. Due to the amount of conversion on the shipping container, the Assessing Department classified the container as we would for a manufactured home with an estimated year built of 2000 and a quality grade of Fair (F). Additionally, there is another 8 X 40 shipping container on the property used for storage, and a wood deck. After an interior and exterior inspection, the following changes were noted:

- (1) Shipping container used as a residence and is hooked up to city sewer and water. The well and septic were removed, thus decreasing the total value which is reflected in our recommended amount.

For the Homer market area (#210), six sales of manufactured homes from the last three years were analyzed. The median ratio for all of the sales is 97.50% and Coefficient of Dispersion (COD) is 23.50%. All ratios are within acceptable ranges as set by International Association of Assessing Officers (IAAO).

<b>RATIO SUM:</b>	5.85	12/1/2017	2.01	<b># OF SALES:</b>	6
<b>MEAN:</b>	97.54%	<b>Earliest Sale</b>	10/30/2018	<b>TOTAL AV:</b>	\$ 611,500
<b>MEDIAN:</b>	<b>97.50%</b>	<b>Latest Sale</b>	11/3/2020	<b>TOTAL SP:</b>	\$ 651,000
<b>WTD MEAN:</b>	93.93%	<b>Outlier Info</b>		<b>MINIMUM:</b>	61.08%
<b>PRD:</b>	103.84%	<b>Range</b>	1.50	<b>MAXIMUM:</b>	148.00%
<b>COD:</b>	23.50%	<b>Lower Boundary</b>	-0.38%	<b>IN SALE AMT:</b>	\$ 75,000
<b>St. Dev:</b>	0.3062	<b>Upper Boundary</b>	188.53%	<b>AX SALE AMT:</b>	\$ 140,000
<b>COV:</b>	31.39%			\$ -	\$ 190,000

## **References**

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

## RECONCILIATION AND FINAL VALUE CONCLUSION

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

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

### **ASSESSOR'S RECOMMENDATION:**

**APPELLANT:** Suvi Bayly

**PARCEL NUMBER:** 177-174-19

**LEGAL DESCRIPTION:** T 6S R 13W SEC 20 Seward Meridian HM 0003415 OSCAR  
MUNSON SUB LOT 82

**TOTAL:** \$57,800

**BOARD ACTION:**

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

## SUBJECT PHOTOS



## SUBJECT PHOTOS





## SUBJECT PHOTOS



## SUBJECT PHOTOS





## SUBJECT PHOTOS



## SUBJECT PHOTOS





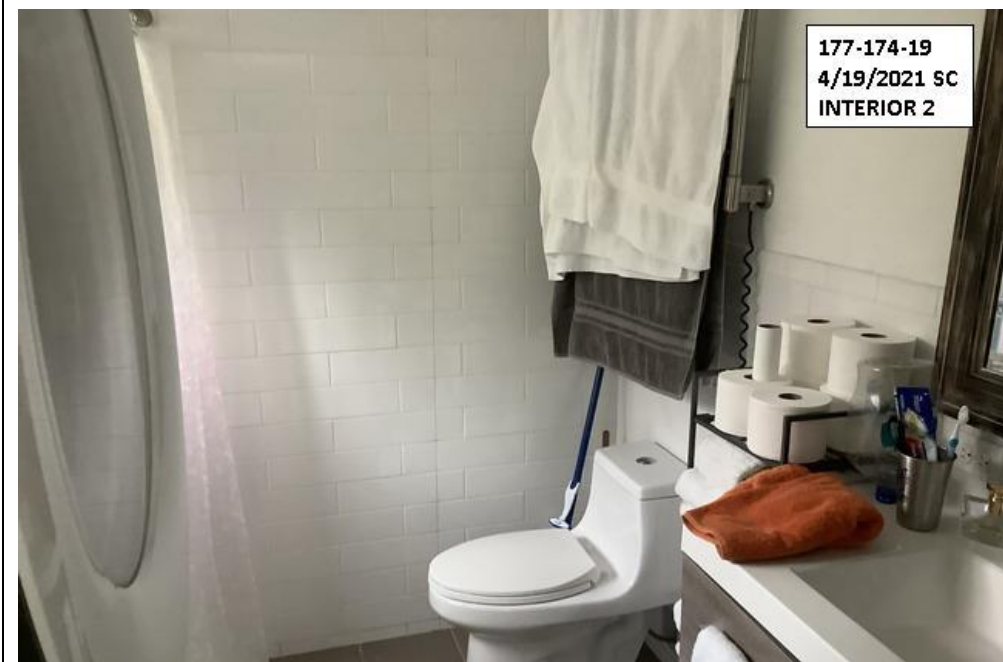
## SUBJECT PHOTOS



## SUBJECT PHOTOS



## SUBJECT PHOTOS



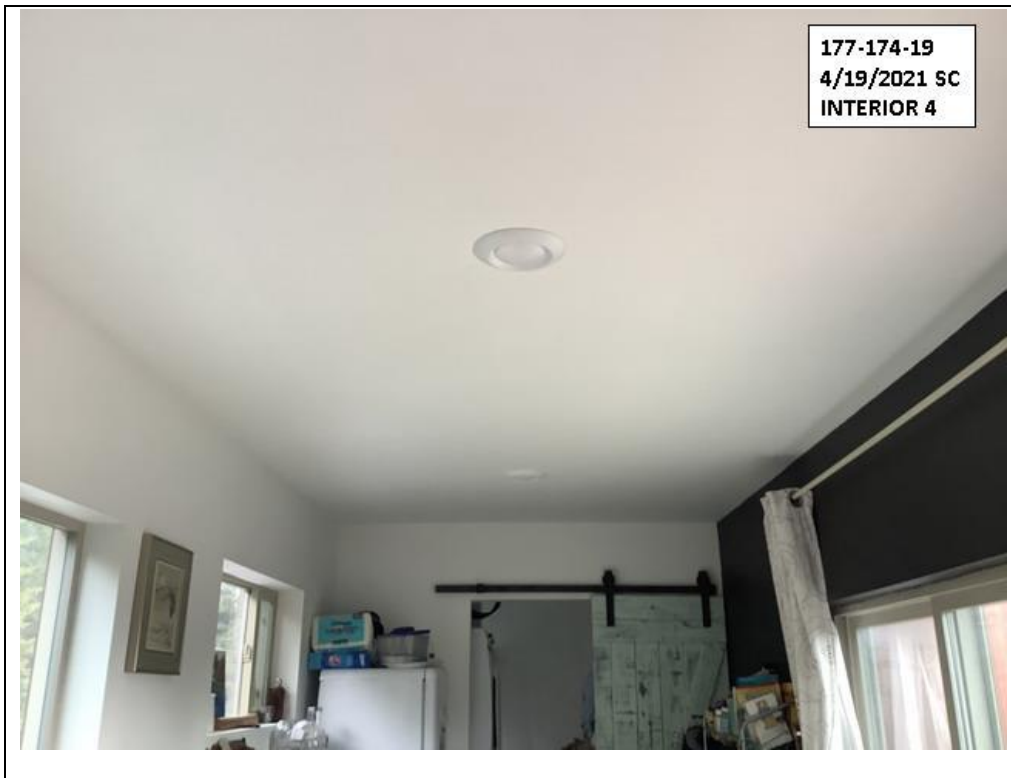


## SUBJECT PHOTOS





## SUBJECT PHOTOS

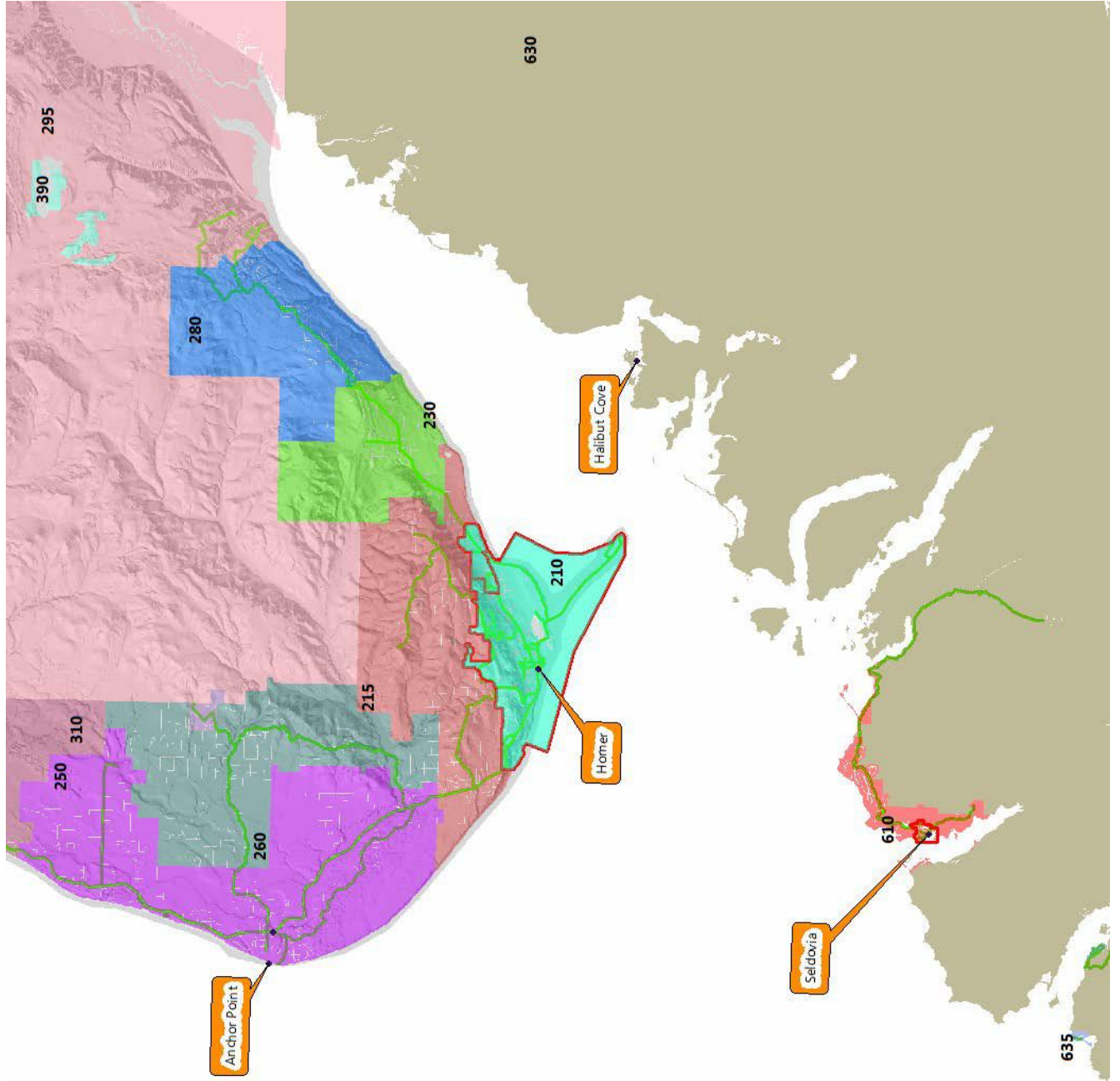


**SUBJECT MAP**





Market Area 210



## SUBJECT MAP



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

177-174-19

Card R01

2021  
Assessor's Exhibit

62894

824 OCEAN DRIVE LOOP

ADMINISTRATIVE INFORMATION

ACRES: 0.32

LEGAL DESCRIPTION:

PRIMARY OWNER

Neighborhood:  
H 210 Homer - Core Area  
Property Class:  
H 130 Residential Mobile Home

T 6S R 13W SEC 20 Seward Meridian HM 0003415 OSCAR  
MUNSON SUB LOT 82

BAYLY SUVI  
824 OCEAN DRIVE LOOP  
HOMER, AK 99603-7920

TAG:

20 - HOMER CITY

Residential Mobile Home

EXEMPTION INFORMATION

VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	31,700	32,900	37,300	37,900	37,900	38,300
Improvements	0	0	0	64,200	17,900	29,800
Total	31,700	32,900	37,300	102,100	55,800	68,100

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential City/Residential	49	User Definable Land Formula	0.32	119,688	119,688	38,300	P Gas Yes		0	38,300
							X Elec Yes			
							6 View Limited			
							S Gravel Main			
							K P/Water Yes			
							N P/Sewer Yes			

ASSESSED LAND VALUE (Rounded) :

0 38,300

MEMOS

Building Notes

09/19 BA STR IS CONVERTED CONEX-RAN AS MHS

ASG 74

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: MHS  
Occupancy: Single Family  
Story Height: 1.0  
Finished Area  
Attic: None

ROOFING

Material: Metal  
Type: Flat or Shed  
Framing: Std for class  
Pitch: Low 4/12 or less

FOUNDATION

Footing: None  
Walls: None

DORMERS

None

FLOORING

EXTERIOR COVER

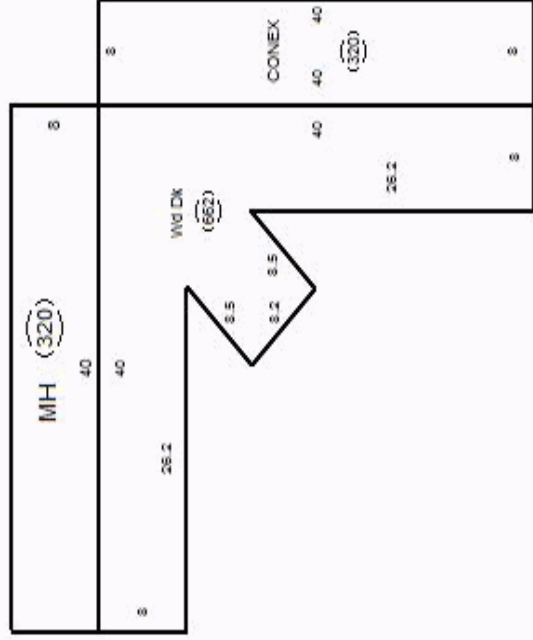
Al/St siding

INTERIOR WALLS

HEATING AND PLUMBING

Primary Heat: Space heater  
2-Fxt.Baths: 0 0 Kit sink: 1 1  
3-Fxt.Baths: 1 3 Water Htr: 1 1  
4-Fxt.Baths: 0 0 Extra fix: 0 0  
5-Fxt.Baths: 0 0 TOTAL fix: 5

01



Construction: MHome  
BaseArea: floor  
FinArea: 16,700  
Value: 16,700

TOTAL BASE 16,700

INTERIOR

Frame/Siding/Roof/Dorme 560  
Loft/Cathedral 0  
Interior finish 0  
Basement finish 0  
Heating 0  
Plumbing -597  
Fireplaces/woodstoves 0  
Other (Ex.Liv, AC, Attic, ...) 0  
TOTAL INT -37

EXT FEATURES

Description

GARAGES

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

TOTAL GAR/EXT FEAT 0

SUB-TOTAL 16,663

Quality Class/Gradi F 1.00

177-174-19 R01

GRADE ADJUSTED VALUE (rounded) 16,660

SUMMARY OF IMPROVEMENTS

SPECIAL FEATURES

Description		
02 PRIV/SEPT	1	6,500
02 SWL-PRV	1	4,000

Improvement	Story or Ht	Grade	Yr.Blt. Const	Eff Const	Count	Base Rate	Adj Rate
M MHOME	0.00	F	2000	2005	52.17	52.17	52.17
01 DRIVE	0.00	Avg	3000	3000	2,000.00	2,000.00	2,000.00
02 SWL	0.00	Avg	3000	3000	0.00	0.00	0.00
05 CONEX	0.00	Avg	3000	3000	2,500.00	2,500.00	2,500.00
06 WDDK	0.00	Cbn+	2018	2019	0.00	0.00	0.00

TOTAL IMPROVEMENT VALUE (for this card)

29,800

KENAI PENINSULA BOROUGH FIELD APPRAISAL DATA FORM

Parcel # 17717419 Cd # 1 of 1 InspDate 4/19/21 Appraiser SL +PS

AO  
4/21/21

STR. OVERRIDE VALUE \_\_\_\_\_

Redraw: ☒ Y ☐ N <sup>WD-DK</sup> Reinspect: Y ☒ N Yr. \_\_\_\_\_ Supp. Roll: Y ☒ N Insp Reason: A

Property Class			Occupancy			Type:	Material/Quality			
VA 100		Condo 140	Single Family	<input checked="" type="checkbox"/>	Condo		Material:		Quality:	
VA(Lnd Imp) 105		AB 190	Duplex		Townhouse		Frame	<input checked="" type="checkbox"/>	Cabin	G
RS 110		CM VC 300	Triplex				Log		P	VG
RS 112		CM(LndImp) 305	4-6 Family		Yr Blt	<u>2000</u>	Mas		L	EX
RC 120		CM 350	Multi-family		Eff Yr	<u>2010</u>			F	HVI
MH 130	<input checked="" type="checkbox"/>	LH VA 600	Other		Pct.Comp.	<u>100%</u>			AV	HVII
MH (only) 131		LH (LndImp) 605	Extra Living Units							
MH 132		Other	Designed		Converted					

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

EXTERIOR DETAIL										INTERIOR DETAIL									
Ext. Cover	1	1.5	1.75	2	A	Roofers:	Floor Type	1	1.5	1.75	2	A	Interior Walls	1	1.5	1.75	2	A	
None						Shed	Plywood (OWJ)	<input checked="" type="checkbox"/>					Norm. for class	<input checked="" type="checkbox"/>					
Alum or Steel	<u>59%</u>					Gable	Slab						None						
Board & Batten							Other						Log						
Log Rustic						Electricity	Finish	<input checked="" type="checkbox"/>	<u>1</u>	<u>1.5</u>	<u>1.75</u>	<u>2</u>	<u>A</u>	Panel A G					
Log Solid						None	None						Plywood						
Plywood (OSB)						Base Allowance		<input checked="" type="checkbox"/>					Sheetrock						
Stucco						Basement:	Concrete						Ceiling Finish	<input checked="" type="checkbox"/>	<u>1</u>	<u>1.5</u>	<u>1.75</u>	<u>2</u>	<u>A</u>
Ti-11 Economy						Wall	Carpet						Norm. for class	<input checked="" type="checkbox"/>					
Vinyl							Ceramic Tile						Suspended						
Wood	<u>41%</u>					Cover	Vinyl						Acoustic Tile						
Masonry Veneer							Hard Wood						Plywood						
Hard-Plank							Pergo or Equal						Sheetrock						
													Wood						

SWL			LAND INFLUENCES										
Cistern		Private Septic	Community	Y	N	View	N	L	G	E	Street Access		
Septic(3-4plex)		Sand Point	Gas	<input checked="" type="checkbox"/>		CCRs	<input checked="" type="checkbox"/>	Airstrip			Paved	Grv Maint	Grv Unmain
Crib		Spring	Electric	<input checked="" type="checkbox"/>		HQA	<input checked="" type="checkbox"/>	For Sale			PLAT		NONE
Septic (dup)		Private Water	Public H2O	<input checked="" type="checkbox"/>		Hwy Fnt	<input checked="" type="checkbox"/>	As Rights			Water Front		
		Sep(Holding)Tk	Public Sewer	<input checked="" type="checkbox"/>		Easement*		Other			Ocean	River	Lake
LT#	RC#2	RR#20	Other#	TOPO	Steep	Ravine	Other	Wetlands			Pond	Dedicated	BOAT Launch

LAND NOTES:

ADDITIONS / STAND ALONE STRUCTURES								
Code	Qual	Yr Blt	Eff Yr	Roof Mat.	Heat	Ext Cover	Size	Value

DELETE ALL EXISTING OUTBUILDINGS? ☒ Y ☐ N

Code	Qual	Yr Blt	Eff Yr	Size	Value	Features
Drive						
Conck	<u>A</u>	<u>3K</u>	<u>3K</u>	<u>8x40</u>		
WD-DK	<u>C+</u>	<u>2018</u>	<u>2019</u>	<u>Draw</u>		

NOTES:  
-K.O.N.

KENAI PENINSULA BOROUGH FIELD APPRAISAL DATA FORM

Size Ranges	Cabin = 0 - 500 s.f.				Cottage = 501 - 800 s.f.				Res. = 801 - Infinity			
	mean = 70%				mean = 100%				mean = 135%			
	LOW 65 - 75%	FAIR 80 - 90%	AVERAGE 95 - 105%	GOOD 110 - 120%	EXCELLENT 150 - 180%	LOW 65 - 75%	FAIR 80 - 90%	AVERAGE 95 - 105%	GOOD 110 - 120%	EXCELLENT 150 - 180%	LOW 65 - 75%	FAIR 80 - 90%
QUALITY	#	#	#	#	#	#	#	#	#	#	#	#
FLOOR COVER	NONE or low grade on subfloor (no padding, etc)	Below average grade covering on Subfloor	Average builder-grade floor covering	10 -20% above average grade floor covering	Excellent high-quality throughout	2.25	2.70	3.15	3.60	4.35	5.40	5.40
CABINETS & COUNTER TOPS	NONE or low grade (may be owner-built)	Below average commercial type	Average builder-grade	Upper end builder-grade quality (double vanities, etc)	Excellent high-quality throughout	2.10	2.55	3.00	3.45	4.05	4.95	4.95
KITCHEN APPLIANCES	NONE or low grade ROV only (no dishwasher, etc)	Below average builder-grade package	Average builder-grade package	Upper end builder-grade package	Excellent high-quality throughout	1.95	2.40	2.85	3.30	3.75	4.50	4.50
FIXTURES	NONE or low grade	Lower grade commercial type fixtures	Builder-grade stock item fixtures	Upper end builder-grade fixtures	Excellent high-quality throughout	2.25	2.70	3.15	3.60	4.35	5.40	5.40
Plumbing/Lighting	NONE or low grade	commercial type fixtures	Builder-grade stock item fixtures	Upper end builder-grade fixtures	Excellent high-quality throughout	2.10	2.55	3.00	3.45	4.05	4.95	4.95
INTERIOR Door/Window Trim	NONE, owner-built or photo finish	Mahogany doors and photo finish trim	Average wood doors and trim	Above average quality doors and wood trim	Excellent high-quality, exotic woods, Hand-finished unique designs	1.30	1.60	1.90	2.20	2.50	3.00	3.00
INTERIOR Partition Walls	NONE or Plywood/OSB	Below average paneling / sheetrock	Textured sheetrock and/or average paneling	Textured sheetrock with good quality wallpaper and/or wood paneling	Excellent high quality wallpaper, wood paneling and/or wainscoting, etc	7.50	9.00	10.5	12.0	14.5	18.0	18.0
CEILING	NONE, Plywood/OSB or below 8' height	Acoustic tile or sheetrock and full 8' ceiling height	Textured sheetrock & standard 8' ceiling height	Textured sheetrock 9' or 10' ceiling height. Vaulted or cathedral ceiling	Same as before but may include good wood paneling on open-beam ceiling	3.75	4.50	5.25	6.00	7.25	9.00	9.00
WINDOW FENESTRATION	Minimal single-pane low grade sliders or non-opening	Smaller than average sliding or crank-out w/storm windows	Ample average quality sliding or crank-out thermo pane	Good quality, larger than average. Some round, half-round, octagon, etc	Same as before but may be unique in design, detail and effect	3.50	4.25	5.00	5.75	6.75	8.25	8.25
OVERALL WORKMANSHIP	Low cost, poor quality workmanship and design. Below minimum standard. No design or detail	Below average workmanship but meets minimum standards. 2 X 4 construction. Minimal design	Average workmanship, meets or exceeds minimum standard. 2 X 6 construction	Above average workmanship with some attention to design and detail. 2 X 6 construction Energy Eff. Package	Excellent high quality workman-ship, finishes and appointments and attention to detail. Unique in design, etc	3.25	4.00	4.75	5.50	6.25	7.50	7.50

Completion Estimate	%	Total
Plans Permits & Surveying	2	2
Water/Sewer Rough-in	2	4
Excavation, Forms, & Backfill	2	6
Foundation	8	14
Rough Framing	21	35
Windows & Exterior Doors	2	37
Roof Cover	3	40
Plumbing Rough-in	4	44
Insulation	1	45
Electrical Rough-in	6	51
Heating	5	56
Exterior Cover & Paint	6	62
Int. Drywall, Tape & Texture	8	70
Int. Cabinets, Doors, Trim Etc	13	83
Plumbing Fixtures	5	88
Floor Covers	3	91
Built in Appliances	3	94
Light Fixtures & Finish Hardware	2	96
Painting & Decorating	4	100
Total Completion	100%	

QUALITY	70% of P	G-	110%
CBN -		G	115%
CBN		G+	120%
CBN +		VG-	125%
P-		VG	135%
P		VG+	145%
P+		EX-	150%
L-		EX	165%
L		EX+	180%
L+		HVI-	185
F-		HVI	190%
(F)		HVI+	195%
F+		HVI	200%+
A-			
A			
A+			

## LEVEL 2

## LEVEL 1

**BELOW GRADE**

Lower Level Ext Cover:	None	Alum/Steel	B & Batt	Conc Blk	Log Rustic	Log Solid	Plywood	Stucco	T1-11	Vinyl	Wood
------------------------	------	------------	----------	----------	------------	-----------	---------	--------	-------	-------	------

## CONCRETE

**CONCRETE BLOCK**

**2000-2001**

## Lower Level Wall Framing:

## Assessor's Exhibits

# ASG 78





KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

177-174-19  
Card R01

62894  
2021  
Assessor's Exhibit

824 OCEAN DRIVE LOOP

**ADMINISTRATIVE INFORMATION**  
Neighborhood:  
H 210 Homer - Core Area  
Property Class:  
H 130 Residential Mobile Home  
TAG:  
20 - HOMER CITY

**LEGAL DESCRIPTION:**  
T 6S R 13W SEC 20 Seward Meridian HM 0003415 OSCAR  
MUNSON SUB LOT 82

**PRIMARY OWNER**  
BAYLY SUVI  
824 OCEAN DRIVE LOOP  
HOMER, AK 99603-7920

Residential Mobile Home

EXEMPTION INFORMATION

VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	31,700	32,900	37,300	37,900	37,900	38,300
Improvements	0	0	0	64,200	17,900	19,500
Total	31,700	32,900	37,300	102,100	55,800	57,800

LAND DATA AND CALCULATIONS

Type	Method	Use	Acre	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential City/Residential	49	User Definable Land Formula	0.32	119,688	119,688	38,300	P Gas Yes		0	38,300
							X Elec Yes			
							6 View Limited			
							S Gravel Main			
							K P/Water Yes			
							N P/Sewer Yes			

ASSESSED LAND VALUE (Rounded) :

0 38,300

MEMOS

**Building Notes**  
09/19 BA STR IS CONVERTED CONEX-RAN AS MHS

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	

ASG 79

RECOMMENDED

PHYSICAL CHARACTERISTICS

Style: MHS  
Occupancy: Single Family  
Storey Height: 1.0  
Finished Area: 16,700  
Attic: None  
Roofing:  
Material: Metal  
Type: Gable  
Framing: Std for class  
Pitch: Low 4/12 or less

FOUNDATION

Footing: None  
Walls: None

DORMERS

None

FLOORING

EXTERIOR COVER

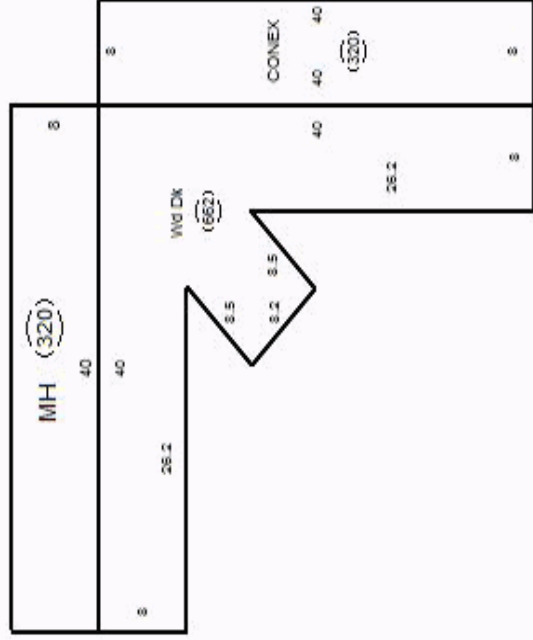
Al/St siding

INTERIOR WALLS

HEATING AND PLUMBING

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

01



Construction: MHome  
BaseArea: 16,700  
floor FinArea: 16,700  
Value: 16,700

INTERIOR		TOTAL BASE	16,700
Frame/Siding/Roof/Dorme	560		
Loft/Cathedral	0		
Interior finish	0		
Basement finish	0		
Heating	0		
Plumbing	-597		
Fireplaces/woodstoves	0		
Other (Ex.Liv, AC, Attic, ...)	0		
TOTAL INT	-37		

EXT FEATURES

Description

GARAGES

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

TOTAL GAR/EXT FEAT: 0  
SUB-TOTAL: 16,663  
Quality Class/Grade: F 1.00

GRADE ADJUSTED VALUE (rounded): 16,660

SUMMARY OF IMPROVEMENTS

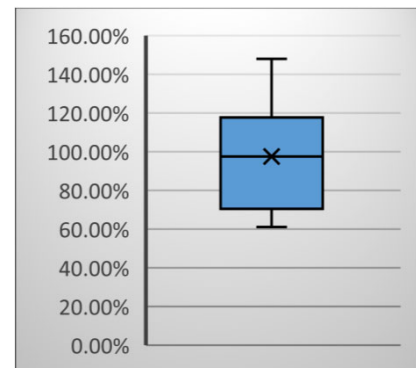
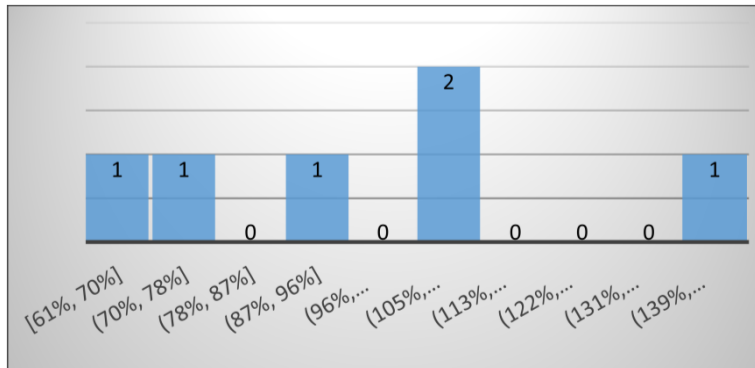
Improvement		Story or Ht		Yr.Blt.	Eff	Count	Base	Adj	W	L	Size/	Comp	Pys	Obs	Fnc	Loc	%	Value	
		Grade	Const	Const			Rate	Rate			Area	Value	Depr	Depr	Depr	Adj	Comp		
M	MHOME	0.00	F	2000	2005		52.17	52.17	8	40	320	16,660	20	0	0	100	90	100	12,000
01	DRIVE	0.00	Avg	3000	3000		2,000.00	2,000.00	0	0	1	2,000	0	0	0	0	100	2,000	2,000
07	CONEX	0.00	Avg	3000	3000		2,500.00	2,500.00	8	40	1	2,500	0	0	0	0	100	2,500	2,500
08	WDDK	0.00	Cbn+	2018	2019		0.00	0.00	40	40	662	3,180	7	0	0	0	100	3,000	3,000
TOTAL IMPROVEMENT VALUE (for this card)																			19,500

NBH # 210

HT 91-92

POST

<b>RATIO SUM:</b>	5.85	12/1/2017	2.01	<b># OF SALES:</b>	6
<b>MEAN:</b>	97.54%	<b>Earliest Sale</b>	10/30/2018	<b>TOTAL AV:</b>	\$ 611,500
<b>MEDIAN:</b>	<b>97.50%</b>	<b>Latest Sale</b>	11/3/2020	<b>TOTAL SP:</b>	\$ 651,000
<b>WTD MEAN:</b>	93.93%	<b>Outlier Information</b>		<b>MINIMUM:</b>	61.08%
<b>PRD:</b>	103.84%	<b>Range</b>	1.5	<b>MAXIMUM:</b>	148.00%
<b>COD:</b>	23.50%	<b>Lower Boundary</b>	-0.38%	<b>MIN SALE AMT:</b>	\$ 75,000
<b>St. Dev:</b>	30.62%	<b>Upper Boundary</b>	188.53%	<b>MAX SALE AMT:</b>	\$ 140,000
<b>COV:</b>	31.39%				



# RATIO STUDY

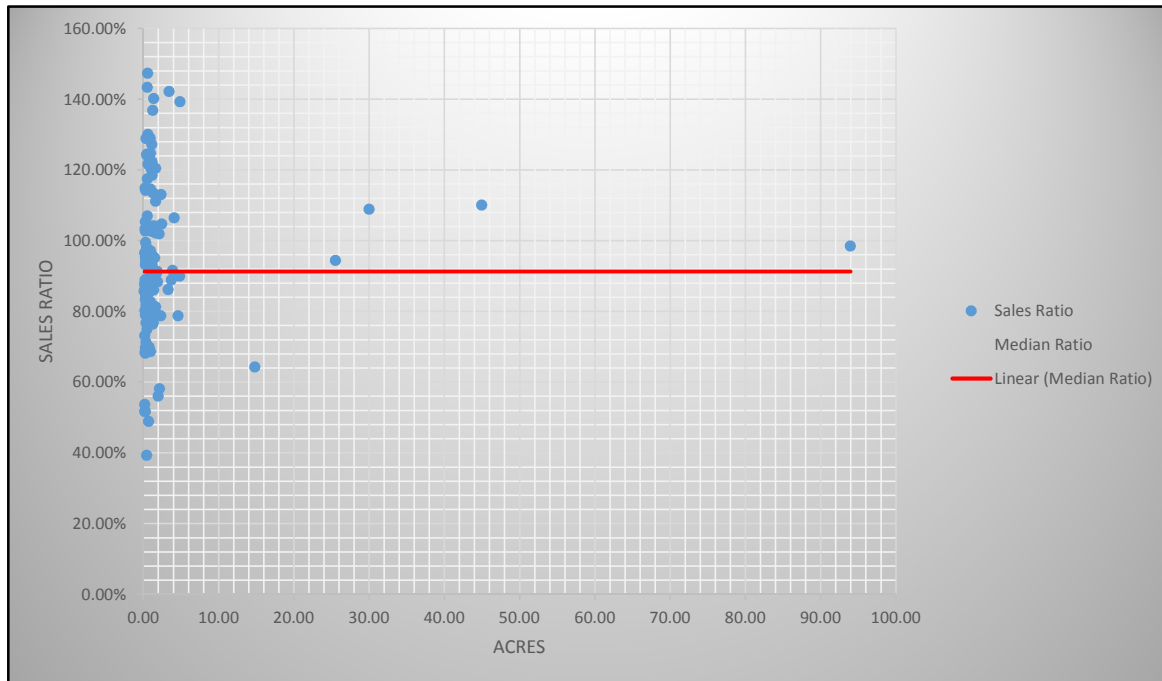
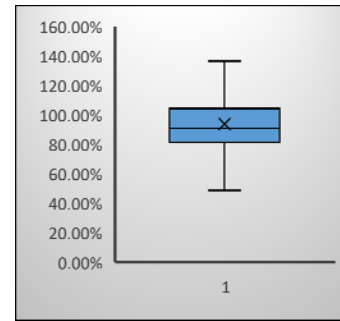
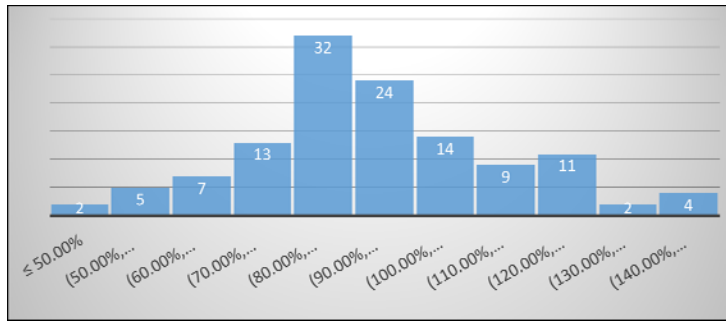
<b>RATIO SUM:</b>	5.85	12/1/2017	2.01	<b># OF SALES:</b>	6
<b>MEAN:</b>	97.54%	<b>Earliest Sale</b>	10/30/2018	<b>TOTAL AV:</b>	\$ 611,500
<b>MEDIAN:</b>	<b>97.50%</b>	<b>Latest Sale</b>	11/3/2020	<b>TOTAL SP:</b>	\$ 651,000
<b>WTD MEAN:</b>	93.93%	<b>Outlier Info</b>		<b>MINIMUM:</b>	61.08%
<b>PRD:</b>	103.84%	<b>Range</b>	1.50	<b>MAXIMUM:</b>	148.00%
<b>COD:</b>	23.50%	<b>Lower Boundary</b>	-0.38%	<b>N SALE AMT:</b>	\$ 75,000
<b>St. Dev:</b>	0.3062	<b>Upper Boundary</b>	188.53%	<b>X SALE AMT:</b>	\$ 140,000
<b>COV:</b>	31.39%				\$ - \$ 190,000

<b>SALE DATE:</b>	<b>2021</b>
<b>HOUSE TYPE:</b>	<b>91-92</b>
<b>MKT AREA:</b>	<b>210</b>
	<b>POST</b>

PIN	AREA	IMPS	LAND	AV	SP	RATIO	HTYPE	DATE	QUAL
17405222	210	\$ 72,500	\$ 56,600	\$ 129,100	\$ 120,000	107.58%	92	9/30/2019	A
17405225	210	\$ 70,400	\$ 54,500	\$ 124,900	\$ 140,000	89.21%	92	8/6/2020	A
17419006	210	\$ 25,300	\$ 48,000	\$ 73,300	\$ 120,000	61.08%	91	10/30/2018	A
17429408	210	\$ 32,200	\$ 78,800	\$ 111,000	\$ 75,000	148.00%	91	11/3/2020	L
17710421	210	\$ 37,300	\$ 40,700	\$ 78,000	\$ 106,000	73.58%	91	6/4/2019	F
17717411	210	\$ 59,800	\$ 35,400	\$ 95,200	\$ 90,000	105.78%	91	9/29/2020	F

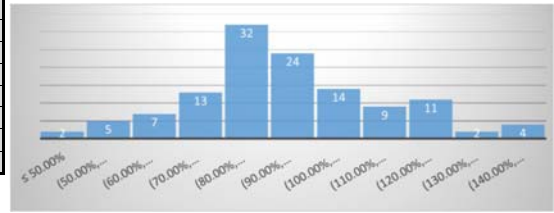


Ratio Sum	115.65			Excluded	0
Mean	94.02%	Earliest Sale 11/9/2017		# of Sales	123
Median	91.27%	Latest Sale 10/12/2020		Total AV \$	10,460,100
Wtd Mean	91.57%	Outlier Information		Total SP \$	11,422,674
PRD:	1.03	Range	1.5	Minimum	39.27%
COD:	17.38%	Lower Boundary	47.24%	Maximum	147.25%
St. Dev	0.2093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



# LAND SALES RATIO STUDY

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



NBH

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

# LAND SALES RATIO STUDY

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

**From:** [Anderson, William](#)  
**To:** [Story, Paul](#)  
**Subject:** FW: <EXTERNAL-SENDER>824 Ocean Drive Loop  
**Date:** Tuesday, May 04, 2021 4:26:18 PM

---

---

**From:** Suvi Bayly <suvibayly@gmail.com>  
**Sent:** Friday, March 12, 2021 1:42 PM  
**To:** Anderson, William <WAnderson@kpb.us>  
**Subject:** <EXTERNAL-SENDER>824 Ocean Drive Loop

CAUTION: This email originated from outside of the KPB system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.

Dear Bill,

After our phone conversation and the information provided from you last year, it is still unclear as to what I am appealing other than to have my property reassessed.

Also since, my engineer who spoke with the assessment office last December was informed that an electrical, plumbing and engineer report would be more than sufficient to validate the current property value. I still have not received clarification from you as to what needs to be included in the plumbing, electrical and engineering report for reassessment? And if this is all that is needed to reassess the property value?

I am also happy to send you links with small to large scale homes which are built from shipping containers to help expand your architectural perspective with modern/industrial design.

Please email the proper paperwork which is needed to be submitted for reassessing my property value.

Thank you.  
Sincerely,

Suvi Bayly  
907-885-5340



**From:** [Anderson, William](#)  
**To:** [Story, Paul](#)  
**Subject:** FW: <EXTERNAL-SENDER>824  
**Date:** Tuesday, May 04, 2021 4:21:50 PM

---

---

**From:** Suvi Bayly <suvibayly@gmail.com>  
**Sent:** Tuesday, March 23, 2021 10:26 PM  
**To:** Anderson, William <WAnderson@kpb.us>; Shassetz, Tatyana <TShassetz@kpb.us>  
**Subject:** <EXTERNAL-SENDER>824

CAUTION: This email originated from outside of the KPB system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.

Thank you for the phone call. I look forward to your visit to reassess my property. I am traveling outside of Alaska until April 15th, please let me know if my presence is needed.

Thank you.  
Sincerely,

Suvi Bayly  
907 885 5340

From: [Anderson, William](#)  
To: [Story, Paul](#)  
Subject: Bayly Phone Log Anderson  
Date: Tuesday, May 04, 2021 4:30:43 PM  
Attachments: [image001.png](#)

Date	Time	Name of Contact	Account #	Contact #	Comments / Notes
3/12/21	1:09 PM	Bayly Suvi	177-174-19	(907) 885-5340	Stated that the improvements done to her Conex have exceeded a typical Manufactured Home, wants it changed to a typical stick frame residential structure, she wants the value increased. Recommended she file an Appeal. Wants to know exactly what is needed as in engineer's reports etc for us to re-classify to a Residential structure. She wants an Appeal form emailed to her also. Several times seemed frustrated and stated she knew this didn't fit in with our bureaucratic procedures, we should think out of the box.
3/23/21	3:59 PM	Bayly Suvi	177-174-19	(907) 885-5340	Lft msg received appeal

**Bill Anderson**  
**Certified Level III Appraiser # 280**  
Kenai Peninsula Borough Assessing Dept  
Phone: (907) 714-2230  
Email: [wanderson@kpb.us](mailto:wanderson@kpb.us)

Email Sig



PUBLIC RECORDS LAW DISCLOSURE: This email and responses to this email may be subject to provisions of Alaska Statutes and may be made available to the public upon request.





# KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

177-174-16

Card R01

Assessor's Exhibit  
2021  
62891

882 OCEAN DRIVE LOOP

## ADMINISTRATIVE INFORMATION

Neighborhood:  
111210 Homer - Core Area  
Property Class:  
1110 Residential Dwelling - single

TAG:  
20 - HOMER CITY

## LEGAL DESCRIPTION:

T 6S R 13W SEC 20 Seward Meridian HM 0003415 OSCAR  
MUNSON SUB LOT 85

ACRES: 0.34

## PRIMARY OWNER

OLSON RICHARD J KELLY JACKMAN TRUST  
PO BOX 3145  
HOMER, AK 99603-3145

## Residential Dwelling - single

### VALUATION RECORD

EXEMPTION INFORMATION	Assessment Year	2016	2017	2018	2019	2020	Worksheet
Residential Exemption - Borough	Land	32,500	29,800	30,200	30,800	30,800	31,100
	Improvements	49,600	43,400	37,900	37,400	42,400	46,200
	Total	82,100	73,200	68,100	68,200	73,200	77,300

### LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential City/Residential	49 User Definable Land Formul		0.34	114,412	114,412	38,900	K P/Water Yes			31,100
							N P/Sewer Yes			
							P Gas Yes			
							X Elec Yes			
							S Gravel Main			
							Q View None	-20	-7,780	
ASSESSED LAND VALUE (Rounded) :									-7,780	31,100

## MEMOS

Building Notes  
11/17 BA LTP

ASG 90

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

COMPARABLE\_01



PHYSICAL CHARACTERISTICS

Style: CABIN  
Occupancy: Single Family  
Storey Height: 1.0  
Finished Area: 468  
Attic: None  
Roofing:  
Material: Metal  
Type: Gable  
Framing: Std for class  
Pitch: Low 4/12 or less

FOUNDATION

Footing: Monolithic slab  
Walls: Monolithic slab-no wall

DORMERS

None

FLOORING

1.0 Slab Base Allowance

EXTERIOR COVER

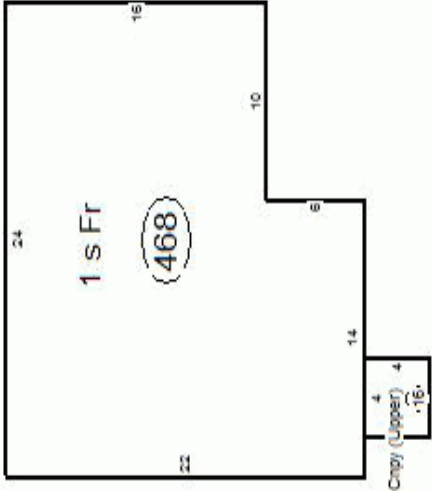
1.0 T111 plywd

INTERIOR WALLS

1.0 Normal for Class

HEATING AND PLUMBING

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



177-174-16 R01

SPECIAL FEATURES

Description

04 IF 112 3.80

SUMMARY OF IMPROVEMENTS

Improvement	Story or Ht	Grade	Yr.Blt. Const	Eff Const	Count	Base Rate	Adj Rate	W	L	Size/ Area	Comp Value	Pys Depr	Obs Depr	Fnc Depr	RDF	Loc Adj	% Comp	Value
D DWELL	1.0	F-	2003	2010	0.00	0.00	0.00	0	0	0	40,110	10	0	0	100	177	68	43,500
01 DRIVE	0.00	Avg	3000	3000	2,000.00	2,000.00	2,000.00	0	0	1	2,000	0	0	0	0	100	2,000	2,000
02 SHEDGP	10.00	Low	1990	1997	16.47	10.71	10.71	6	14	84	900	80	0	0	0	100	200	200
04 SHEDGP	10.00	Avg	1990	1997	15.61	19.41	19.41	14	8	112	2,170	80	0	0	0	100	400	400
05 CNPY/	0.00	Avg	2012	2013	0.00	0.00	0.00	14	9	16	190	33	0	0	0	0	100	100
TOTAL IMPROVEMENT VALUE (for this card)																		46,200

R01 177-174-16

Construction BaseArea floor FinArea Value  
Wood Frame 468 1.0 468 44,420

TOTAL BASE 44,420

INTERIOR

Frame/Siding/Roof/Dorme 300  
Loft/Cathedral 0  
Interior finish 0  
Basement finish 0  
Heating -1,200  
Plumbing 3,120  
Fireplaces/woodstoves 0  
Other (Ex.Liv, AC, Attic, ...) 0  
TOTAL INT 2,220

EXT FEATURES

Description

GARAGES

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

TOTAL GAR/EXT FEAT 0

SUB-TOTAL 46,640

Quality Class/Grade

F- .86

GRADE ADJUSTED VALUE (rounded) 40,110



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

144-081-03

Card R01

Assessor's Exhibit  
2021

44681

11621 RAVEN LN

ADMINISTRATIVE INFORMATION

LEGAL DESCRIPTION:

PRIMARY OWNER

DRISCOLL BEVERLY J  
PO BOX 1829  
SEWARD, AK 99664-1829

T 1N R 1W SEC 27 Seward Meridian SW 0000024 FOLZ SUB  
REVISED LOT 82 & 83

ACRES: 0.56

Neighborhood:  
N 510 Seward and Vicinity

Property Class:  
130 Residential Mobile Home

TAG:  
57 - BEAR CREEK FIRE

Residential Mobile Home

VALUATION RECORD

EXEMPTION INFORMATION	Assessment Year	2016	2017	2018	2019	2020	Worksheet
Senior Citizen	Land	18,700	18,700	18,700	21,500	23,400	23,400
Residential Exemption - Borough	Improvements	64,900	119,100	31,900	30,900	31,100	29,900
	Total	83,600	137,800	50,600	52,400	54,500	53,300

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode	Description	\$ or %	AdjAmt	Value
Primary Site	42 User Override	Site Value	0.56	18,700	18,700	18,700	L	Local Adjustment Modifi	25	4,675	23,400
ASSESSED LAND VALUE (Rounded) :										4,675	23,400

MEMOS

Building Notes  
11/6/07-CD1 IS CONVERTED RAILROAD CONTAINER.BA

LAND INFLUENCES									
Community	Y	N	View	N	L	G	E	Street Access	
Gas			CCRs			Airstrip		Paved	Grv Maint
Electric			HOA			For Sale		PLAT	TRAIL
Public H2O			Hwy Fnt			Ag Right			WATERFRONT
Public Sewer			Easement			Other		Ocean	River
LAND TYPE	RR#20	OTHER:						Pond	Dedicated
TOPO	Steep	Ravine	Other						Wetlands

COMPARABLE

ASG 92

PHYSICAL CHARACTERISTICS

Style: MHS  
Occupancy: Single Family  
Storey Height: 1.0  
Finished Area: 19,510  
Attic: None  
Roofing Material: Metal  
Type: Flat or Shed  
Framing: Std for class  
Pitch: Low 4/12 or less

FOUNDATION

Footings: None  
Walls: None

DORMERS

None

FLOORING

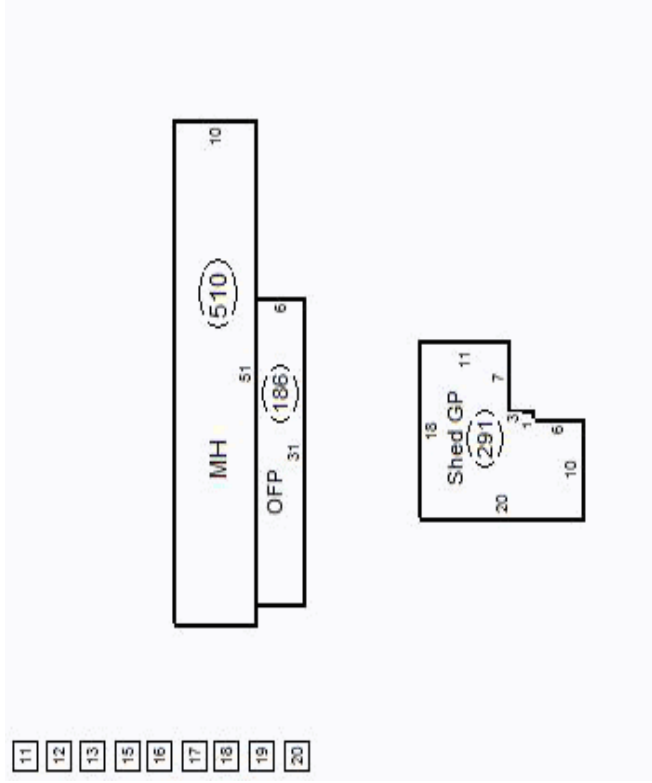
EXTERIOR COVER

Al/St siding

INTERIOR WALLS

HEATING AND PLUMBING

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



Construction BaseArea floor FinArea Value  
MHome 19,510

INTERIOR		TOTAL BASE	19,510
Frame/Siding/Roof/Dorme	890		
Loft/Cathedral	0		
Interior finish	0		
Basement finish	0		
Heating	0		
Plumbing	0		
Fireplaces/woodstoves	925		
Other (Ex.Liv, AC, Attic, ...)	0		
TOTAL INT		1,815	

EXT FEATURES

Description

GARAGES

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

TOTAL GAR/EXT FEAT 0  
SUB-TOTAL 21,325

Quality Class/Grade Low 1.00

144-081-03 R01

GRADE ADJUSTED VALUE (rounded) 21,330

SUMMARY OF IMPROVEMENTS

SPECIAL FEATURES

Description		
M WDSTOVE	1	925.00
11 SWL-PRV	1	4,000
11 SWL-TANK	1	3,000

Improvement	Story or Ht	Grade	Yr.Blt. Const	Eff Const	Count	Base Rate	Adj Rate
M MHOME	0.00	Low	1980	1990	38.25	38.25	38.25
01 SHEDGP	10.00	Low	2000	2004	13.79	8.96	8.96
11 SWL	0.00	Avg	3000	3000	0.00	0.00	0.00
12 DRIVE	0.00	Avg	3000	3000	2,000.00	2,000.00	2,000.00
13 CONEX	0.00	Avg	3000	3000	2,500.00	2,500.00	2,500.00
15 SHEDGP	10.00	F	1999	2002	14.17	11.34	11.34
16 FLATCP	0.00	Low	2005	2008	11.31	11.31	11.31
17 FLATCP	0.00	Low	2006	2007	11.31	11.31	11.31
18 HAYCOVER	10.00	F	2000	2005	5.24	5.24	5.24
19 FLATCP	0.00	Low	2000	2005	11.31	11.31	11.31
20 SHEDGP	10.00	F	2000	2005	15.90	12.72	12.72
Additional improvements on next page.							

Additional improvements on next page.

TOTAL IMPROVEMENT VALUE (for this card)

29,900

KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

CONTINUATION PAGE FOR IMPROVEMENTS

144-081-03

Card R01

ADDITIONAL FEATURES

ADDITIONAL IMPROVEMENTS

Addn features on next pag		Improvement	Story or Ht	Grade	Yr.Blt. Const	Eff Const	Count	Base Rate	Adj Rate	L	W	Size/ Area	Comp Value	Pys Depr	Obs Depr	Fnc Depr	RDF	Loc Adj	% Comp	Value
21	OFF		0.00	Cbn	1999	2004		0.00	0.00	31	6	186	1,850	73	0	0	0	0	100	500





62895

**LEGAL DESCRIPTION:**

**ACRES:** 0.32

PRIMARY OWNER

MCNAMARA DONALD THOMAS  
FAULKNER DONNA RAE  
58508 E END RD  
HOMER, AK 99603-9468

**DESCRIPTION:**  
T 6S R 13W SEC 20 Seward Meridian HM 0003415 OSCAR  
MUNSON SUB LOT 81

Property Class:  
130 Residential Mobile Home

AG: 20 - HOMER CITY

# Residential Mobile Home

## VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	31,700	36,500	37,300	37,900	37,900	38,300
Improvements	44,500	56,400	54,000	52,200	50,600	49,100
Total	76,200	92,900	91,300	90,100	88,500	87,400

## LAND DATA AND CALCULATIONS

<u>Type</u>	<u>Method</u>	<u>Use</u>	<u>Acres</u>	<u>BaseRate</u>	<u>AdjRate</u>	<u>ExtValue</u>	<u>InfluenceCode - Description</u>	<u>\$ or %</u>	<u>AdjAmt</u>	<u>Value</u>
Residential City/Residential	49	User Definable Land Formula	0.32	119.688	119.688	38,300	6 View Limited			38,300

**ASSESSED LAND VALUE (Rounded):**

---

0

---

38,300

---

# MEMOS

## Building Notes

02/16 TB MH APPEARS TO HAVE AND EXTERIOR INSULATED 2X 4 WALL AROUND IT. PICKED UP WITH POLEBLDG (ALL SIDES CLOSED)

ASG 95

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 H20			Hwy Fnt		Ag Right			WATERFRONT		
Public Sewer			Easement		Other			Ocean	River	Lake
LAND TYPE	RR#20		OTHER:					Pond	Dedicated	Boat Launch
TOPO	Steep		Ravine	Other	Wetlands					

## COMPARABLE 02





# KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

177-180-10

Card R01

Assessor's Exhibit

62954

751 OCEAN DRIVE LOOP

## ADMINISTRATIVE INFORMATION

Neighborhood:  
H 210 Homer - Core Area  
Property Class:  
H 190 Residential Accessory Bldg

TAG:  
20 - HOMER CITY

## LEGAL DESCRIPTION:

T 6S R 13W SEC 29 Seward Meridian HM 0003415 OSCAR  
MUNSON SUB LOT 31

ACRES: 0.92

## PRIMARY OWNER

CHRISTIANSEN SUE ELLEN  
PO BOX 3  
HOMER, AK 99603-0003

## Residential Accessory Bldg

## EXEMPTION INFORMATION

## VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	83,000	98,100	105,200	110,300	110,300	111,400
Improvements	0	700	600	600	500	400
Total	83,000	98,800	105,800	110,900	110,800	111,800

## LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential City/Residential	49 User Definable Land Formul		0.92	54,783	54,783	50,400	A View Excellent	100	50,400	111,400
							F Waterfront Ocean	85	42,840	
							X Elec Yes			
							P Gas Yes			
							K P/Water Yes			
							N P/Sewer Yes			
							S Gravel Main			
							t Topo Wetlands	-64	-32,256	

## ASSESSED LAND VALUE (Rounded):

60,984

111,400

## MEMOS

Building Notes  
12/14 TB. WOOD STAIRS TO BEACH N/V.

Land Notes  
OCEAN FRONT

ASG 97

## LAND INFLUENCES

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

COMPARABLE\_03

2021

Irtn: 62954

PHYSICAL CHARACTERISTICS

Style: N/A  
Occupancy: 0  
Story Height: 0  
Finished Area: 0  
Attic: None  
Roofing: 0  
Material: NONE  
Type: NONE  
Framing: Std for class  
Pitch: Not available

FOUNDATION

Footing: N/A  
Walls: N/A

DORMERS

None

FLOORING

EXTERIOR COVER

INTERIOR WALLS

HEATING AND PLUMBING

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



R01 177-180-10

Construction BaseArea floor FinArea Value

TOTAL BASE

INTERIOR

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

EXT FEATURES

Description

GARAGES

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

TOTAL GAR/EXT FEAT 0  
SUB-TOTAL 0

Quality Class/Grade

177-180-10 R01

GRADE ADJUSTED VALUE (rounded) 0

SPECIAL FEATURES

Description

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
01 WDDK	0.00	F	2005	2005	0.00	0.00	3	30	90	1,430	70	0	0	0	0	400
TOTAL IMPROVEMENT VALUE (for this card)																400



**049-180-32**

2021 92959

**5120 SILVER SALMON DR**

BC 95

**Card R03**

**LEGAL DESCRIPTION:**

**LEGAL DESCRIPTION:**  
T 5N R 10W SEC 8 Seward Meridian KN 2008132 HIGHLANDS SUB  
HIGHLAND PRIDE PARK TRACT B

PRIMARY OWNER

LASHBROOK SANDRA JOY  
LASHBROOK MICHAEL CROPLEY  
1145 WEST RD  
CHESAPEAKE, VA 23323-6623

Neighborhood:

120 Central Peninsula-Kenai

Property Class:

320 Commercial Mobile Hm Park

TAG:

30 - KENAI CITY

## Commercial Mobile Hm Park

**EXEMPTION INFORMATION**

## VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	26,600	26,600	26,600	26,600	26,600	33,700
Improvements	41,100	49,400	49,000	48,600	50,700	50,100
Total	67,700	76,000	75,600	75,200	77,300	83,800

## LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdlRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential City/Residential	49 User Definable Land Formula		2.52	15,754	15,754	39,700	Q View None			33,700
							R Paved			
							X Elec Yes			
							K P/Water Yes			
							N P/Sewer Yes			
							P Gas Yes			
							J P/Water No	-15	-5.955	
<b>ASSESSED LAND VALUE (Rounded) :</b>									<b>-5.955</b>	<b>33,700</b>

## MEMOS

## Building Notes

04/19 C01 NO CHANGE.R01:SP43 EFF AGE REFLECTS REMODEL R02:SP42  
EFF AGE REFLECTS NEW DOOR,WINDOWS & ROOF.QUAL FOR HOME-MADE  
CABINERY R03:SP38 QUAL & EFF AGE REFLECTS MH IS ATCO R04:SP44  
EFF AGE REFLECTS SOME NEW WINDOWS & ROOF.SHEDGP IS OLD MH  
R05:SP40 EFF AGE REFLECTS REMODEL  
09/19 AW FROM DESK REMOVED R04 WDDK N/V DUE TO AGE

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					

ASG 99

## COMPARABLE PRC

2021

Isn: 92959

## PHYSICAL CHARACTERISTICS

Style: MHS

Occupancy: Single Family

Story Height: 1.0

Finished Area

Attic: None

## ROOFING

Material: Metal

Type: Flat or Sred

Framing: Sld for class

Pitch: Low 4/12 or less

## FOUNDATION

Footings: None

Walls: None

## DORMERS

None

## FLOORING

## EXTERIOR COVER

Al/SI siding

## INTERIOR WALLS

## HEATING AND PLUMBING

Primary Heat: Space heater

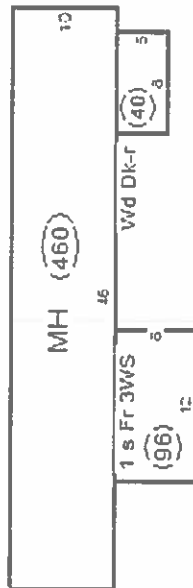
2-Fixt.Baths: 0 0 Kit sink: 1 1

3-Fixt.Baths: 1 3 Water Hlr: 1 1

4-Fixt.Baths: 0 0 Extra fix: 0 0

5-Fixt.Baths: 0 0 TOTAL fix: 5 5

SPACE 38



R03 049-180-32

Construction	BaseArea	floor FinArea	Value
MHome			18,250

TOTAL BASE 18,250

## INTERIOR

Frame/Siding/Roof/Dorme	810
Loft/Cathedral	0
Interior finish	0
Basement finish	0
Heating	0
Plumbing	0
Fireplaces/woodstoves	0
Other (Ex.Liv, AC, Attic, ...)	0
<b>TOTAL INT</b>	<b>810</b>

## EXT FEATURES

Description

## GARAGES

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

TOTAL GAR/EXT FEAT 0

SUB-TOTAL 19,060

Quality Class/Grade

GRADE ADJUSTED VALUE (rounded) 19,060

## SPECIAL FEATURES

Description

## SUMMARY OF IMPROVEMENTS

Improvement	Story or Ht	Grade	Yr.Blt. Const	Est Const	Count	Base Rate	Adj Rate	W	L	Size/ Area	Comp Value	Pys Depr	Obs Depr	Fnc Depr	RDF	Loc Adj	% Comp	Value
M MHOME	0.00	Low	1976	1980	39.68	39.68	39.68	10	46	460	19,060	50	0	0	39	90	100	3,300
A01 ADDN	0.00	Cbn-	1996	1996	OVERRIDE	OVERRIDE	OVERRIDE	0	0	0	3,120	0	0	0	0	90	100	500
01 WDDK-R	0.00	Cbn-	2011	2011	0.00	0.00	0.00	5	8	40	460	43	50	0	0	100	100	100
TOTAL IMPROVEMENT VALUE (for this card)																		3,900

Assessor's Exhibits

## COMPARABLE 1 PHOTO

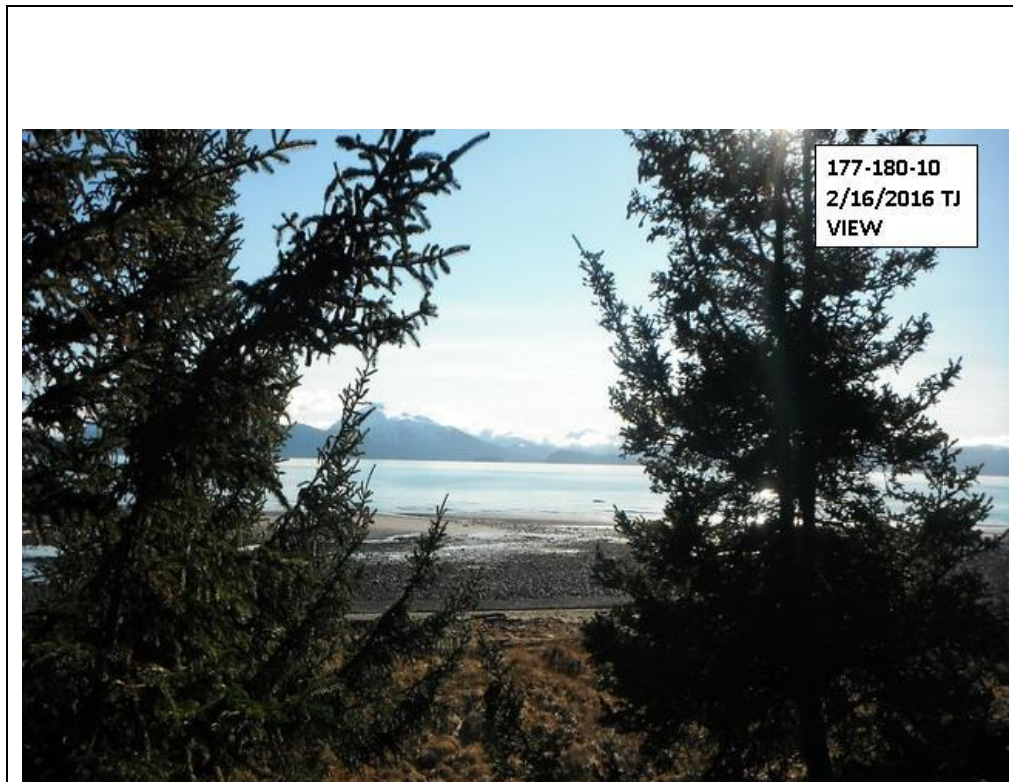


## COMPARABLE 2 PHOTO





### COMPARABLE 3 PHOTO



144-081-03

4/30/2014 TJ

R01

109

Assessor's Exhibits

ASG 104





049-180-32

04/13/2012 DM

SP 38 R03

110





049-180-32

10/18/2012 AW

SP 38 R03

111



049-180-32

4/23/2019 TJ

SP 38 R03

112

Assessor's Exhibits

ASG 107



2021 NOTICE OF ASSESSMENT  
Annual - Real Property

KENAI PENINSULA BOROUGH  
ASSESSOR'S OFFICE  
144 N. BINKLEY STREET  
SOLDOTNA, AK 99669-7520

AddressServiceRequested



\*\*\*\*\*AUTO\*\*SCH 5-DIGIT 99669

AA 10226-1/1

P35 T30



SUVI BAYLY  
824 OCEAN DRIVE LOOP  
HOMER AK 99603-7920

CHARLIE PIERCE  
BOROUGH MAYOR

(907) 714-2230 Fax: 714-2393

(800) 478-4441

Toll free within Kenai Peninsula borough only

**THIS IS NOT A TAX BILL**

This is a notice of the January 1st assessed value for the following described taxable property.

Property ID (PIN):17717419

Tax Authority: 20 - HOMER CITY

Parcel Address:

824 OCEAN DRIVE LOOP

Legal Description:

T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0003415 OSCAR  
MUNSON SUB LOT 82

2021 Assessed Values

Land:	38,300	Improvements*:	29,800		
Total Assessed KPB:	68,100	Exempt Value KPB:	0	Total Taxable KPB:	68,100
Total Assessed City:	68,100	Exempt Value City:	0	Total Taxable City:	68,100

AS 29.45.180(a) & KPB 5.12.040 (A) require that a person receiving a Notice of Assessment must advise the Assessor of errors or omissions in the assessment of the person's property, or of disputes in assessed value or taxable status of the property, within 30 days after the mailing of the Notice of Assessment.

Any improvements located on this property as of January 1, 2021 that are not reflected on this notice must be reported to the Assessor. Improvements omitted from the main tax roll will be placed on a supplemental tax roll at the time of discovery and a tax bill will be sent to you including accrued interest.

\* Improvements include but are not limited to: Driveway, well, septic, mobile homes, and structures.

Any waivers for filing late exemptions after 3/31/2021 will not be approved.

APPEAL DEADLINE: 3/31/2021

TAXES DUE IN FULL: 10/15/2021  
OR

BOARD OF EQUALIZATION  
WILL BEGIN MEETING: 5/24/2021

1st INSTALLMENT DUE: 9/15/2021  
2nd INSTALLMENT DUE: 11/15/2021

APPEAL PROCEDURE AND IMPORTANT TAX INFORMATION ON REVERSE SIDE

## IMPORTANT APPEAL and TAX INFORMATION - RETAIN FOR YOUR RECORDS

### APPEAL PROCEDURE

A property owner (or their designated agent) appealing an assessment must, within 30 days after the mailing date on the Notice of Assessment, submit to the assessor by delivering to the borough clerk:

**A written appeal.** Each parcel requires a separate appeal, specifying the name of the owner, a description of the property and the grounds for the appeal. Appeal forms are available from the borough assessor's office, borough clerk's office, or online at <http://www.kpb.us/assessing-dept/forms/appeal-forms>

**The appropriate fee.** The filing fee is based on the total assessed value for the parcel. Each parcel that is appealed must be accompanied by a separate filing fee and form. If your appeal is settled in an informal adjustment and withdrawn before evidence is due at the Board of Equalization, or if you proceed to the Board of Equalization and attend the hearing, the filing fee will be refunded in full.

Assessed value	Filing
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

An appeal is not complete and will not be processed if the fee is not paid. The deadline for filing is listed on the front of this notice.

Under Kenai Borough Code 5.12.050 E., grounds for appeal are "unequal, excessive, improper or under valuation of the property not adjusted by the assessor to the property owner's satisfaction."

The assessor shall provide, upon request of a property owner, an informal adjustment meeting between the assessor and the property owner or their designee for the purpose of resolving an assessment or tax exemption (taxability of the property or ownership) dispute. A property owner may request an informal adjustment meeting separate from a formal appeal by contacting the assessor's office directly, but a request for an informal adjustment meeting does not change in any way the 30-day deadline to file an appeal after the Notice of Assessment. Property owners that file a formal appeal also may request an informal adjustment meeting in an attempt to resolve the valuation before going to the Board of Equalization.

If an assessment is not adjusted by the assessor to the property owner's satisfaction, or if the owner does not want to pursue an informal adjustment meeting, the property owner or agent would go before the Board of Equalization for relief from an alleged valuation error. The borough clerk shall notify the property owner by mail of the time and place of the appeal hearing. The borough clerk shall provide the property owner or agent with the Board of Equalization procedures to allow sufficient time for submitting supporting documents to the board.

Board of Equalization hearings will **begin** on the date shown on the front of this notice — **each property owner will be notified of the scheduled date of their hearing at least 30 days in advance.**

Unlike a dispute over property valuation, a determination of the assessor as to whether the property is taxable under law may be appealed directly to Alaska Superior Court, Kenai District, within 30 days of the decision of the assessor.

### IMPORTANT TAX INFORMATION

Taxes are payable when billed. Payment in full is due on or before October 15, and becomes delinquent thereafter. At the option of the taxpayer, taxes may be paid in two equal installments. If the taxpayer elects this option, the first one-half of taxes payable must be paid on or before September 15. The second one-half tax then becomes due on or before November 15 and becomes delinquent thereafter. If the first one-half of the taxes payable is not paid by September 15, payment of the taxes in full becomes due on or before October 15.

Penalty and interest is calculated as follows:

Late payment penalty of 5% of the taxes due shall be added to all delinquent taxes on the day they become delinquent and additional penalty of 5% of the taxes due shall be added to any tax more than 30 days delinquent.

Interest shall be calculated at 10% per year from the date that the taxes would have ordinarily come due.

## **OUTBUILDINGS CONTINUED**

**Barn (Barn):** A Barn is generally used for livestock or storage, common qualities are G, A, F, or L. A barn defaults with a dirt floor in ProVal. Do not record, or value, chicken coops.

**Features:**      **Concrete Floor** adds value, (record size).  
                     **Loft** adds value for a secondary level. (record size)

**Lean To (Lean to):** An attached storage unit. Can be attached to main structure, or an outbuilding, and is only accessed from the exterior of the main structure. A Lean to usually has a quality of G, A, F, or L.

**Paving (Pav):** Record square footage or dimensions. If paving is damaged and needs to be replaced, do not record.

**Conex (Conex):** Record width and length, commonly 8'X40' or 8'X20', values at a flat rate based on size.

**General Purpose Wood Pole Frame (Pole Bldg):** A roof system with Pole supports that may or may not have sides, common qualities are G, A, F, or L. This outbuilding can be used to value a secondary roof system over a mobile home or for a **Flat CP** that has one or more sides enclosed.

**Features:**      **1SO** adds value for three sheathed sides.  
                     **2SO** adds value for two sheathed sides.  
                     **3SO** adds value for one sheathed side.  
                     **4SO** does not value any sheathing.

**Storage Hay Cover (Hay Cover):** A framed roof system that has some contributory value, but that is inferior to a Flat CP, common qualities are G, A, F, or L. Do not value wood sheds unless they are made from milled lumber and could be used for various storage needs.

**Light Penetrating Stairway (LPS):** A steel grated stairway with rails or not. Typical qualities are G, A, or L. (Shows up in ProVal as ELP Stairs.)



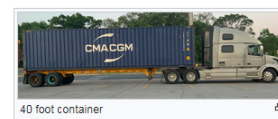
# Shipping container

From Wikipedia, the free encyclopedia

*This article is about packaging in general. For 20- and 40-ft-long [6 and 12 m] metal boxes, see [intermodal container](#). For pallet-sized, multi-compatible and versatile shipping containers, see [intermediate bulk container](#).*

A **shipping container** is a [container](#) with strength suitable to withstand shipment, storage, and handling. Shipping containers range from large reusable steel boxes used for intermodal shipments to the ubiquitous [corrugated boxes](#). In the context of international shipping trade, "container" or "shipping container" is virtually synonymous with "[intermodal freight container](#)," a container designed to be moved from one mode of transport to another without unloading and reloading.<sup>[1]</sup>

<b>Contents</b> <span>[hide]</span>
1 <b>Types</b>
4 <i>Intermodal freight containers</i>



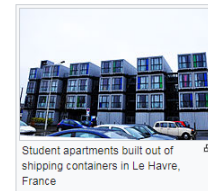
## Re-use [edit]

Main article: *Shipping container architecture*

The widespread availability and relative cheapness of used intermodal shipping containers meant that architects began to consider them as an alternative to traditional building materials.<sup>[9]</sup> Used shipping containers have been converted for use in housing, and as retail and office spaces.<sup>[10][11]</sup> Examples of its use include the Cité A Docks student housing project in [Le Havre](#), France,<sup>[12]</sup> the Wenckehof container village in Amsterdam,<sup>[13]</sup> the portable [Puma](#) City store in US cities,<sup>[14][15]</sup> the food and retail [Boxpark](#) in London,<sup>[16]</sup> the [Dordoy Bazaar](#) in [Bishkek](#), [Kyrgyzstan](#),<sup>[17]</sup> the temporary mall [Re:START](#) in [Christchurch](#), [New Zealand](#) built after the [2011 Christchurch earthquake](#),<sup>[18]</sup> and as [intensive-care](#) units in temporary hospitals during the [COVID-19 pandemic](#).<sup>[19]</sup>

It has however been pointed out there are problems with recycling shipping containers, that it may not be as ecologically friendly or cheap an option as it might appear. The containers may be coated with harmful chemicals such as chromate, phosphorus, and lead-based paints, while its wooden floors may be treated with toxic insecticides, and some cost and effort are involved in modifying containers to make them habitable.<sup>[9]</sup> Others have noted various issues such as space constraint, insulation, and structural weakness if too much steel is cut out of the containers.<sup>[20][21]</sup>

Shipping containers are used in the film and television industry for building temporary sets. Shipping containers can be stacked on top of each other and used as reinforced scaffold that large-scale film sets can be built against. An example can be seen at [Leavesden Studios](#), England; an area of the studio backlot is allocated to spare containers when not in use.<sup>[*citation needed*]</sup>



**From:** [Aaron Swanson](#)  
**To:** [Wilcox, Adeena](#)  
**Subject:** <EXTERNAL-SENDER>RE: Question  
**Date:** Friday, March 12, 2021 2:14:46 PM  
**Attachments:** [image002.png](#)  
[image004.png](#)  
[image005.png](#)

---

**CAUTION:** This email originated from outside of the KPB system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.

I don't know of anyone that will loan on them. I would treat it like a mobile home since it's moveable in the same fashion as a mobile home

**Aaron Swanson, Mortgage Planning Specialist** NMLS #194627

44384 Sterling Hwy. Suite #102 Soldotna, AK 99669

**907.260.9705 Office 907.252.3069 Cell** 907.260.9727 Fax

Email: [swansona@residentialmtg.com](mailto:swansona@residentialmtg.com) | Proprietary & Confidential




Apply online [www.AaronSwanson.co](http://www.AaronSwanson.co)



[Click here](#) to send me a secure file

---

**From:** Wilcox, Adeena <AWilcox@kpb.us>  
**Sent:** Friday, March 12, 2021 2:09 PM  
**To:** Aaron Swanson <swansona@RESIDENTIALMTG.com>  
**Subject:** Question

 **EXTERNAL MESSAGE – Think Before You Click**

Hi Aaron,

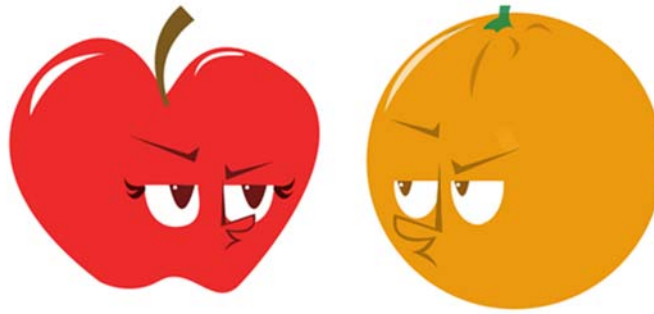
Are there any lenders in the state that loan on house made out of shipping containers? I am curious if they are looked at similarly to a manufactured home or treated like a steel frame home in the financial world?

**Adeena Wilcox**  
**Assessing Director (Acting)**  
**AAAO LEVEL III Appraiser**  
*Certification #264*

**907-714-2230 Phone**  
**907-714-2393 Fax**

# Price per Acre Comparison

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



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

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

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

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

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

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

### **BURDEN OF PROOF**

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

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



# Definitions

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

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

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

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

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

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

**Progressivity.** See assessment progressivity (regressivity)

**Regressivity.** See assessment progressivity (regressivity)

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

**Weighted mean; weighted average (wtd mean).** An average in which the observations are weighted based on some criterion. In ratio studies, the weighted mean is 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**

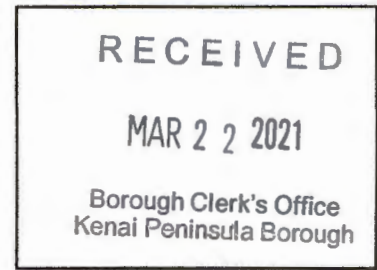
144 N. Binkley Street  
Soldotna, Alaska 99669-7599

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 *(initials)*

☐ Cash

☒ Check # 0099  
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:	<u>173-594-42</u>	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	<u>MATTHEW AND DANIELLE FREUND</u>	
Legal Description:	<u>T65 R 13 W SEC 8 SEWARD MERIDIAN HM 0760104</u>	
Physical Address of Property:	<u>BAYVIEW GARDENS SUB ADDN NO 1 LOT 42 BLK 6</u>	

Contact information for all correspondence relating to this appeal:

Mailing Address:	<u>375 Paintbrush St, Homer AK 99603</u>		
Phone (daytime):	<u>(316) 640-9393</u>	Phone (evening):	
Email Address:	<u>mdfreund@gmail.com</u>		<input checked="" type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 458,000 Appellant's Opinion of Value: \$ 290,000

Year Property was Purchased: 2015 Price Paid: \$ 47,000

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.**

SEE ATTACHED

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

**Check the following statement that applies to your intentions:**

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

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

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

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

ME  
Signature of Appellant / Agent / Representative  
MATTHEW FREED  
Printed Name of Appellant / Agent / Representative

3/12/2021  
Date



**My property value is unequal to similar properties.**

17359301 is a comparable property a couple doors down with excellent view, but with a flat lot, better siding and architectural features. It has a usable garage. It's valued at \$289K.

17374032 was sold at \$310,000 after 116 days on market. It has a similar view, size and configuration (~2000 sq ft 3 br 3 ba). It has a better lot, nearly 2.5 acres, and is flat.

**My property was valued incorrectly.**

If the residential sales ratio was used to derive the value for this property, the conclusions from the data are flawed. There are only 11 data points in the scatter plot above \$468,000, out of 150. That puts our property in the 93rd percentile for valuation. Though it is not annotated on the ratio information, the average value appears to be around \$313,000, with the median value even lower.

The escalation factor of 38% is arbitrary and ridiculous in this case.

**My property value is excessive.**

Thanks to the steep grade of our lot, the driveway and garage is unusable from October-April. We park at our unoccupied neighbors to stay out of the way of the plow, since there is no off-road parking available on our lot.

Our lot has no sewer.

It is finished for 3-season living, with forced-air heat only (no in-floor heating).

The land amount is absurdly overvalued. We paid \$47K for it ca 2015.



[Back](#) [Contact Agent](#)

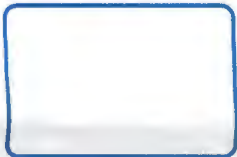
41030 Solstice Drive

Homer, AK 99603

3 beds 3 baths 1,920 SF • #20-3849

**CLOSED**

\$310,000



Overview

**Description**

Enjoy this park like setting. Fully remodeled, complete with new septic in 2012. New roof, windows, & boiler in 2017. Converted to natural gas & assessment paid in full. World class view from the tons of windows. Sunsets you will love to come home to. Arctic entry, space for a den-office, Master Suite and guest half bath on main level. Laundry moved to garage-Wood-stove backup.

Features

Reports

**ADOM**

116

HIDE

SAVE

SHARE

Appellant's Exhibits

APP 4

124

1 - Southcentral Alaska Region

**Borough/Census Area**

1B - Kenai Peninsula Borough

**Area**

488 - Diamond Ridge/Skyline

**Closest USPS Town**

Homer

**Grid # (Muni Anch)**

N/A

**Tax Map #-Mat-Su**

N/A

**Tax ID**

17374032

**School-Elementary**

Paul Banks/Homer

**School-Middle**

Homer

**School-High**

Homer

**Legal**

Diamond View Est L39 #2

Sold Info

**Date-Pending**

July 17, 2020

**Date-Closing**

August 25, 2020

Property Info

**Realtor.com Type**

Residential - Single Family

HIDE

SAVE

SHARE

Appellant's Exhibits

APP 5

125

**Beds**

3

**Baths**

3

**SF-Res**

1,920

**Year Built**

1984

**Year Remodeled**

2012

**Year Updated**

2017

**Garage #**

1

**SF-Gar**

296

**Carport #**

0

**SF-Lot**

108,464.4

**Lot Area Source**

Tax Authority

**Acres**

2.49

**Zoning**

UNZ - Not Zoned

**Remarks and Directions****Directions**

North of Homer, Right on Diamond Ridge Rd., Left on Solstice (across from Volcano View) . 4th driveway on the Right.

HIDE

SAVE

SHARE

No

Residential Type

Single Family Res

Association Info

**Association Name**

Diamond View Estates HOA

**Dues-Amount**

120

**Dues-Frequency**

Yearly

Mobile Home Features

Arctic Entry

Construction Type

Wood Frame

Exterior Finish

Wood

Roof Type

Metal

Foundation Type

All Weather Wood

Floor Style

Two-Story Tradtnl

Garage Type

Attached, Heated

Carport Type

None

Heat Type

Baseboard, Radiant, Stove

Fuel Type

Natural Gas, Wood

Sewer Type

Septic Tank

Water-Type

Well

Dining Room Type

Area

Features-Interior

Arctic Entry, BR/BA on Main Level, Ceiling Fan(s), CO Detector(s), Dishwasher, Electric, Gas Cooktop, Range/Oven, Refrigerator, Smoke Detector(s), Washr&/Or Dryer Hkup, Window Coverings, Wood Stove, Solid Surface Counter

Flooring

Carpet, Laminate Flooring

Features-Additional

Private Yard, Covenant/Restriction, Deck/Patio, Fire Service Area, Garage Door Opener, Home Owner Assoc., Landscaping, Road Service Area, Satellite Dish, View

Access Type

Gravel. Maintained

HIDE

SAVE

SHARE

Appellant's Exhibits

APP 7

127



Topography

Level

Wtrfrnt-Frontage

None

Wtrfrnt-Access Near

None

New Finance (Terms)

AHFC, Cash, Conventional, FHA, VA

Mortgage Info

**EM Minimum Deposit**

3,500

Docs Avl for Review

As-Built, CC&amp;R's, Docs Posted on MLS

More Info

[Show Less](#)**List Office Name**

Kachemak Group Real Estate

Information is deemed to be reliable, but is not guaranteed.

Contact Agent

DF Debbie Fanatia

Homer Real Estate

Name

Email

Phone

Message

Indicates required field

Email Listing [Cancel](#)

HIDE

SAVE

SHARE

Appellant's Exhibits

APP 8

128

**ASSESSOR'S DESCRIPTION  
ANALYSIS AND RECOMMENDATION**

---

**APPELLANT:** Freund, Matthew &  
Danielle

**PARCEL NUMBER:** 173-594-42

**PROPERTY ADDRESS OR GENERAL  
LOCATION:**

375 Paintbrush Street Homer, AK 99603

**LEGAL DESCRIPTION:**

T 6S R 13W SEC 8 SEWARD MERIDIAN HM 0760104  
BAYVIEW GARDENS SUB ADDN NO 1 LOT 42 BLK 6

**ASSESSED VALUE TOTAL:**

**\$458,000**

RAW LAND: \$90,100

SWL (Sewer, Water, Landscaping): \$6,500

IMPROVEMENTS \$361,400 DRIVE(\$2,000) DWELLING(\$359,400)

ADDITIONS \$

OUTBUILDINGS: \$

**TOTAL ABOVE GRADE FLOOR AREA:**

Card One **2,000** Sq. Ft.

**TOTAL FINISHED LIVING AREA:**

Card One **3,000** Sq. Ft.

Card One, First Level 1,000 Sq. Ft.

Card One, Second Level 1,000 Sq. Ft.

Card One, Basement Unfin. Sq. Ft.

Card One, Basement Finished 1,000 Sq. Ft.

**LAND SIZE** 0.66 Acres

**GARAGE** Sq. Ft.

**LAND USE AND GENERAL DESCRIPTION**

**1) Utilities**

Electricity: Yes

Gas: Yes

Water: Public

Sewer: Private Septic

**2) Site Improvements:**

Street:

**3) Site Conditions**

Topography: Sloping

Drainage: Adequate

View: Excellent

Easements: Typical for the Kenai Peninsula Borough

**HIGHEST AND BEST USE:** As Currently Improved

**ZONING:** None

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

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

## **Land Comments**

The subject property is a .66 acre parcel with an excellent view, electric and gas utility, gravel maintained road, and public water.

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

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

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

## **Improvement Comments**

The subject property is a two level frame construction style home over a basement garage with a forced air heating system and a formed concrete foundation. The dwelling was built in 2019, the roofing material is metal and the roof type is shed style. The property has a septic tank system and is hooked up to city water.

An exterior-only inspection was performed on 4/8/21 by Paul Story, Appraiser and Stephen Carmichael, Appraiser II. The inspection resulted in changes to the exterior siding, basement cover, primary heat, quality, and the sketch was edited. The quality was downgraded from Good (G) to Average (A) to reflect the construction grade and the seasonal lack of driveway and garage utility. The changes made resulted in decreasing the value by \$50,400. No interior inspection was allowed to the Assessing Department, the appellant was informed of KPB code 5.12.060(P) *"if access is denied, the appellant shall be precluded from offering evidence regarding the interior condition of the evidence."* The quality and primary heat change was ascertained based upon the information given by the appellant and the exterior inspection details.

The assessor's recommended value is found to be fair and equitable with like-kind properties in the subject's market area.

For the Homer market area (#210), 150 sales from the last three years were analyzed. The median ratio for all of the sales is 99.57% and Coefficient of Dispersion (COD) is 8.35%, all ratios are within acceptable ranges as set by International Association of Assessing Officers (IAAO).

<b>RATIO SUM:</b>	147.93	2.76		<b># OF SALES:</b>	150
<b>MEAN:</b>	98.62%	<b>Earliest Sale</b>	12/4/2017	<b>TOTAL AV:</b>	\$ 46,498,700
<b>MEDIAN:</b>	<b>99.57%</b>	<b>Latest Sale</b>	9/8/2020	<b>TOTAL SP:</b>	\$ 47,007,025
<b>WTD MEAN:</b>	98.92%	<b>Outlier Info</b>		<b>MINIMUM:</b>	73.38%
<b>PRD:</b>	99.70%	<b>Range</b>	1.50	<b>MAXIMUM:</b>	129.87%
<b>COD:</b>	8.35%	<b>Lower Bound</b>	70.95%	<b>MIN SALE AMT:</b>	\$ 169,000
<b>St. Dev:</b>	0.1050	<b>Upper Bound</b>	126.33%	<b>MAX SALE AMT:</b>	\$ 800,000
<b>COV:</b>	10.65%				\$ -

## References

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



## RECONCILIATION AND FINAL VALUE CONCLUSION

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

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

### **ASSESSOR'S RECOMMENDATION:**

**APPELLANT:** Freund, Matthew & Danielle

**PARCEL NUMBER:** 173-594-42

**LEGAL DESCRIPTION:** Error! Reference source not found.

**TOTAL:** \$407,600

### **BOARD ACTION:**

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

## SUBJECT PHOTOS



## SUBJECT PHOTOS



## SUBJECT PHOTOS





## SUBJECT PHOTOS



## **SUBJECT PHOTOS**



## SUBJECT PHOTOS



## **SUBJECT PHOTOS**





RECEIVED

Date Received

JAN 02 2020

ADE

Kenai Area

State of Alaska  
Department of Environmental Conservation  
Documentation of Construction

Processed by: REP

Date: 1-28-20

SEPTS Key #:

Part I. General Information

Legal Description	BAYVIEW GARDENS SUB ADDN NO 1 LOT 42 BLK PAN or Tax ID#:		
Street Address	375 PAINTBRUSH ST.	City (or nearest community): HOMER	
Coordinates	Latitude:	Longitude:	Datum: <select one>
Installer Name, Email, & Phone #	CHRISTOPHER WADE JOHNSON c.wadejohnson@hotmail.com 907-599-7199		

Part II. Wastewater Disposal System

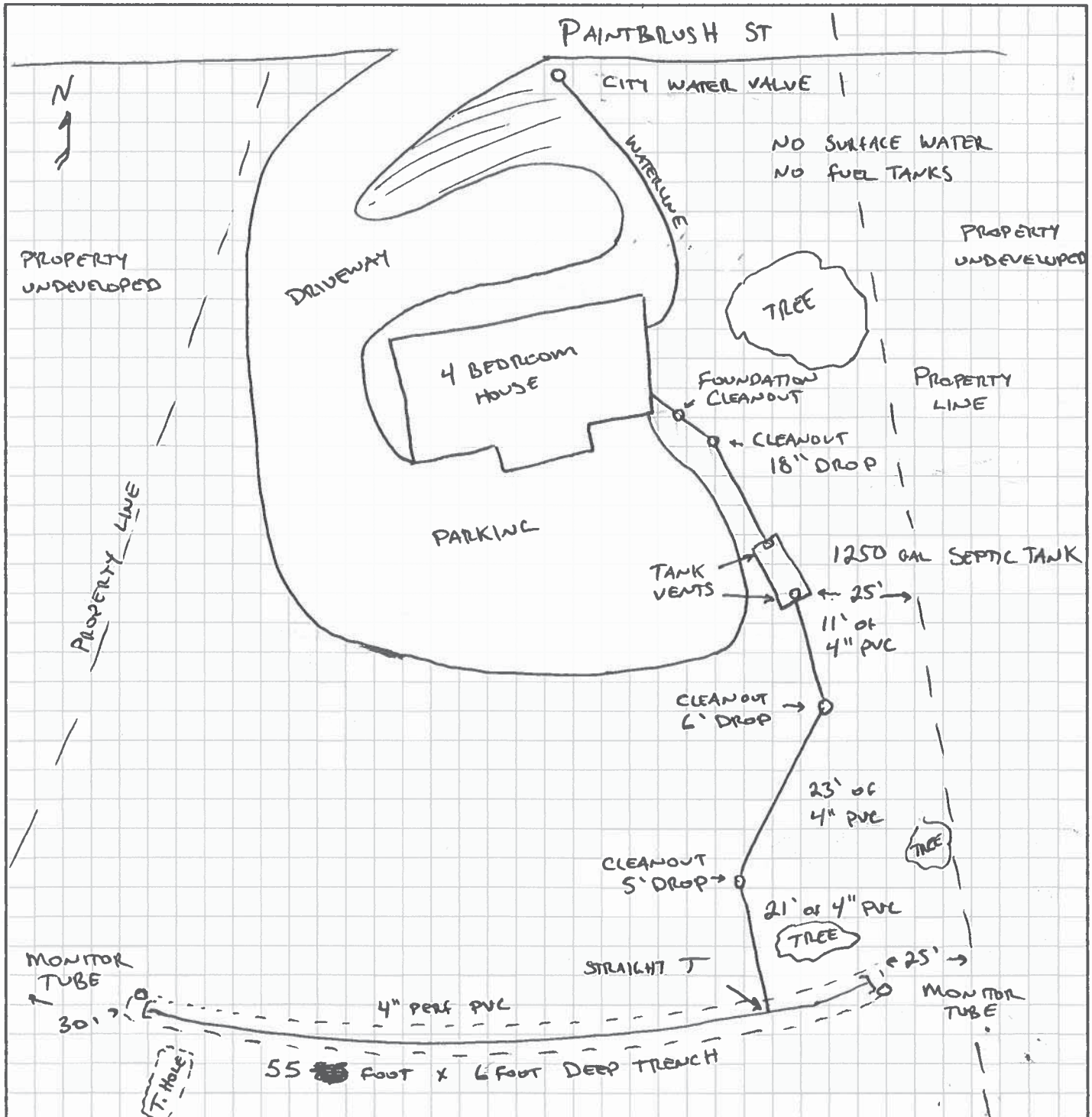
Facility Served	<input checked="" type="checkbox"/> Private Residence - # of buildings: 1		<input type="checkbox"/> Multi-family - # of Units:		Total # Bedrooms: 4	
	<input type="checkbox"/> Small Commercial Facility (< 500 gpd) <i>show design flow calculations in Comments section below</i>				Total Design Flow (gpd):	
<input checked="" type="checkbox"/> New System <input type="checkbox"/> Repair/Replace Existing (state new components installed and decommissioning/inspection results of existing components):						
System Installed By: <input checked="" type="checkbox"/> Certified Installer <input type="checkbox"/> Approved Homeowner			Notification Date: OCT 23, 2019			
<input type="checkbox"/> Registered Engineer/Supervision or Inspection by Registered Engineer			Date Installed: OCT 24, 2019			
Septic Tank	Capacity (gal): 1250	# of Compartments: 2	Material: STEEL	Manufacturer: D:W		
Lift Station	Manufacturer:	Pump (make/model):		Alarms: <input type="checkbox"/> Yes <input type="checkbox"/> No		
Type of Field	<input checked="" type="checkbox"/> Deep Trench <input type="checkbox"/> Shallow Trench <input type="checkbox"/> Leach Pit <input type="checkbox"/> Bed <input type="checkbox"/> 5-Wide					
Soils - Visual and Perc Test	Classification: SM Application Rate (sq. ft./bedroom): 150 Percolation Rate (min/inch): 2.6 Attach percolation test results or other soils report sealed by registered professional engineer as applicable.					
Soil Absorption System Details	Length (ft): 55	Width (ft): 2	Rock Depth: 6 FEET	Effective Area (sq ft): 660		
	Rock Grade: 1 1/2"-3"	Graveless Media: # Units:		Unit Area:	Manufacturer:	
Freeze Protection	Septic Tank		Absorption Area		Sewer Lines	
	Soil Cover (feet)	3	4	2	4-6	
	Insulation (inches)	2		2		
Cleanout Pipes	# Cleanout(s): 4	# Septic Tank Vents: 2	# Leach Field Monitor Tubes: 2			
Vertical Separation Distance from Bottom of Soil Absorption System to: Groundwater 4' + Impermeable Soils 6' +						
Horizontal Separation Distances (measured from nearest edge to nearest edge)	list distances to all nearest:	Private Well	Public Well	Waterline	Surface Water	Property Line
	Septic Tank	CITY WATER		40'	100' +	25'
	Soil Absorption System			100'	100' +	25'
	Lift Station			—	—	—
	Sewer Line(s)			20'	Registered Professional Engineer Seal	
Horizontal Separation Distance from Soil Absorption System to Slope exceeding 25%: 50' +						
Comments/Criteria used to size commercial facility (state type of facility, # people, gpd/person, etc.):						
I certify that the information provided in Parts I, II, III and IV is correct:						
Signature	Printed Name CHRISTOPHER WADE JOHNSON					
Title or Certification No.	2019-23-1508		Date 12/12/19			
NOTE: Certified Installers or Approved Homeowners must sign and date. Professional Engineers must seal, sign, and date.						

Legal Description: BAYVIEW GARDENS SUB ADDN No 1  
LOT 42 BLOCK 6 Street Address: 375 PAINTBRUSH ST.

### Part III. Plan View Diagram

**Instructions for Diagram:** (use space below or attach additional pages as necessary; engineers may attach separate sealed drawings)

1. In a PLAN VIEW, identify and label all of the following: ☒ On Lot Drinking Water Source ☒ Waterline(s) ☒ Surface Water ☒ Septic Tank ☒ Soil Absorption System ☒ Fuel Tank(s) (identify above or below ground and size) ☒ Property Line(s) ☒ Testhole ☒ All Sewer Lines and Perforated Pipe ☒ All Cleanouts and Monitor Tubes ☒ All Structures ☒ Slopes >25% and >10 feet in height ☒ Closest Well on Adjacent Properties (identify classification) ☒ Closest Septic Tank and Soil Absorption System on Adjacent Properties
2. In the PLAN VIEW, label the horizontal separation distances, to the nearest half foot, between well(s), water lines, and surface water high water boundary to all potential sources of contamination listed above in accordance with Section 40.06 Typical Site Plan in the Onsite Wastewater System Installation Manual. Label separation distance between soil absorption system and slopes exceeding 25%. Label the size of each septic system component using appropriate units. Identify fittings used at bends and junctions.



Legal Description: BAYVIEW GARDENS SUB ADDN No 1  
Lot 42 BLOCK 6

Street Address: 375 PAINTBRUSH ST.

### Part IV. System Cross Section Diagram and Testhole Log

**Instructions for Diagram:** (use space below or attach additional sheets as necessary; engineers may attach separate sealed record drawings)

1. In a CROSS SECTION VIEW of the entire septic system (from foundation cleanout to disposal field), identify and label the following: ☒ Original Grade (major grade changes) ☒ Final Grade ☒ Filter Fabric ☒ Cleanouts and Monitor Tubes ☒ Soil Cover and Insulation ☒ Sewer Lines ☒ Septic Tank(s) ☐ Lift Station/Sump ☒ Soil Absorption System

2. In the CROSS SECTION VIEW, the system drawing should be vertically to scale and correspond to the depth indicated by the testhole log. Label the depth of gravel and sand liners, if applicable, in soil absorption system. Show slopes and drops of sewer lines. Indicate soil(s) type, groundwater, and impermeable soils encountered in testhole.

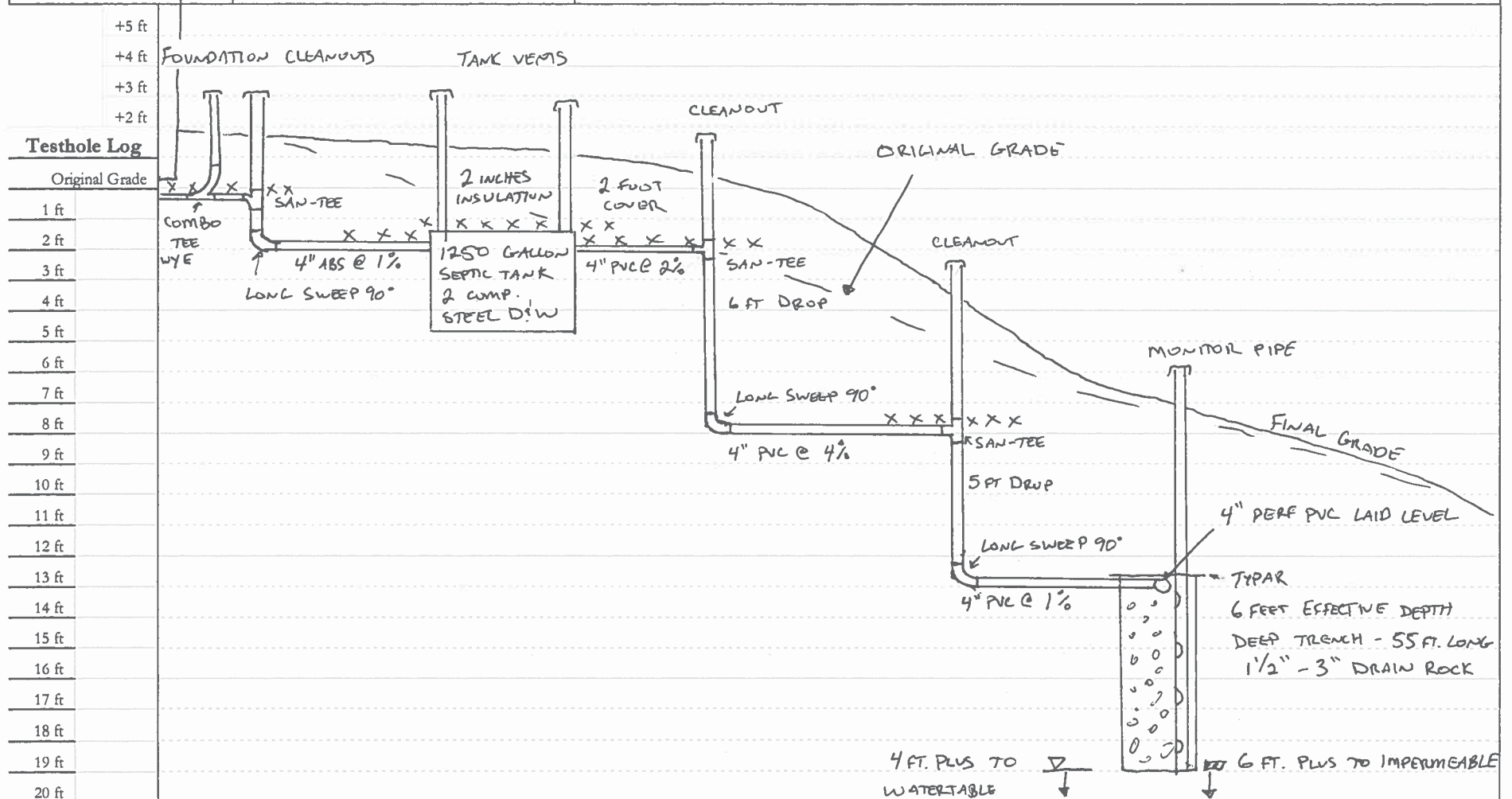
Testhole Inspected by: BISHOP ENGINEERING

Groundwater/Seeps: ☐ Yes ☒ No At (feet below original grade):

Date: 8/6/2019

Testhole Depth: 12 FEET

Impermeable Soil (Clay/Bedrock/Permafrost): ☐ Yes ☒ No At (feet below original grade):



## TECHNICAL MEMORANDUM

### Bayview Gardens Sub Addn No 1 Lot 42 Block 6 (375 Paintbrush Street, Homer) On-site Wastewater Absorption Field Study and Recommendations

A soil test pit was excavated, and one percolation test performed on the above referenced parcel on August 6, 2019 to determine the feasibility and design parameters for an on-site wastewater soil absorption system. The following observations were made during the site investigation:

1. Approximately 80 feet south of the residence under construction and at the toe of the driveway embankment, 18 inches consist of very loose, silty sand with roots, sod and some organics. From 18 inches below the ground surface (bgs) to 38 inches bgs, soil consists of loose silty sand with no organics. From 38 inches bgs to 132 inches bgs, soil consists of soft sandy silt with slightly increasing density with lower depth. From 132 inches bgs to the bottom of the test pit at 144 inches bgs, soil is very firm silt with clay in a blocky but fractured form.
2. Groundwater was not encountered in the test pit but there was rust mottling at 132 inches bgs indicating groundwater has likely existed at this depth in the past.
3. The sandy silt percolates at the rate of 2.6 minutes per inch.
4. Existing slope within the proposed absorption field area is slightly less than 25% down to the south.

Based upon the observations itemized above, the following soil absorption field design parameters are recommended:

1. The recommended soil absorption system consists of a deep trench with 6-foot effective depth with the invert of the perforated distribution pipe placed at the ground surface (bottom of drainrock no lower than 72 inches bgs).
2. Minimum side face absorptive area per bedroom shall be 150 square feet.
3. The residence is anticipated to have 4 bedrooms. Therefore, provide 600 square feet of side face area or install 50 feet of trench length based on the 6-foot effective depth.
4. Minimum septic tank size is 1250 gallons with a possible additional 250 gallons for food waste grinder.
5. Installation of the system, including septic tank, piping, cleanouts, inspection ports, monitor tubes, cover and insulation, and filter fabric shall adhere to the latest ADEC Installers Manual.



August 7, 2019



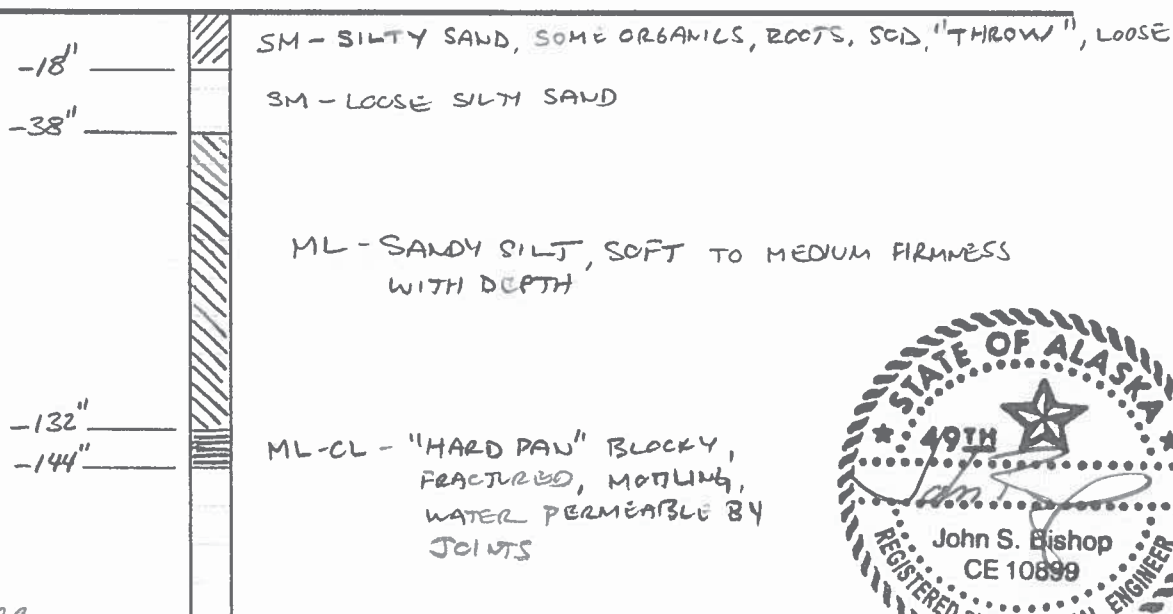
## PERCOLATION TEST LOG - TEST HOLE NO. 1

Property legal description: Bayview Gardens Sub Addn No 1 Lot 42 Block 6  
Test performed by: PKR/John Bishop, PE  
Date of test: 8/6/2019  
Precipitation preceding 7 days: 0.0 inch

Depth of percolation test (inch bgs): 45 Hole diameter (inch): 7

### SOIL PROFILE

Ground line



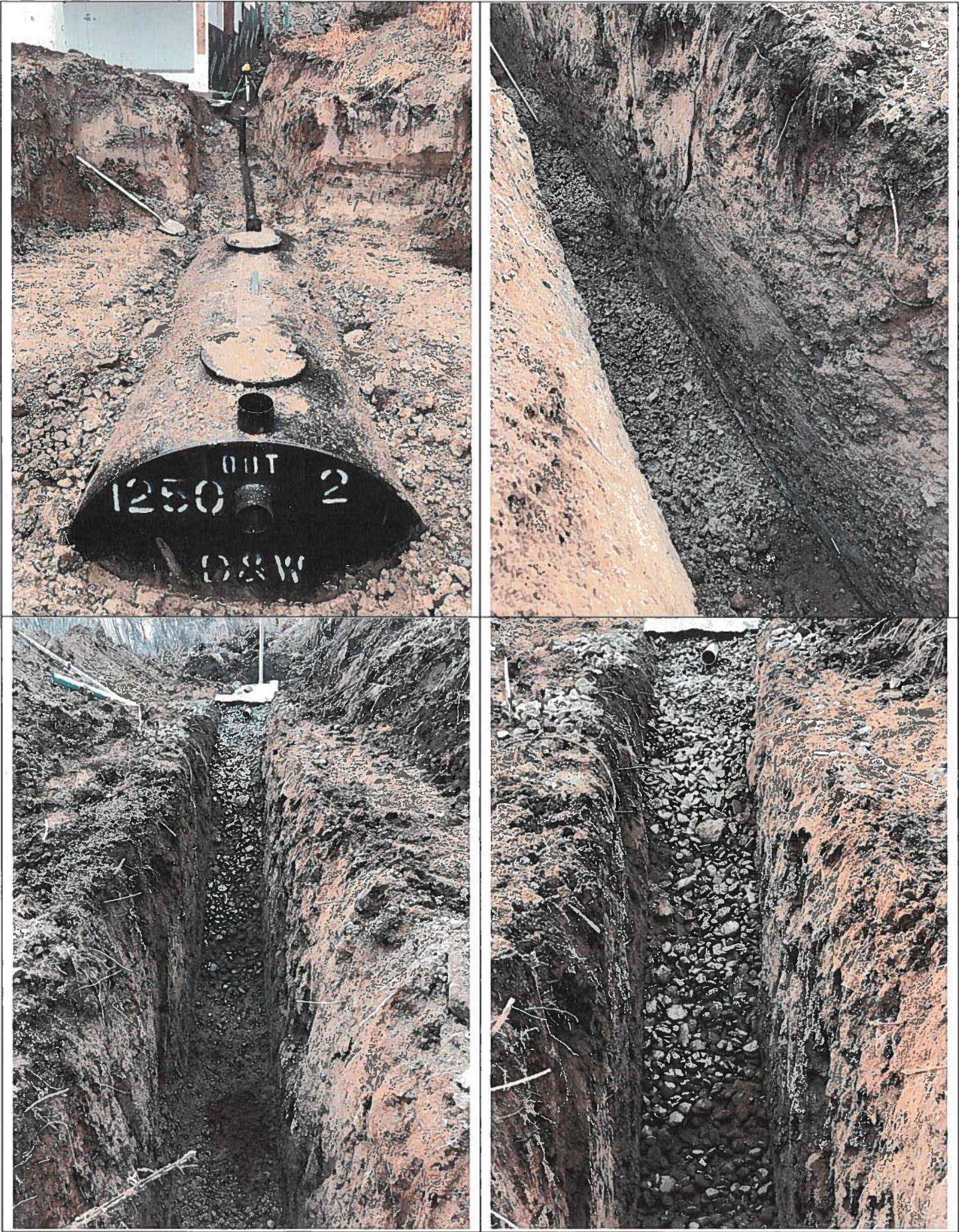
NO GROUNDWATER  
ENCOUNTERED

### PERCOLATION TEST RESULTS

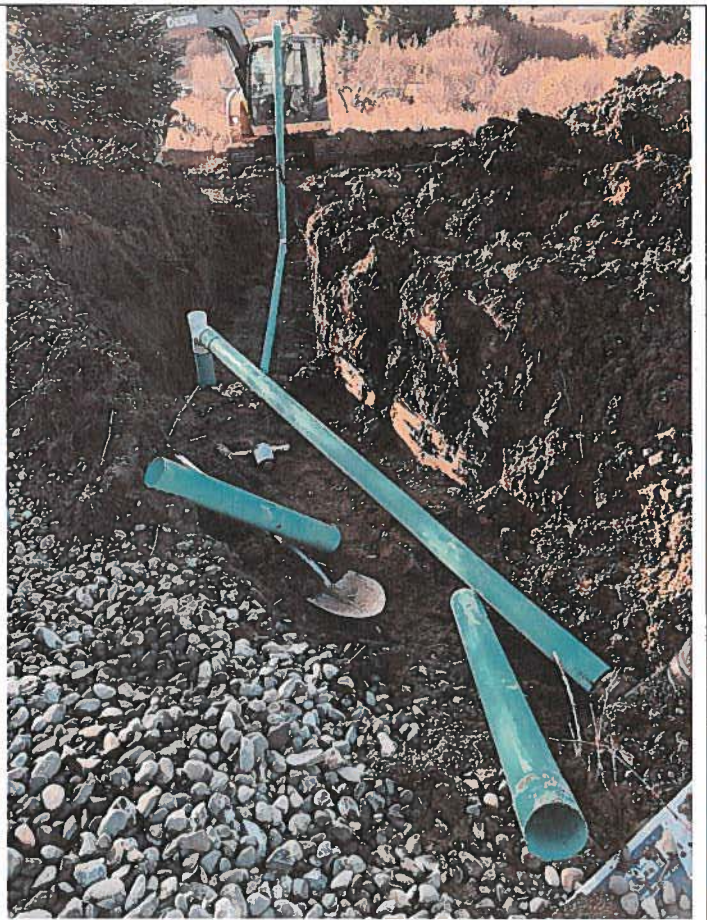
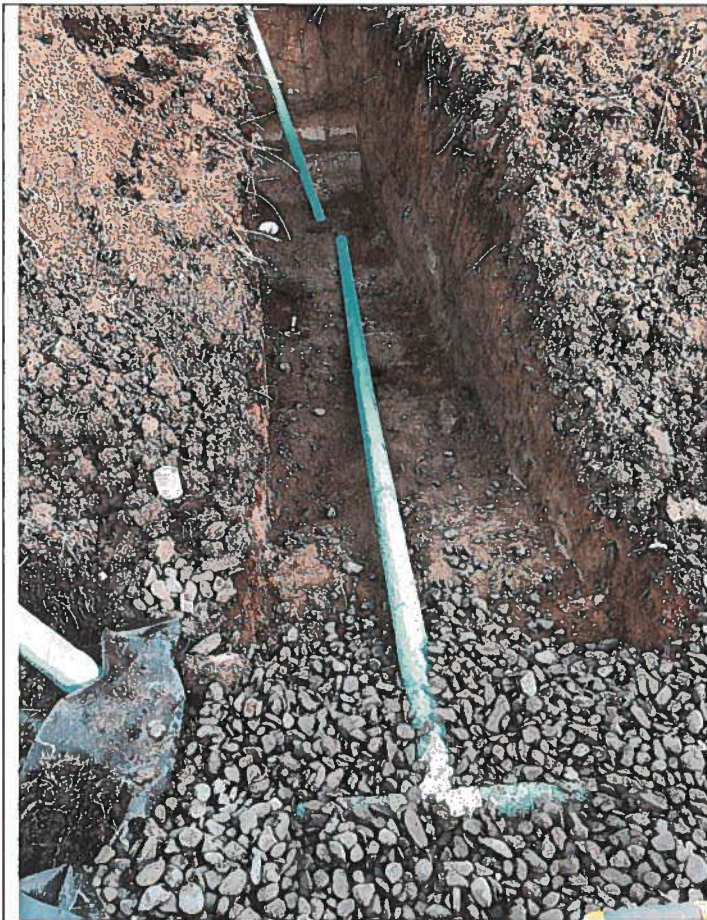


Start Time (hh:mm)	End Time (hh:mm)	Duration (min)	Water Level (in)		$\Delta$ in Level (inch)	Perc. Rate (min/inch)	Remarks
			Start	Finish			
12:58	1:01	3	14.000	15.750	1.750	1.7	
1:02	1:05	3	13.750	15.375	1.625	1.8	
1:06	1:09	3	14.063	15.375	1.312	2.3	
1:10	1:13	3	14.063	15.313	1.250	2.4	Steady State



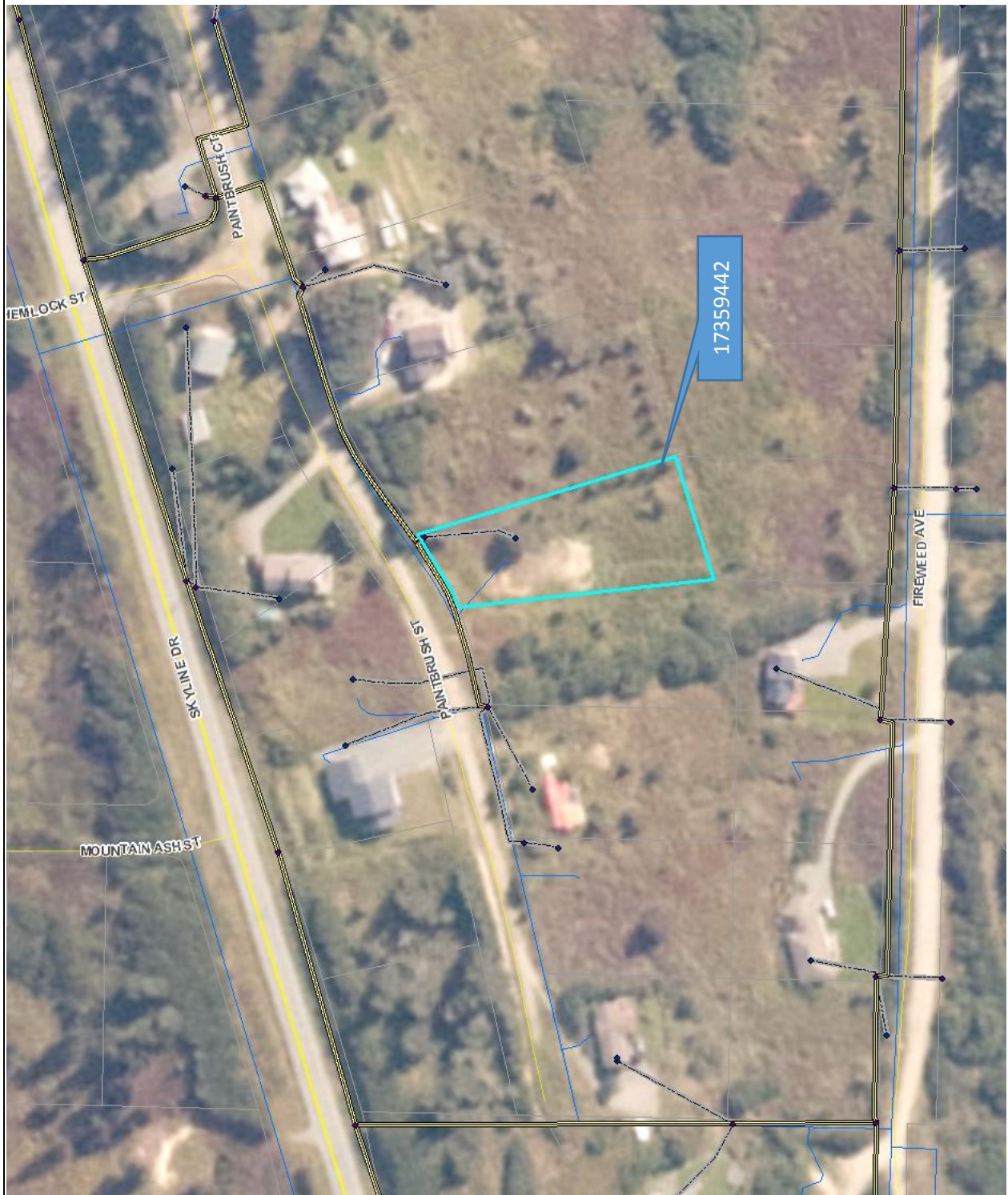






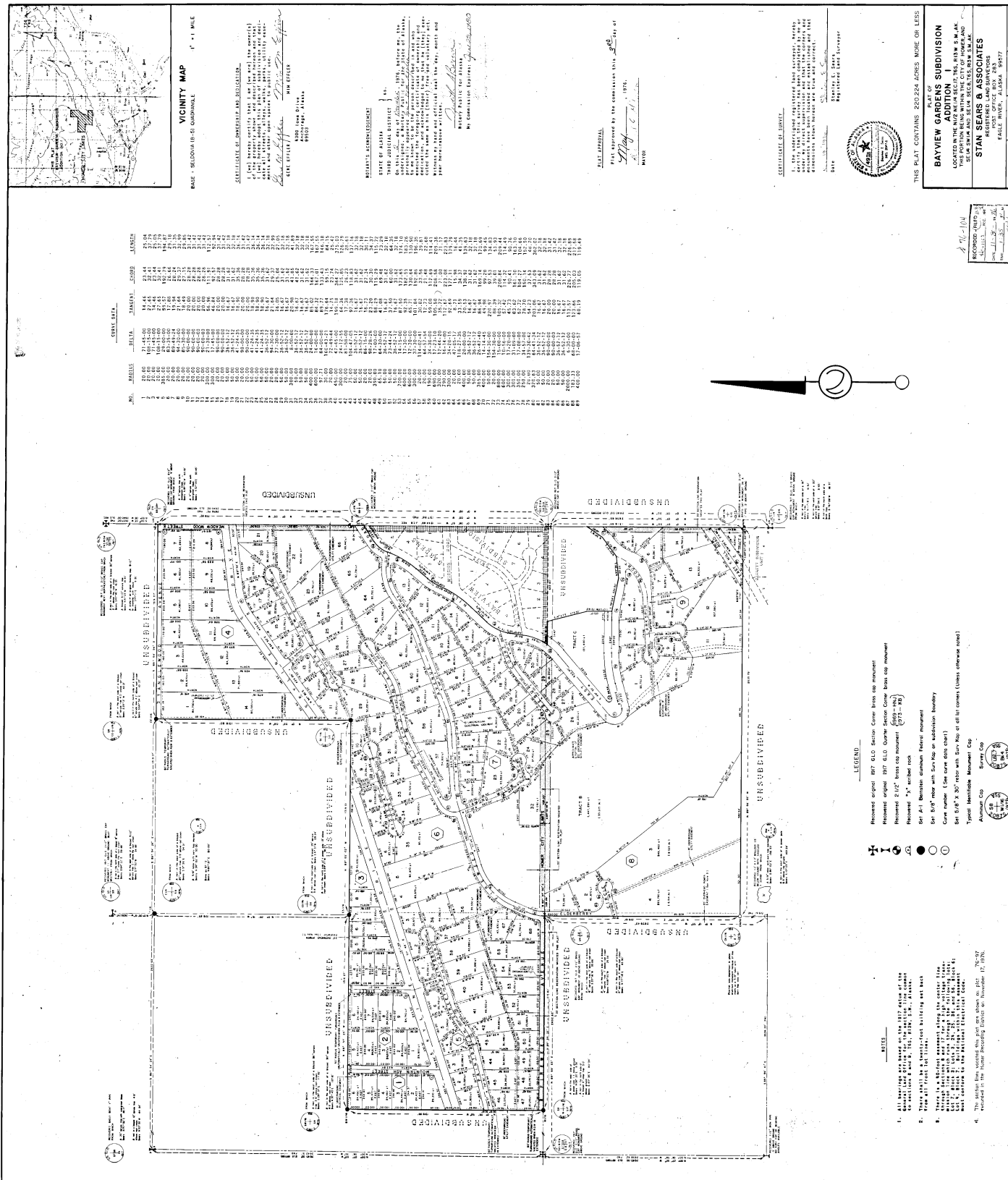


**SUBJECT MAP**





## Assessor's Exhibits





58863

## ADMINISTRATIVE INFORMATION

Neighborhood: **Lin**  
 x 210 Homer - Core Area

Property Class:

110 Residential Dwelling - single

TAG:

## 20 - HOMER CITY

**375 PAINTBRUSH ST**

**LEGAL DESCRIPTION:**

**ACRES:** 0.66

T 6S R 13W SEC 8 Seward Meridian HM 0760104 BAYVIEW  
GARDENS SUB ADDN NO 1 LOT 42 BLK 6

**PRIMARY OWNER**  
FREUND MATTHEW  
FREUND DANIELLE  
12 LAKERIDGE DR  
GODDARD, KS 66102

**173-594-42**

# Card R01

## Residential Dwelling - single

EXEMPTION INFORMATION	VALUATION RECORD						
	Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land		57,200	79,200	86,000	89,300	89,300	90,100
Improvements		<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>130,600</u>	<u>367,900</u>
Total		57,200	79,200	86,000	89,300	219,900	458,000

## LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdiRate	ExtValue	InfluenceCode	Description	\$ or %	AdiAmt	Value
Residential City/Residential	149	User Definable Land Formul	0.66	70,000	70,000	46,200	A	View Excellent	100	46,200	90,100
							K	P/Water Yes			
							S	Gravel Main			
							X	Elec Yes			
							P	Gas Yes			
							M	P/Sewer No	-5	-2,310	
<b>ASSESSED LAND VALUE (Rounded) :</b>											
										<b>43,890</b>	<b>90,100</b>

# MEMOS

## Building Notes

11/20 ERS EST FROM RD PER COVID-19

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



STR. OVERRIDE VALUE

Property Class			Occupancy			Type:	2L		
VA 100		Condo 140	Single Family	✓	Condo	Material:	Quality:		
VA(Lnd Imp)105		AB 190	Duplex		Townhouse	Frame:	✓	Cabin	G
RS 110	✓	CM VC 300	Triplex			Log		P	VG
RS 112		CM(LndImp) 305	4-6 Family		Yr Blt	2019	Mas	L	EX
RC 120		CM 350	Multi-family		Eff Yr	2020		F	HVI
MH 130		LH VA 600	Other		Pct.Comp.	100%		AV	✓
MH (only) 131		LH (LndImp) 605	Extra Living Units						
MH 132		Other	Designed		Converted				

Foundation		Roof		Roof Material		Heat		Plumbing	
<b>Footings</b>		<b>Type</b>		Built up		Hot Water		kitchen	water htr
Normal for class	✓	Gable		CompSh to 235		No Heat		2-fix	4-fixture
Piers - no wall		Gambrel		CompSh 240-260		Radiant Ceiling		3-fix	5-fixture
Mono slab		Flat or Shed	✓	Comp Roll		Radiant Floor		Extra fixtures	
None		A-Frame		Metal	✓	Electric BB		No Plumbing	
<b>Foundation Walls</b>		Complex		Other		Forced Air		Special Plumbing	
Formed Concrete	✓			Shake-sh med		Space Heater		Hot Tub	
Piers - no wall		<b>Pitch</b>		Wood shingles				Sauna Bath (Interior)	
Chemonite		Low to 4/12	✓	<b>Features - Basement &amp; Monitor</b>				Whirlpool	
Cinder block		Med 5/12 - 8/12		Bsm't Garage		1C	2C (X)	3C	<b>Fireplaces</b>
Mono slab - no wall		High 9/12 & up		Egress Win #		<b>Monitor</b>		Fireplace M G	
None				MH Found. (Lin Ft)				Wood Stove	

EXTERIOR DETAIL						INTERIOR DETAIL														
Ext. Cover	1	1.5	1.75	2	A	Dormers:	Floor Type	1	1.5	1.75	2	A	Interior Walls	1	1.5	1.75	2	A		
None						<div style="display: flex; align-items: center;"> <div style="border: 1px solid black; width: 100px; height: 100px; transform: rotate(45deg); margin-right: 5px;"></div> <div style="display: flex; flex-direction: column; justify-content: space-around; align-items: center;"> <div>Shed</div> <div>Gable</div> </div> </div>	Plywood (OWJ)	✓				✓	Norm. for class	✓				✓		
Alum or Steel								Slab						None						
Board & Batten								Other						Log						
Log Rustic							<b>Electricity:</b>	<b>Finish</b>	1	1.5	1.75	2	A	Panel A G						
Log Solid						None	None						Plywood							
Plywood (OSB)							Base Allowance	✓				✓	Sheetrock							
Stucco						<b>Basement:</b>	Concrete						<b>Ceiling Finish</b>	1	1.5	1.75	2	A		
T1-11 Economy						Wall	Carpet						Norm. for class	✓				✓		
Vinyl	✓			✓		CC	Ceramic Tile						Suspended							
Wood						Cover	Vinyl						Acoustic Tile							
Masonry Veneer						Alum/Steel	Hard Wood						Plywood							
Hardi-Plank							Pergo or Equal						Sheetrock							
													Wood							

SWL				LAND INFLUENCES											
Cistern	Private Septic	1		Community	Y	N	View	N	L	G	E	Street Access			
Septic(3-4plex)	Sand Point			Gas	✓		CCRs		Airstrip			Paved	Grv Maint	Grv Unmain	
Crib	Spring			Electric	✓		HOA		For Sale			PLAT		NONE	
Septic (dup)	Private Water			Public H2O	✓		Hwy Fnt		Ag Rights			Water Front			
	Sep(Holding)Tk			Public Sewer		✓	Easement*		Other*			Ocean	River	Lake	
LT#	RC#2	RR#20	Other#	TOPO	Steep		Ravine	Other				Wetlands	Pond	Dedicated	BOAT Launch

**LAND NOTES:**

### ADDITIONS / STAND ALONE STRUCTURES

[illegible]

**DELETE ALL EXISTING OUTBUILDINGS?** ☒ Y ☐ N

[illegible]

**NOTES:**

Quality reflects poor construction and lack of driveway + Garage utility



KENAI PENINSULA BOROUGH FIELD APPRAISAL DATA FORM

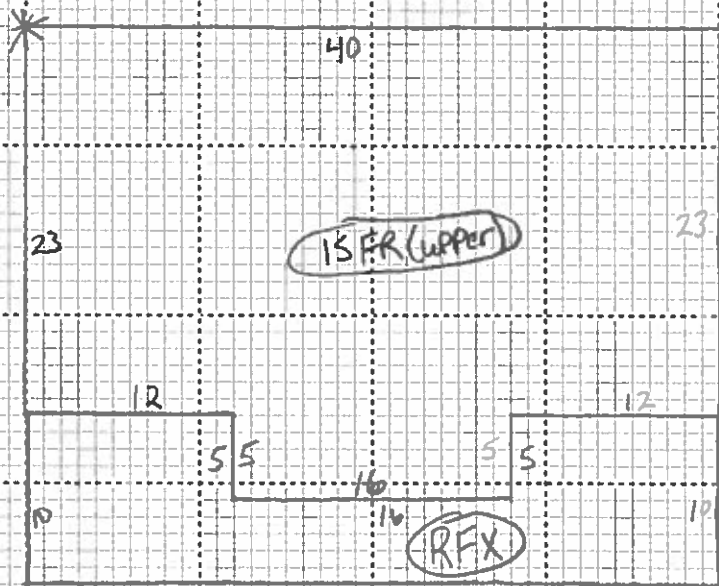
Size Ranges ➡	Cabin = 0 - 500 s.f.			Cottage = 501 - 800 s.f.			Res. = 801 - Infinity		
	mean = 70%			mean = 100%			mean = 135%		
QUALITY	LOW 65 - 75%	#	FAIR 80 - 90%	AVERAGE 95 - 105%	GOOD 110 - 120%	VERY GOOD 125 - 145%	EXCELLENT 150 - 180%	#	#
FLOOR COVER	NONE or low grade on subfloor (no padding, etc)	2.25 2.10 1.95	Below average grade covering on Subfloor	Average builder-grade floor covering	10 -20% above average grade floor covering	Very Good, upper-end floor coverings throughout	Excellent high-quality throughout	3.60 3.45 3.30	4.35 4.05 3.75
CABINETS & COUNTER TOPS	NONE or low grade (may be owner-built)	3.00 2.80 2.60	Below average commercial type	Average builder-grade	Upper end builder-grade quality (double vanities, etc)	Very Good cabinets and countertops (double vanities, etc)	Excellent high-quality throughout	4.80 4.60 4.40	5.80 5.40 5.00
KITCHEN APPLIANCES	NONE or low grade ROV only (no dishwasher, etc)	2.25 2.10 1.95	Below average builder-grade package	Average builder-grade package	Upper end builder-grade package	Very Good, high quality appliance package	Excellent high-quality throughout	3.60 3.45 3.30	4.35 4.05 3.75
FIXTURES Plumbing/Lighting	NONE or low grade	2.25 2.10 1.95	Lower grade commercial type fixtures	Builder-grade stock item fixtures	Upper end builder-grade fixtures	Very Good grade plumbing & lighting fixtures throughout	Excellent high-quality throughout	3.60 3.45 3.30	4.35 4.05 3.75
INTERIOR Door/Window Trim	NONE, owner-built or photo finish	1.50 1.40 1.30	Mahogany doors and photo finish trim	Average wood doors and trim	Above average quality doors and wood trim	Very Good quality custom doors and sculptured good wood trim	Excellent high-quality, exotic woods, Hand-finished unique designs	2.40 2.30 2.20	2.90 2.70 2.50
INTERIOR Partition Walls	NONE or Plywood/OSB	7.50 7.00 6.50	Below average paneling / sheetrock	Textured sheetrock and/or average paneling	Textured sheetrock with good quality wallpaper and/or wood paneling	High quality wallpaper, wood paneling and/or wainscoting, etc	Excellent high quality wallpaper, wood paneling and/or wainscoting, etc	12.0 11.5 11.0	14.5 13.5 12.5
CEILINGS	NONE, Plywood/OSB or below 8' height	3.75 3.50 3.25	Acoustic tile or sheetrock and full 8' ceiling height	Textured sheetrock & standard 8' ceiling height	Textured sheetrock 9' or 10' ceiling height. Vaulted or cathedral ceiling	Same as before but may include good wood paneling on open-beam ceiling	Same as before but may be unique in design, detail and effect	6.00 5.75 5.50	7.25 6.75 6.25
WINDOW FENESTRATION	Minimal single-pane low grade sliders or non-opening	15.0 14.0 13.0	Smaller than average sliding or crank-out w/ storm windows	Ample average quality sliding or crank-out thermo pane	Good quality, larger than average. Some round, half-round, octagon, etc	Abundant Very Good quality windows (Low "E" reflective, etc)	Same as before but may be unique in design, detail and effect	24.0 23.0 22.0	29.0 27.0 25.0
OVERALL WORKMANSHIP	Low cost, poor quality workmanship and design. Below minimum standard. No design or detail	37.5 35.0 32.5	Below average workmanship but meets minimum standards. 2 X 4 construction. Minimal design	Average workmanship, meets or exceeds minimum standard. 2 X 6 construction	Above average workmanship with some attention to design and detail. 2 X 6 construction Energy Eff. Package	Very Good workmanship. Good attention to interior refinements and detail; exterior has some custom design and ornamentation	Excellent high quality workmanship, finishes and appointments and attention to detail. Unique in design, etc	60.0 57.5 55.0	72.5 67.5 62.5

Completion Estimate	%	Total
Plans Permits & Surveying	2	2
Water/Sewer Rough-in	2	4
Excavation, Forms, & Backfill	2	6
Foundation	8	14
Rough Framing	21	35
Windows & Exterior Doors	2	37
Roof Cover	3	40
Plumbing Rough-in	4	44
Insulation	1	45
Electrical Rough-in	6	51
Heating	5	56
Exterior Cover & Paint	6	62
Int. Drywall, Tape & Texture	8	70
Int. Cabinets, Doors, Trim Etc.	13	83
Plumbing Fixtures	5	88
Floor Covers	3	91
Built in Appliances	3	94
Light Fixtures & Finish Hardware	2	96
Painting & Decorating	4	100
Total Completion	100%	

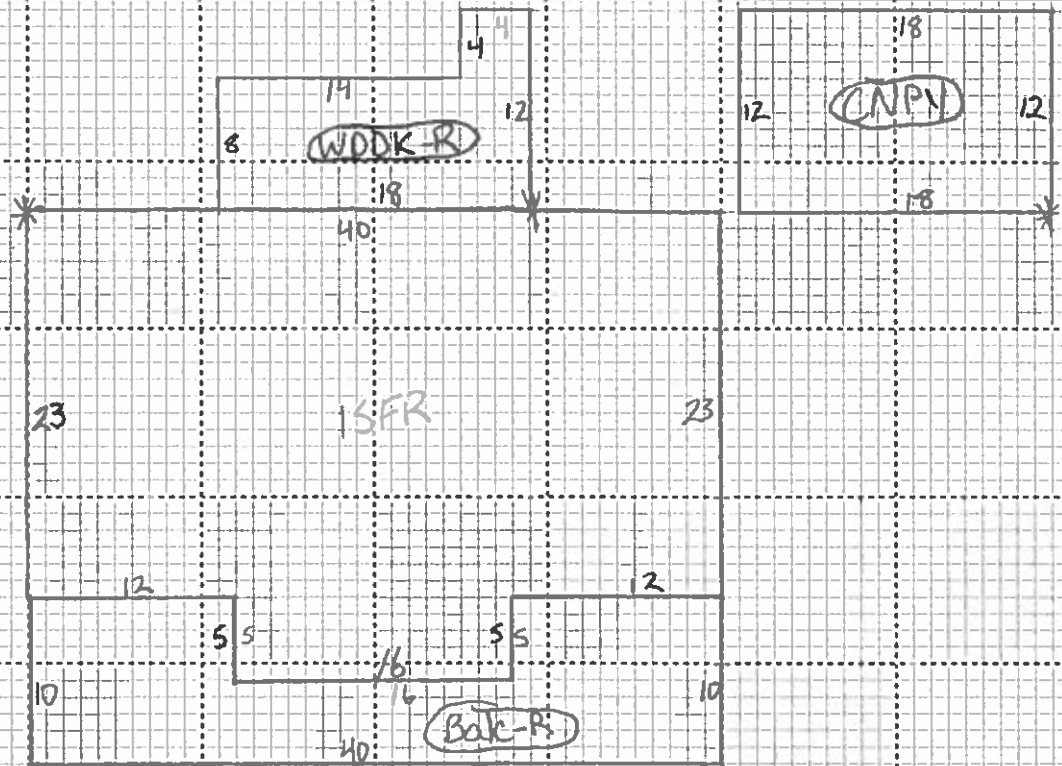
QUALITY	70% of P	G-	110%
CBN -		G	115%
CBN		G	120%
CBN +		VG-	125%
P-		VG	135%
P		VG+	145%
P+		EX-	150%
L-		EX	165%
L		EX+	180%
L+		HVI-	185
F-		HVI	190%
F		HVI+	195%
F+		HVII	200%+
A-			
A			
A+			

100 PS

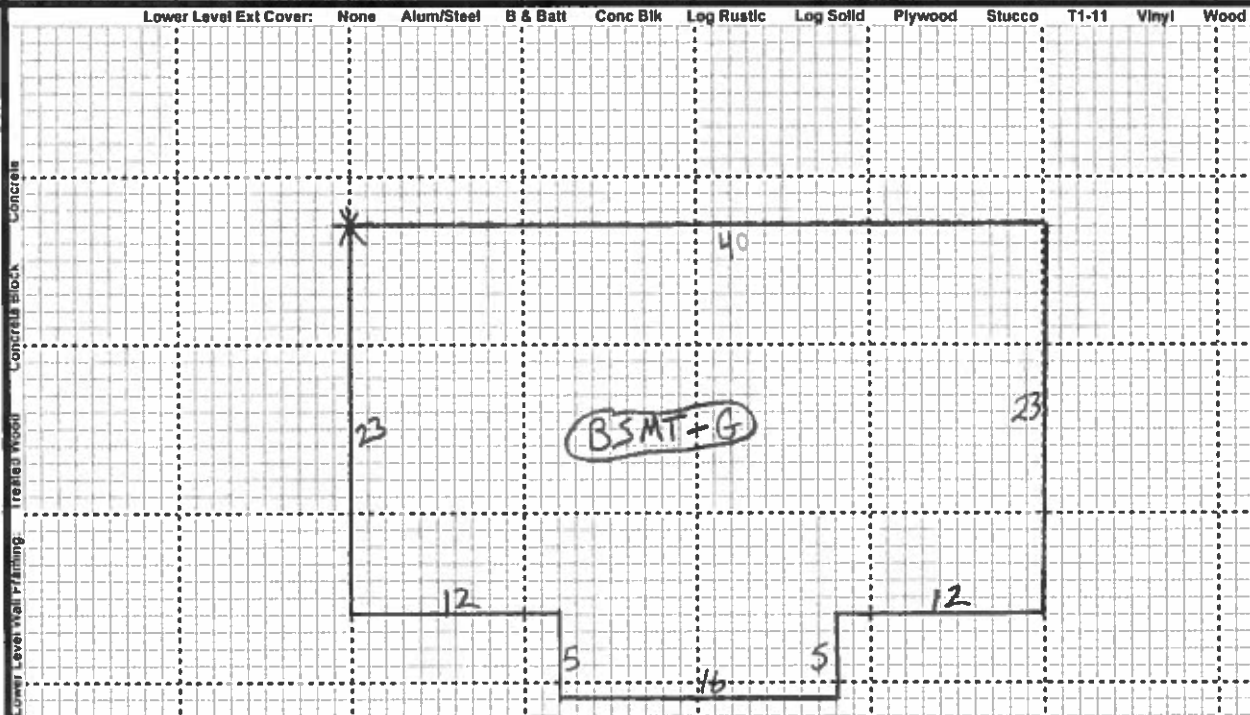
LEVEL 2



LEVEL 1



BELOW GRADE





# KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

173-594-42

Card R01

Assessor's Exhibit  
2021

58863

375 PAINTBRUSH ST

## ADMINISTRATIVE INFORMATION

Neighborhood:  
11210 Homer - Core Area  
Property Class:  
1110 Residential Dwelling - single

TAG:  
20 - HOMER CITY

## LEGAL DESCRIPTION:

T 6S R 13W SEC 8 Seward Meridian HM 0760104 BAYVIEW  
GARDENS SUB ADDN NO 1 LOT 42 BLK 6

ACRES: 0.66

PRIMARY OWNER  
FREUND MATTHEW  
FREUND DANIELLE  
12 LAKERIDGE DR  
GODDARD, KS 67052-9254

## Residential Dwelling - single

## EXEMPTION INFORMATION

## VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	57,200	79,200	86,000	89,300	89,300	90,100
Improvements	0	0	0	0	130,600	317,500
Total	57,200	79,200	86,000	89,300	219,900	407,600

## LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential City/Residential	49 User Definable Land Formula		0.66	70,000	70,000	46,200	A View Excellent	100	46,200	90,100
							K P/Water Yes			
							S Gravel Main			
							X Elec Yes			
							P Gas Yes			
							M P/Sewer No	-5	-2,310	
ASSESSED LAND VALUE (Rounded) :									43,890	90,100

## MEMOS

**Building Notes**  
11/20 ERS EST FROM RD PER COVID-19  
03/21 PD / PS QUALITY REFLECTS POOR CONSTRUCTION & LACK OF  
DRIVEWAY / GARAGE UTILITY.

ASG 34

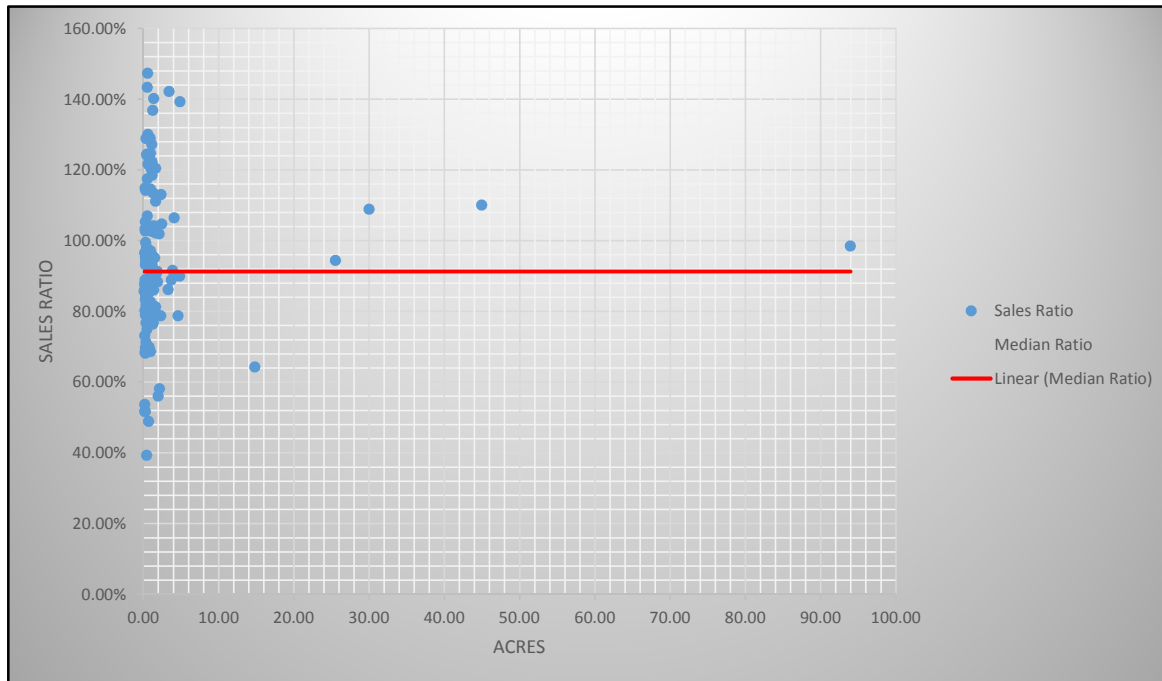
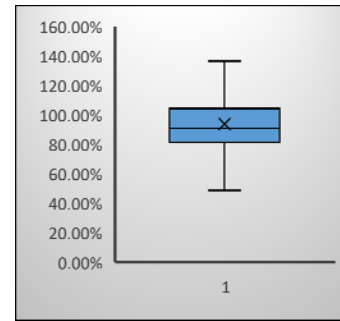
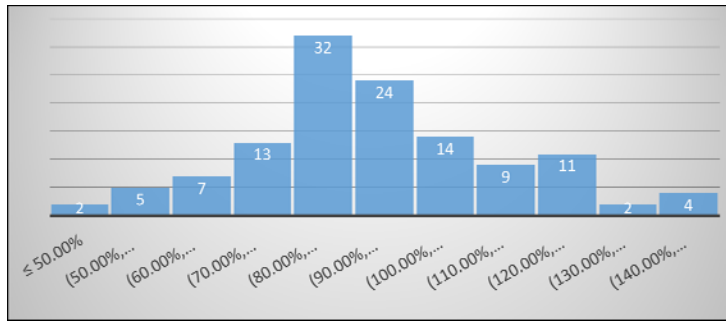
LAND INFLUENCES									
Community	Y	N	View	N	L	G	E	Street Access	
Gas			CCRs			Airstrip		Paved	Grv Maint
Electric			HOA			For Sale		PLAT	TRAIL
Public H2O			Hwy Fnt			Ag Right			WATERFRONT
Public Sewer			Easement			Other		Ocean	River
LAND TYPE	RR#20		OTHER:					Pond	Dedicated
TOPO	Steep		Ravine		Other				Wetlands

RECOMMENDED



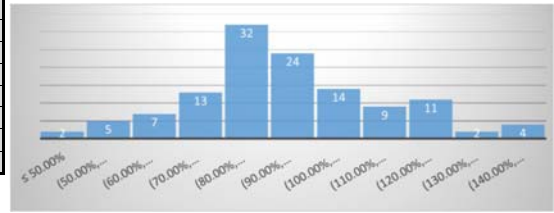


Ratio Sum	115.65			Excluded	0
Mean	94.02%	Earliest Sale 11/9/2017		# of Sales	123
Median	91.27%	Latest Sale 10/12/2020		Total AV \$	10,460,100
Wtd Mean	91.57%	Outlier Information		Total SP \$	11,422,674
PRD:	1.03	Range	1.5	Minimum	39.27%
COD:	17.38%	Lower Boundary	47.24%	Maximum	147.25%
St. Dev	0.2093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



# LAND SALES RATIO STUDY

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



NBH

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

# LAND SALES RATIO STUDY

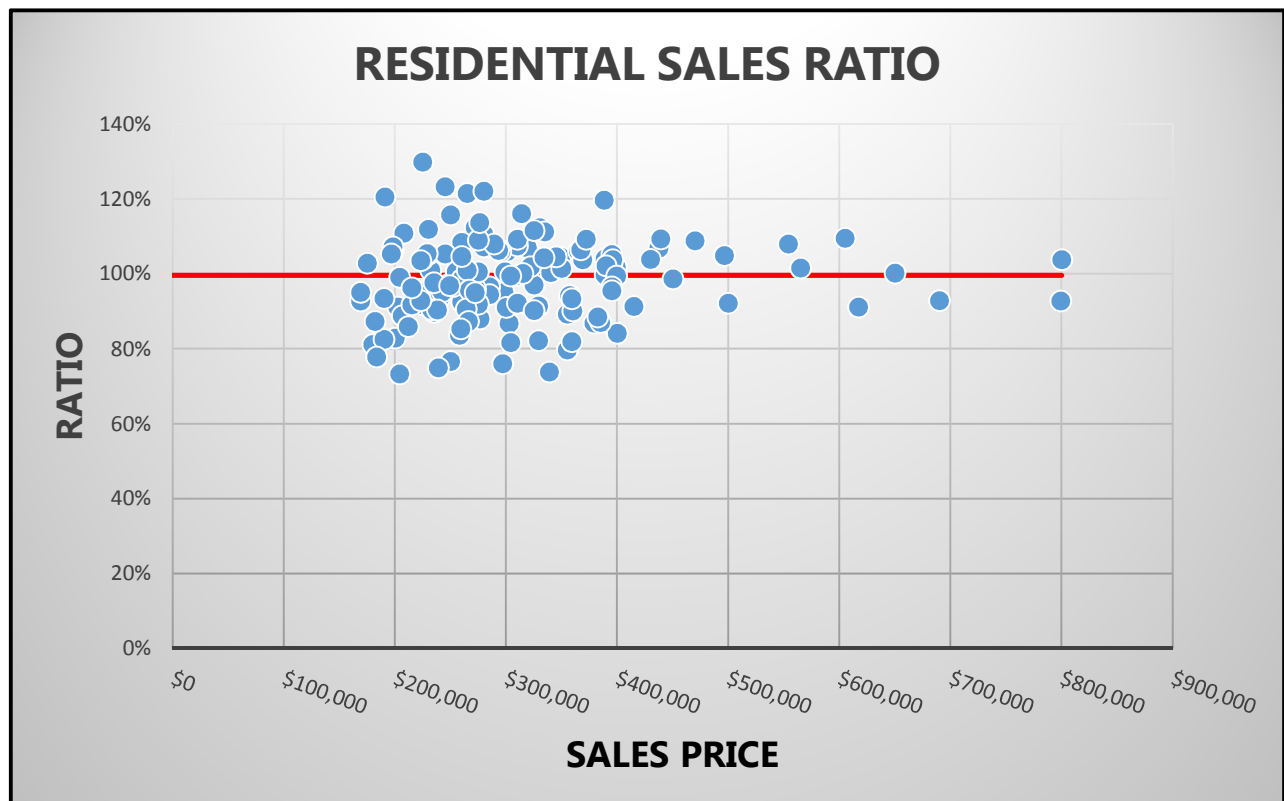
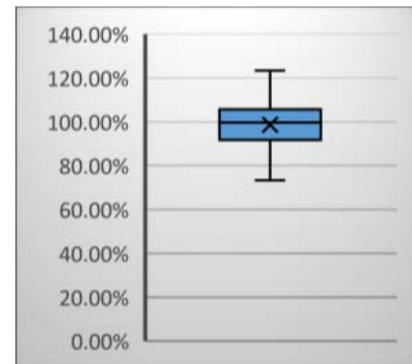
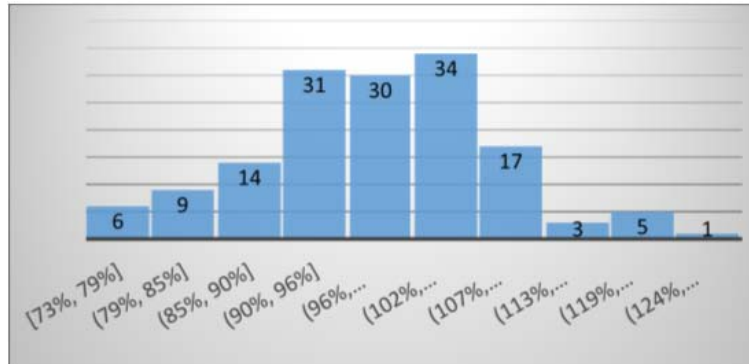
neighborhooc	pxfer_date	lsrn	PIN	Total Acres	Current Land Val	Sale Price	LandType	SaleCd	2020 Cert	Lanc	Ratio
210	12/21/18	105964	17702119	0.40	\$ 93,400	\$ 100,000	2	C	\$92,500		93.40%
210	8/21/20	105965	17702120	0.34	\$ 89,500	\$ 95,000	2	V	\$88,600		94.21%
210	6/24/20	90443	17705311	0.20	\$ 27,100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

NBH # 210

HT SFR

POST

<b>RATIO SUM:</b>	147.93		2.76	<b># OF SALES:</b>	150
<b>MEAN:</b>	98.62%	<b>Earliest Sale</b>	12/4/2017	<b>TOTAL AV:</b>	\$ 46,498,700
<b>MEDIAN:</b>	<b>99.57%</b>	<b>Latest Sale</b>	9/8/2020	<b>TOTAL SP:</b>	\$ 47,007,025
<b>WTD MEAN:</b>	98.92%	<b>Outlier Information</b>		<b>MINIMUM:</b>	73.38%
<b>PRD:</b>	99.70%	<b>Range</b>	1.5	<b>MAXIMUM:</b>	129.87%
<b>COD:</b>	8.35%	<b>Lower Boundary</b>	70.95%	<b>MIN SALE AMT:</b>	\$ 169,000
<b>St. Dev:</b>	10.50%	<b>Upper Boundary</b>	126.33%	<b>MAX SALE AMT:</b>	\$ 800,000
<b>COV:</b>	10.65%				





## RATIO STUDY

<b>RATIO SUM:</b>	147.93	2.76		<b># OF SALES:</b>	150
<b>MEAN:</b>	98.62%	<b>Earliest Sale</b>	12/4/2017	<b>TOTAL AV:</b>	\$ 46,498,700
<b>MEDIAN:</b>	99.57%	<b>Latest Sale</b>	9/8/2020	<b>TOTAL SP:</b>	\$ 47,007,025
<b>WTD MEAN:</b>	98.92%	<b>Outlier Info</b>		<b>MINIMUM:</b>	73.38%
<b>PRD:</b>	99.70%	<b>Range</b>	1.50	<b>MAXIMUM:</b>	129.87%
<b>COD:</b>	8.35%	<b>Lower Bound</b>	70.95%	<b>N SALE AMT:</b>	\$ 169,000
<b>St. Dev:</b>	0.1050	<b>Upper Bound</b>	126.33%	<b>X SALE AMT:</b>	\$ 800,000
<b>COV:</b>	10.65%				\$ -

SALE DATE:	2021
HOUSE TYPE:	SFR
MKT AREA:	210
	POST

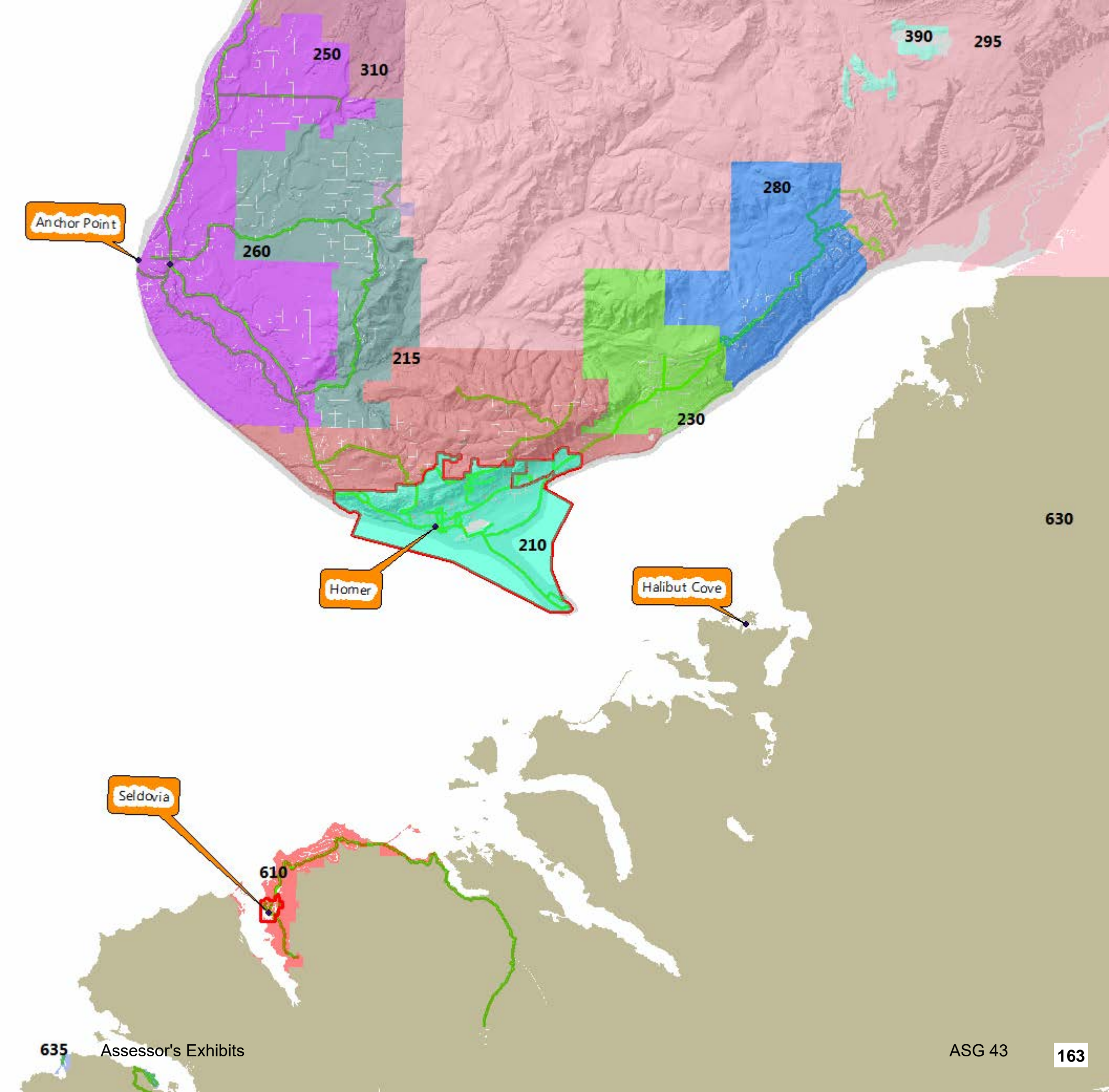
PIN	AREA	IMPS	LAND	AV	SP	RATIO	HTYPE	DATE	QUAL
17305427	210	\$ 324,500	\$ 40,100	\$ 364,600	\$ 314,000	116.11%	11	5/8/2018	A+
17305433	210	\$ 244,200	\$ 38,800	\$ 283,000	\$ 297,900	95.00%	21	3/2/2018	A+
17305441	210	\$ 279,300	\$ 40,000	\$ 319,300	\$ 301,000	106.08%	11	6/15/2018	G-
17305447	210	\$ 206,000	\$ 37,800	\$ 243,800	\$ 250,000	97.52%	41	5/4/2018	A+
17307112	210	\$ 249,300	\$ 60,200	\$ 309,500	\$ 279,900	110.58%	11	9/20/2019	G-
17307116	210	\$ 276,100	\$ 65,100	\$ 341,200	\$ 319,000	106.96%	21	12/14/2018	A+
17308009	210	\$ 543,200	\$ 119,700	\$ 662,900	\$ 605,000	109.57%	21	4/27/2018	G+
17308013	210	\$ 437,600	\$ 125,200	\$ 562,800	\$ 617,000	91.22%	25	6/14/2019	G+
17324018	210	\$ 265,200	\$ 36,900	\$ 302,100	\$ 245,000	123.31%	21	12/12/2017	A
17324106	210	\$ 163,500	\$ 47,500	\$ 211,000	\$ 235,000	89.79%	11	4/24/2019	A+
17324137	210	\$ 183,200	\$ 47,100	\$ 230,300	\$ 191,000	120.58%	11	4/30/2018	A+
17324138	210	\$ 227,100	\$ 48,200	\$ 275,300	\$ 285,000	96.60%	21	6/9/2020	G-
17324147	210	\$ 222,700	\$ 46,700	\$ 269,400	\$ 285,000	94.53%	21	11/20/2019	G+
17348010	210	\$ 258,500	\$ 70,800	\$ 329,300	\$ 379,000	86.89%	21	10/11/2019	A+
17359421	210	\$ 325,100	\$ 79,800	\$ 404,900	\$ 389,000	104.09%	11	9/28/2018	G-
17359434	210	\$ 654,000	\$ 87,600	\$ 741,600	\$ 799,000	92.82%	11	1/10/2020	G+
17359463	210	\$ 551,200	\$ 100,400	\$ 651,600	\$ 650,000	100.25%	41	7/19/2019	VG-
17359509	210	\$ 431,500	\$ 89,700	\$ 521,200	\$ 496,500	104.97%	11	2/4/2020	G+
17359512	210	\$ 237,100	\$ 99,800	\$ 336,900	\$ 400,000	84.23%	21	9/8/2020	G
17365011	210	\$ 201,700	\$ 99,100	\$ 300,800	\$ 329,000	91.43%	11	7/22/2019	A+
17365012	210	\$ 302,800	\$ 85,300	\$ 388,100	\$ 389,000	99.77%	21	5/24/2019	G
17369012	210	\$ 227,600	\$ 33,600	\$ 261,200	\$ 259,000	100.85%	11	4/26/2019	G-
17369046	210	\$ 213,000	\$ 49,700	\$ 262,700	\$ 302,500	86.84%	41	6/4/2018	G
17369049	210	\$ 269,900	\$ 45,600	\$ 315,500	\$ 325,000	97.08%	41	8/7/2019	A
17369076	210	\$ 214,300	\$ 26,300	\$ 240,600	\$ 259,900	92.57%	11	3/20/2020	A+
17372001	210	\$ 242,200	\$ 47,200	\$ 289,400	\$ 250,000	115.76%	41	9/11/2018	G-
17403031	210	\$ 227,000	\$ 90,200	\$ 317,200	\$ 355,000	89.35%	41	9/5/2018	G-
17405053	210	\$ 249,800	\$ 78,600	\$ 328,400	\$ 322,000	101.99%	31	10/29/2018	A+
17405219	210	\$ 179,800	\$ 54,500	\$ 234,300	\$ 232,000	100.99%	21	7/9/2018	A
17405228	210	\$ 258,000	\$ 50,900	\$ 308,900	\$ 310,000	99.65%	21	4/30/2019	G
17405909	210	\$ 218,300	\$ 64,800	\$ 283,100	\$ 355,000	79.75%	11	3/24/2020	A+
17405928	210	\$ 339,900	\$ 59,700	\$ 399,600	\$ 399,000	100.15%	11	11/27/2019	G-
17405929	210	\$ 331,000	\$ 75,200	\$ 406,200	\$ 399,000	101.80%	11	1/4/2018	G
17409007	210	\$ 305,000	\$ 74,200	\$ 379,200	\$ 415,000	91.37%	21	8/3/2020	A+
17409030	210	\$ 221,400	\$ 52,000	\$ 273,400	\$ 300,000	91.13%	21	5/29/2020	G
17410001	210	\$ 222,400	\$ 118,900	\$ 341,300	\$ 340,000	100.38%	11	8/28/2020	A
17411117	210	\$ 170,000	\$ 72,100	\$ 242,100	\$ 230,000	105.26%	49	1/24/2018	F+
17413061	210	\$ 271,600	\$ 43,800	\$ 315,400	\$ 314,900	100.16%	11	9/21/2018	A
17419237	210	\$ 360,300	\$ 104,700	\$ 465,000	\$ 388,300	119.75%	11	7/5/2019	A+
17429119	210	\$ 704,200	\$ 126,500	\$ 830,700	\$ 800,000	103.84%	21	5/23/2018	EX-
17429402	210	\$ 105,600	\$ 60,200	\$ 165,800	\$ 200,000	82.90%	21	9/8/2020	A
17445001	210	\$ 270,700	\$ 100,000	\$ 370,700	\$ 330,000	112.33%	21	7/31/2018	A
17445102	210	\$ 199,300	\$ 106,000	\$ 305,300	\$ 285,000	107.12%	41	7/13/2018	A
17445109	210	\$ 469,800	\$ 171,100	\$ 640,900	\$ 690,000	92.88%	11	10/10/2019	G+
17445113	210	\$ 234,400	\$ 170,400	\$ 404,800	\$ 395,000	102.48%	45	5/30/2019	A+
17502028	210	\$ 249,900	\$ 114,800	\$ 364,700	\$ 349,000	104.50%	41	9/18/2018	A+
17502045	210	\$ 358,300	\$ 57,300	\$ 415,600	\$ 395,000	105.22%	25	11/4/2019	A
17503032	210	\$ 498,400	\$ 100,100	\$ 598,500	\$ 554,000	108.03%	11	7/14/2020	G-
17503038	210	\$ 519,800	\$ 54,400	\$ 574,200	\$ 565,000	101.63%	41	6/13/2018	VG-
17503039	210	\$ 147,700	\$ 100,800	\$ 248,500	\$ 304,000	81.74%	41	7/8/2020	F+
17503051	210	\$ 376,800	\$ 90,900	\$ 467,700	\$ 437,500	106.90%	11	3/10/2020	G-
17505421	210	\$ 218,400	\$ 42,500	\$ 260,900	\$ 264,000	98.83%	21	3/29/2019	A-
17505422	210	\$ 216,100	\$ 38,200	\$ 254,300	\$ 255,000	99.73%	31	10/31/2018	A
17508134	210	\$ 134,800	\$ 56,900	\$ 191,700	\$ 250,000	76.68%	21	5/7/2019	A
17508157	210	\$ 336,100	\$ 36,100	\$ 372,200	\$ 334,625	111.23%	41	3/16/2020	G-
17508163	210	\$ 297,200	\$ 114,000	\$ 411,200	\$ 396,000	103.84%	41	2/18/2020	G+
17508236	210	\$ 84,600	\$ 141,300	\$ 225,900	\$ 297,000	76.06%	41	4/13/2020	G
17510221	210	\$ 337,400	\$ 61,300	\$ 398,700	\$ 390,000	102.23%	21	5/29/2020	G-
17510238	210	\$ 449,400	\$ 62,200	\$ 511,600	\$ 470,000	108.85%	21	4/20/2018	G-
17510239	210	\$ 303,600	\$ 83,600	\$ 387,200	\$ 365,000	106.08%	11	7/17/2019	G
17510244	210	\$ 268,500	\$ 66,900	\$ 335,400	\$ 385,000	87.12%	21	3/19/2019	G-
17510327	210	\$ 264,600	\$ 57,400	\$ 322,000	\$ 265,000	121.51%	11	2/8/2019	A+
17510336	210	\$ 323,500	\$ 59,700	\$ 383,200	\$ 369,000	103.85%	21	5/25/2018	G+
17510339	210	\$ 333,400	\$ 57,400	\$ 390,800	\$ 367,000	106.49%	11	4/21/2020	G-
17510347	210	\$ 338,900	\$ 58,600	\$ 397,500	\$ 399,500	99.50%	11	9/30/2019	G+

## RATIO STUDY

PIN	AREA	IMPS	LAND	AV	SP	RATIO	HTYPE	DATE	QUAL
17510353	210	\$ 238,900	\$ 61,300	\$ 300,200	\$ 280,000	107.21%	21	2/28/2020	A+
17511112	210	\$ 215,800	\$ 34,500	\$ 250,300	\$ 339,000	73.83%	21	12/17/2018	G-
17511220	210	\$ 208,400	\$ 35,100	\$ 243,500	\$ 276,500	88.07%	31	5/31/2019	A-
17511220	210	\$ 208,400	\$ 35,100	\$ 243,500	\$ 252,000	96.63%	31	3/28/2018	A-
17511310	210	\$ 168,500	\$ 38,600	\$ 207,100	\$ 220,000	94.14%	11	6/5/2018	A
17511311	210	\$ 214,400	\$ 38,600	\$ 253,000	\$ 275,000	92.00%	11	6/30/2020	A
17511312	210	\$ 168,000	\$ 38,600	\$ 206,600	\$ 225,000	91.82%	11	8/6/2019	G-
17511315	210	\$ 163,700	\$ 38,600	\$ 202,300	\$ 204,000	99.17%	61	3/31/2020	A
17511414	210	\$ 223,200	\$ 38,600	\$ 261,800	\$ 272,500	96.07%	11	1/24/2020	A
17516056CO07	210	\$ 252,600	\$ 33,300	\$ 285,900	\$ 310,000	92.23%	41	2/1/2019	G-
17518314	210	\$ 114,900	\$ 31,200	\$ 146,100	\$ 180,000	81.17%	11	8/29/2019	A-
17524186	210	\$ 297,500	\$ 35,900	\$ 333,400	\$ 310,000	107.55%	21	10/31/2019	G
17526018	210	\$ 268,200	\$ 44,500	\$ 312,700	\$ 295,000	106.00%	11	5/4/2020	G-
17526026	210	\$ 266,300	\$ 39,500	\$ 305,800	\$ 272,000	112.43%	11	6/13/2019	G-
17526029	210	\$ 229,800	\$ 37,300	\$ 267,100	\$ 267,000	100.04%	11	3/20/2020	A+
17527018	210	\$ 198,400	\$ 58,400	\$ 256,800	\$ 255,000	100.71%	11	7/15/2020	A+
17527032	210	\$ 185,300	\$ 39,500	\$ 224,800	\$ 240,000	93.67%	11	12/10/2018	A+
17527042	210	\$ 257,100	\$ 35,100	\$ 292,200	\$ 225,000	129.87%	21	12/4/2017	A+
17527047	210	\$ 286,400	\$ 38,300	\$ 324,700	\$ 360,000	90.19%	11	1/31/2020	G-
17530010	210	\$ 145,100	\$ 39,500	\$ 184,600	\$ 202,500	91.16%	41	8/9/2019	A
17530016	210	\$ 142,300	\$ 37,700	\$ 180,000	\$ 175,000	102.86%	21	12/7/2017	A-
17530031	210	\$ 218,600	\$ 37,700	\$ 256,300	\$ 260,000	98.58%	31	11/20/2018	A
17701044	210	\$ 225,400	\$ 69,000	\$ 294,400	\$ 359,000	82.01%	21	9/21/2018	G-
17701048	210	\$ 216,300	\$ 138,900	\$ 355,200	\$ 350,000	101.49%	45	9/5/2019	A+
17701055	210	\$ 250,400	\$ 88,400	\$ 338,800	\$ 310,000	109.29%	21	9/30/2019	G
17701055	210	\$ 250,400	\$ 88,400	\$ 338,800	\$ 382,500	88.58%	21	6/30/2020	G
17701059	210	\$ 388,100	\$ 92,200	\$ 480,300	\$ 439,000	109.41%	11	5/25/2018	G+
17702040	210	\$ 377,600	\$ 66,600	\$ 444,200	\$ 450,000	98.71%	61	3/29/2019	VG-
17705114	210	\$ 197,800	\$ 33,000	\$ 230,800	\$ 242,500	95.18%	11	10/4/2019	G-
17705120	210	\$ 149,100	\$ 34,300	\$ 183,400	\$ 206,300	88.90%	11	12/5/2017	A+
17705121	210	\$ 278,200	\$ 33,400	\$ 311,600	\$ 293,000	106.35%	11	3/15/2019	G-
17705138	210	\$ 249,000	\$ 33,000	\$ 282,000	\$ 260,000	108.46%	21	5/25/2018	A+
17705152	210	\$ 233,300	\$ 43,400	\$ 276,700	\$ 275,000	100.62%	21	6/14/2019	A
17707027	210	\$ 269,300	\$ 31,500	\$ 300,800	\$ 299,000	100.60%	11	7/3/2018	A+
17707028	210	\$ 280,400	\$ 31,700	\$ 312,100	\$ 289,000	107.99%	11	3/6/2018	A+
17707041	210	\$ 119,600	\$ 37,300	\$ 156,900	\$ 169,000	92.84%	21	12/8/2017	A
17707041	210	\$ 119,600	\$ 37,300	\$ 156,900	\$ 190,000	82.58%	21	3/28/2019	A
17707049	210	\$ 189,200	\$ 41,500	\$ 230,700	\$ 208,000	110.91%	11	10/19/2018	A
17710115	210	\$ 223,400	\$ 34,000	\$ 257,400	\$ 230,000	111.91%	31	3/6/2020	A-
17710116	210	\$ 176,300	\$ 34,000	\$ 210,300	\$ 221,000	95.16%	11	3/29/2019	A
17710116	210	\$ 176,300	\$ 34,000	\$ 210,300	\$ 198,000	106.21%	11	1/30/2018	A
17710301	210	\$ 195,100	\$ 34,500	\$ 229,600	\$ 235,000	97.70%	11	5/8/2018	A
17717603	210	\$ 153,200	\$ 26,000	\$ 179,200	\$ 239,000	74.98%	21	4/30/2019	A+
17721007	210	\$ 331,900	\$ 49,600	\$ 381,500	\$ 395,000	96.58%	11	6/14/2019	G
17726023	210	\$ 322,300	\$ 40,300	\$ 362,600	\$ 325,000	111.57%	21	6/20/2019	G-
17726034	210	\$ 216,400	\$ 41,800	\$ 258,200	\$ 245,000	105.39%	11	12/26/2018	A-
17727011	210	\$ 222,200	\$ 45,500	\$ 267,700	\$ 265,000	101.02%	11	4/20/2018	A
17727059	210	\$ 319,800	\$ 86,900	\$ 406,700	\$ 372,000	109.33%	11	3/5/2020	A
17727077	210	\$ 291,900	\$ 44,700	\$ 336,600	\$ 357,000	94.29%	21	7/30/2018	A
17730203	210	\$ 255,000	\$ 44,700	\$ 299,700	\$ 274,900	109.02%	11	9/25/2018	A+
17730228	210	\$ 214,400	\$ 41,000	\$ 255,400	\$ 266,900	95.69%	21	3/22/2018	G-
17730261	210	\$ 210,400	\$ 29,000	\$ 239,400	\$ 264,000	90.68%	31	4/9/2020	A
17732008	210	\$ 325,000	\$ 35,800	\$ 360,800	\$ 345,000	104.58%	21	12/4/2018	G-
17902091	210	\$ 232,000	\$ 145,400	\$ 377,400	\$ 395,000	95.54%	11	7/21/2020	A+
17902101	210	\$ 223,700	\$ 46,700	\$ 270,400	\$ 329,000	82.19%	11	4/23/2019	G-
17902111	210	\$ 379,600	\$ 67,100	\$ 446,700	\$ 430,000	103.88%	21	4/30/2019	VG-
17902120	210	\$ 265,500	\$ 70,000	\$ 335,500	\$ 359,000	93.45%	21	1/25/2019	G
17902141	210	\$ 371,700	\$ 89,500	\$ 461,200	\$ 500,000	92.24%	21	12/7/2018	G+
17906220	210	\$ 204,900	\$ 27,400	\$ 232,300	\$ 266,000	87.33%	11	3/19/2019	A
17912403	210	\$ 176,200	\$ 34,700	\$ 210,900	\$ 233,000	90.52%	11	7/23/2019	A
17912430	210	\$ 225,000	\$ 33,400	\$ 258,400	\$ 272,000	95.00%	31	8/12/2019	G-
17912431	210	\$ 315,500	\$ 33,000	\$ 348,500	\$ 334,000	104.34%	21	11/12/2019	G
17914023	210	\$ 265,700	\$ 36,600	\$ 302,300	\$ 304,000	99.44%	41	3/8/2019	A
17915047CO2	210	\$ 154,600	\$ 138,600	\$ 293,200	\$ 325,000	90.22%	45	8/28/2018	A
17927024	210	\$ 185,600	\$ 30,200	\$ 215,800	\$ 258,000	83.64%	21	7/19/2019	A+
17928029	210	\$ 278,000	\$ 36,000	\$ 314,000	\$ 276,000	113.77%	41	6/22/2018	G
17929006	210	\$ 168,900	\$ 46,500	\$ 215,400	\$ 238,250	90.41%	11	4/27/2020	A
17929009	210	\$ 230,300	\$ 41,800	\$ 272,100	\$ 260,000	104.65%	11	11/25/2019	A
17929015	210	\$ 137,100	\$ 45,200	\$ 182,300	\$ 212,000	85.99%	11	4/29/2020	A-
17930032	210	\$ 165,800	\$ 31,600	\$ 197,400	\$ 215,000	91.81%	11	5/29/2020	A+
17930036	210	\$ 201,800	\$ 32,000	\$ 233,800	\$ 225,000	103.91%	21	12/15/2017	A+
17931011	210	\$ 183,000	\$ 38,200	\$ 221,200	\$ 259,000	85.41%	11	2/4/2020	A
17931021	210	\$ 111,500	\$ 31,200	\$ 142,700	\$ 183,250	77.87%	41	9/26/2018	A-
17931023	210	\$ 176,000	\$ 31,200	\$ 207,200	\$ 223,000	92.91%	11	1/22/2018	A+
17931038	210	\$ 184,600	\$ 27,800	\$ 212,400	\$ 198,000	107.27%	11	4/30/2019	A

# RATIO STUDY

PIN	AREA	IMPS	LAND	AV	SP	RATIO	HTYPE	DATE	QUAL
17932007	210	\$ 128,700	\$ 32,000	\$ 160,700	\$ 169,000	95.09%	11	4/3/2018	A
17932029	210	\$ 175,800	\$ 31,200	\$ 207,000	\$ 215,000	96.28%	11	12/28/2018	A+
17937012	210	\$ 119,900	\$ 29,800	\$ 149,700	\$ 204,000	73.38%	41	3/11/2020	F+
17937030	210	\$ 214,300	\$ 27,100	\$ 241,400	\$ 249,000	96.95%	11	6/12/2019	A+
17937030	210	\$ 214,300	\$ 27,100	\$ 241,400	\$ 229,000	105.41%	11	1/31/2018	A+
17937031	210	\$ 131,900	\$ 27,100	\$ 159,000	\$ 182,000	87.36%	11	3/13/2020	A
17937034	210	\$ 147,800	\$ 29,800	\$ 177,600	\$ 189,900	93.52%	11	12/6/2018	A
17938001	210	\$ 175,100	\$ 32,000	\$ 207,100	\$ 196,500	105.39%	11	4/23/2019	A-
17938008	210	\$ 195,900	\$ 35,100	\$ 231,000	\$ 223,000	103.59%	31	11/2/2018	A
17938018	210	\$ 291,600	\$ 50,300	\$ 341,900	\$ 280,000	122.11%	41	2/1/2018	A



Anchor Point

Homer

Halibut Cove

Seldovia



**From:** [Matt Freund](#)  
**To:** [Story, Paul](#)  
**Subject:** <EXTERNAL-SENDER>Re: 173-594-42 Property record card  
**Date:** Thursday, April 08, 2021 7:57:29 AM  
**Attachments:** [image001.png](#)

---

CAUTION: This email originated from outside of the KPB system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.

Hi Paul,

Looks like I'm going to need to be at work this morning, please give my wife Danielle a call at 316-640-4652 if you need anything on your visit.

I trust you'll be able to see:

- vinyl siding has blown off
- driveway and garage is unusable
- there is no on-site parking
- it's a nice place for the summer!

Take care,  
Matt

On Thu, Mar 11, 2021 at 1:46 PM Story, Paul <[PStory@kpb.us](mailto:PStory@kpb.us)> wrote:

Good morning Matt,

Attached is an Appeal form should you choose to appeal, your 2021 property record card, and a ratio study we used to come up with the market value. On your 2021 property record card I highlighted Comp Value, Physical Depreciation, and Local Adjustment. Comp Value is the cost new to build, Physical Depreciation is depreciation applied to the cost new, and Local Adjustment is the adjustment we use to bring it to market value. On the ratio study attachment, AV=Assessed Value, SP=Sales Price, HT=House Type. Assessed value is at the time of sale.

[Paul Story](#)

[Appraiser](#)

[Kenai Peninsula Borough Assessing Dept.](#)

[Phone: \(907\) 714-2230](#)

[Email: \[pstory@kpb.us\]\(mailto:pstory@kpb.us\)](mailto:pstory@kpb.us)

Date	Time	Name of Contact	Account #	Contact #	Comments / Notes
3/10/21	4:14 PM	Matthew Freund	173-594-42	(316) 640-9393	Left message to call back for updated value
3/11/21	9:35 AM	Matthew Freund	173-594-42	(316) 640-9393	Reviewed file with Matt and emailed a sales ratio study, 2021 PRC, and Appeal form in the event that he feels like he needs to appeal
3/23/21	3:47 PM	Matthew Freund	173-594-42	(316) 640-9393	Left message saying we received his formal appeal
4/1/21	4:31 PM	Matthew Freund	173-594-42	(316) 640-9393	Left message to set up a time to inspect
4/2/21	9:14 AM	Matthew Freund	173-594-42	(316) 640-9393	Matt called in and we scheduled inspection for 4/8/21 11:00-12:00. I let Matt know our process of inspecting and he said he does not want an interior done. I let him know we can still inspect exterior and land however he will not be able to use % comp and quality and anything dealing with interior in a BOE hearing. He said he was fine with that.



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

173-594-01

Card R01

Assessor's Exhibit  
2021

58824

430 PAINTBRUSH CT

ADMINISTRATIVE INFORMATION

LEGAL DESCRIPTION:

ACRES: 0.46

PRIMARY OWNER

Neighborhood:

T 6S R 13W SEC 8 Seward Meridian HM 0760104 BAYVIEW

TSOU DENNIS YUNCHENG

Map: 210 Homer - Core Area

GARDENS SUB ADDN 1 LOT 1 BLK 6

PMB 436

Property Class:

110 Residential Dwelling - single

35555 KENAI SPUR HWY

TAG:

20 - HOMER CITY

SOLDOTNA, AK 99669-7674

Residential Dwelling - single

EXEMPTION INFORMATION

VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	49,500	55,400	58,900	60,500	60,500	61,000
Improvements	173,100	200,600	193,400	219,000	224,700	228,800
Total	222,600	256,000	252,300	279,500	285,200	289,800

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential City/Residential	49 User Definable Land Formul		0.46	91,522	91,522	42,100	9 View Good	50	21,050	61,000
							P Gas Yes			
							S Gravel Main			
							X Elec Yes			
							K P/Water Yes			
							M P/Sewer No	-5	-2,105	
ASSESSED LAND VALUE (Rounded) :									18,945	61,000

MEMOS

Building Notes  
07/16 ERS GRNHSE N/V  
Real Estate Listing on File

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

APPELLANT COMPARABLE\_01

PHYSICAL CHARACTERISTICS

Style: 2 L FRAME  
Occupancy: Single Family  
Storey Height: 2.0  
Finished Area: 1,310  
Attic: None  
Roofing:  
Material: Comp sh to 235#  
Type: Gable  
Framing: Std for class  
Pitch: Medium 5/12 to 8/12

FOUNDATION

Footing: Monolithic slab  
Walls: Monolithic slab-no wall

DORMERS

None

FLOORING

1.0 Slab Base Allowance  
2.0 Plywd sub Base Allowance

EXTERIOR COVER

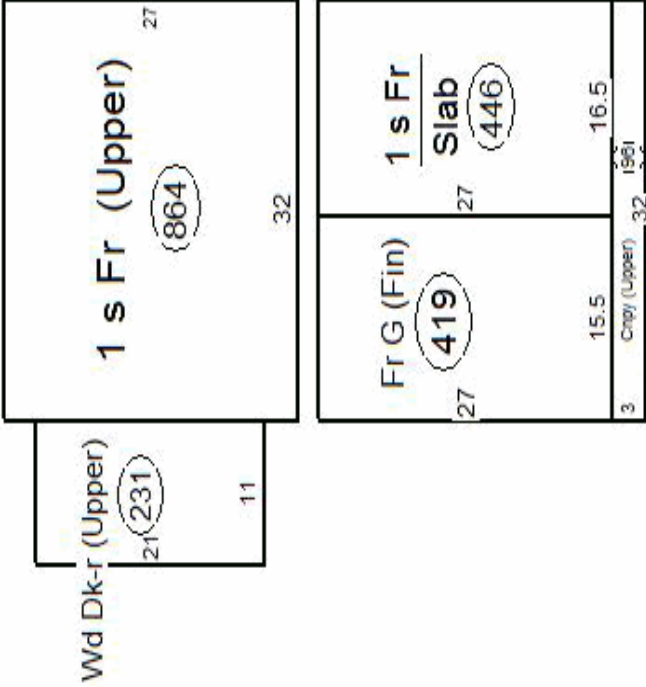
1.0 Hardi-Plank  
2.0 Hardi-Plank

INTERIOR WALLS

1.0 Normal for Class  
2.0 Normal for Class

HEATING AND PLUMBING

Primary Heat: Forced hot air  
2.0 Ext.Baths: 0 0 Kit sink: 1 1  
3.0 Ext.Baths: 2 6 Water Htr: 1 1  
4.0 Ext.Baths: 0 0 Extra fix: 0  
5-Fixt.Baths: 0 0 TOTAL fix: 8



01  
04

R01 173-594-01

Construction	BaseArea	floor FinArea	Value
Wood Frame	446	1.0	446 55,920
Wood Frame	864	2.0	864 80,660

INTERIOR	TOTAL BASE	136,580
Frame/Siding/Roof/Dorme	6,010	
Loft/Cathedral	0	
Interior finish	0	
Basement finish	0	
Heating	0	
Plumbing	12,600	
Fireplaces/woodstoves	0	
Other (Ex.Liv, AC, Attic, ...)	0	
TOTAL INT	18,610	

EXT FEATURES

Description	1 CNPY/	1,250	19,950
2 WDDK-R/	5,040	0	
Att Garage			19,950
Att Carport			0
Bsmt Garage:			0
Ext Features			6,290

TOTAL GAR/EXT FEAT 26,240

SUB-TOTAL 181,430

Quality Class/Gradi

G .90

GRADE ADJUSTED VALUE (rounded) 163,290

SUMMARY OF IMPROVEMENTS

Description	G01	H	419	2.87
G01 IF	419	9.29		
04 PRIVSEPT	1	6,500		
04 SWL-PRV	1	4,000		

Improvement	Story or Ht	Grade	Yr.Blt. Const	Eff Const	Count	Base Rate	Adj Rate
D DWELL	2.0	G	2014	2016	0.00	0.00	0.00
G01 ATGAR	0.00		0	0	35.45	47.61	
01 DRIVE	0.00	Avg	3000	3000	2,000.00	2,000.00	
04 SWL	0.00	Avg	3000	3000	0.00	0.00	

TOTAL IMPROVEMENT VALUE (for this card)

228,800





KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

2021 58818 250 PAINTBRUSH ST 173-593-01

ADMINISTRATIVE INFORMATION		LEGAL DESCRIPTION:	ACRES:	PRIMARY OWNER
Neighborhood: 21st Homer - Core Area		T 6S R 13W SEC 8 Seward Meridian HM 0760104 BAYVIEW GARDENS SUB ADDN NO 1 LOT 1 BLK 5	0.53	YEN YI-MIN LEE LIVING TRUST 12245 WINDY CIR ANCHORAGE, AK 99516-2547
Property Class: 20 Residential Vacant				
TAG: 20 - HOMER CITY				

Residential Vacant

EXEMPTION INFORMATION	VALUATION RECORD				
	Assessment Year	2016	2017	2018	2019
	Land	58,200	77,700	81,700	84,200
	Improvements	0	0	0	0
	Total	58,200	77,700	81,700	84,200
					Worksheet
					85,200
					0
					85,200

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdiRate	ExtValue	Influence	Code - Description	\$ or %	AdiAmt	Value
Residential City/Residential	49 User Definable Land Formul		0.53	82,453	82,453	43,700	A	View Excellent	100	43,700	85,200
		X						Elec Yes			
		P						Gas Yes			
		S						Gravel Main			
		K						P/Water Yes			
		M						P/Sewer No			
ASSESSED LAND VALUE (Rounded) :										-5	-2,185
										41,515	85,200

MEMOS

APPELLANT COMPARABLE\_02



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

173-740-32

Card R01

Assessor's Exhibit  
2021

41030 SOLSTICE DR

59350

ADMINISTRATIVE INFORMATION

LEGAL DESCRIPTION:  
T 6S R 14W SEC 4 & 9 Seward Meridian HM 08301115 DIAMOND  
VIEW ESTATES SUB UNIT 2 LOT 39

PRIMARY OWNER  
JOSLYN SEAN ANTHONY  
PO BOX 34492  
JUNEAU, AK 99803-4492

Neighborhood:  
M 215 HOMER NON-CITY

Property Class:  
110 Residential Dwelling - single

TAG:  
81 - KACHEMAK EMERGENCY SERVICES

Residential Dwelling - single

EXEMPTION INFORMATION

VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	57,600	58,500	59,800	59,800	58,000	58,000
Improvements	212,900	232,100	257,000	271,600	289,200	242,800
Total	270,500	290,600	316,800	331,400	347,200	300,800

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		2.49	23,293	23,293	58,000	6 View Limited			58,000

- S Gravel Main
- X Elec Yes
- P Gas Yes

ASSESSED LAND VALUE (Rounded) :

0 58,000

MEMOS

Building Notes  
10/13 SF COMPL REMODEL PER LISTING  
08/16 DM OUTBLDGS NV;FLOORS FAILING  
11/20 BA INSP FROM RD DUE TO COVID-19  
Real Estate Listing on File  
Sale Inspection  
20200027190 \$310,000 BUYER SEAN JOSLYN & SELLER ALLISON BANKS

LAND INFLUENCES									
Community	Y	N	View	N	L	G	E	Street Access	
Gas			CCRs			Airstrip		Paved	Grv Maint
Electric			HOA			For Sale		PLAT	TRAIL
Public H2O			Hwy Fnt			Ag Right			WATERFRONT
Public Sewer			Easement			Other		Ocean	River
LAND TYPE	RR#20		OTHER:					Pond	Dedicated
TOPO	Steep		Ravine	Other				Wetlands	Boat Launch

APPELLANT COMPARABLE\_03

PHYSICAL CHARACTERISTICS

Style: 2 L FRAME  
Occupancy: Single Family  
Storey Height: 2.0  
Finished Area: 1,920  
Attic: None

ROOFING

Material: Metal  
Type: Complex  
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

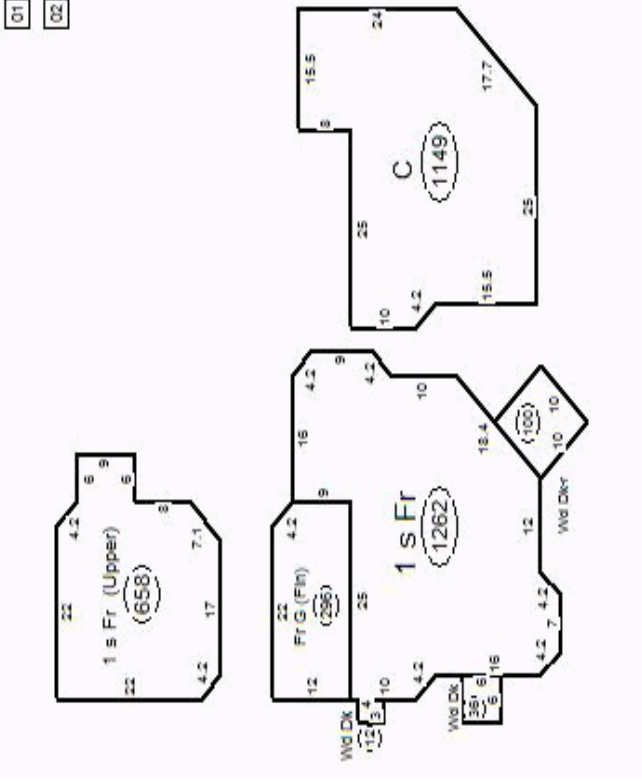
1.0 Wood siding  
2.0 Wood siding

INTERIOR WALLS

1.0 Normal for Class  
2.0 Normal for Class

HEATING AND PLUMBING

Primary Heat: Hot Water  
2.0 Ext.Baths: 0 0 Kit sink: 1 1  
3.0 Ext.Baths: 3 9 Water Htr: 1 1  
4.0 Ext.Baths: 0 0 Extra fix: 0  
5-Fixt.Baths: 0 0 TOTAL fix: 11



Construction BaseArea floor FinArea Value  
Wood Frame 1262 1.0 1,262 146,930  
Wood Frame 658 2.0 658 62,160

TOTAL BASE 209,090

INTERIOR

Frame/Siding/Roof/Dorme 2,250  
Loft/Cathedral 0  
Interior finish 0  
Basement finish 0  
Heating 3,960  
Plumbing 18,900  
Fireplaces/woodstoves 1,350  
Other (Ex.Liv, AC, Attic, ...) 0

TOTAL INT 26,460

EXT FEATURES

Description  
1 WDDK 420 Att Garage 15,480  
2 WDDK 1,140 Att Carport 0  
3 WDDK-R 2,450 Bsmt Garage: 0  
Ext Features 4,010

GARAGES

TOTAL GAR/EXT FEAT 19,490

SUB-TOTAL 255,040

Quality Class/Grade G- .86

173-740-32 R01

GRADE ADJUSTED VALUE (rounded) 219,330

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	2.0	G-	1984	2005	0.00	0.00	0	0	0	219,330	16	0	0	100	125	100	230,300
G01 ATTGAR	0.00		0	0	40.13	52.29	12	25	296	15,480	0	0	0	0	100	0	0
01 DRIVE	0.00	Avg	3000	3000	2,000.00	2,000.00	0	0	1	2,000	0	0	0	0	100	2,000	0
02 SWL	0.00	Avg	3000	3000	0.00	0.00	0	0	1	10,500	0	0	0	0	100	10,500	0

TOTAL IMPROVEMENT VALUE (for this card) 242,800

SPECIAL FEATURES

Description																	
D WDSTOVE	1	1,350															
G01 H	296	2,87															
G01 IF	296	9,29															
02 PRIVSEPT	1	6,500															
02 SWL-PRV	1	4,000															

## COMPARABLE PHOTOS





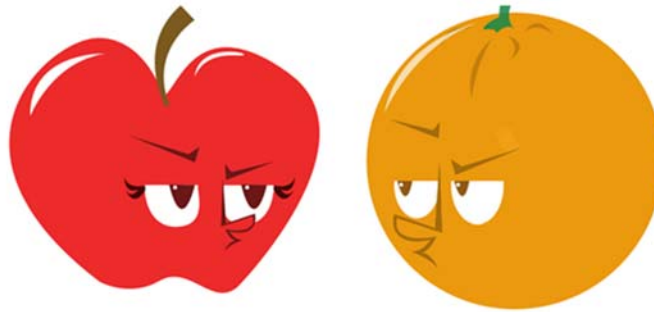
## COMPARABLE PHOTOS



PIN	HOUSE TYPE	QUALITY	EFF AGE	FIN SF	ACRES	LAND VAL	BASE RATE/AC	LAND INFLUENCES	NOTES	Ratio
17359401	2L FRAME	G	2016	1310	0.46	\$ 61,000	\$ 91,522	GOOD VIEW=+50%, P/SEWER NO=-5%	listed at \$330,000 in 2017, 2021 A/V @ \$289,800	87.8%
17374032	2L FRAME	G-	2005	1920	2.49	\$ 58,000	\$ 23,293	NO VALUE CHANGING INFLUENCE	215 market area, built in 1985, sold for \$310,000 in 2020	97.0%
17359301	VACANT				0.53	\$ 85,200	\$ 82,453	EXCELLENT VIEW=+100%, P/SEWER NO=-5%		
17359442	2L FRAME	A	2020	2000	0.66	\$ 90,100	\$ 70,000	EXCELLENT VIEW=+100%, P/SEWER NO=-5%		

# Price per Acre Comparison

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



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

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

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

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

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

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

### **BURDEN OF PROOF**

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

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



# Definitions

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

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

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

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

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

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

**Progressivity.** See assessment progressivity (regressivity)

**Regressivity.** See assessment progressivity (regressivity)

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

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

## References

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

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**

**RECEIVED**

**MAR 18 2021**

Borough Clerk's Office  
Kenai Peninsula Borough

For Official Use Only

Fees Received: \$ 100 (DB)

☐ Cash

☒ Check # 340  
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:	<u>17405901</u>	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	<u>Richard + Kay Hoover</u>	
Legal Description:	<u>T06S R 13W SEC 10 Seward Maudian Hm 2018007 Canyon Trails Lot</u>	
Physical Address of Property:	<u>2995 Golden Plover Ave</u>	

Contact information for all correspondence relating to this appeal:

Mailing Address:	<u>P.O. Box 3033, Homer, AK 99603</u>		
Phone (daytime):	<u>907 227-1674</u>	Phone (evening):	<u>same</u>
Email Address:	<u>hallerhoo@yahoo.com</u>		<input checked="" type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 464,000 Appellant's Opinion of Value: \$ \_\_\_\_\_

Year Property was Purchased: 2017 Price Paid: \$ 403,000.

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.**

*A reference in 2020 shows an assessment of 400,000.  
There's a difference of 62,000.00.*

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

**Check the following statement that applies to your intentions:**

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

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

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

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

*Richard Hoover*  
\_\_\_\_\_  
Signature of Appellant / Agent / Representative

*3/12/21*  
\_\_\_\_\_  
Date

*Richard Hoover*  
\_\_\_\_\_  
Printed Name of Appellant / Agent / Representative

# 2021 NOTICE OF ASSESSMENT

Annual - Real Property

KENAI PENINSULA BOROUGH  
ASSESSOR'S OFFICE  
144 N. BINKLEY STREET  
SOLDOTNA, AK 99669-7520

Address Service Requested



\*\*\*\*\*AUTO\*\*SCH 5-DIGIT 99669

AA 8905-1/1

P32 T27



RICHARD A HOOVER  
KAY HOOVER  
PO BOX 3033  
HOMER AK 99603-3033

CHARLIE PIERCE  
BOROUGH MAYOR

(907) 714-2230 Fax: 714-2393

(800) 478-4441

Toll free within Kenai Peninsula borough only

## THIS IS NOT A TAX BILL

This is a notice of the January 1st assessed value for the following described taxable property.

Property ID (PIN): 17405901

Tax Authority: 20 - HOMER CITY

Parcel Address:

2995 GOLDEN PLOVER AVE

Legal Description:

T 06S R 13W SEC 10 SEWARD MERIDIAN HM 2018007 CANYON  
TRAILS AMENDED LOT 1

### 2021 Assessed Values

Land:	76,700	Improvements*:	387,300		
Total Assessed KPB:	464,000	Exempt Value KPB:	350,000	Total Taxable KPB:	114,000
Total Assessed City:	464,000	Exempt Value City:	170,000	Total Taxable City:	294,000

AS 29.45.180(a) & KPB 5.12.040 (A) require that a person receiving a Notice of Assessment must advise the Assessor of errors or omissions in the assessment of the person's property, or of disputes in assessed value or taxable status of the property, within 30 days after the mailing of the Notice of Assessment.

Any improvements located on this property as of January 1, 2021 that are not reflected on this notice must be reported to the Assessor. Improvements omitted from the main tax roll will be placed on a supplemental tax roll at the time of discovery and a tax bill will be sent to you including accrued interest.

\* Improvements include but are not limited to: Driveway, well, septic, mobile homes, and structures.

Any waivers for filing late exemptions after 3/31/2021 will not be approved.

APPEAL DEADLINE: 3/31/2021

TAXES DUE IN FULL: 10/15/2021

OR

BOARD OF EQUALIZATION

1st INSTALLMENT DUE: 9/15/2021

WILL BEGIN MEETING: 5/24/2021

2nd INSTALLMENT DUE: 11/15/2021

APPEAL PROCEDURE AND IMPORTANT TAX INFORMATION ON REVERSE SIDE



**APPRAISAL OF**



**LOCATED AT:**

2995 Golden Plover Ave  
Homer, AK 99603

**FOR:**

Credit Union 1  
2995 Golden Plover Ave  
Homer, AK, 99603

**BORROWER:**

Richard A. & Kay Hoover

**AS OF:**

June 3, 2020

**BY:**

Gretchen Druhot

# Uniform Residential Appraisal Report

File No. AK0020-117

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address **2995 Golden Plover Ave** City **Homer** State **AK** Zip Code **99603**  
 Borrower **Richard A. & Kay Hoover** Owner of Public Record **Rick & Kay Hoover** County **Kenai Peninsula**  
 Legal Description **T 06S R 13W SEC 10 Seward Meridian HM 2018007 CANYON TRAILS AMENDED LOT 1**  
 Assessor's Parcel # **17405901** Tax Year **2019** R.E. Taxes \$ **1,911**  
 Neighborhood Name **Homer** Map Reference **02122C2115E** Census Tract **0011.00**  
 Occupant ☒ Owner ☐ Tenant ☐ Vacant Special Assessments \$ **0** ☐ PUD HOA \$ **0** per year ☐ per month  
 Property Rights Appraised ☒ Fee Simple ☐ Leasehold ☐ Other (describe) \_\_\_\_\_  
 Assignment Type ☐ Purchase Transaction ☒ Refinance Transaction ☐ Other (describe) \_\_\_\_\_  
 Lender/Client Credit Union 1 Address **2995 Golden Plover Ave, Homer, AK 99603**  
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? ☐ Yes ☒ No  
 Report data source(s) used, offering price(s), and date(s). **R.E. Taxes above are discounted by \$3215 per KPB tax record, actual total \$5126 without discount.**  
 I ☐ did ☐ did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price \$ \_\_\_\_\_ Date of Contract \_\_\_\_\_ Is the property seller the owner of public record? ☐ Yes ☐ No Data Source(s) \_\_\_\_\_  
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? ☐ Yes ☐ No  
 If Yes, report the total dollar amount and describe the items to be paid.

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing		Present Land Use %		
Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	PRICE	AGE	One-Unit	60 %	
Build-Up	<input type="checkbox"/> Over 75%	<input checked="" type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	\$(000)	(yrs)	2-4 Unit	5 %	
Growth	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	Marketing Time	<input type="checkbox"/> Under 3 mths	<input checked="" type="checkbox"/> 3-6 mths	<input type="checkbox"/> Over 6 mths	144	Low	Multi-Family	5 %	
Neighborhood Boundaries <b>North - Undeveloped forest lands, Skyline Rd., South - Kachemak Bay, East-McNeil Canyon, West- Diamond Ridge/ Sterling Hwy/ Cook Inlet</b>								799	High	59	Commercial	20 %
Neighborhood Description <b>The neighborhood is located within the Homer city limits to the east of town, in the MLS Area known as Homer #490. Housing ranges from small cottages and cabins to large, custom homes. This is a developed residential area with beneficial views of the water and mountains, and residential. Many homes above predominate in Homer market and are not listed for sale.</b>								330	Med.	20	Other vacant	10 %
Market Conditions (including support for the above conclusions) <b>In the past 12 months one unit housing reflects Homer MLS #490, Kachemak City/Fritz Creek</b>												
MLS #492: total (76) Sales (1+bdrm, 1+baths), mean \$330.3k, median \$311.5k (shown), (11) Pending listings, mean \$346.9k, median \$299k, and (36)												
Active listings, mean \$438.9k, median \$391.3k. ADOM (103), 06/20												
Dimensions <b>131.7' x 202.3' x 127.2' x 237.4'</b>				Area <b>42079 sf</b>				Shape <b>Irregular</b>		View <b>B/WtrMtn;Res</b>		
Specific Zoning Classification <b>RR</b>				Zoning Description <b>Rural Residential</b>								
Zoning Compliance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe) _____												
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe. <b>Subject property is at highest and best use as residential on effective date or observation.</b>												
Utilities Public Other (describe) _____				Public Other (describe) _____				Off-site Improvements—Type Public Private				
Electricity <input checked="" type="checkbox"/> Public/Typical <input type="checkbox"/> Water <input checked="" type="checkbox"/> Public/Typ <input type="checkbox"/> Street Gravel/Typical <input checked="" type="checkbox"/>												
Gas <input checked="" type="checkbox"/> Nat Gas/Typical <input type="checkbox"/> Sanitary Sewer <input checked="" type="checkbox"/> Public/Typical <input type="checkbox"/> Alley None <input type="checkbox"/>												
FEMA Special Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone <b>D</b>				FEMA Map # <b>02122C2115E</b>				FEMA Map Date <b>10/20/2016</b>				
Are the utilities and off-site improvements typical for the market area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe. <b>Public water &amp; sewer is available in this area.</b>												
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe. <b>At time of observation no noted adverse site conditions or negative external factors affecting this site were observed.</b>												

GENERAL DESCRIPTION		FOUNDATION		EXTERIOR DESCRIPTION materials/condition		INTERIOR materials/condition	
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls <b>FoamBlk/C2</b>	Floors <b>VinylPlank/Tile/C2</b>				
# of Stories <b>1.0</b>	<input checked="" type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls <b>Siding/ C2</b>	Walls <b>PaintedDwall/C2</b>				
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det/End Unit	Basement Area <b>1508 sq. ft.</b>	Roof Surface <b>AsphaltShingle/C2</b>	Trim/Finish <b>PaintedWd/ C2</b>				
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish <b>0 %</b>	Gutters & Downspouts <b>Metal/C2</b>	Bath Floor <b>Tile/C2</b>				
Design (Style) <b>Ranch</b>	<input checked="" type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type <b>Dbt Pane/ C2</b>	Bath Wainscot <b>Fiberglass/C2</b>				
Year Built <b>2018</b>	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated <b>Thermopane</b>	Car Storage <input type="checkbox"/> None				
Effective Age (Yrs) <b>1</b>	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens <b>Partial/ C2</b>	<input checked="" type="checkbox"/> Driveway # of Cars <b>2</b>				
Attic <input type="checkbox"/> Drop Stair <input checked="" type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities <input type="checkbox"/> WoodStove(s) # <b>0</b>	Driveway Surface Gravel/Typ				
<input type="checkbox"/> Floor <input type="checkbox"/> Scuttle	Other <input type="checkbox"/> Fuel NatGas <input type="checkbox"/> Fireplace(s) # <b>0</b>	Fence <b>None</b>	<input checked="" type="checkbox"/> Garage # of Cars <b>2</b>				
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	Cooling <input type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck Wd <input type="checkbox"/> Porch Front	<input type="checkbox"/> Carport # of Cars <b>0</b>				
Appliances <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input checked="" type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> Other (describe) <b>On Demand Hot Water</b>	Individual <input checked="" type="checkbox"/> Other CFan <input type="checkbox"/> Pool None <input type="checkbox"/> Other None <input type="checkbox"/> All <input type="checkbox"/> Det. <input type="checkbox"/> Built-In						
Finished area above grade contains: <b>5 Rooms 3 Bedrooms 2.0 Bath(s) 1,508 Square Feet of Gross Living Area Above Grade</b>							
Additional features (special energy efficient items, etc.). <b>Energy rating 5+*</b>							

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). **C2:No updates in the prior 15 years;House was completed in 12/2018, there is minimum wear and tear. KPB records the home was built in 2018.**

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? ☐ Yes ☒ No If Yes, describe. **No physical deficiencies or adverse conditions that effect the livability, soundness or structural integrity of the property. Subject property is safe, sound and secure. Utilities were on and functioning during site observation.**

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? ☒ Yes ☐ No If No, describe. **The subject property generally conforms to the neighborhood in utility, style, condition and use. Similar styles of construction & configurations are typical in this market area. Subject was not being used as income at time of observation.**

# Uniform Residential Appraisal Report

File No. AK0020-117

There are 6 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 309,000 to \$ 575,000	
There are 19 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 310,000 to \$ 496,500	
FEATURE	SUBJECT
2995 Golden Plover Ave Address Homer, AK 99603	54705 Rolling Meadows Homer, AK 99603
Proximity to Subject	5.83 miles NE
Sale Price	\$ 465,000
Sale Price/Gross Liv. Area	\$ 241.06 sq. ft.
Data Source(s)	AK MLS #19-9186;DOM 258
Verification Source(s)	ExtObsv/Realtor/Public Rcds
VALUE ADJUSTMENTS	DESCRIPTION
Sale or Financing	ArmLth 0
Concessions	Conv;0 -6,000
Date of Sale/Time	s06/20;c04/20 0
Location	N;Res; 0
Leasehold/Fee Simple	Fee Simple 0
Site	42079 sf 2.30 ac 0
View	B;Wtr;Mtn;Res 0
Design (Style)	DT1;0;Ranch 0
Quality of Construction	Q3 0
Actual Age	2 16 3,500
Condition	C2 0
Above Grade	Total Bdrms Baths 0
Room Count	5 3 2.0 6 3 2.0 0
Gross Living Area	1,508 sq. ft. 1,929 sq. ft. -25,300
Basement & Finished	1508sf0sfwo 1028sf1028sfwo -8,600
Rooms Below Grade	1r0br1.0ba1o -6,000
Functional Utility	Typical/ Average Superior 0
Heating/Cooling	FWA CFan HWBB None 0
Energy Efficient Items	5++ ER Dbl Pane Wnds 3,000
Garage/Carport	2ga2dw 2ga2gd4dw -20,000
Porch/Patio/Deck	CvdEntry/Deck 0
Addit Amenity	None F/P -2,000
Addit Amenity	None Basement Kitch -3,000
Tax parcel #	17405901 17245038 0
Net Adjustment (Total)	\$ 52,400
Adjusted Sale Price of Comparables	\$ 412,600
I <input checked="" type="checkbox"/> did <input type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain One sale of subject property in the last 3 years, and no sales comparables used checked through research in MLS and KPB public records. Alaska is a non-disclosure state with limited and confidential sales history information.	
My research <input checked="" type="checkbox"/> did <input type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.	
Data source(s) Alaska MLS, office files, KPB public records	
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.	
Data source(s) Alaska MLS, office files, KPB public records	
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).	
ITEM	SUBJECT
Date of Prior Sale/Transfer	11/13/2017
Price of Prior Sale/Transfer	79,900
Data Source(s)	AK Multi List/ Public Rcds
Effective Date of Data Source(s)	06/03/2020
Analysis of prior sale or transfer history of the subject property and comparable sales The subject property was purchased on 11/13/2017 for \$79.9k, from the developer, and was not listed on the MLS for sale, no seller concessions, arms length transaction- per owner. Based on conversation with the owner and review of information researched, the prior sale appears to be arms length transaction, and not impacted by concessions. Alaska is a non-disclosure state with limited public information on prior sales and seller concessions. If MLS concessions were noted, effort was made to gather accurate dollar value, and then deducted from sale price. Top line does not allow for inclusion of pending listings, which there are three, between \$359.9k and \$415k, shown in the 1004MC addendum within report.	
Summary of Sales Comparison Approach. These are the most similar and recent comparable sales in the Homer market. Site adjustments (adj) are based on vacant site value, which is NOT a direct function of site size. Site values vary in this market area due to view, usable area, wetlands, slope, distance from town, etc. Site values (including water, septic, public utilities) are adj based on opinion of site as vacant, not on acreage size larger or smaller. Our market area has considerable variety in the type, size, location, and quality of housing. Baths are not adj from three quarters to full as Realtors generally indicate them as same and thus this MLS data on bath count is considered inaccurate. With new condition rating of UAD (C1-C6), if there is an adj (not uniform) used it has been reviewed and shown (+/-) to equalize to subject. Quality adj, when shown, adj. at 2.5% of sale price, subject is on the low side of Q3, based on exterior and interior finishes. GLA \$60 SF. Garg \$10k/bay. Carport \$3k/bay, full bath \$6k, 1/2 bath \$3k. Sold comps adj. @ \$250/ year to compensate for building material advances. Subject site value \$75k, see comparable land sales. Comp. #1, #2, & #6. no site adj. based on location, buyers reactions, and appraisers opinion.	
Indicated Value by Sales Comparison Approach \$ 400,000 See reconciliation comments in addendum pages	
Indicated Value by: Sales Comparison Approach \$ 400,000 Cost Approach (if developed) \$ 400,000 Income Approach (if developed) \$ 0	
The Market Approach is the primary basis for valuation, with the Cost Approach completed as additional support and opinion of site shown. The Income Approach was not used or applicable due to the lack of sufficient sales of rental properties. See addendum comments.	
This appraisal is made <input checked="" type="checkbox"/> "as is," <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition of deficiency does not require alteration or repair: Subject property is appraised "As Is" on effective date shown.	
Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 400,000 as of 06/03/2020, which is the date of inspection and the effective date of this appraisal.	

# Uniform Residential Appraisal Report

File No. AK0020-117

FEATURE		SUBJECT		COMPARABLE SALE NO. 4		COMPARABLE SALE NO. 5		COMPARABLE SALE NO. 6	
2995 Golden Plover Ave		3823 Forest Glen Dr		759 Soundview Ave		54640 Rolling Meadows Rd			
Address Homer, AK 99603		Homer, AK 99603		Homer, AK 99603		Homer, AK 99603			
Proximity to Subject		4.08 miles SW		3.94 miles SW		5.86 miles NE			
Sale Price		\$ 360,000		\$ 445,000		\$ 415,000			
Sale Price/Gross Liv. Area		\$ 241.94 sq. ft.		\$ 237.08 sq. ft.		\$ 240.16 sq. ft.			
Data Source(s)		AK MLS #19-15130;DOM 49		AK MLS #19-19432;DOM 174		AK MLS #20-3246;DOM 55			
Verification Source(s)		ExtObsv/ Realtor/ Public Rcds		Ext Obsv/Owner/Public Rcds		ExtObsv/Realtor/PublicRcds			
VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION		DESCRIPTION		DESCRIPTION	
Sale or Financing		Armlth		Listing		Listing		Listing	
Concessions		Conv;0		0		0		0	
Date of Sale/Time		s02/20;c01/20		0		-11,971		c05/20 -11,164	
Location		N;Res;		N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple		Fee Simple		Fee Simple		Fee Simple		Fee Simple	
Site		42079 sf		13939 sf		10,000		2.16 ac	
View		B;WtrMtn;Res		N;Res;PrtlWtrMtn		12,000		B;WtrMtn;Res	
Design (Style)		DT1.0;Ranch		DT1;Ranch		0		DT1.0;HlslRanch	
Quality of Construction		Q3		Q3		0		DT1.5;Traditional	
Actual Age		2		1		0		8	
Condition		C2		C1		-6,000		C3	
Above Grade		Total Bdrms Baths		Total Bdrms Baths		0		Total Bdrms Baths	
Room Count		5 3 2.0		5 3 2.0		6 3 2.0		5 3 2.1	
Gross Living Area		1,508 sq. ft.		1,488 sq. ft.		0		1,877 sq. ft.	
Basement & Finished		1508sf0sfwo		0sf		37,700		1836sf600sfwo	
Rooms Below Grade		0sf		0		-20,200		864sf864sfwo	
Functional Utility		Typical/ Average		Similar/Inferior		0		Superior	
Heating/Cooling		FWA CFan		Radiant CFan		-5,000		Radiant None	
Energy Efficient Items		5+ ER		5+ ER		-2,000		6+ ER/HRV	
Garage/Carport		2ga2dw		1ga2dw		10,000		2ga2dw	
Porch/Patio/Deck		CvdEntry/Deck		CvdEntry/Deck		0		Porch/Deck	
Addit Amenities		None		None		None		None	
Addit Amenities		None		None		None		Shed/GrmHouse	
Tax parcel #		17405901		17527047		0		17510358	
Net Adjustment (Total)		[X] + [ ] - \$ 58,700		[ ] + [X] - \$ 49,771		[ ] + [X] - \$ 24,264			
Adjusted Sale Price of Comparables		Net Adj. 16.3% Gross Adj. 22.4% \$ 418,700		Net Adj. -11.2% Gross Adj. 19.0% \$ 395,229		Net Adj. -5.8% Gross Adj. 14.7% \$ 390,736			
ITEM		SUBJECT		COMPARABLE SALE NO. 4		COMPARABLE SALE NO. 5		COMPARABLE SALE NO. 6	
Date of Prior Sale/Transfer		11/13/2017							
Price of Prior Sale/Transfer		79,900							
Data Source(s)		AK Multi List/ Public Rcds		AK Multi List/ Public Rcds		AK Multi List/ Public Rcds		AK Multi List/ Public Rcds	
Effective Date of Data Source(s)		06/03/2020		06/03/2020		06/03/2020		06/03/2020	
Summary of Sales Comparison Approach Active listing #5 & Pending listing #6, have a SP/LP adjustment (-2.69%) based on market summary data in report (97.31%).									
Site Adjustments									
The value of a residential site does not always correlate to its size. In some cases, smaller sites can be more valuable than larger sites due to a number of factors such as the amount of usable area (based on the topography and wetlands), as well as the quality of the view, distance from town amenities, ect. In my opinion it is difficult to determine the individual values required to make individual adjustments for a site's view and location and I believe that these types of adjustments are highly subjective. My methodology involves the analysis of the difference in overall site value by using comparable sales data of Arm's Length Transactions, which takes all of the various features and factors into consideration. I then account for the view adjustment taken for each comp to determine the final site adjustment. I also take the tax assessed values into review. Subject site value base value is \$75,000, comps are adjusted to that value.									



# Uniform Residential Appraisal Report

File No. AK0020-117

Comparable sales older than six months and further than two miles from the subject must be selected because they are the most similar transactions available. There is no market data available to show any decline in market activity or value drop in local area. The appraiser has noticed longer exposure times on higher range (>\$350k) and median price and shorter ADOM within lower price ranges (<\$275k).

Some of the adjustments to the comparable sales may be greater than those specified by investor guidelines, (net, gross, site value, etc.) yet these are the best comparisons in the local market. Selecting other comparable sales would result in even larger adjustments.

The local population is spread over a wide area. Buyers typically consider homes in neighborhoods that are many miles apart. Therefore, comparable sales in our market are drawn from a wider area than would be normal for a more densely-developed area.

## Quality and Condition comments:

In some cases adjustments have been made to the quality and condition of the comparables despite having a similar quality and condition rating. In many cases quality and condition ratings are superior or inferior to one another within the same rating and currently there are no designations to make these distinctions.

ADDITIONAL COMMENTS

## COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) The appraiser has researched similar sized recent vacant land sales in this market area (0.52ac.- 1.26ac). (7) comparable sales in the past three year that ranged from \$60k - \$100k, median \$75k, mean \$78.8k.. My opinion of the site value is \$75k as vacant. KPB Assessed value \$75.9k. Subject view is beneficial of water, mountains, and residential. Refer to attached Comparable Land Sales Table for details.

ESTIMATED	<input type="checkbox"/> REPRODUCTION OR	<input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE .....	= \$	75,000			
Source of cost data	Marshall & Swift Residential Cost Handbook		Dwelling	1,508 Sq. Ft. @ \$	= \$	0		
Quality rating from cost service	Good /Q-3 Effective date of cost data 03/2020		Bsmt: 1508	Sq. Ft. @ \$	= \$	0		
Comments on Cost Approach (gross living area calculations, depreciation, etc.)			SEE COST FORM PDF					
*****See cost form 1007 in PDF for cost approach.*****			Garage/Carport 576	Sq. Ft. @ \$	= \$	0		
*****			Total Estimate of Cost-New			= \$	0	
			Less 55	Physical	Functional	External		
			Depreciation				= \$ (	0)
			Depreciated Cost of Improvements .....			= \$	0	
			"As-is" Value of Site Improvements .....			= \$		
			SEE COST FORM				325,000	
Estimated Remaining Economic Life (HUD and VA only)			54 Years	INDICATED VALUE BY COST APPROACH .....			= \$	400,000

## INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ 0 X Gross Rent Multiplier 0 = \$ 0 Indicated Value by Income Approach  
Summary of Income Approach (Including support for market rent and GRM)

## PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? ☐ Yes ☐ No Unit type(s) ☐ Detached ☐ Attached  
Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.  
Legal name of project  
Total number of phases Total number of units Total number of units sold  
Total number of units rented Total number of units for sale Data source(s)  
Was the project created by the conversion of an existing building(s) into a PUD? ☐ Yes ☐ No If Yes, date of conversion.  
Does the project contain any multi-dwelling units? ☐ Yes ☐ No Data source(s)  
Are the units, common elements, and recreation facilities complete? ☐ Yes ☐ No If No, describe the status of completion.  
Are the common elements leased to or by the Homeowners' Association? ☐ Yes ☐ No If Yes, describe the rental terms and options.  
Describe common elements and recreational facilities.

May 4<sup>th</sup> 2021

[rallenhoo@yahoo.com](mailto:rallenhoo@yahoo.com)  
(907) 227-1674

Re: Parcel No# 17405901  
2995 Golden Plover Avenue, Homer 99603

RECEIVED

MAY - 7 2021

Borough Clerk's Office  
Kenai Peninsula Borough

Dear Johni Blankenship,

Please see attached copy of prior Assessment, from the office of Robert P Olchin, concerning the above referenced property. We are submitting this documentation for the Board of Equalization hearing, scheduled for May 25<sup>th</sup> 2021.

Please note the highlighted orange areas on the Robert Olchin Assessment, showing a home value of \$399,700. This is a difference of \$62,200, in comparison to the Kenai Borough Assessment of \$462,200.

We look forward to hearing from you at the hearing date.

Sincerely

Rick and Kay Hoover



## Office of the Borough Clerk

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

Johni Blankenship, MMC  
Borough Clerk

April 23, 2021

Richard & Kay Hoover  
Email: rallenhoo@yahoo.com

RE: Parcel No(s): 17405901: Owner of Record and Appellant: Richard & Kay Hoover

Mr. & Mrs. Hoover:

This is to advise you that the appeal of the assessment of the above referenced property will be considered by the Board of Equalization at the hearing on **Tuesday, May 25, 2021 at 9:00 a.m.**

Any additional evidence or documentation you intend to use during the hearing must be **received** by the Borough Clerk no later than **5:00 p.m. on May 10, 2021**. Your evidence may be mailed, e-mailed, hand delivered or faxed. Late filed evidence may be denied. The Kenai Peninsula Borough Code pertaining to the conduct of the hearing is available at the following web address: [https://library.municode.com/ak/kenai\\_peninsula\\_borough/codes/code\\_of\\_ordinances?nodeId=TIT5REFI\\_CH5.12REPRPEPRTA\\_5.12.060BOEQPR](https://library.municode.com/ak/kenai_peninsula_borough/codes/code_of_ordinances?nodeId=TIT5REFI_CH5.12REPRPEPRTA_5.12.060BOEQPR).

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

Sincerely,

Johni Blankenship, MMC  
Borough Clerk  
jblankenship@kpb.us

cc: Borough Assessor Adeena Wilcox

Tax Year 2020  
Real Property Assessment Valuation Appeal  
Kenai Peninsula Borough  
Office of the Borough Clerk

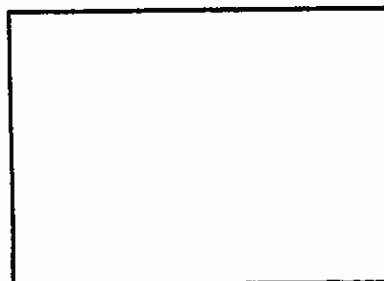
144 North Binkley Street  
Soldotna, AK 99669-7599

Phone: (907) 714-2160  
Toll Free: (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 30, 2020.

Filing Fee: Must be included with this appeal form.

For Commercial Property: Please include Attachment A



For Official Use Only

Fees Received: \$ \_\_\_\_\_

☐ Cash

☒ Check # \_\_\_\_\_  
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:	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Rick Hoover Kay Hoover
Legal Description:	CAMPION TRAILS AMENDED - LOT 1 T065 R 13W SEC 10 Seward Meridian Hm 2018007
Physical Address of Property:	2995 Golden Plover Ave

Contact information for all correspondence relating to this appeal:

Mailing Address:	PO Box 3033, Homer, AK 99603		
Phone (daytime):	907 227-1674	Phone (evening):	
Email Address:	rallenhoov@yahoo.com		<input type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 462,200 Appellant's Opinion of Value: \$ 400,000

Year Property was Purchased: 2018 Price Paid: \$ \_\_\_\_\_

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. (Improper)
- ☐ 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.

Assessed value as of 6/3/20 shows a difference of 62,200.

**\*\* 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:

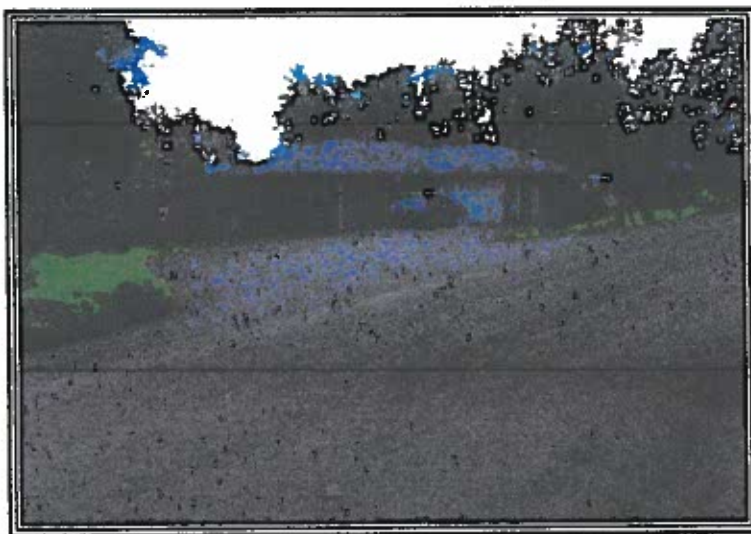
- ☒ I am the owner of record for the account/parcel number appealed.
- ☐ I am the attorney for the owner of record for the account/parcel number appealed.
- ☐ The owner of record for this account is a business, trust or other entity for which I am an owner or officer, trustee, or otherwise authorized 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.

Rick Hoover Kay Hoover  
Signature of Appellant / Agent / Representative

04/30/2021  
Date

RICK HOOPER KAY HOOPER  
Printed Name of Appellant / Agent / Representative

**APPRAISAL OF****LOCATED AT:**

2995 Golden Plover Ave  
Homer, AK 99603

**FOR:**

Credit Union 1  
2995 Golden Plover Ave  
Homer, AK, 99603

**BORROWER:**

Richard A. & Kay Hoover

**AS OF:**

June 3, 2020

**BY:**

Gretchen Druhol

## Uniform Residential Appraisal Report

File No. AK0020-117

There are 6 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 309,000 to \$ 575,000	
There are 19 comparable sales in the subject neighborhood within the past twelve months resulting in sale prices from \$ 310,000 to \$ 495,500	
FEATURE	SUBJECT
2895 Golden Plover Ave Address Homer, AK 99603	54705 Rolling Meadows Homer, AK 99603
Proximity to Subject	5.83 miles NE
Sale Price	\$ 465,000
Sale Price/Gross Lk. Area	\$ 241.06 sq. ft.
Date Source(s)	AK MLS #19-9188-DCM 268
Verification Source(s)	Ext Obsv/Realtor/Public Rds
VALUE ADJUSTMENTS	DESCRIPTION
Sale or Financing	Arml Lth
Concessions	Conv:0
Date of Sale/Time	08/20/2020
Location	N:Res;
Leasehold/Fee Simple	Fee Simple
Site	42079 sq
View	B:Wtr/Mtn:Res
Design (Style)	DT1:0:Ranch
Quality of Construction	Q3
Actual Age	2
Condition	C2
Above Grade	Total Below
Room Count	5 3 2.0
Gross Living Area (GLA)	1,506 sq. ft.
Basement & Finished	1508sf0sfwo
Rooms Below Grade	1028sf1028sfwo
Functional Utility	Typical/ Average
Heating/Cooling	FWA CFan
Energy Efficient Items	5+ ER
Garage/Carport	2gs2dw
Porch/Patio/Deck	Cvd Entry/Deck
Addl Amenitv	None
Addl Amenitv	None
Tax parcel #	17405901
Net Adjustment (Total)	\$ 52,400
Adjusted Sale Price	Net Adj. -11.3%
at Comparable	Gross Adj. 16.6%
	\$ 412,600
	\$ 399,700
	\$ 365,275

☒ I did not research the sale or transfer history of the subject property and comparable sales. If not, explain: One sale of subject property in the last 3 years, and no sales comparables used checked through research in MLS and KPB public records. Alaska is a non-disclosure state with limited and confidential sales history information.

☒ I did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data source(s): Alaska MLS, office files, KPB public records

☒ I did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data source(s): Alaska MLS, office files, KPB public records

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE NO. 1	COMPARABLE SALE NO. 2	COMPARABLE SALE NO. 3
Date of Prior Sale/Transfer	11/13/2017			
Price of Prior Sale/Transfer	79,900			
Date Source(s)	AK Multi List/ Public Rds	AK Multi List/ Public Rds	AK Multi List/ KPB Rds	AK Multi List/ Public Rds
Effective Date of Data Source(s)	06/03/2020	06/03/2020	06/03/2020	06/03/2020

Analysis of prior sale or transfer history of the subject property and comparable sales: The subject property was purchased on 11/13/2017 for \$79.9k, from the developer, and was not listed on the MLS for sale, no seller concessions, arms length transaction - per owner. Based on conversation with the owner and review of information researched, the prior sale appears to be arms length transaction, and not impacted by concessions. Alaska is a non-disclosure state with limited public information on prior sales and seller concessions. If MLS concessions were noted, effort was made to gather accurate dollar value, and then deducted from sale price. Top line does not allow for inclusion of pending listings, which there are three, between \$359.9k and \$415k, shown in the 1004MC addendum within report.

Summary of Sales Comparison Approach: These are the most similar and recent comparable sales in the Homer market. Site adjustments (adj) are based on vacant site value, which is NOT a direct function of site size. Site values vary in this market area due to view, usable area, wetlands, slope, distance from town, etc. Site values (including water, septic, public utilities) are adj based on opinion of site as vacant, not on acreage size larger or smaller. Our market area has considerable variety in the type, size, location, and quality of housing. Baths are not adj from three quarters to full as Realtors generally indicate them as same and thus this MLS data on bath count is considered inaccurate. With new condition rating of UAD (C1-C6), if there is an adj (not uniform) used it has been reviewed and shown (-) to equalize to subject. Quality adj, when shown, adj. at 2.5% of sale price, subject is on the low side of Q3, based on exterior and interior finishes, GLA 960 SF, Garp \$10k/bay, Carport 12k/bay, full bath 16k, 1/2 bath 13k. Sold comps adj. @ \$250/ year to compensate for building material advances. Subject site value \$75k, see comparable land sales, Comp. #1, #2, & #6, no site adj. based on location, buyers reactions, and appraiser's opinion.

Inferred Value by Sales Comparison Approach: 400,000 See reconciliation comments in addendum pages

Indicated Value by: Sales Comparison Approach: 400,000 Cost Approach (if developed): 400,000 Income Approach (if developed): 0

The Market Approach is the primary basis for valuation, with the Cost Approach completed as additional support and opinion of site shown. The Income Approach was not used or applicable due to the lack of sufficient sales of rental properties. See addendum comments.

This appraisal is made ☒ "as is," ☐ subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, ☐ subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or ☐ subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: Subject property is appraised "As is" on effective date shown.

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 400,000

as of 06/03/2020 which is the date of inspection and the effective date of this appraisal.

Printed Date: 06/03/2020

UAD Version: 02/2011

Printed Date: 06/03/2020

Printed Date: 06/03/2020

Robert P. Olohin, Certified Residential Appraiser



## Uniform Residential Appraisal Report

File No. AK0020-117

The purpose of this summary appraisal report is to provide the lender/buyer with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address 2995 Golden Plover Ave City Homer State AK Zip Code 99603  
 Borrower Richard A. & Kay Hoover Owner of Public Record Rick & Kay Hoover County Kenai Peninsula  
 Legal Description T 06S R 13W SEC 10 Seward Meridian HM 2018007 CANYON TRAILS AMENDED LOT 1  
 Assessor's Parcel # 17405901 Tax Year 2019 R.E. Taxes \$ 1,911  
 Neighborhood Name Homer Map Reference 02122C2115E Census Tract 0011.00  
 Concept ☒ Owner ☐ Tenant ☐ Vacant Special Assignments # 0 ☐ PUD ☐ HOA # 0 ☐ per year ☐ per month  
 Property Rights Appraised ☒ Fee Simple ☐ Leasehold ☐ Other (describe)  
 Assignment Type ☐ Purchase Transaction ☒ Refinance Transaction ☐ Other (describe)  
 Lender/Credit Union 1 Address 2995 Golden Plover Ave, Homer, AK 99603  
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? ☐ Yes ☒ No  
 Report data source(s) used, offering price(s), and date(s). R.E. Taxes above are discounted by \$3215 per KPB tax record, actual total \$5126 without discount.  
☐ I did ☐ I did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.  
 Contract Price \$ Date of Contract Is the property under the order of public record? ☐ Yes ☐ No Data Source(s)  
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? ☐ Yes ☐ No  
 If Yes, report the total dollar amount and describe the items to be paid.  
 Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing		Percent Land Use %	
Location	Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Property Values	Increasing	<input checked="" type="checkbox"/> Stable	Decreasing	PRICE	AGE	One-Unit	60 %
Build-Up	Over 75%	<input checked="" type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Demand/Supply	Shortage	<input checked="" type="checkbox"/> In Balance	Over Supply	\$1000	(year)	2-4 Unit	5 %
Growth	Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	Marketing Time	Under 3 mths	<input checked="" type="checkbox"/> 3-6 mths	Over 6 mths	144 Low	1	Multi-Family	5 %
Neighborhood Boundaries North - Undeveloped forest lands, Skyline Rd., South - Kachemak Bay, East-McNeil Canyon, West- Diamond Ridge/ Sterling Hwy/ Cook Inlet								799 High	50	Commercial	20 %
								330 Pred.	20	Other vacant	10 %

Neighborhood Description The neighborhood is located within the Homer city limits to the east of town, in the MLS Area known as Homer #490. Housing ranges from small cottages and cabins to large, custom homes. This is a developed residential area with beneficial views of the water and mountains, and residential. Many homes above predominate in Homer market and are not listed for sale.

Market Conditions (including support for the above conclusions) In the past 12 months one unit housing reflects Homer MLS #490, Kachemak City/Fritz Creek MLS #492: total (76) Sales (1+bdm, 1+ba/ba), mean \$330.3k, median \$311.5k (shown), (11) Pending listings, mean \$346.9k, median \$299k, and (36) Active listings, mean \$438.9k, median \$391.3k, ADOM (103), 06/20

Dimensions 131.7' x 202.3' x 127.2' x 237.4' Area 42079 sq ft Shape Irregular View B/W/Min/Res  
 Specific Zoning Classification RR Zoning Description Rural Residential  
 Zoning Compliance ☒ Legal ☐ Legal Nonconforming (Grandfathered Use) ☐ No Zoning ☐ Illegal (describe)  
 Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? ☒ Yes ☐ No If No, describe. Subject property is at highest and best use as residential on effective date or observation.

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements—Type	Public	Private
Electricity	<input checked="" type="checkbox"/>	Public/Typical	Water	<input checked="" type="checkbox"/>	Street Gravel/Typical	<input checked="" type="checkbox"/>	
Gas	<input checked="" type="checkbox"/>	Nat Gas/Typical	Sanitary Sewer	<input checked="" type="checkbox"/>	Alley None		

FEMA Special Flood Hazard Area ☐ Yes ☒ No FEMA Flood Zone D FEMA Map # 02122C2115E FEMA Map Date 10/20/2016  
 Are the utilities and off-site improvements typical for the market area? ☒ Yes ☐ No If No, describe. Public water & sewer is available in this area.  
 Are there any adverse site conditions or external factors (assessments, encroachments, environmental conditions, land uses, etc.)? ☐ Yes ☒ No If Yes, describe. At time of observation no noted adverse site conditions or negative external factors affecting this site were observed.

GENERAL DESCRIPTION		FOUNDATION		EXTERIOR DESCRIPTION		INTERIOR	
Units	<input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	Concrete Slab	<input type="checkbox"/> Crawl Space	Foundation Walls	Foundation/C2	Floors	Vinyl/Plank/Tile/C2
# of Stories	1.0	<input checked="" type="checkbox"/> Full Basement	<input type="checkbox"/> Partial Basement	Exterior Walls	Siding/C2	Walls	Painted Drywall/C2
Type	<input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det/End Unit	Basement Area	1508 sq. ft.	Roof Siding	Asphalt/Shingle/C2	Ten/Finish	Painted Wd/C2
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.		Basement Finish	0 %	Gutters & Downspouts	Metal/C2	Bath Floor	Tile/C2
Design (Style)	Ranch	<input checked="" type="checkbox"/> Outside Entry/Exit	<input type="checkbox"/> Sump Pump	Window Type	Double Pane/C2	Bath Wainscot	Fiberboard/C2
Year Built	2018	Evidence of	Installation	Storm Sash/Retreated	Thermopane	Car Storage	None
Effective Age (Yrs)	1	<input type="checkbox"/> Damaged <input type="checkbox"/> Settlement		Screens	Partial/C2	<input checked="" type="checkbox"/> Driveway	# of Cars 2
Arts	<input checked="" type="checkbox"/> None	Heating	<input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWB <input type="checkbox"/> Radiant	Amenities	Wood/Stone/ID	Driveway Surface	Gravel/Typ
<input type="checkbox"/> Drop Stair	<input type="checkbox"/> Stairs	<input type="checkbox"/> Other	Fuel Nat Gas	<input type="checkbox"/> Replaced # 0	Fence None	<input checked="" type="checkbox"/> Garage	# of Cars 2
<input type="checkbox"/> Floor	<input type="checkbox"/> Scuffs	Cooling	Central Air Conditioning	<input checked="" type="checkbox"/> Patch/Deck Wd	<input checked="" type="checkbox"/> Patch Front	<input type="checkbox"/> Carport	# of Cars 0
<input type="checkbox"/> Finished	<input type="checkbox"/> Heated	<input type="checkbox"/> Individual	<input checked="" type="checkbox"/> Other CFan	<input type="checkbox"/> Post None	Other None	<input checked="" type="checkbox"/> Att.	<input type="checkbox"/> Det. <input type="checkbox"/> Bath in
Appliances	<input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Dryer <input checked="" type="checkbox"/> Microwave <input checked="" type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> Other (describe)	On Demand Hot Water					
Finished area above grade contains:		5 Rooms	3 Bedrooms	2.0 Bath(s)	1,508 Square Feet of Gross Living Area Above Grade		
Additional features (special energy efficient items, etc.) Energy rating 5+*							
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C2: No updates in the prior 15 years; House was completed in 12/2018, there is minimum wear and tear. KPB records the home was built in 2018.							
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe. No physical deficiencies or adverse conditions that affect the livability, soundness or structural integrity of the property. Subject property is safe, sound and secure. Utilities were on and functioning during site observation.							
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe. The subject property generally conforms to the neighborhood in utility, style, condition and use. Similar styles of construction & configurations are typical in this market area. Subject was not being used as income at time of observation.							

Form 1004 (Rev. 12/2013) UNIFORM RESIDENTIAL APPRAISAL REPORT



## Uniform Residential Appraisal Report

File No. AK0020-117

FEATURE	SUBJECT	COMPARABLE SALE NO. 4	COMPARABLE SALE NO. 5	COMPARABLE SALE NO. 6				
2985 Golden Plover Ave Homer, AK 99603	3823 Forest Glen Dr Homer, AK 99603	759 Soundview Ave Homer, AK 99603	54840 Rolling Meadows Rd Homer, AK 99603					
Proximity to Subject	4.08 miles SW	3.94 miles SW	5.86 miles NE					
Sale Price	\$ 241,94	\$ 237,08	\$ 240,16	\$ 415,000				
Sale Price/Gross Lr. Area	\$ 0.00 sq. ft.	\$ 241.94 sq. ft.	\$ 237.08 sq. ft.	\$ 240.16 sq. ft.				
Date Source(s)	AK MLS #19-15130-DCM 49	AK MLS #19-19432-DCM 174	AK MLS #20-3246-DCM 55					
Verification Source(s)	Ext Obsv/ Realtor/ Public Rds	Ext Obsv/Owner/Public Rds	Ext Obsv/Realtor/Public Rds					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION				
Sale or Financing	Armlt	0	Listing	0				
Concessions	Conv.0	0	0	0				
Date of Sale/Time	s02/20:c01/20	0	Active	-11,971				
Location	N-Res;	N-Res;	N-Res;	N-Res;				
Leasehold/Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple				
Site	42079 sf	13939 sf	10890 sf	2.16 ac				
View	B-Wr/Mtn:Res	N-Res:PrlW/Mtn	12,000	B-Wr/Mtn:Res				
Design (Style)	DT1.0-Ranch	DT1.0-Ranch	0	DT1.0-HldRanch				
Quality of Construction	Q3	Q3	0	Q3				
Actual Age	2	1	0	15				
Condition	C2	C1	-6,000	C3				
Above Grade	Test (sqm) Date	Test (sqm) Date	Test (sqm) Date	Test (sqm) Date				
Room Count	5 3 2.0	5 3 2.0	5 3 2.0	5 3 2.1				
Gross Living Area (G0)	1,508 sq. ft.	1,488 sq. ft.	0	1,728 sq. ft.				
Basement & Finished	1508sf0sfwo	0sf	37,700	1836sf800sfwo				
Rooms Below Grade	0sf	0sf	0	1m0br1.0ba1o				
Functional Utility	Typical/ Average	Similar/Inferior	0	Superior				
Heating/Cooling	FWA CFan	Radiant CFan	-5,000	Radiant None				
Energy Efficient Items	5+ ER	5+ ER	-2,000	HRV				
Garage/Carport	2ga2dw	1ga2dw	10,000	2ga2dw				
Porch/Patio/Deck	CydEntry/Deck	CydEntry/Deck	0	Porch/Deck				
Addtl Amenitv	None	None	None	None				
Addtl Amenitv	None	None	None	Shed/GmHouse				
Tax parcel #	17405901	17527047	0	17510358				
Net Adjustment (Total)	[X] + [ ] -	\$ 58,700	[X] + [ ] -	\$ 49,771				
Adjusted Sale Price	Net Adj. 18.3%	418,700	Net Adj. -11.2%	395,229				
of Comparables	Gross Adj. 22.4%	418,700	Gross Adj. 19.0%	390,736				
ITEM	SUBJECT	COMPARABLE SALE NO. 4	COMPARABLE SALE NO. 5	COMPARABLE SALE NO. 6				
Date of Prior Sale/Transfer	11/13/2017							
Price of Prior Sale/Transfer	79,900							
Date Source(s)	AK Multi List/ Public Rds	AK Multi List/ Public Rds	AK Multi List/ Public Rds	AK Multi List/ Public Rds				
Effective Date of Data Source(s)	06/03/2020	06/03/2020	06/03/2020	06/03/2020				
Summary of Sales Comparison Approach	Active listing #5 & Pending listing #6, have a SP/LP adjustment (-2.89%) based on market summary data in report (97.31%).							
Site Adjustments								
The value of a residential site does not always correlate to its size. In some cases, smaller sites can be more valuable than larger sites due to a number of factors such as the amount of usable area (based on the topography and wetlands), as well as the quality of the view, distance from town amenities, etc. In my opinion it is difficult to determine the individual values required to make individual adjustments for a site's view and location and I believe that these types of adjustments are highly subjective. My methodology involves the analysis of the difference in overall site value by using comparable sales data of Arm's Length Transactions, which takes all of the various features and factors into consideration. I then account for the view adjustment taken for each comp to determine the final site adjustment. I also take the tax assessed values into review. Subject site value base value is \$75,000, comps are adjusted to that value.								

Printed: 11:25 AM 7/9 March 2020

UAD Version 9/2011

Produced using AIA software, 10/2019, 11/17 www.aiaa.com

Printed: 11:25 AM 7/9 March 2020

## Uniform Residential Appraisal Report

File No. AK0020-117

Comparable sales older than six months and further than two miles from the subject must be selected because they are the most similar transactions available. There is no market data available to show any decline in market activity or value drop in local area. The appraiser has noticed longer exposure times on higher range (>\$350k) and median price and shorter ADOM within lower price ranges (<\$275k).

Some of the adjustments to the comparable sales may be greater than those specified by investor guidelines, (net, gross, site value, etc.) yet these are the best comparisons in the local market. Selecting other comparable sales would result in even larger adjustments.

The local population is spread over a wide area. Buyers typically consider homes in neighborhoods that are many miles apart. Therefore, comparable sales in our market are drawn from a wider area than would be normal for a more densely-developed area.

## Quality and Condition comments:

In some cases adjustments have been made to the quality and condition of the comparables despite having a similar quality and condition rating. In many cases quality and condition ratings are superior or inferior to one another within the same rating and currently there are no designations to make these distinctions.

ADDITIONAL COMMENTS

## COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) The appraiser has researched similar sized recent vacant land sales in this market area (0.52ac - 1.26ac). (7) comparable sales in the past three year that ranged from \$80k - \$100k, median \$75k, mean \$78.8k. My opinion of the site value is \$75k as vacant. KPB Assessed value \$75.9k. Subject view is beneficial of water, mountains, and residential. Refer to attached Comparable Land Sales Table for details.

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	= \$	75,000
Source of cost data: Marshall & Swift Residential Cost Handbook	Dwelling 1,508 Sq. Ft. @	= \$	0
Quality rating from cost service: Good / Q-3 Effective date of cost data: 03/2020	Garage: 1508 Sq. Ft. @	= \$	0
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	SEE COST FORM PDF		
***** See cost form 1007 in PDF for cost approach. *****	Garage/Carport 575 Sq. Ft. @	= \$	0
	Total Estimate of Cost-New	= \$	0
	Less: 55 Physical Functional External	= \$	0
	Depreciation	= \$	0
	Depreciated Cost of Improvements	= \$	0
	*As-is Value of Site Improvements	= \$	
	SEE COST FORM		325,000
Estimated Remaining Economic Life (HWD and VA only)	54 Years	INDICATED VALUE BY COST APPROACH	= \$ 400,000

## INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ 0 X Gross Rent Multiplier 0 = \$ 0 Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM)

## PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? ☐ Yes ☒ No Unit type(s) ☐ Detached ☒ Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal name of project

Total number of phases

Total number of units

Total number of units sold

Total number of units rented

Total number of units for sale

Data square(s)

Was the project created by the conversion of an existing building(s) into a PUD? ☐ Yes ☒ No If Yes, date of conversion

Does the project contain any multi-dwelling units? ☐ Yes ☒ No Data source(s)

Are the units, common elements, and recreation facilities complete? ☐ Yes ☒ No If No, describe the status of completion.

Are the common elements leased to or by the Homeowners' Association? ☐ Yes ☒ No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

Borrower: Richard A. & Kay Hoover	File No.: AK0020-117
Property Address: 2895 Golden Plover Ave	Case No.:
City: Homer	State: AK
Lender: Credit Union 1	Zip: 99603

offering similar uses, similar utility and similar function can be purchased within reasonable time limits that the buyer's market demands. In other words, the market value of a property is set by the price of acquiring a substitute property, which could provide the owner with similar and competitive utility characteristics.

### Final Reconciliation

#### VALUATION CONCLUSION:

Appraisal is completed "As Is". The appraiser has considered appropriate adjustments for all factors and applied them to each of the comparable sales. Location and site adjustments, if indicated, are based on the opinion of different site sizes and values as vacant as they relate to the opinion of their market value in the Homer comparable areas used in this analysis with their influence on market appeal to prospective buyer. Consideration to all comparables is given, as they combine to bracket the specifics of the subject. The appraiser has tried to show similar construction quality & style, age, GLA size, site, condition, location, and view when possible.

The availability of comparable properties was limited with of comparable style, GLA size, room counts, age, condition, landscaping, etc. The appraiser is of the opinion that because each home is unique, the potential for more adjustments than a typical appraisal in a metropolitan area. The net and gross adjustments and the bracketing parameters exceed the recommended limits due in part to the equalization of above/ below grade improvements & garages to subject. Thus the adjustments can be proportionately large. Subject property is a typical/ average GLA home. Realtors advertise and show homes with all GLA included, (above & below grade) but for the purpose of analysis the appraiser separates the different levels as required.

The sales comparison approach is the most reliable indicator of the marketability of the subject. This method utilizes recent sales of similar properties in similar locations to indicate the market range for the subject property. Adjustments are made to these sales to bracket a value for the subject based on the combination of size, location, and view appeal of the sites and features of these houses. The adjustments are market derived, based on paired sales over time and from communication with peers in the local market real estate profession.

Opinion of value is derived with review and consideration of the following data indicators:

- 1) The mean of the adjusted range of all comparables (\$366.3k - \$418.7k) is \$397.2k
- 2) The adjusted sold comparables (#1- #4k) have mean of \$399.3k
- 3) Median adjusted comparables are \$406.2k
- 4) Most similar sold adjusted property (not including the unfinished basement) from the qualitative analysis (#2) is adjusted to \$399.7k.
- 5) ACI Weighted Value Calculator \$397k
- 6) Cost approach at \$400k

Taking these factors into consideration, along with subject's good market appeal from homes available of present inventory in price range and size, very good overall condition rating, strong sales season for the first quarter of the 2020 season, indicated stable values in the area, the appraiser is of the opinion that the indicated market value of \$400,000 "As Is" for a defined marketing period of 3 - 6 months is supported through this analysis. The appraiser has shown opinion of value mid range M/L of above data points with consideration to the most similar comparable (not including the unfinished basement for comparison of GLA), and the mean of the adjusted sold comparables. Current supply in this price range as well as it's desirable location that is located in close proximity to town amenities. The subject property would have good appeal to potential buyer looking for mid/upper level home as a primary/ secondary residence with a close to town location.

Borrower: Richard A. & Kay Hoover		File No: AK0020-117	
Property Address: 2095 Golden Plover Ave		Case No:	
City: Homer	State: AK	Zip: 99603	
Lender: Credit Union 1			

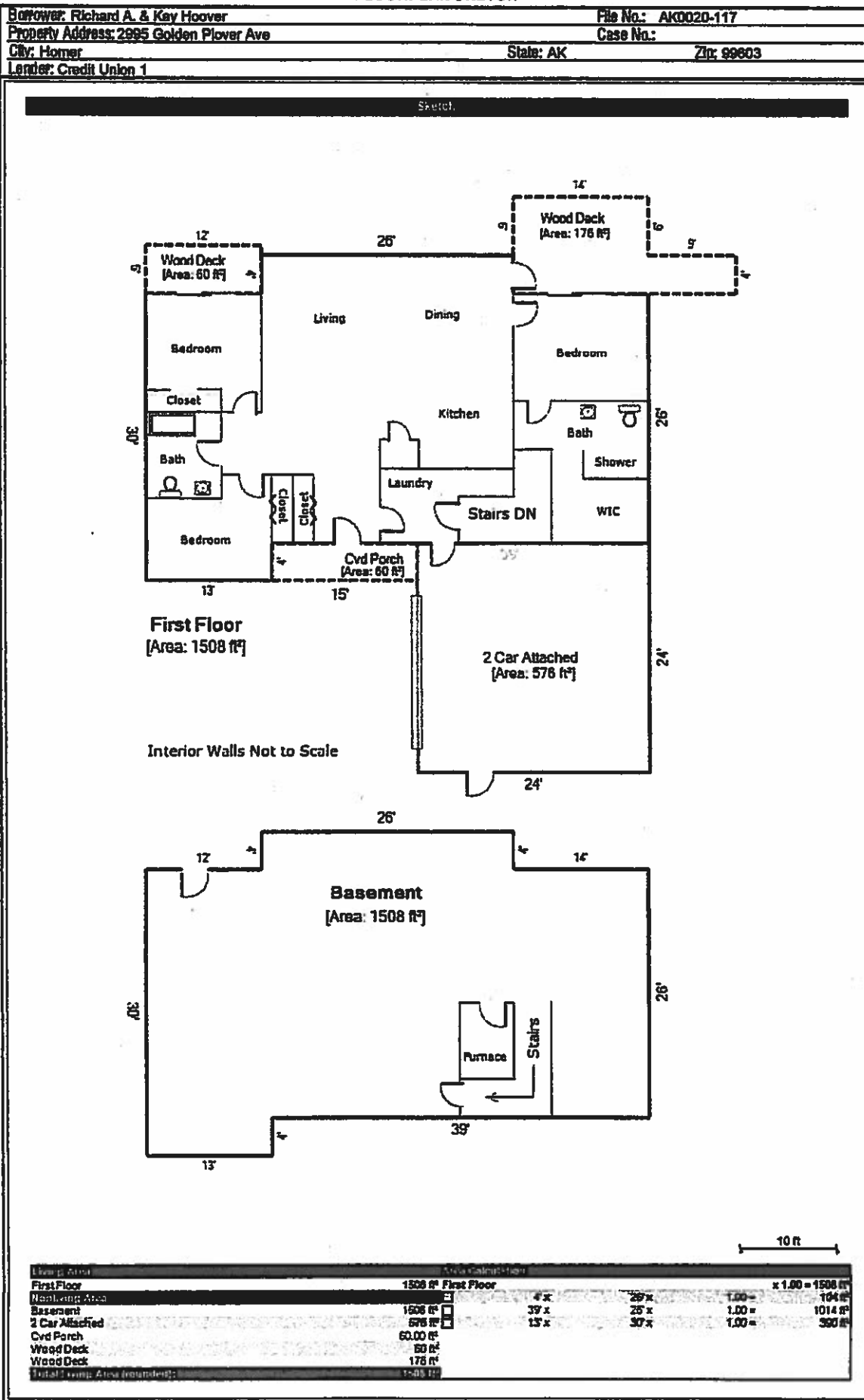
  

**Cost Approach Comments:**  
See sketch for area calculations. The cost values were calculated and indicated lower (<1%) per Marshall & Swift handbook. It is given consideration to the final opinion of market value. There is minimum physical depreciation of the subject improvements as viewed at time of observation.

**Income Approach Comments:**  
This approach to value is based on the monthly rental income of a property. In this case, the Income Approach could not be used because of the lack of sufficient sales of single-family rental properties. Single-family homes in Homer areas are generally not purchased as income properties. The subject property is not assumed or reported to be used for income or agricultural income at time of observation.



## FLOORPLAN SKETCH



## Square Foot Cost Form

Case No.  
File No. AK0020-117

## SUBJECT PROPERTY

Appraised for Credit Union 1

Property Owner Rick & Kay HooverProperty Address 2995 Golden Plover AveCity HomerState/Province AKZip/Postal Code 99603Date 06/06/2020Appraiser Gretchen Druhot

## PROPERTY INFORMATION

TYPE	QUALITY	STYLE	EXTERIOR WALLS	ROOF COVER	BALCONY AREA
Single Family <input checked="" type="checkbox"/>	Low <input checked="" type="checkbox"/>	No. Stories <u>1.0</u>	Hardboard/Plywood <input type="checkbox"/>	Built-Up or Comp. Shingle <input checked="" type="checkbox"/>	PORCH/BRZWY AREA
Multiple <input type="checkbox"/>	Fair <input type="checkbox"/>	Bi-level <input type="checkbox"/>	Stucco <input type="checkbox"/>	Wood Shingle or Shake <input type="checkbox"/>	(a) <u>Cvd Porch</u> <input checked="" type="checkbox"/>
Town House <input type="checkbox"/>	Average <input type="checkbox"/>	Split Level <input type="checkbox"/>	Siding or Shingle <input checked="" type="checkbox"/>	Clay Tile <input type="checkbox"/>	(b) <u>Back Deck</u> <input checked="" type="checkbox"/>
Row House <input type="checkbox"/>	Good <input checked="" type="checkbox"/>	1-1/2 story - Fin. <input type="checkbox"/>	Masonry Veneer <input type="checkbox"/>	Concrete Tile <input type="checkbox"/>	GARAGETYPE
Manufactured <input type="checkbox"/>	Very Good <input type="checkbox"/>	1-1/2 story - Unf. <input type="checkbox"/>	Common Brick <input type="checkbox"/>	State <input type="checkbox"/>	Detached <input type="checkbox"/>
	Excellent <input type="checkbox"/>	2-1/2 story - Fin. <input type="checkbox"/>	Face Brick or Stone <input type="checkbox"/>	Metal <input type="checkbox"/>	Attached <input checked="" type="checkbox"/>
Cabin, Dome, etc.		2-1/2 story - Unf. <input type="checkbox"/>	Concrete Block <input type="checkbox"/>	(Style or Type)	Built-In <input type="checkbox"/>
FLOOR AREA	HIGH VALUE	End Row <input type="checkbox"/>	MANUFACTURED	NUMBER OF PLUMBING	Subterranean <input type="checkbox"/>
1st <u>1,508.0</u>	Class I <input type="checkbox"/>	Inside Row <input type="checkbox"/>	HOUSING WALLS	Fixtures <u>9</u>	Carport <input type="checkbox"/>
2nd <u>          </u>	Class II <input type="checkbox"/>	INTERIOR WALL	Alum., Ribbed <input type="checkbox"/>	Rough-In <u>          </u>	
3rd <u>          </u>	Class III <input type="checkbox"/>	HEIGHT <u>varies</u> ft.	Alum., Lap Siding <input type="checkbox"/>	BASEMENT	
Total <u>1,508.0</u>	Class IV <input type="checkbox"/>	NUMBER OF MULTIPLE	Hardboard <input type="checkbox"/>	Unf. <u>1,508.0</u>	(Baths, Shed or Flat)
		UNITS <u>1.03</u>	Plywood <input type="checkbox"/>	Fin. <u>0.0</u>	GARAGE AREA
					<u>576.0</u>

AGE 2 CONDITION Good/C3 CLIMATE: Mild ☐ Moderate ☐ Extreme ☒ REGION: Western ☒ Central ☐ Eastern ☐

## COMPUTATIONS

	Factor	Quantity	Cost	Extension
1. COMPUTE RESIDENCE BASIC COST: $\frac{\text{Wall Height}}{\text{Factor}} \times \frac{\text{Floor Area}}{\text{Area}} \times \frac{\text{Selected}}{\text{Sq. Ft. Cost}}$	<u>1.03</u>	<u>1,508.00</u>	<u>108.25</u>	<u>168,138.23</u>
SQUARE FOOT ADJUSTMENTS: Specify type, quality, condition, age, etc.				
2. Roofing <u>Composite Shingle (Base is wood shingle)</u>		<u>1,508.00</u>	<u>-1.85</u>	<u>-2,789.80</u>
3. Subfloor		<u>1,508.00</u>		<u>0.00</u>
4. Floor Cover <u>Base Allowance</u>		<u>1,508.00</u>	<u>6.09</u>	<u>9,183.72</u>
5. Plaster Interior		<u>1,508.00</u>		<u>0.00</u>
6. Heating/Cooling <u>(Base is FWA)</u>		<u>1,508.00</u>		<u>0.00</u>
7. Energy Adjustment <u>Extreme Alaska</u>		<u>1,508.00</u>	<u>2.42</u>	<u>3,649.36</u>
8. Foundation <u>Seismic Zone 3/4 (\$3.30)</u>		<u>1,508.00</u>	<u>3.30</u>	<u>4,976.40</u>
LUMP SUM ADJUSTMENTS: Specify type, quality, condition, age, etc.				
9. Plumbing <u>(Base 11)</u>		<u>-2.00</u>	<u>2,360.00</u>	<u>-4,720.00</u>
10. Fireplaces				
11. Built-In Appliances <u>Base Allowance</u>		<u>1.00</u>	<u>6,100.00</u>	<u>6,100.00</u>
12. Miscellaneous (Dormers)				
13. SUBTOTAL ADJUSTED RESIDENCE COST: Line 1 plus or minus Lines 2-12				<u>184,537.91</u>
14. BASEMENT, UNFINISHED <u>Unfinished</u>	<u>1.00</u>	<u>1,508.00</u>	<u>21.88</u>	<u>33,148.84</u>
15. Add for basement interior finish				
16. Add for basement outside entrance	<u>1.00</u>		<u>1,740.00</u>	<u>1,740.00</u>
17. Add for basement garage: <input type="checkbox"/> Single <input type="checkbox"/> Double				
18. PORCH/BREEZEWAY, describe <u>Covered porch (\$8.32 concrete slab + \$18.43 roof)</u>	<u>60.00</u>		<u>26.75</u>	<u>1,605.00</u>
19. Deck <u>(60 sf @ \$36.50 and 178sf @ \$22.88)</u>	<u>1.00</u>		<u>6,216.88</u>	<u>6,216.88</u>
20. SUBTOTAL RESIDENCE COST: Total of Lines 13-19				<u>227,245.83</u>
21. GARAGE OR CARPORT - sq. ft. area x selected sq. ft. cost	<u>576.00</u>		<u>31.13</u>	<u>17,930.88</u>
22. Miscellaneous (roofing adjustment)				
23. SUBTOTAL GARAGE COST: Line 21 plus or minus Line 22				<u>17,930.88</u>
24. SUBTOTAL OF ALL BUILDING IMPROVEMENTS: Sum of Lines 20 and 23				<u>245,176.51</u>
25. Current Cost Multiplier <u>1.05</u> x Local Multiplier <u>1.28</u> <u>Kenai Peninsula</u>				<u>1.34</u>
26. TOTAL BUILDING COST NEW: Line 24 x 25				<u>328,536.52</u>
27. Depreciation: Physical/Functional Life Exp. <u>55.00</u> Est. Age <u>1.00</u> Deduction <u>1.00</u> % of Line 26				<u>3,285.37</u>
28. Economic and/or Excessive Functional Obsolescence				
29. Depreciated cost of building improvements: Line 26 less Lines 27 and 28				<u>325,251.15</u>
30. Yard improvements cost: List, total, apply multiplier and depreciate on page 2				
31. Miscellaneous: (Landscaping) If local cost, do not apply any multipliers				
32. Lot or Land Value <u>as vacant</u>				<u>75,000.00</u>
33. TOTAL INDICATED VALUE: Total of Lines 29-32				<u>400,000</u>

Form F424 1087

This form was produced on the ACI Development Package system (800) 234-8727

Page 1 of 2

## LOCATION MAP

Borrower: Richard A. &amp; Key Hoover

File No.: AK0020-117

Property Address: 2995 Golden Plover Ave

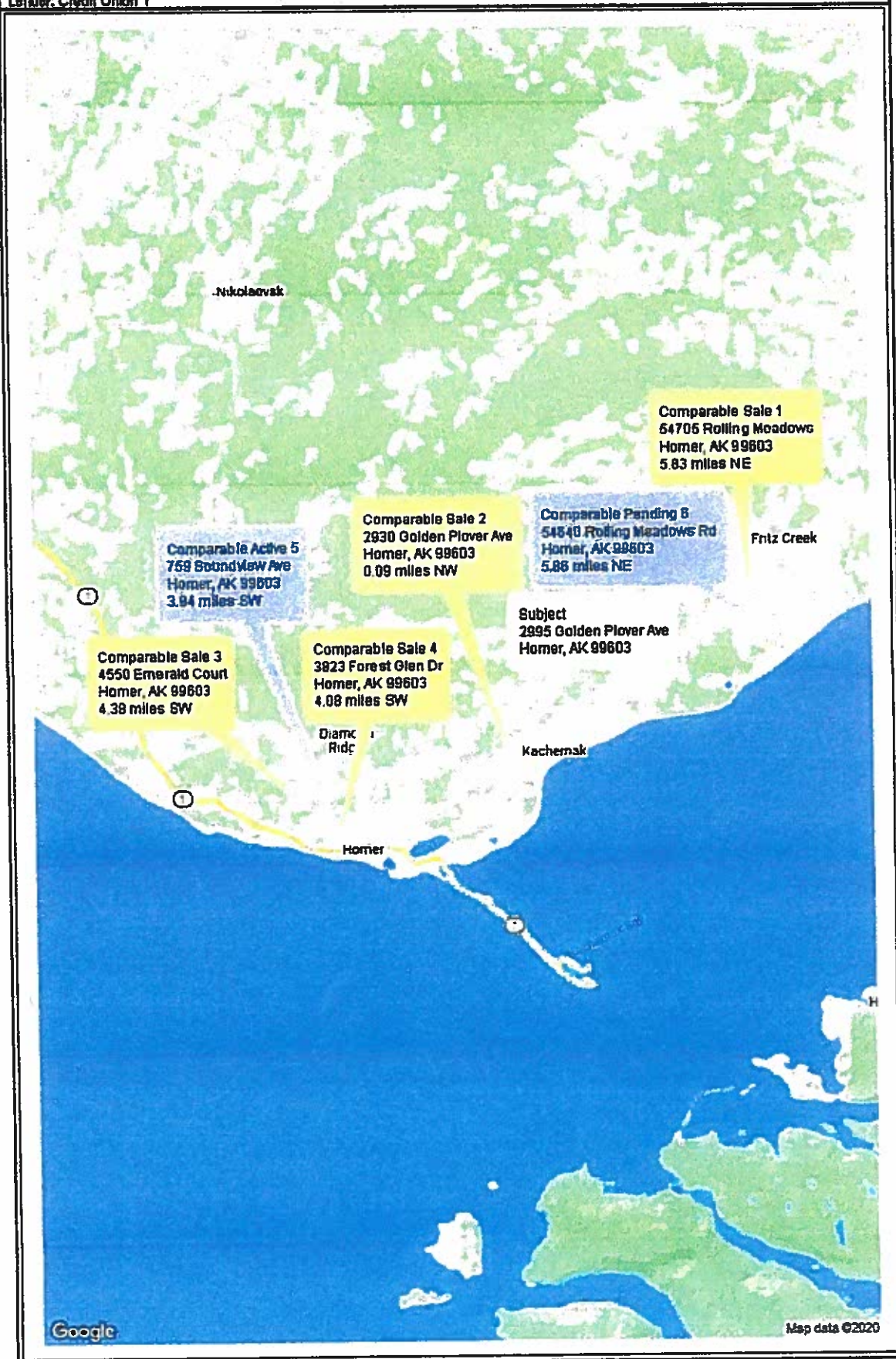
Case No.:

City: Homer

State: AK

Zip: 99603

Lender: Credit Union 1



## ACI WEIGHTED VALUE CALCULATOR and COMPARABLE LAND SALES (used for site value analysis)

Borrower: Richard A. & Kay Hoover  
 Property Address: 2995 Golden Plover Ave  
 City: Homer  
 Lender: Credit Union 1

File No.: AK0020-117  
 Case No.:  
 State: AK  
 Zip: 99603

## Weighted Value Calculator

- Use the checkboxes to remove a comparable from the weighted value calculation. Select Import to use the weighted value as the "Indicated Value by Sales Comparison Approach." The weighted value is calculated using the formulas below and rounded to the nearest 1000th.

$$\text{Weight} = (100 - ((\text{Comp Gross } \$/ \text{Total Gross } \$) \times 100)) / (\# \text{ of Comps} - 1)$$

$$\text{Suggested Value} = (\text{Adj Price Comp1} \times \text{Weight Comp1}) + (\text{Adj Price Comp2} \times \text{Weight Comp2}) + (\text{Adj Price Comp3} \times \text{Weight Comp3})$$

Type	Address	Price \$	Net Adj \$ / %	Gross Adj \$ / %	Adj Value \$	Weight	Adj Val x Wt
10	2995 Golden Plover Ave					Base	
<input checked="" type="checkbox"/> S	54705 Rolling Meadows	465,000	52,400 -11.3%	77,190 16.6%	412,600	17.1%	70,555
<input checked="" type="checkbox"/> S	2930 Golden Plover Ave	399,000	700 0.2%	74,613 18.7%	399,700	16.7%	66,760
<input checked="" type="checkbox"/> S	4550 Emerald Court	395,000	28,725 -7.3%	92,035 23.3%	366,275	15.9%	58,238
<input checked="" type="checkbox"/> S	3823 Forest Glen Dr	360,000	58,700 16.3%	80,640 22.4%	418,700	16.1%	67,411
<input checked="" type="checkbox"/> L	759 Soundview Ave	445,000	49,771 -11.2%	84,550 19.0%	395,229	15.7%	66,003
<input checked="" type="checkbox"/> L	54840 Rolling Meadows R	415,000	24,264 -5.8%	61,005 14.7%	390,736	17.4%	67,988
							397,000

Value Using the Weighted Sales Method: \$ 397,000

MLS #	Date	Price	SF/Lot	Street	Acres	Tax ID	Legal
16-17982	12/27/17	\$75,000	22651.2	Candlelight	0.52	17902107	Stream Hill Park #1 L7
18-2460	2/5/19	\$69,000	28314	Paintbrush	0.65	17359445	Bayview Gardens Addn 1 L45 B6
18-6214	10/1/18	\$100,000	44431.2	Island View	1.02	17727031	Island View L6 B4
17-6916	5/23/18	\$90,000	50965.2	Forest Glen	1.17	17526002	Forest Glen #1 L2 B2
19-3225	10/25/19	\$72,500	51836.4	East End	1.19	17411218	Scenic View Plat of A3A & A3B LA3A
16-1692	11/4/17	\$85,000	53143.2	Crested Crane	1.22	17419238	Upper Winding Trails L2
19-6395	10/25/19	\$60,000	54885.6	Highland	1.26	17502059	Emerald Highland Estates #5 L5

Minimum: \$60,000    Average: \$78,786  
 Maximum: \$100,000    Median: \$75,000



# Market Conditions Addendum to the Appraisal Report

File No. AK0020-117

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2008.

Property Address 2995 Golden Plover Ave

City Homer

State AK Zip Code 99603

Buyer Richard A. &amp; Kay Hoover

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory/Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	9	4	8	Increasing	<input checked="" type="checkbox"/> Stable	Declining
Absorption Rate (Total Sales/Month)	1.50	1.33	2.00	Increasing	<input checked="" type="checkbox"/> Stable	Declining
Total # of Comparable Active Listings	7	5	8	Declining	<input checked="" type="checkbox"/> Stable	Increasing
Months of Housing Supply (Total Listings/Abs. Rate)	4.67	3.75	3.00	Declining	<input checked="" type="checkbox"/> Stable	Increasing
Median Sale Price (DOM, Sales/List %)	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	395,000	445,500	391,000	Increasing	<input checked="" type="checkbox"/> Stable	Declining
Median Comparable Sales Days on Market	28	142	91	Declining	<input checked="" type="checkbox"/> Stable	Increasing
Median Comparable List Price	417,000	445,000	468,950	Increasing	<input checked="" type="checkbox"/> Stable	Declining
Median Comparable Listings Days on Market	189	174	69	Declining	<input checked="" type="checkbox"/> Stable	Increasing
Median Sale Price as % of List Price	97.00%	97.00%	97.00%	Increasing	<input checked="" type="checkbox"/> Stable	Declining
Seller (Developer, builder, etc.) paid financial assistance prevalent?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			Declining	<input checked="" type="checkbox"/> Stable	Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). Seller concessions are typical in this market area and are generally used to assist buyers with down payments and closing costs (~\$2-\$12K). They are generally used on the lower value range of purchases. Alaska is a non-disclosure state with limited sales information available. The appraiser checks with listing realtor for disclosure of these concessions and, if applicable, adjusts the sale price accordingly. The market has corrected some in past twelve months with price lowering from buyer influenced slower sales. Indications to a stable market shows with increasing sales and listing activity.

Are foreclosure sales (REO sales) a factor in the market? ☐ Yes ☒ No If yes, explain (including the trends in listings and sales of foreclosed properties).

Foreclosures are minimal in this area. Homes that are sold in foreclosure are typically in a distressed condition and are sold at below market value. Often, these distressed properties are then fixed and resold at a profit. Therefore, in this tourist/recreational area the majority of foreclosure sales (which are few in number) are not considered arm's length transaction.

Cite data sources for above information. MLS review and statistical data, area familiarization, communications with peers in market area. Info above is generated from 28 selected properties (Active/Pending/Closed). I am aware that the boxes checked appear to be inconsistent, but when considering the entire analysis, they are not inconsistent, as they are "hand picked" vs summary data from the broad ranges, which sometimes can be inaccurate or misleading including FBSO's.

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusion, provide both an explanation and support for your conclusions.

The subject market area is located and affected by many seasonal/cyclical changes due to tourism, recreation, hunting, fishing, and weather. The local population works in tourism industry and in energy related fields on the North Slope areas of Alaska. The market has remained stable to slight increasing depending on the different value/pricing ranges. Lower priced homes tend to be more active with shorter DOM as opposed to higher and homes that are generally used as second/seasonal homes with longer marketing times and fewer sales. The appraiser has tried to refine the search criterion to best represent the comparable neighborhood as a whole. This has lead to minimal data gathering and less accurate neighborhood trend analysis. Insufficient data was available due to many factors including sales season, subject value ranges, broad comparable market area, construction quality, limited closed sales, etc. Insufficient data is available to determine correct/accurate data. Overall trend is thus indicated per appraiser's opinion formed from competency/knowledge of market area conditions. Minimal data inputs from above do not determine/accurate/credible conclusions.

If the subject is a unit in a condominium or cooperative project, complete the following:

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				Increasing	<input type="checkbox"/> Stable	Declining
Absorption Rate (Total Sales/Month)				Increasing	<input type="checkbox"/> Stable	Declining
Total # of Active Comparable Listings				Declining	<input type="checkbox"/> Stable	Increasing
Months of Unit Supply (Total Listings/Abs. Rate)				Declining	<input type="checkbox"/> Stable	Increasing
Are foreclosure sales (REO sales) a factor in the project?	<input type="checkbox"/> Yes <input type="checkbox"/> No			If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.		

Summarize the above trends and address the impact on the subject unit and project.

## APPRAISER

Signature Greichen Druhot  
 Name Greichen Druhot  
 Company Name Robert P. Olchin, Certified Appraiser  
 Company Address P.O. Box 39453  
Ninilchik, AK 99639  
 State License/Certification # 154299 State AK  
 Email Address rolchin@gmail.com

## SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature Robert Olchin  
 Name Robert Olchin  
 Company Name Robert P. Olchin, Certified Appraiser  
 Company Address P.O. Box 39453  
Ninilchik, AK 99639  
 State License/Certification # 667 State AK  
 Email Address rolchin@gmail.com

Robert Olchin, Certified Appraiser  
Ph (907) 399-0955 Fax (877) 364-1955 e-mail: rpolchin@gmail.com

File No. AK0020-117

\*\*\*\*\* INVOICE \*\*\*\*\*

File Number: AK0020-117

No AMC  
Credit Union 1  
2995 Golden Plover Ave  
Homer, AK 99603

Borrower: Richard A. & Kay Hoover

Invoice #:  
Order Date:  
Reference/Case #:  
PO Number:

2995 Golden Plover Ave  
Homer, AK 99603

1004 UAD	\$	825.00
	\$	-----
Invoice Total	\$	825.00
State Sales Tax @ Included	\$	0.00
Deposit	( \$	)
Deposit	( \$	----- )
Amount Due	\$	825.00

Terms:

Please Make Check Payable To:

Robert P Olchin, Certified Appraiser  
Box 39463  
Ninilichik, AK 99639

Fed. I.D. #: 84-1551805

# Uniform Residential Appraisal Report

File No. AK0020-117

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

**SCOPE OF WORK:** The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

**INTENDED USE:** The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

**INTENDED USER:** The intended user of this appraisal report is the lender/client.

**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

**STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS:** The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

# Uniform Residential Appraisal Report

File No. AK0020-117

## APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).



## Uniform Residential Appraisal Report

FRM No. AK0020-117

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

Appraisers Certification, Item #2 Disclosure. Interior observation was performed by State Certified Appraiser: Gretchen Druhot (#154299). The ACI program used for this report does not allow for the boiler plate Appraisers Certification to be modified based on the Appraisers and Clients agreed upon Scope of Work. As per USPAP Standard Rule 1-1, 1-2, AO 2, and AO 23: I am certifying that the degree of observation performed is adequate to develop a credible appraisal as per USPAP

**SUPERVISORY APPRAISER'S CERTIFICATION:** The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

## APPRAISER

Signature Gretchen Druhot  
 Name Gretchen Druhot  
 Company Name Robert P. Olchin, Certified Appraiser  
 Company Address P.O. Box 39463  
Ninilchik, AK 99639  
 Telephone Number 907-399-0955  
 Email Address rolchin@gmail.com  
 Date of Signature and Report 08/08/2020  
 Effective Date of Appraisal 08/03/2020  
 State Certification # 154299  
 or State License # \_\_\_\_\_  
 or Other (describe) \_\_\_\_\_ State # \_\_\_\_\_  
 State AK  
 Expiration Date of Certification or License 08/30/2021

## ADDRESS OF PROPERTY APPRAISED

2995 Golden Plover Ave  
Homer, AK 99603

APPRAISED VALUE OF SUBJECT PROPERTY \$ 400,000

## LENDER/CLIENT

Name No AMC  
 Company Name Credit Union 1  
 Company Address 2995 Golden Plover Ave  
Homer, AK 99603  
 Email Address \_\_\_\_\_

## SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature Robert Olchin  
 Name Robert Olchin  
 Company Name Robert P. Olchin, Certified Appraiser  
 Company Address P.O. Box 39463  
Ninilchik, AK 99639  
 Telephone Number 907-399-0955  
 Email Address rolchin@gmail.com  
 Date of Signature 08/08/2020  
 State Certification # 887  
 or State License # \_\_\_\_\_  
 State AK  
 Expiration Date of Certification or License 08/30/2021

## SUBJECT PROPERTY

☒ Did not inspect subject property  
☐ Did inspect exterior of subject property from street  
 Date of Inspection \_\_\_\_\_  
☐ Did inspect interior and exterior of subject property  
 Date of Inspection \_\_\_\_\_

## COMPARABLE SALES

☒ Did not inspect exterior of comparable sales from street  
☐ Did inspect exterior of comparable sales from street  
 Date of Inspection \_\_\_\_\_

# Uniform Appraisal Dataset Definitions

File No. AK0020-117

## Condition Ratings and Definitions

**C1** The improvements have been very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

*Note: Newly constructed improvements that feature recycled materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100% new foundation and the recycled materials and the recycled components have been rehabilitated/re-manufactured into like-new condition. Recently constructed improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (i.e., newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).*

**C2** The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.

*Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.*

**C3** The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

*Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.*

**C4** The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

*Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.*

**C5** The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

*Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.*

**C6** The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

*Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.*

## Quality Ratings and Definitions

**Q1** Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

**Q2** Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residences constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high-quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

**Q3** Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

**Q4** Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

**Q5** Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

**Q6** Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

## Definitions of Not Updated, Updated, and Remodeled

### Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating. If no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is "Not Updated" may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical functional deterioration.

### Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

### Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of square footage). This would include a complete gutting and rebuild.

## Explanation of Bathroom Count

The number of full and half baths is reported by separating the two values by a period. The full bath is represented to the left of the period. The half bath count is represented to the right of the period. Three-quarter baths are to be counted as a full bath in all cases. Quarter baths (baths that feature only toilet) are not to be included in the bathroom count.

### Abbreviations Used In Data Standardization Text

Abbrev.	Full Name	Appropriate Fields	Abbrev.	Full Name	Appropriate Fields
ac	Acres	Area, Site	in	Interior Only Stairs	Basement & Finished Rooms Below Grade
AdjPrt	Adjacent to Park	Location	Lndfl	Landfill	Location
AdjPwr	Adjacent to Power Lines	Location	LndSght	Limited Sight	View
A	Adverse	Location & View	Listing	Listing	Sale or Financing Concessions
ArmsLth	Arms Length Sale	Sale or Financing Concessions	MR	Mid-Rise Structure	Design(Style)
AT	Attached Structure	Design(Style)	Mtn	Mountain View	View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade	N	Neutral	Location & View
br	Bedroom	Basement & Finished Rooms Below Grade	NonArm	Non-Arms Length Sale	Sale or Financing Concessions
B	Beneficial	Location & View	op	Open	Garage/Carport
ByRd	Busy Road	Location	o	Other	Basement & Finished Rooms Below Grade
cp	Carport	Garage/Carport	O	Other	Design(Style)
Cash	Cash	Sale or Financing Concessions	Prt	Park View	View
CitySky	City View Skyline View	View	Pdrt	Pastoral View	View
CityStr	City Street View	View	PwrLn	Power Lines	View
Comm	Commercial Influence	Location	PubTrn	Public Transportation	Location
c	Contracted Date	Date of Sale/Time	r	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
Conv	Conventional	Sale or Financing Concessions	Relo	Relocation Sale	Sale or Financing Concessions
cv	Covered	Garage/Carport	RED	RED Sale	Sale or Financing Concessions
CrtOrd	Court Ordered Sale	Sale or Financing Concessions	Res	Residential	Location & View
DOM	Days On Market	Date Sources	RT	Row or Townhouse	Design(Style)
DT	Detached Structure	Design(Style)	RH	Rural Housing - USDA	Sale or Financing Concessions
dw	Driveway	Garage/Carport	SD	Semi-detached Structure	Design(Style)
Estate	Estate Sale	Sale or Financing Concessions	s	Settlement Date	Date of Sale/Time
e	Expiration Date	Date of Sale/Time	Short	Short Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions	sf	Square Feet	Area, Site, Basement
G	Garage	Garage/Carport	sqm	Square Meters	Area, Site, Basement
ga	Garage - Attached	Garage/Carport	Unk	Unknown	Date of Sale/Time
gbl	Garage - Built-In	Garage/Carport	VA	Veterans Administration	Sale or Financing Concessions
gd	Garage - Detached	Garage/Carport	wo	Walk Out Basement	Basement & Finished Rooms Below Grade
GR	Garden Structure	Design(Style)	wu	Walk Up Basement	Basement & Finished Rooms Below Grade
GRCse	Golf Course	Location	WFr	Water Frontage	Location
GRvw	Golf Course View	View	Wv	Water View	View
HR	High Rise Structure	Design(Style)	w	Withdrawn Date	Date of Sale/Time
Ind	Industrial	Location & View	Woods	Woods View	View

### Other Appraiser-Defined Abbreviations

[illegible]

Borrower: Richard A. & Kay Hoover	File No.: AK0020-117
Property Address: 2995 Golden Plover Ave	Case No.:
City: Homer	State: AK Zip: 99603
Lender: Credit Union 1	

**Digital Signature:**

The appraiser's digital signature is password-protected against unauthorized use.

**Appraisal Observation:**

The visual observation of accessible areas of this property was for the sole purpose of valuation. This appraisal report is not intended as a 'home inspection' or a 'building code' inspection, and it cannot be relied upon as such.

**Purpose**

The purpose of the appraisal is to provide a basis for underwriting decisions by researching, organizing, and presenting the relevant information available about the subject site and building improvements, and, through analysis of the current market and current construction costs, by forming an opinion of the value of the fee simple interest. The date of valuation is the date of interior and exterior observation.

**Qualifications:**

The appraiser is qualified to perform this assignment by market area familiarization, membership to Alaska mls, prior experience, education, and Alaska state certification.

**Conformity:**

The appraiser certifies and agrees that this appraisal was prepared in accordance with the requirements of Title XI of the Financial Institutions, Reform, Recovery, and Enforcement Act (FIRREA) of 1989, as amended (12 U.S.C. 331 et seq.), and any applicable implementing regulations in effect at the time the appraiser signs the appraisal certification. It conforms with Uniform Standards of Professional Appraisal Practice (USPAP).

**Scope:**

The scope of work includes a thorough physical observation of the property and research of all available market data. All approaches to value were considered, and the final value conclusion was reached by the most appropriate method using standard appraisal techniques. In this case, the final value opinion was based primarily on the market approach with secondary consideration given to the cost approach. Appraisal is completed "As Is".

**Zoning:**

City of Homer Zoning Code - 21.12 Rural Residential.

21.12.010 Purpose - The purpose of the Rural Residential District is primarily to provide an area in the City for low-density, primarily residential, development; allow for limited agricultural pursuits; and allow for other uses as provided in this chapter. [Ord. 08-29, 2008].

**Neighborhood Description:**

Subject is located to the inside the city limits of Homer to the east of town. This parcel offers beneficial views of the water and mountains, and residential.

Homer is a small incorporated city with residential housing, commercial businesses including restaurants, retail stores, places of public worship, convenience stores spread out over areas including acreage sites. Home owners wanting in town locations, or bay and mountain view sites, closer to recreational areas frequent homes in this area. Homer is primarily a residential, recreational and service oriented community. Major areas of employment within the City of Homer, include government, school system, health care/ hospital, service, and visitor industries. Many Homer residents work outside the city in oil, gas, mining, and commercial fishing. Therefore, these industries greatly affect the economy of the area while not being major sources of employment within Homer itself.

Homer- 5,003 (2010 U.S. Census Population)

**Location:**

Homer is located on the north shore of Kachemak Bay on the southwestern edge of the Kenai



## ADDENDUM

Borrower: Richard A. & Kay Hoover	File No.: AK0020-117
Property Address: 2895 Golden Plover Ave	Case No.:
City: Homer	State: AK Zip: 99603
Lender: Credit Union 1	

Peninsula. The Homer Spit, a 4.5-mile long bar of gravel, extends from the Homer shoreline. It is 227 road miles south of Anchorage, at the southern-most point of the Sterling Highway. It lies at approximately 59.642500 North Latitude and -151.548330 West Longitude. (Sec. 19, T006S, R013W, Seward Meridian.) Homer is located in the Homer Recording District. The area encompasses 10.6 sq. miles of land and 14.9 sq. miles of water. Homer lies in the maritime climate zone. During the winter, temperatures range from 14 to 27 °F; summer temperatures vary from 45 to 65 °F. Average annual precipitation is 24 inches, with 55 inches of snow.

### History:

The Homer area has been home to Kenaizte Indians for thousands of years. In 1895, the U.S. Geological Survey arrived to study coal and gold resources. Prospectors bound for Hope and Sunrise disembarked at the Homer Spit. The community was named for Homer Pennock, a gold mining company promoter, who arrived in 1896 and built living quarters for his crew of 50 on the spit. Their plans were to mine the beach sands along Cook Inlet, from Homer to Ninilchik. The Homer Post Office opened shortly thereafter. In 1899, Cook Inlet Coal Fields Company built a town and dock on the spit, a coal mine at Homer's Bluff Point, and a 7-mile-long railroad that carried the coal to the end of Homer Spit. Various coal mining operations continued until World War I, and settlers continued to trickle into the area, some to homestead in the 1930s and 40s, others to work in the canneries built to process Cook Inlet fish. Coal provided fuel for homes, and there is still an estimated 400 million tons of coal deposits in the vicinity of Homer. The city government was incorporated in March 1964. After the Good Friday Earthquake in 1964, the Homer Spit sunk approximately 4 to 6 feet, and several buildings had to be relocated.

### Culture:

While commercial fishing has long been the mainstay of the Homer economy, tourism has become increasingly important. Homer is known as an arts community and is also a gateway community in relation to more remote destinations, such as Kachemak Bay State Park and Lake Clark National Park and Preserve. Activities and events, such as the Homer Jackpot Halibut Derby and Kachemak Bay Shorebird Festival, draw many participants.

### Economy:

Homer is primarily a fishing, fish processing, and trade and service center, and it enjoys a considerable seasonal visitor industry. It has also become a popular retirement community. Approximately 10 cruise ships dock each summer. During summer months, the population swells with students and others seeking cannery or fishery employment. Sport fishing for halibut and salmon contribute significantly to the economy. In 2009, 549 area residents held commercial fishing permits. The fish dock is equipped with cold storage facilities, ice manufacturing, and a vacuum fish-loading system. The Alaska Islands and Ocean Visitor Center is popular for tourism and also serves as the headquarters for the Alaska Maritime National Wildlife Refuge and Kachemak Bay National Estuarine Research Reserve. The National Park Service maintains a regional office. Government and health care are major employers. Homer is a small incorporated city with residential housing, commercial businesses including restaurants, retail stores, places of public worship, convenience stores spread out over areas including acreage sites. Home owners wanting in town locations, or bay and mountain view sites, closer to recreational areas frequent homes in this area.

### Facilities:

Over 90% of homes are fully plumbed. Water is supplied by a dam and 35-acre reservoir at Bridge Creek and is treated, stored in a 500,000-gallon tank, and piped to the majority of homes in the city. The system provides 2 million gallons per day. Others residents use individual wells or have water delivered to home tanks. City sewage is piped to a deep shaft sewer treatment plant; capacity is 880,000 gallons per day. Refuse is collected by Peninsula Sanitation, a private firm, and hauled to the borough-operated Class 2 landfill and balefill in Homer, at mile 169.3 Sterling Highway. Homer Electric Association operates the Bradley Lake Hydroelectric Plant and is part owner of the Alaska Electric Generation & Transmission

## ADDENDUM

Borrower: Richard A. & Kay Hoover		File No.: AK0020-117
Property Address: 2995 Golden Plover Ave		Case No.:
City: Homer	State: AK	Zip: 99603
Lender: Credit Union 1		

Cooperative, which operates a gas turbine plant in Soldotna. It also purchases electricity from Chugach Electric.

### Transportation:

Homer is accessible through the Sterling Highway. It is often referred to as "The End of the Road," because it lies at the terminus of the Sterling Highway. The state owns and operates the Homer Airport, with a 6,701' long by 150' wide asphalt runway and float plane basin and a seaplane base at Beluga Lake. The city is served by scheduled and chartered aircraft services. There are additional private landing strips in the vicinity. The Alaska Marine Highway and local ferry services provide water transportation. The deep-water dock can accommodate 30-foot drafts and 340-foot vessels. There is a cruise ship dock, a boat harbor with moorage for 920 vessels, and a 4-lane boat launch ramp.

### Climate:

Homer lies in the maritime climate zone. During the winter, temperatures range from 14 to 27 °F; summer temperatures vary from 45 to 65 °F. Average annual precipitation is 24 inches, with 55 inches of snow.

### Neighborhood Market Conditions:

Single-family inventory is presently in balance for this market segment. Interest rates continue to be favorable. Marketing times are normally under 180 days. The Homer area population is growing, especially outside city limits. Affordable starter homes are in demand and short supply. The market for lower to mid-price homes remains good. The upper price range (\$300K and above) is one of the weaker market segments with longer marketing times. Problem-free houses tend to sell at or near listing price due to the low inventory and steady demand. The listed comparables are a good indicator of current market conditions. All are somewhat similar with personal preferences such as view, location and floorplan being subjective amenities specific to the potential buyers.

### Marketing Time:

3-6 months for subject at indicated opinion of market value. This is an opinion of the time required to sell the property, assuming it were placed on the market on the date of valuation. The marketing period looks forward in time and gives a projection of the market after the date of appraisal. In a stable market, exposure time and marketing time will be the same. Marketing times in Homer have generally been six months or less, with longer and shorter exceptions. The opinion of value is based on observations of this market, sales data from MLS, and from discussions with local realtors.

### Responsibility For Street Addresses:

The U.S. Postal Service does not assign physical (street) addresses for properties. The complete authority for that task lies with the local municipality or county (in this case, the Kenai Borough). Also, the addresses shown on the USPS website are from a national database that tends to get out of date and out of sync with actual addresses as they are changed and updated by local governments. In short, the USPS website is not a reliable source of information for obtaining the official current and correct street address for a property.

### Financing For Comps:

In selecting comparable properties, The appraiser has attempted to provide a mix of conventional, FHA, and VA sales insofar as was possible.

### Home Inspection Report / Property Condition Report:

A home inspection report was not provided. I do not have the proper credentials to review or comment on inspection reports and it is not included in my scope of work. Utilities were on and functioning during site observation.

Borrower: Richard A. & Kay Hoover	File No.: AK0020-117
Property Address: 2995 Golden Plover Ave	Case No.:
City: Homer	State: AK Zip: 99603
Lender: Credit Union 1	

**As-Built Survey:**

An as-built survey was not provided.

**Highest And Best Use:**

This refers to the most reasonable and probable use of the property, the one that will support the highest present value as of the date of the appraisal. Surrounding land use is residential, and the trend is toward residential. The improvements are proper for the site and provide will provide the highest return on the property. The appraiser therefore considers the highest and best use of the site to be residential.

**GLA Size Variation Of Comparable Sales:**

For the reason discussed above, comparable sales in our market almost always vary by much more than 100 square feet from the subject GLA. In general, Alaska has wide variations among residential properties. There is not the uniform size or design of homes found in more populated areas in the lower 48 states. There is no other choice for appraisers other than to select the most similar comparable sales in terms of location, GLA size, among several other factors. Subject improvements are a typical sized GLA home and is considered typical of this value range for improvement in the market area.

**Size Of Adjustments:**

Because of the wide parameters in residential construction in rural Alaska—quality, size, design, lot size, usable site area (due to slope, wetlands, etc.) Adjustments typically exceed FNMA guidelines. The appraiser has chosen the best available and current comparable properties for this report. This is an ongoing issue that lenders who frequently work in this area understand. The proximity to the distant Homer Airport does not results in any noise issues noted at the subject site.

**Environmental Issues:**

The appraiser is not qualified to be an environmental inspector. The appraiser is not an expert in the identification of hazardous substances or detrimental environmental conditions. The appraiser would advise the client to consult with environmental professionals for opinions in these matters.

**Site Comments:**

No noted adverse site conditions or external factors were observed at time of inspection. Flood zone definition as posted from Flood Insights: Zone D - An area of undetermined but possible flood hazards.

The site value for the subject is shown and supported in cost approach area. Adjustments are then made in the sales comparison (+/-) to equalize. This is necessary as many sites in this market are a considerations in the purchase of a home. In some cases the site value can exceed 30% with acreage, water frontage, or with very good views. All site values if shown include well/ septic or city utility. Subject is a typical acreage site in market area offering average views.

**Comments on Sales Comparison:**

Relevant Listing Certification- The appraiser has considered relevant competitive listings and/or offerings in the performance of this appraisal and in the trending information reported in this section. If a trend is indicated, an attached addendum providing relevant listing /contract offering data is included if necessary as support.

**Qualitative Analysis:**

The appraiser has chosen four closed sales and one similar pending listing, and one similar active listings in close proximity to subject for this analysis. All offer somewhat similar location, age, and condition amenity from the choices of closed sales over past year. The appraiser has applied quantitative adjustments to the comparables and in addition will

describe expanded opinions from the Sales comparison grid areas in the form of a qualitative analysis.

A relative comparison analysis is the study of the relationships indicated by market data without recourse to quantification. It reflects the imperfect nature of real estate markets.

The appraiser has reviewed the comparable sales used and has indicated the opinion whether the comparables characteristics are inferior, superior, or similar to those of the subject property, though some opinion criteria are subtle. Allocation and MLS data were reviewed and considered to determine each of comparable site values, then adjusted M/L to opinion of subject if necessary. The appraiser has used his experience and depth of knowledge to help arrive at these figures and is of the opinion they would be reflective of the market.

Additional Amenity as listed below, and as described on two bottom lines of the grid pages of the quantitative analysis, can also include additional improvement features such as garage bays, basement areas, additional bathrooms, upgrades, etc.

Comp #1- Construction Quality - Similar, Condition - Inferior, GLA- Superior (above grade), Inferior (below grade, finished basement), Landscape- Similar, Addit. Amenity - Superior, Location- Inferior (distance to town), View- Similar, Site Size- Superior, Overall- Superior to subject.

Comp #2- Construction Quality- Similar, Condition- Superior, GLA- Superior (above grade), Inferior (below grade- no basement), Landscape- Similar, Addit. Amenity- Similar, Location-Similar, View- Similar, Site Size- Inferior, Overall- Inferior (no basement) to subject.

Comp #3- Construction Quality- Inferior, Condition- Inferior, GLA- Superior (above grade), Inferior (below grade, finished basement), Landscape- Similar, Addit. Amenity - Superior, Location- Similar, View- Inferior, Site Size- Superior, Overall- Superior to subject.

Comp # 4- Construction Quality- Similar, Condition- Superior, GLA- Similar (above grade), Inferior (below grade- no basement), Landscape- Similar, Addit. Amenity - Inferior (garage size), Location- Superior (in town), View- Inferior, Site Size- Inferior, Overall- Inferior to subject.

#### Competing active/pending listings:

Active Listing Comp #5- Construction Quality- Similar, Condition- Inferior, GLA- Superior (above grade), Superior (below grade and partial finished basement), Landscape- Similar, Addit. Amenity - Similar, Location- Superior (in town), View- Similar, Site Size- Inferior, Overall- Superior to subject.

Pending Listing Comp #6- Construction Quality- Similar, Condition- Inferior, GLA- Superior (above grade), Inferior (below grade- finished basement) Landscape- Similar, Addit. Amenity - Superior, Location- Inferior, View- Inferior, Site Size- Superior, Overall- Superior to subject.

The appraiser has chosen properties in this comparison from the comparable sold properties from local Homer market area with similar amenities. The typical buyer in the comparable market would be looking for property with somewhat similar GLA, additional amenities, views, and market value range as the subject. Condition ratings and adjustments are based on upgrades and remodeled items include new electrical and plumbing fixtures, decorating, roofing, flooring, and exterior decking or porches. Comparable condition rating and adjustments are based on era construction and their present condition with remaining effective age opinion.

The appraiser is of the opinion the comparables used in this analysis bracket the subject in as many ways as possible, and the indicated market value is supported through the choice of these comparables. The comparables are a good overview of sales in the subject and comparable area. The comparative sales approach rests on the principle of substitution, which states that no commodity has a value greater than that for which a similar commodity -



## USPAP ADDENDUM

File No. AK0020-117

Borrower: <u>Richard A. &amp; Kay Hoover</u>			
Property Address: <u>2995 Golden Plover Ave</u>			
City: <u>Homer</u>	County: <u>Kenai Peninsula</u>	State: <u>AK</u>	Zip Code: <u>99603</u>
Lender: <u>Credit Union 1</u>			

## APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:

- ☒ Appraisal Report      A written report prepared under Standards Rule 2-2(a).  
☐ Restricted Appraisal Report      A written report prepared under Standards Rule 2-2(b).

## Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 90-180 days

Exposure Time: Estimated length of time that the property interests being appraised would have been offered on the market prior to the hypothetical consumption of a sale at market value on the effective date of the appraisal. Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market.

## Additional Certifications

- ☒ I have performed NO services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.  
☐ I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

I am using the extraordinary assumption that the foundation and roof have been determined to be safe and sound; if it is determined that there are deficiencies it could change the opinion and conclusions.

Extraordinary Assumptions are defined as follows:

USPAP defines "Extraordinary Assumption" as "an assumption, directly related to a specific assignment, as of the effective date of the assignment results, which if found to be false, could alter the appraiser's opinion or conclusions."

Hypothetical Conditions are defined as follows:

USPAP defines Hypothetical Condition as "a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis".

## Additional Comments

The intended user of this appraisal report is Credit Union 1. The intended use is to evaluate the property that is the subject of this appraisal and to give the client an opinion of current market value for a real estate finance transaction, subject to the stated Scope of Work, purpose of the appraisal, requirements of this appraisal report form, and Definition of Market Value. No additional intended users are identified by the appraiser. There were no other intended users and there were no other intended uses communicated by the client to the appraiser at the time of the assignment. However, there are those individuals or entities that might choose to use or rely on a part of or the entire appraisal report that were not identified as intended users by the appraiser and the client(s) and this report has not been prepared to address any specific needs of those individuals or entities. Questions or concerns a third party may have should be directed to the client (s) identified in this report and not the appraiser. Ms. Gretchen Druhot, an AK Certified Appraiser (#154299), assisted with subject site inspection, analysis of property characteristics, site valuation, comparable research, and reconciliation of final value opinion.

I have no present or prospective interest and no personal interest in the subject.

## APPRAISER:

Signature: Gretchen Druhot  
 Name: Gretchen Druhot  
 Date Signed: 06/08/2020  
 State Certification #: 154299  
 or State License #: \_\_\_\_\_  
 or Other (describe): \_\_\_\_\_ State #: \_\_\_\_\_  
 State: AK  
 Expiration Date of Certification or License: 06/30/2021  
 Effective Date of Appraisal: 06/03/2020

## SUPERVISORY APPRAISER (only if required):

Signature: Robert Ochlin  
 Name: Robert Ochlin  
 Date Signed: 06/08/2020  
 State Certification #: 887  
 or State License #: \_\_\_\_\_  
 State: AK  
 Expiration Date of Certification or License: 06/30/2021  
 Supervisory Appraiser Inspection of Subject Property:  
☒ Did Not    ☐ Exterior-only from street    ☐ Interior and Exterior

**SUBJECT PROPERTY PHOTO ADDENDUM**

Borrower: Richard A. & Kay Hoover		File No.: AK0020-117
Property Address: 2895 Golden Plover Ave		Case No.:
City: Homer	State: AK	Zip: 99603
Lender: Credit Union 1		



**FRONT VIEW OF  
SUBJECT PROPERTY**

Appraised Date: June 3, 2020  
Appraised Value: \$ 400,000



**REAR VIEW OF  
SUBJECT PROPERTY**



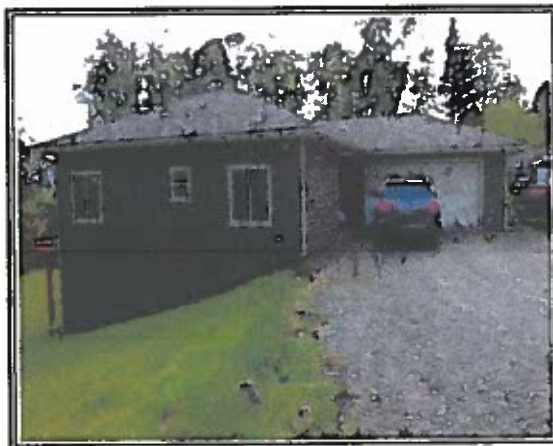
**STREET SCENE**

**SUBJECT PHOTOS**

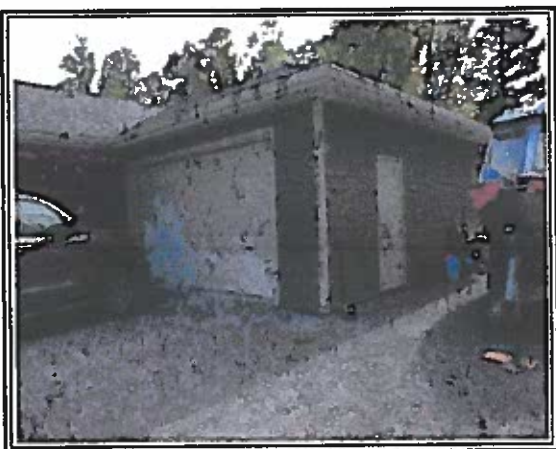
Borrower: Richard A. & Kay Hoover		File No.: AK0020-117
Property Address: 2995 Golden Plover Ave		Case No.:
City: Homer	State: AK	Zip: 99603
Lender: Credit Union 1		



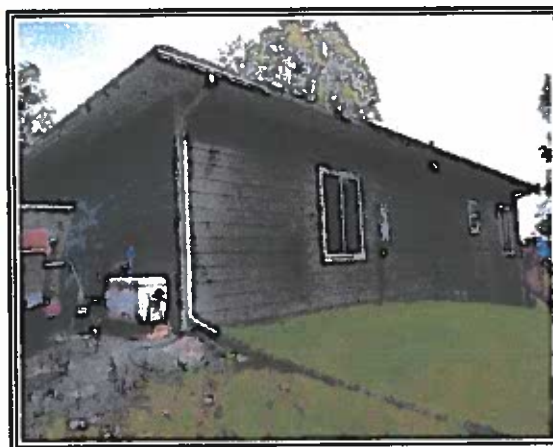
Opposite street scene



Side of house and garage



Garage



Side of house



Covered porch  
Appellant's Exhibits



Entry into house



**SUBJECT PHOTOS**

215

Borrower: Richard A. & Kay Hoover	File No.: AK0020-117
Property Address: 2995 Golden Plover Ave	Case No.:
City: Homer	State: AK
Lender: Credit Union 1	Zip: 99603



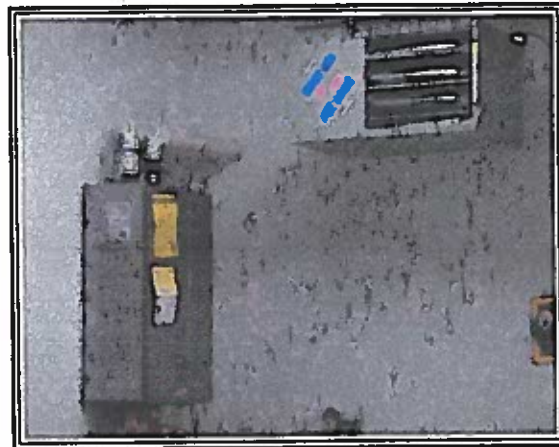
Alternate view of entry area, laundry room on left



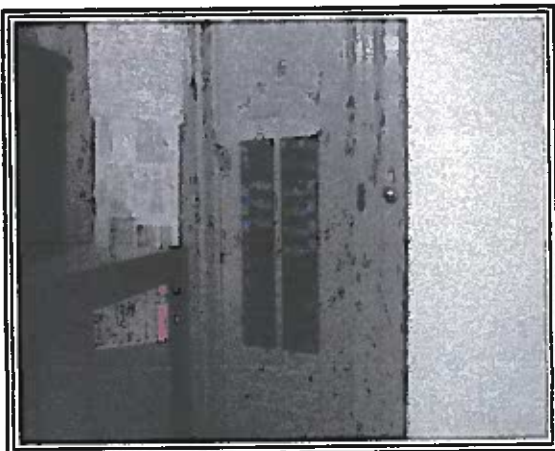
Laundry room



Garage



On demand hot water, and garage heater



Electric service panel  
Appellant's Exhibits



Utility sink in garage



# SUBJECT PHOTOS

216

Borrower: Richard A. & Kay Hoover		File No.: AK0020-117
Property Address: 2995 Golden Plover Ave		Case No.:
City: Homer	State: AK	Zip: 99603
Lender: Credit Union 1		



Living room



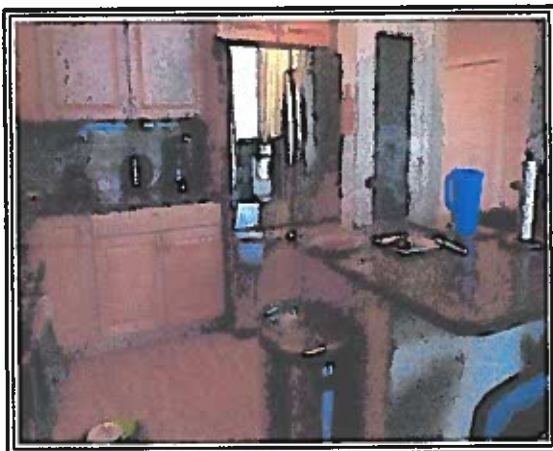
Kitchen and dining



Kitchen island with quartz counter tops and dining



Stainless steel appliances, glass tile backsplash



Alternate view of kitchen, and pantry closet  
Appellant's Exhibits



Dining area

**SUBJECT PHOTOS**

217

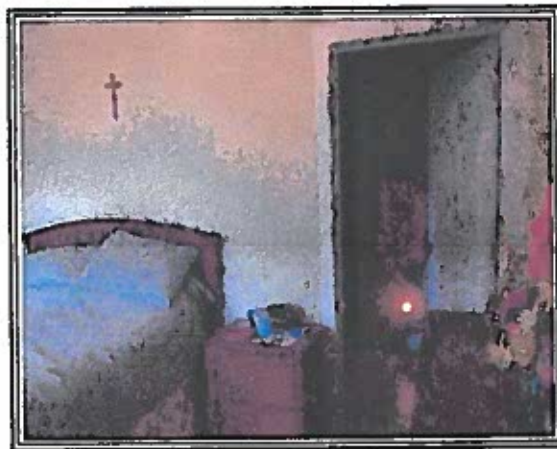
Borrower: Richard A. & Kay Hoover		File No.: AK0020-117
Property Address: 2095 Golden Plover Ave		Case No.:
City: Homer	State: AK	Zip: 99603
Lender: Credit Union 1		



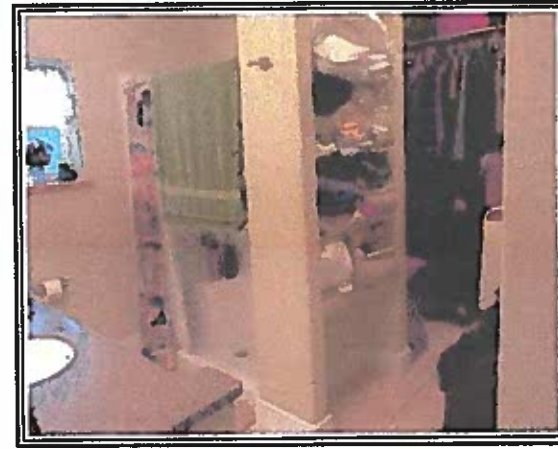
Door to deck on left, and door to bedroom on right



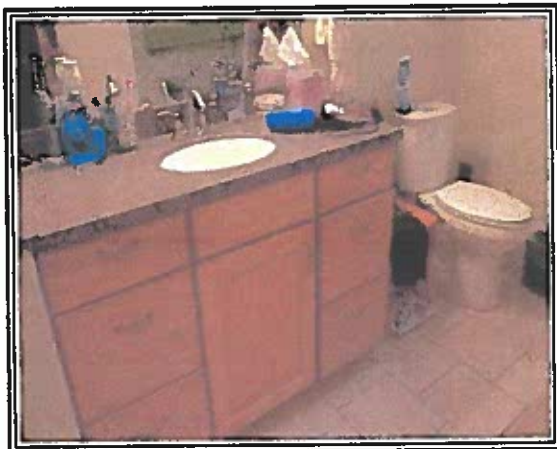
Bedroom



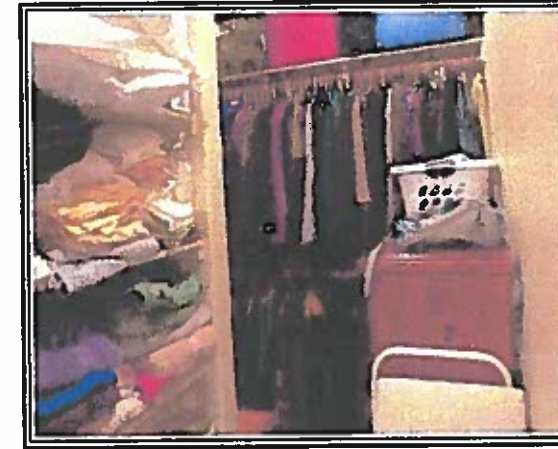
Doorway to bathroom and walk-in closet



Bathroom



Vanity and toilet  
Appellant's Exhibits



Walk in closet



**SUBJECT PHOTOS**

218

Borrower: Richard A. & Kay Hoover		File No.: AK0020-117
Property Address: 2995 Golden Plover Ave		Case No.:
City: Homer	State: AK	Zip: 99603
Lender: Credit Union 1		



Living room and hallway to bedrooms and bathroom



View from living room



Bedroom on right side of hall, used as a office



Alternate view of bedroom



Bathroom



Bathtub

**SUBJECT PHOTOS**

219

Borrower: Richard A. & Kay Hoover	File No.: AK0020-117
Property Address: 2995 Golden Plover Ave	Case No.:
City: Homer	State: AK
Lender: Credit Union 1	Zip: 99603



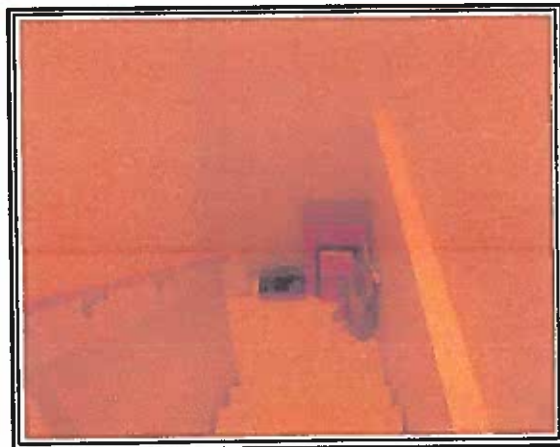
Bedroom on left of hallway



Alternate view of bedroom



Doorway to basement, located in laundry room



Basement stairs



Stairs continue  
Appellant's Exhibits



Unfinished basement



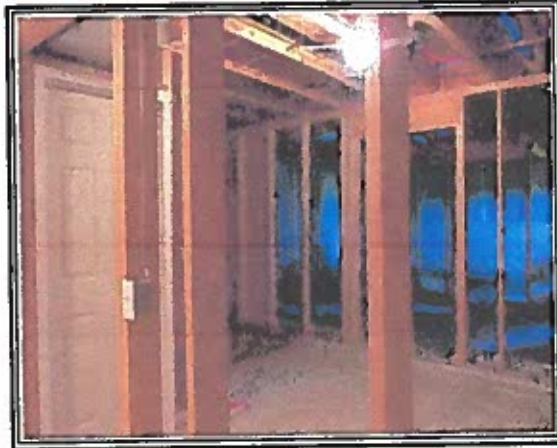
**SUBJECT PHOTOS**

220

Borrower: Richard A. & Kay Hoover		File No.: AK0020-117
Property Address: 2995 Golden Plover Ave		Case No.:
City: Homer	State: AK	Zip: 99603
Lender: Credit Union 1		



Stairs and door to furnace



Unfinished basement, no flooring or subfloor, vapor barrier installed



Door to outside



Furnace



# COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Richard A. & Kay Hoover		File No.: AK0020-117
Property Address: 2995 Golden Plover Ave		Case No.:
City: Homer	State: AK	Zip: 99603
Lender: Credit Union 1		

221



## COMPARABLE SALE #1

54705 Rolling Meadows  
Homer, AK 99603  
Sale Date: s06/20;c04/20  
Sale Price: \$ 465,000



## COMPARABLE SALE #2

2930 Golden Plover Ave  
Homer, AK 99603  
Sale Date: s12/19;c10/19  
Sale Price: \$ 399,000



## COMPARABLE SALE #3

4550 Emerald Court  
Homer, AK 99603  
Sale Date: s11/19;c10/19  
Sale Price: \$ 395,000



# COMPARABLE PROPERTY PHOTO ADDENDUM

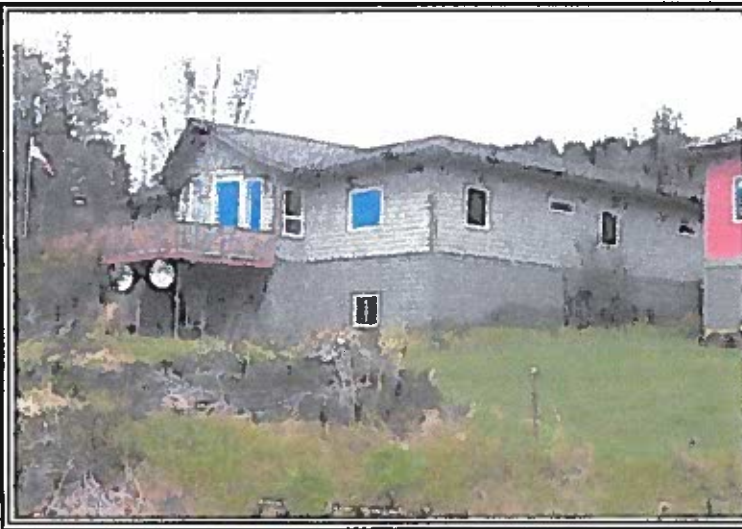
222

Borrower: Richard A. & Kay Hoover		File No.: AK0020-117
Property Address: 2995 Golden Plover Ave		Case No.:
City: Homer	State: AK	Zip: 99603
Lender: Credit Union 1		



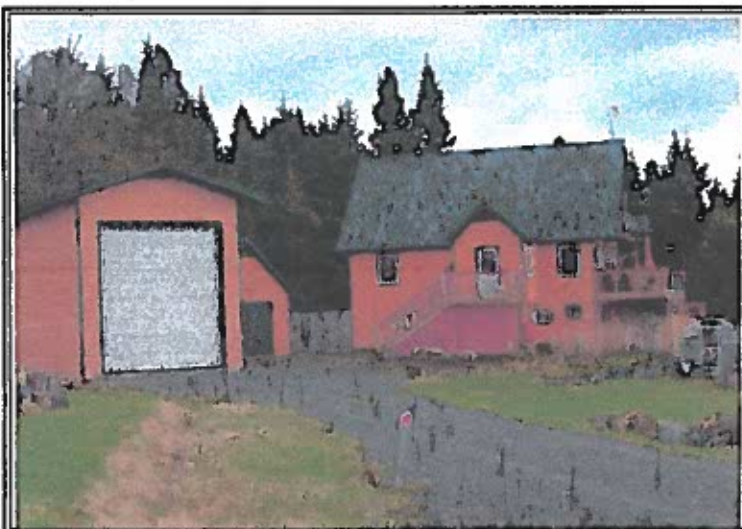
## COMPARABLE SALE #4

3823 Forest Glen Dr  
Homer, AK 99603  
Sale Date: s02/20;c01/20  
Sale Price: \$ 360,000



## COMPARABLE SALE #5

759 Soundview Ave  
Homer, AK 99603  
Sale Date: Active  
Sale Price: \$ 445,000



## COMPARABLE SALE #6

54640 Rolling Meadows Rd  
Homer, AK 99603  
Sale Date: c05/20  
Sale Price: \$ 415,000

# FLOOD MAP

Borrower: Richard A. & Kay Hoover		File No.: AK0020-117
Property Address: 2995 Golden Plover Ave		Case No.:
City: Homer	State: AK	Zip: 99603
Lender: Credit Union 1		

223



## FLOOD INFORMATION

**Community:** CITY OF HOMER  
**Property is NOT in a FEMA Special Flood Hazard Area**  
**Map Number:** 02122C2115E  
**Panel:** 02122C2115  
**Zone:** D  
**Map Date:** 10-20-2016  
**FIPS:** 02122  
**Source:** FEMA DFIRM

## LEGEND

- = FEMA Special Flood Hazard Area - High Risk
- = Moderate and Minimal Risk Areas
- Road View:**
- = Forest
- = Water

## Sky Flood™

No representation is made as to any portion concerning the accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular use, which are contained or provided. Visual accuracy may differ between map layers and are separate from final zone information as marked on the map. No liability is accepted to any third party for any use or misuse of this flood map or its data.



## AERIAL & PLAT MAPS

**Borrower:** Richard A. & Kay Hoover  
**Property Address:** 2995 Golden Plover Ave  
**City:** Homer  
**Lender:** Credit Union 1

File No.: AK0020-117  
Case No.: Zix 99603

PARCEL ID  
17405901

OWN TYPE  
Private

USE TYPE  
**Residential**

**SITUS ADDRESS**  
**2995 GOLDEN PLOVER AVE**

OWNER  
HOOVER RICK

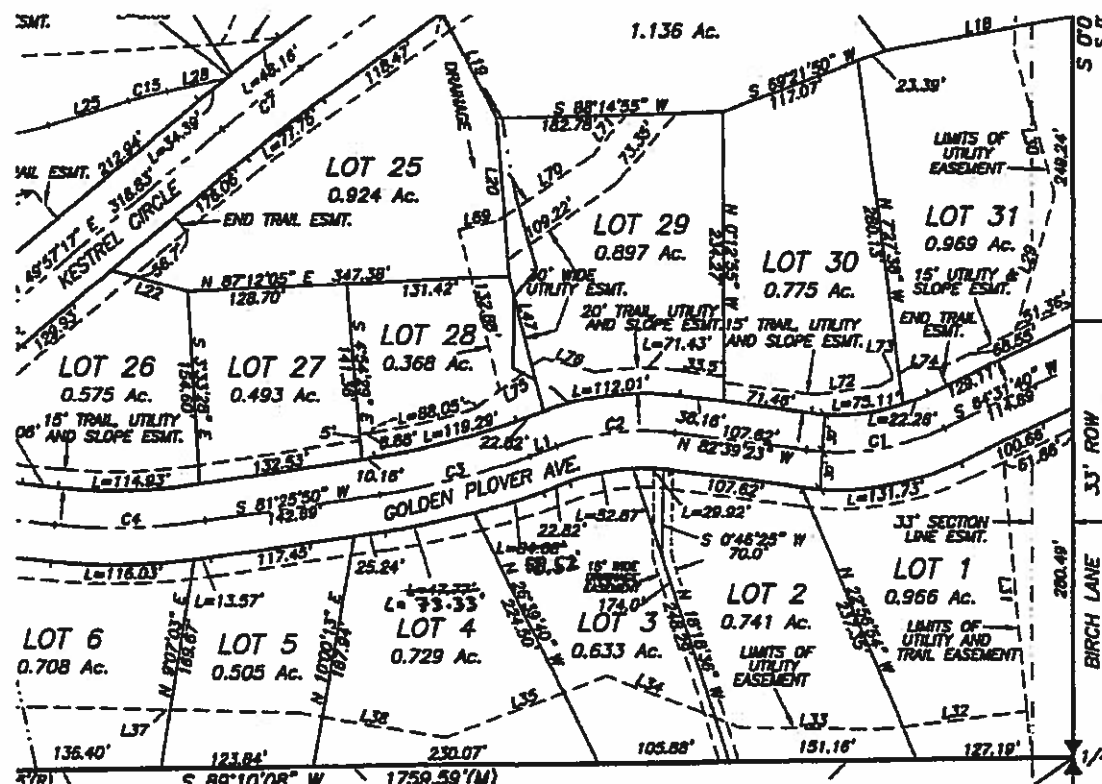
## ATTENTION

ADDRESS  
PO BOX 3033

CITY, STATE, ZIP  
HOMER, AK 99603

ACREAGE  
0.97

**LEGAL**  
**T 06S R 13W SEC 10 SEWARD**  
**MERIDIAN HM 2018007 CANYON**  
**TRAILS AMENDED LOT 1**



## STATE MAP & MARKET SUMMARY

**Borrower:** Richard A. & Kay Hoover

**File No.: AK0020-117**

**Property Address: 2995 Golden Plover Ave**

**Case No.:**

**City:** Homer

**State: AK**

Zinc 99603

**Lender: Credit Union 1**



## Summary Statistics

## Statistics For Entire MLS

As of Friday, June 5, 2020 3:38:46 PM

From 6/3/2019 to 6/3/2020

Search Parameters: Property type Residential; Status of 'Active', 'Closed', 'Pending'; Borough/Census Area of '18 - Kenai Peninsula Borough'; Area of '490 - Homer', '492 - Kachemak City/Fritz Creek'; Beds between 1 and 99; Baths between 1 and 99999.

	Total	Total List Volume	Median List Price	Average List Price	ADOM	Total Sold Volume	Median Sold Price	Average Sold Price	SP/LP	SP/OLP
Sold	86	\$29,520,499	\$325,000	\$347,912	114	\$29,115,575	\$323,750	\$338,553	97.31	94.84
List/Sold	32	\$11,429,900	\$302,000	\$357,184	103	\$11,146,025	\$296,000	\$348,313	97.52	94.72
Co-Broker	54	\$18,490,599	\$342,000	\$342,418	120	\$17,969,550	\$333,500	\$332,769	97.18	94.91
New	99	\$46,004,780	\$359,000	\$464,694	93					
Pending	85	\$29,418,280	\$315,000	\$346,057	108					
Withdrawn	1	\$265,000	\$265,000	\$265,000	31					
Cancelled	0	\$0	\$0	\$0	0					
Expired	6	\$2,290,800	\$387,000	\$381,800	440					
Back On Market	18	\$7,142,800	\$372,000	\$396,822	401					
Extended	11	\$3,264,200	\$249,900	\$296,745	222					
Active In Range	131	\$58,260,480	\$349,000	\$444,736	85					
Current Active	44	\$28,040,200	\$397,000	\$637,277	246					

1004MC

Borrower: Richard A. & Kay Hoover				File No.: AK0020-117	
Property Address: 2995 Golden Plover Ave				Case No.:	
City: Homer				State: AK	Zip: 99603
Lender: Credit Union 1					

## Statistical Market Analysis

Status	# Listings	List Volume	Sold Volume	List Price	Sold Price	Sale/List Price	SF-Res	List Price Per SF-Res	Sold Price Per SF-Res	Agent Days on Market
Active	6	2,708,400	0	Low 309,000	0	0.00	1,475	118.54	0.00	3
				Avg 451,400	0	0.00	2,659	183.81	0.00	75
				Med 468,950	0	0.00	2,738	184.19	0.00	55
				High 575,000	0	0.00	3,754	242.21	0.00	174
Pending	3	1,159,900	0	Low 359,900	0	0.00	1,551	180.11	0.00	3
				Avg 386,633	0	0.00	1,985	204.59	0.00	23
				Med 385,000	0	0.00	1,752	205.42	0.00	13
				High 415,000	0	0.00	2,592	248.23	0.00	55
Closed	19	7,945,000	7,700,800	Low 325,000	310,000	0.89	1,488	119.60	115.23	0
				Avg 418,159	405,305	0.97	2,340	187.84	182.65	107
				Med 399,500	396,000	0.97	2,394	185.93	173.88	111
				High 559,000	496,500	1.03	3,428	273.49	268.70	328
Overall	28	11,813,300	7,700,800	Low 309,000	310,000	0.89	1,475	118.54	115.23	0
				Avg 421,904	405,305	0.97	2,368	188.77	182.65	91
				Med 404,750	396,000	0.97	2,384	188.81	173.88	62
				High 575,000	496,500	1.03	3,754	273.49	268.70	328

### Selection Criteria for Comparable Properties

Specified listings from the following search: Property type Residential; Date-Listing between '6/3/2018' and '6/3/2020'; Borough/Census Area of '18 - Kenai Peninsula Borough'; Area of '490 - Homer', '492 - Kachemak City/Fritz Creek'; Status of 'Active', 'Closed', 'Pending'; Beds between 1 and 99; Baths between 1 and 99999; SF-Res between 1400 and 3800; Date-Closing between '6/3/2018' and '6/3/2020'; Date-Pending between '6/3/2018' and '6/3/2020'.

## LICENSE

Borrower: Richard A. & Kay Hoover		File No.: AK0020-117
Property Address: 2995 Golden Plover Ave		Case No.:
City: Homer	State: AK	Zip: 99603
Lender: Credit Union 1		

License #: APR8867  
 Effective: 06/07/2019  
 Expires: 06/30/2021

**STATE OF ALASKA**  
 Department of Commerce, Community, and Economic Development  
 Division of Corporations, Business, and Professional Licensing  
 Board of Certified Real Estate Appraisers

Licensee: ROBERT PETER OLCHIN

License Type: Certified Residential Real Estate Appraiser

Status: Active

Note: Board approved supervisor as of 11/07/2016

*COPY -*

License #: 154296  
 Effective: 1/13/2020  
 Expires: 06/30/2021

**State of Alaska**  
 Department of Commerce, Community, and Economic Development  
 Division of Corporations, Business, and Professional Licensing  
 Board of Certified Real Estate Appraisers

Licensee: GRETCHEN M. DRUHOT

License Type: Certified Residential Real Estate Appraiser

Status: Active

*-Copy-*

Commissioner: Julie Anderson



---

**APPELLANT: Richard & Kay Hoover**

**PARCEL NUMBER:** 174-059-01

**PROPERTY ADDRESS OR GENERAL LOCATION:**

2995 Golden Plover Ave

**LEGAL DESCRIPTION:**

T 06S R 13W SEC 10 Seward Meridian HM 2018007  
CANYON TRAILS AMENDED LOT 1

**ASSESSED VALUE TOTAL:**

**\$464,000**

RAW LAND: \$76,700

SWL (Sewer, Water, Landscaping): \$

IMPROVEMENTS \$387,300

ADDITIONS \$

OUTBUILDINGS: \$

**TOTAL ABOVE GRADE FLOOR AREA:**

Card One **1,508** Sq. Ft.

**TOTAL FINISHED LIVING AREA:**

Card One **1,508** Sq. Ft.

Card One, First Level 1,508 Sq. Ft.

Card One, Second Level Sq. Ft.

Card One, Basement Unfin. 1,508 Sq. Ft.

Card One, Basement Finished Sq. Ft.

**LAND SIZE** 0.97 Acres

**GARAGE** 576 Sq. Ft.

**LAND USE AND GENERAL DESCRIPTION**

**1) Utilities**

Electricity: Yes

Gas: Yes

Water: Public

Sewer: Public

**2) Site Improvements:**

Street: 2995 Golden Plover Ave

**3) Site Conditions**

Topography: Sloping

Drainage: Adequate

View: Good

Easements: Typical for the Kenai Peninsula Borough

**HIGHEST AND BEST USE:** As Currently Improved

**ZONING:** None

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

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

## **Land Comments**

The subject property is a .97 acre parcel with good view, electric and gas utility, gravel maintained road, public sewer, and public water.

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

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

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

## **Improvement Comments**

Paul Story, Appraiser, and Stephen Carmichael, Appraiser II, performed a complete physical inspection of the property on 4/05/2021. The subject property is a 1508 sq. ft. one level house with an unfinished basement and an attached garage. The house was built in 2018 with a quality grade of Good (G). After an interior and exterior inspection, the following changes were noted:

- (1) Quality was adjusted downward from G to G-
- (2) Primary heat was changed from Radiant In-Floor to Forced Air
- (3) Bath count was updated to reflect two 3-fixture bathrooms
- (4) Gas fireplace was removed

For the Homer market area (#210), 150 residential sales from the last three years were analyzed. The median ratio for all of the sales is 99.57% and Coefficient of Dispersion (COD) is 8.35%, indicating the properties are being appropriately assessed according to the IAAO standards.

<b>RATIO SUM:</b>	147.93	2.76		<b># OF SALES:</b>	150
<b>MEAN:</b>	98.62%	<b>Earliest Sale</b>	12/4/2017	<b>TOTAL AV:</b>	\$ 46,498,700
<b>MEDIAN:</b>	<b>99.57%</b>	<b>Latest Sale</b>	9/8/2020	<b>TOTAL SP:</b>	\$ 47,007,025
<b>WTD MEAN:</b>	98.92%	<b>Outlier Info</b>		<b>MINIMUM:</b>	73.38%
<b>PRD:</b>	99.70%	<b>Range</b>	1.50	<b>MAXIMUM:</b>	129.87%
<b>COD:</b>	8.35%	<b>Lower Bound:</b>	70.95%	<b>MIN SALE AMT:</b>	\$ 169,000
<b>St. Dev:</b>	0.1050	<b>Upper Bound:</b>	126.33%	<b>MAX SALE AMT:</b>	\$ 800,000
<b>COV:</b>	10.65%				\$ -

#### 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 reviewed all physical characteristics of the subject property to ensure all data was accurately captured.

### **ASSESSOR'S RECOMMENDATION:**

**APPELLANT:** Richard & Kay Hoover

**PARCEL NUMBER:** 174-059-01

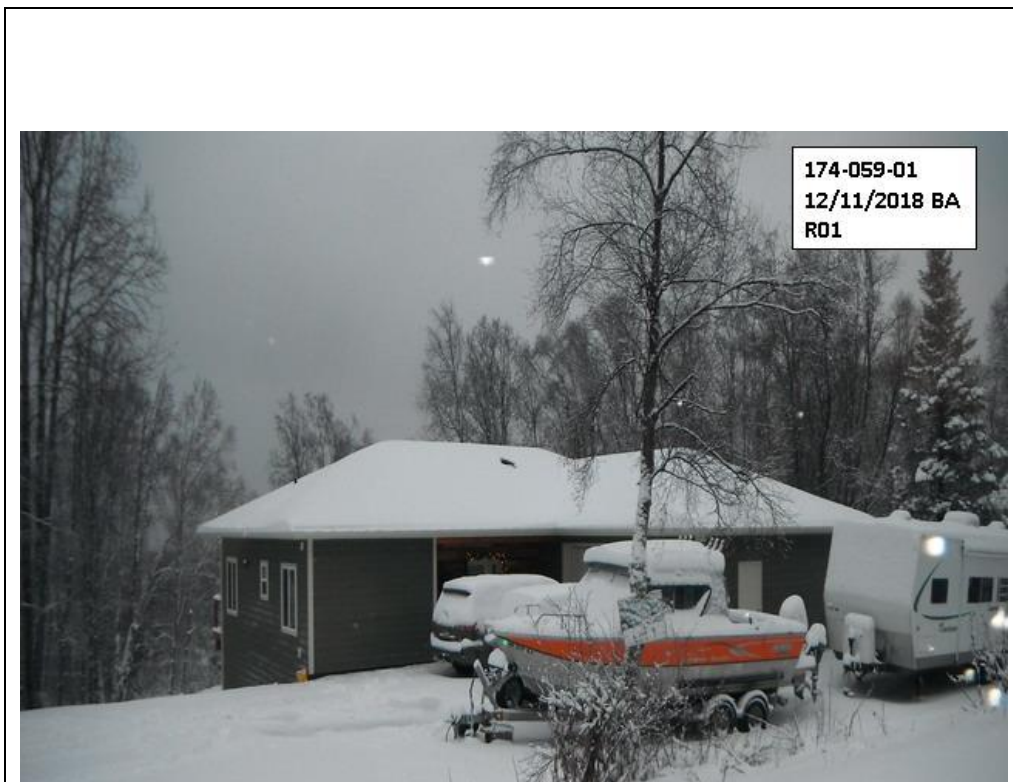
**LEGAL DESCRIPTION:** T 06S R 13W SEC 10 Seward Meridian HM 2018007 CANYON TRAILS AMENDED LOT 1

**TOTAL:** \$432,300

**BOARD ACTION:**

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

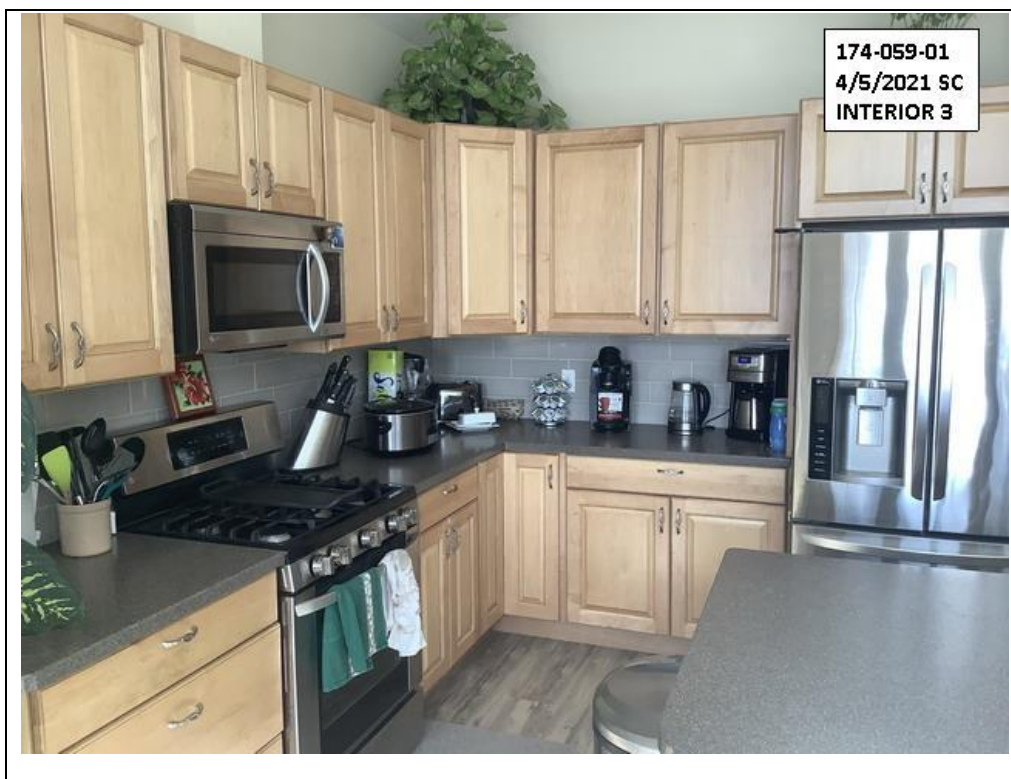
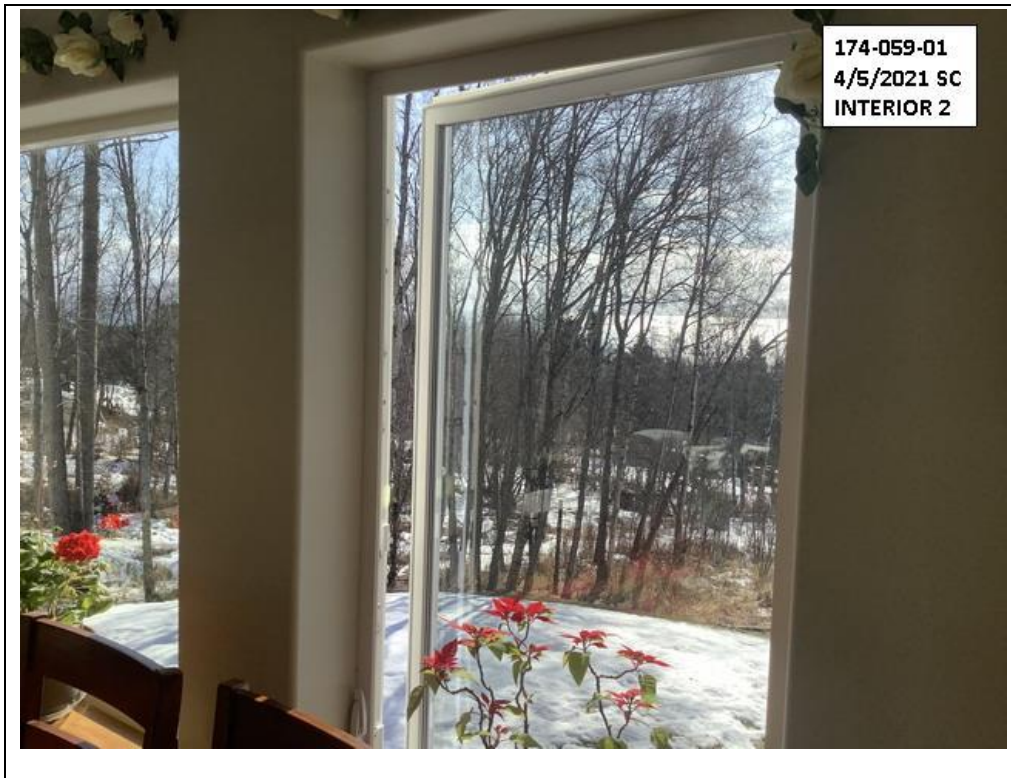




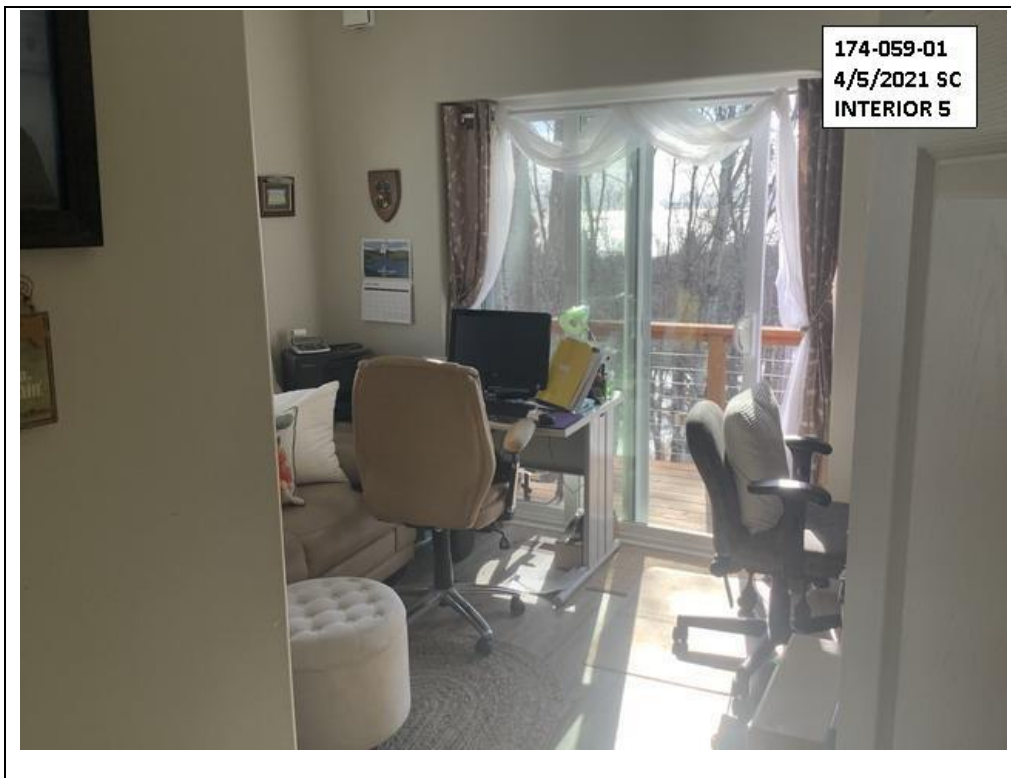
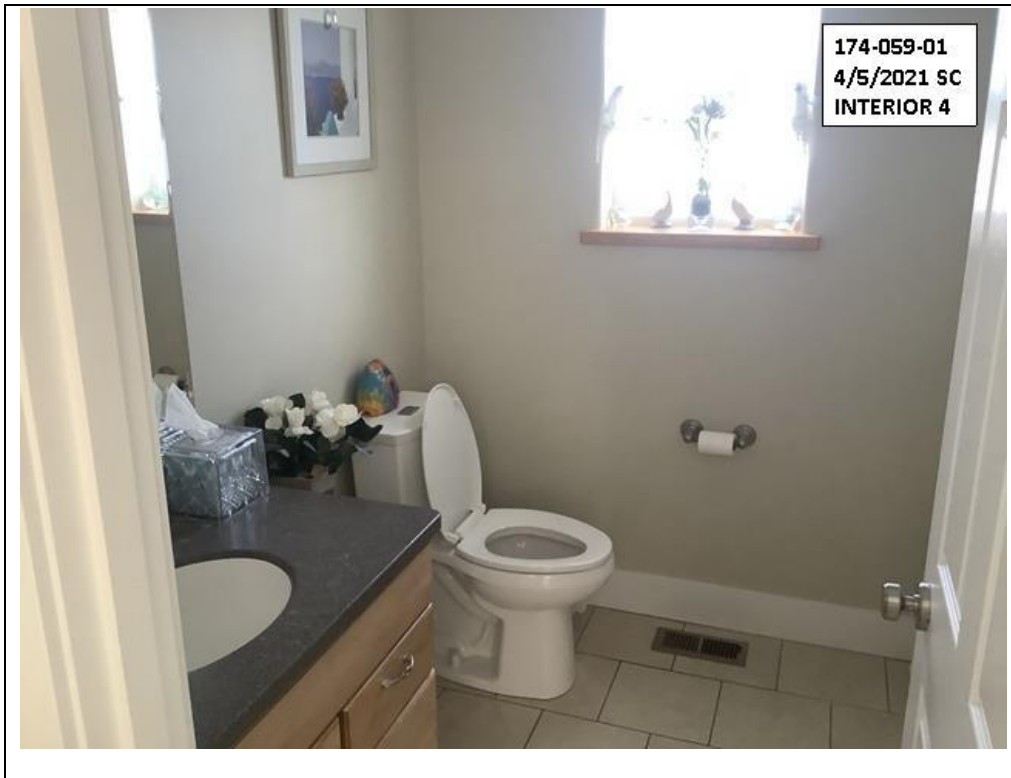










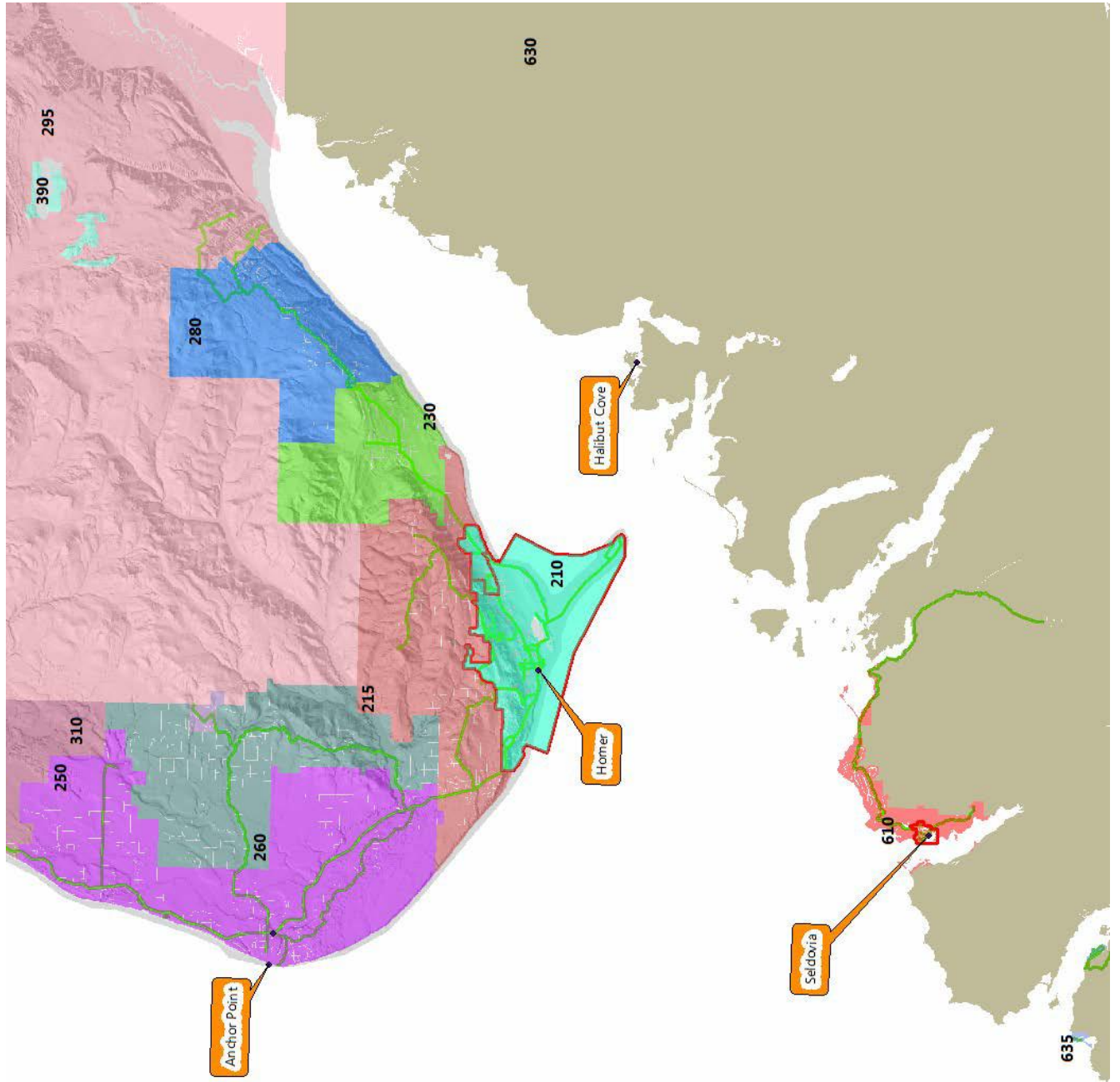








Market Area 210







KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

174-059-01  
Card R01

2021  
Assessor's Exhibit

2995 GOLDEN PLOVER AVE

98087

ADMINISTRATIVE INFORMATION		LEGAL DESCRIPTION:	ACRES: 0.97	PRIMARY OWNER
Neighborhood: H 210 Homer - Core Area		T 06S R 13W SEC 10 Seward Meridian HM 2018007 CANYON TRAILS AMENDED LOT 1		HOOVER RICHARD A HOOVER KAY PO BOX 3033 HOMER, AK 99603-3033
Property Class: H 110 Residential Dwelling - single				
TAG: 20 - HOMER CITY				

Residential Dwelling - single

EXEMPTION INFORMATION	VALUATION RECORD					Worksheet
	Assessment Year	2016	2017	2018	2019	
	Land	49,400	70,400	72,300	75,900	76,700
	Improvements	0	0	0	369,800	387,300
	Total	49,400	70,400	72,300	445,700	464,000

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential City/Residential49	User Definable Land Formul		0.97	52,680	52,680	51,100	9 View Good	50	25,550	76,700
							S Gravel Main			
							N P/Sewer Yes			
							K P/Water Yes			
							X Elec Yes			
							P Gas Yes			
ASSESSED LAND VALUE (Rounded) :									25,550	76,700

MEMOS

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

ORIGINAL

PHYSICAL CHARACTERISTICS

Style: 1 L FRAME  
Occupancy: Single Family  
Story Height: 1.0  
Finished Area: 1,508  
Attic: None

ROOFING

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

FOUNDATION

Footing: Normal for class  
Walls: Formed concrete

DORMERS

None

FLOORING

1.0 Plywd sub Base Allowance  
B Slab None

EXTERIOR COVER

1.0 Hardi-Plank 86 Wood siding 14  
B Hardi-Plank

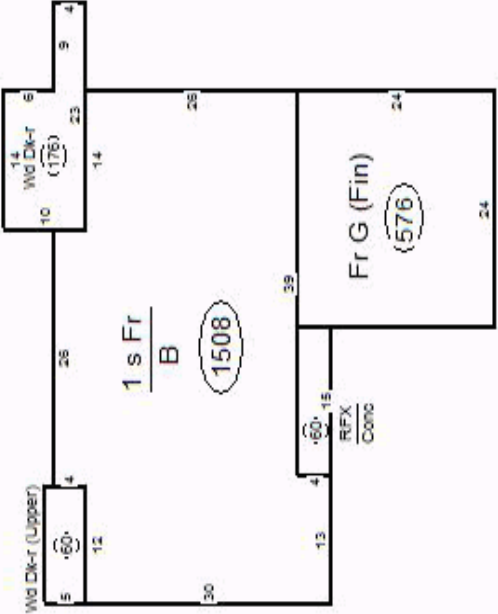
INTERIOR WALLS

1.0 Normal for Class  
B None

HEATING AND PLUMBING

Primary Heat: Radiant-floor  
25 Ext.Baths: 1 2 Kit sink: 1 1  
3 Ext.Baths: 1 3 Water Htr: 1 1  
4 Ext.Baths: 1 4 Extra fix: 0  
5-Fixt.Baths: 0 0 TOTAL fix: 11

01



Construction BaseArea floor FinArea Value  
Wood Frame 1508 1.0 1,508 170,490  
Concrete 1508 B 0 39,640

TOTAL BASE 210,130

INTERIOR

Frame/Siding/Roof/Dorme 6,600  
Loft/Cathedral 0  
Interior finish 0  
Basement finish 0  
Heating 3,110  
Plumbing 18,900  
Fireplaces/woodstoves 2,525  
Other (Ex.Liv, AC, Attic, ...) 1,000  
TOTAL INT 32,135

EXT FEATURES

Description  
1 WDDK-R/ 2,050 Att Garage 26,950  
2 WDDK-R 3,730 Att Carport 0  
3 CONCP 300 Bsmt Garage: 0  
4 RFX/ 1,180 Ext Features 7,260

TOTAL GAR/EXT FEAT 34,210  
SUB-TOTAL 276,475

Quality Class/Grade G .90

GRADE ADJUSTED VALUE (rounded) 248,830

SUMMARY OF IMPROVEMENTS

Improvement	Story or Ht	Grade	Yr.Blt. Const	Eff Const	Count	Base Rate	Adj Rate	W	L	Size/ Area	Comp Value	Pys Depr	Obs Depr	Fnc Depr	RDF	Loc Adj	% Comp	Value
D DWELL	1.0	G	2018	2019	0.00	0.00	0.00	0	0	0	248,830	2	0	0	100	158	100	385,300
G01 ATGAR	0.00		0	0	34.63	46.79		24	24	576	26,950	0	0	0	0	0	100	0
01 DRIVE	0.00	Avg	3000	3000	2,000.00	2,000.00		0	0	1	2,000	0	0	0	0	0	100	2,000
TOTAL IMPROVEMENT VALUE (for this card)																		387,300

## KENAI PENINSULA BOROUGH FIELD APPRAISAL DATA FORM

Parcel # 174-059-01 Cd # 1 of 1 InspDate 4-5-21 Appraiser PS/sc

STR. OVERRIDE VALUE \_\_\_\_\_

Redraw: ☒ Y ☐ N Reinspect: Y ☒ N Yr. \_\_\_\_\_Supp. Roll: Y ☒ NInsp Reason: A

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

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

EXTERIOR DETAIL										INTERIOR DETAIL									
Ext. Cover	1	1.5	1.75	2	A	Dormers:	Floor Type	1	1.5	1.75	2	A	Interior Walls	1	1.5	1.75	2	A	
None						Shed	Plywood (OWJ)	<input checked="" type="checkbox"/> X					Norm. for class	<input checked="" type="checkbox"/> X					
Alum or Steel						Gable	Slab						None						
Board & Batten							Other						Log						
Log Rustic						Electricity:	Finish	1	1.5	1.75	2	A	Panel A/G						
Log Solid						None	None						Plywood						
Plywood (OSB)						Base Allowance		<input checked="" type="checkbox"/> X					Sheetrock						
Stucco						Basement:	Concrete						Gaining Finish	1	1.5	1.75	2	A	
T1-11 Economy						Wall	Carpet						Norm. for class	<input checked="" type="checkbox"/> X					
Vinyl						Formed Conc	Ceramic Tile						Suspended						
Wood	5					Cover	Vinyl						Acoustic Tile						
Masonry Veneer						Hardi. plank	Hard Wood						Plywood						
Hardi-Plank	95						Pergo or Equal						Sheetrock						
													Wood						

SWL				LAND INFLUENCES										
Cistern	Private Septic			Community	Y	N	View	N	L	G	E	Street Access		
Septic(3-4plex)	Sand Point			Gas			CCBs			Airstrip		Paved	Grv Maint	Grv Unmain
Crib	Spring			Electric			HQA			For Sale		PLAT	TRAIL	NONE
Septic (dup)	Private Water			Public H2O			Hwy Frit			Ad Rights		Water Front		
	Sep(Holding)Tk			Public Sewer			Easement*			Other*		Ocean	River	Lake
LAND TYPE	RR#20	OTHER:		TOPO	Steep	Ravine	Other	Wellands				Pond	Dedicated	BOAT Launch

LAND NOTES:

## ADDITIONS / STAND ALONE STRUCTURES

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

DELETE ALL EXISTING OUTBUILDINGS? ☒ Y ☐ N

Code	Qual	Yr Blt	Eff Yr	Size	Value	Features
Drive	1					

NOTES:

- BSMT 0% Fin as of 4-5-21

KENAI PENINSULA BOROUGH FIELD APPRAISAL DATA FORM

Size Ranges	Cabin = 0 - 500 s.f.				Cottage = 501 - 800 s.f.				Res. = 801 - Infinity			
	mean = 70%				mean = 100%				mean = 135%			
	LOW 65 - 75%	#	FAIR 80 - 90%	#	AVERAGE 95 - 105%	#	GOOD 110 - 120%	#	VERY GOOD 125 - 145%	#	EXCELLENT 150 - 180%	#
FLOOR COVER	NONE or low grade on subfloor (no padding, etc)	2.25 2.10 1.95	Below average grade covering on Subfloor	2.70 2.55 2.40	Average builder-grade floor covering	3.15 3.00 2.85	10 -20% above average grade floor covering	3.60 3.45 3.30	Very Good, upper-end floor coverings throughout	4.35 4.05 3.75	Excellent high-quality throughout	5.40 4.95 4.50
CABINETS & COUNTER TOPS	NONE or low grade (may be owner-built)	3.00 2.80 2.60	Below average commercial type	3.60 3.40 3.20	Average builder-grade	4.20 4.00 3.80	Upper end builder-grade quality (double vanities, etc)	4.80 4.60 4.40	Very Good cabinets and countertops (double vanities, etc)	5.80 5.40 5.00	Excellent high-quality throughout	7.20 6.60 6.00
KITCHEN APPLIANCES	NONE or low grade ROV only (no dishwasher, etc)	2.25 2.10 1.95	Below average builder-grade package	2.70 2.55 2.40	Average builder-grade package	3.15 3.00 2.85	Upper end builder-grade fixtures	3.60 3.45 3.30	Very Good, high quality appliance package	4.35 4.05 3.75	Excellent high-quality throughout	5.40 4.95 4.50
FIXTURES Plumbing/Lighting	NONE or low grade	2.25 2.10 1.95	Lower grade commercial type fixtures	2.70 2.55 2.40	Builder-grade stock item fixtures	3.15 3.00 2.85	Upper end quality doors and wood trim	3.60 3.45 3.30	Very Good grade plumbing & lighting fixtures throughout	4.35 4.05 3.75	Excellent high-quality throughout	5.40 4.95 4.50
INTERIOR Door/Window Trim	NONE, owner-built or photo finish	1.50 1.40 1.30	Mahogany doors and photo finish trim	1.80 1.70 1.60	Average wood doors and trim	2.10 2.00 1.90	Above average quality doors and wood trim	2.40 2.30 2.20	Very Good quality custom doors and sculptured good wood trim	2.90 2.70 2.50	Excellent high-quality, exotic woods, Hand-finished unique designs	3.60 3.30 3.00
INTERIOR Partition Walls	NONE or Plywood/OSB	7.50 7.00 6.50	Below average paneling / sheetrock	9.00 8.50 8.00	Textured sheetrock and/or average paneling	10.5 10.0 9.50	Textured sheetrock with good quality wallpaper and/or wood paneling	12.0 11.5 11.0	High quality wallpaper, wood paneing and/or wainscoting, etc	14.5 13.5 12.5	Excellent high quality wallpaper, wood paneing and/or wainscoting, etc	18.0 16.5 15.0
CEILING	NONE, Plywood/OSB or below 8' height	3.75 3.50 3.25	Acoustic tile or sheetrock and full 8' ceiling height	4.50 4.25 4.00	Textured sheetrock & standard 8' ceiling height	5.25 5.00 4.75	Textured sheetrock 9' or 10' ceiling height. Vaulted or cathedral ceiling	6.00 5.75 5.50	Same as before but may include good wood paneing on open-beam ceiling	7.25 6.75 6.25	Same as before but may be unique in design, detail and effect	9.00 8.25 7.50
WINDOW FENESTRATION	Minimal single-pane low grade sliders or non-opening	15.0 14.0 13.0	Smaller than average sliding or crank-out w/storm windows	18.0 17.0 16.0	Ample average quality sliding or crank-out thermo pane	21.0 20.0 19.0	Good quality, larger than average. Some round, half-round, octagon, etc	24.0 23.0 22.0	Abundant Very Good quality windows (Low "E" reflective, etc)	29.0 27.0 25.0	Same as before but may be unique in design, detail and effect	36.0 33.0 30.0
OVERALL WORKMANSHIP	Low cost, poor quality workmanship and design. Below minimum standard. No design or detail	37.5 35.0 32.5	Below average workmanship but meets minimum standards. 2 X 4 construction. Minimal design	45.0 42.5 40.0	Average workmanship, meets or exceeds minimum standard. 2 X 6 construction	52.5 50.0 47.5	Above average workmanship with some attention to design and detail. 2-X-6 construction (Energy Eff. Package)	60.0 57.5 55.0	Very Good workmanship. Good attention to interior refinements and detail. exterior has some custom design and ornamentation	72.5 67.5 62.5	Excellent high quality workmanship, finishes and appointments and attention to detail. Unique in design, etc	90.0 82.5 75.0

Completion Estimate	%	Total
Plans Permits & Surveying	2	2
Water/Sewer Rough-in	2	4
Excavation, Forms, & Backfill	2	6
Foundation	8	14
Rough Framing	21	35
Windows & Exterior Doors	2	37
Roof Cover	3	40
Plumbing Rough-in	4	44
Insulation	1	45
Electrical Rough-in	6	51
Heating	5	56
Exterior Cover & Paint	6	62
Int. Drywall, Tape & Texture	8	70
Int. Cabinets, Doors, Trim Etc.	13	83
Plumbing Fixtures	5	88
Floor Covers	3	91
Built in Appliances	3	94
Light Fixtures & Finish Hardware	2	96
Painting & Decorating	4	100
Total Completion		100

QUALITY			
CBN -	70% of P	G-	110%
CBN	80% of P	G	115%
CBN +	90% of P	G+	120%
P-	< 40%	VG-	125%
P	50%	VG	135%
P+	60%	VG+	145%
L-	65%	EX-	150%
L	70%	EX	165%
L+	75%	EX+	180%
F-	80%	HVI-	185
F	85%	HVI	190%
F+	90%	HVI+	195%
A-	95%	HVII	200%+
A	100%		
A+	105%		



## LEVEL 2

## LEVEL 1

BELOW GRADE

Lower Level Ext Cover:	None	Alum/Steel	B & Batt	Conc Blk	Log Rustic	Log Solid	Plywood	Stucco	T1-11	Vinyl	Wood
------------------------	------	------------	----------	----------	------------	-----------	---------	--------	-------	-------	------

## Concrete

## Concrete Block

**pool player**

**Lower Level Wall Framing:**

# Assessor's Exhibits

ASG 68



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

174-059-01  
Card R01

2021  
Assessor's Exhibit

2995 GOLDEN PLOVER AVE

98087

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

LEGAL DESCRIPTION:  
T 06S R 13W SEC 10 Seward Meridian HM 2018007 CANYON TRAILS AMENDED LOT 1

PRIMARY OWNER  
HOOVER RICHARD A  
HOOVER KAY  
PO BOX 3033  
HOMER, AK 99603-3033

Residential Dwelling - single

VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	49,400	70,400	72,300	75,900	75,900	76,700
Improvements	0	0	0	369,800	386,300	355,600
Total	49,400	70,400	72,300	445,700	462,200	432,300

EXEMPTION INFORMATION

Senior Citizen  
Residential Exemption - Borough

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential City/Residential	49 User Definable Land Formul		0.97	52,680	52,680	51,100	9 View Good	50	25,550	76,700
ASSESSED LAND VALUE (Rounded) :										25,550 76,700
S Gravel Main										
N P/Sewer Yes										
K P/Water Yes										
X Elec Yes										
P Gas Yes										

MEMOS

Building Notes  
04/21 PS/SC BSMT 0% FIN AS OF 04/05/2021

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		

ASG 69

RECOMMENDED

PHYSICAL CHARACTERISTICS

Style: 1 L FRAME  
Occupancy: Single Family  
Storey Height: 1.00  
Finished Area: 1,508  
Attic: None

ROOFING

Material: Comp sh 240-260#  
Type: Complex  
Framing: Std for class  
Pitch: Medium 5/12 to 8/12

FOUNDATION

Footing: Normal for class  
Walls: Formed concrete

DORMERS

None

FLOORING

1.0 Plywd sub Base Allowance  
B Slab None

EXTERIOR COVER

1.0 Wood siding 5 Hardi-Plank 95  
B Hardi-Plank

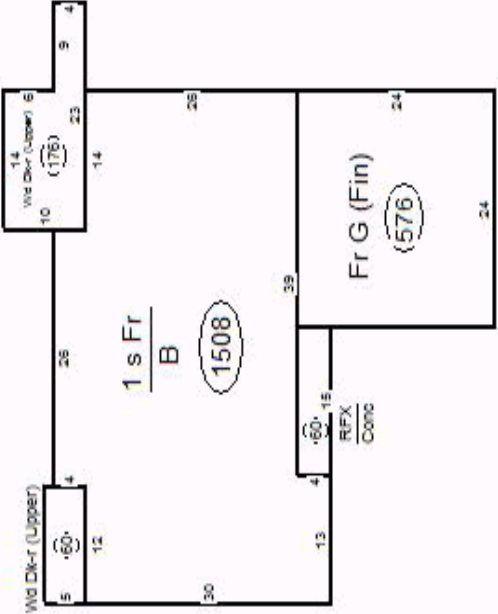
INTERIOR WALLS

1.0 Normal for Class  
B None

HEATING AND PLUMBING

Primary Heat: Forced hot air  
2 Ext.Baths: 0 0 Kit sink: 1 1  
3 Ext.Baths: 2 6 Water Htr: 1 1  
4 Ext.Baths: 0 0 Extra fix: 0  
5-Fixt.Baths: 0 0 TOTAL fix: 8

01



Construction	BaseArea	floor FinArea	Value
Wood Frame	1508	1.0	1,508
Concrete	1508	B	0
			39,640

TOTAL BASE		210,130
INTERIOR		
Frame/Siding/Roof/Dorme		7,100
Loft/Cathedral		0
Interior finish		0
Basement finish		0
Heating		0
Plumbing		12,600
Fireplaces/woodstoves		0
Other (Ex.Liv, AC, Attic, ...)		1,000
TOTAL INT		20,700

EXT FEATURES		GARAGES	
Description		Att Garage	26,950
1 WDDK-R/	2,050	Att Carport	0
2 WDDK-R/	4,260	Bsmt Garage:	0
3 CONCP	300	Ext Features	7,790
4 RFX/	1,180		

TOTAL GAR/EXT FEAT	34,740
SUB-TOTAL	265,570
Quality Class/Gradi	G- .86

174-059-01 R01

SPECIAL FEATURES

Description		
D BWIN	1	1,000
G01 H	576	2,87
G01 IF	576	9,29

SUMMARY OF IMPROVEMENTS

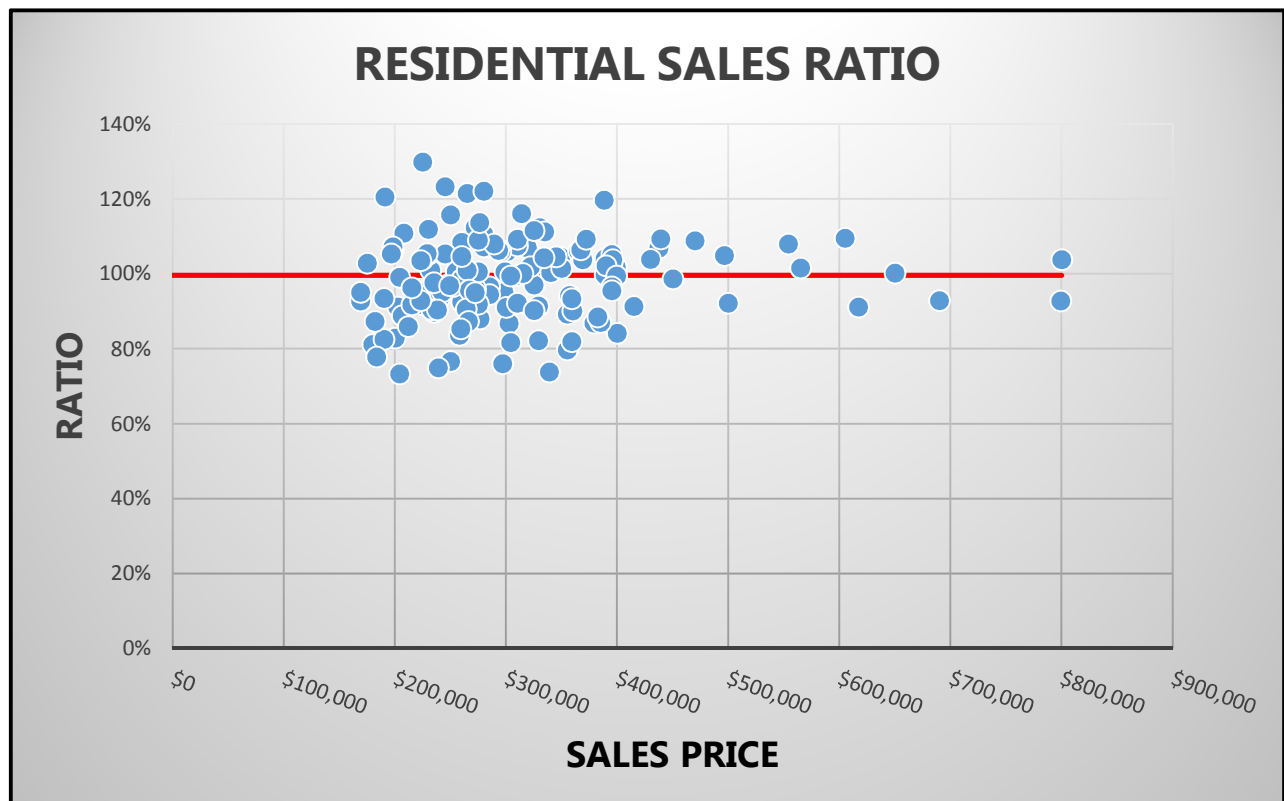
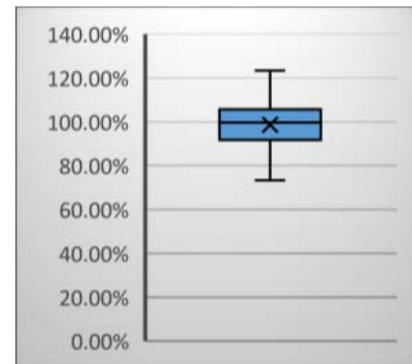
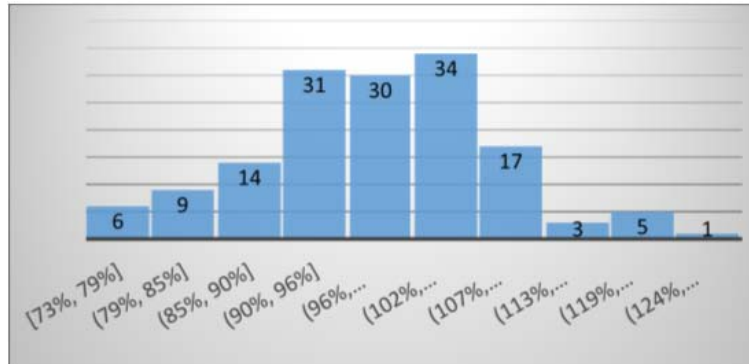
Improvement	or Ht	Story	Yr.Blt.	Eff	Const	Count	Base	Adj	Rate	W	L	Size/	Comp	Pys	Obs	Fnc	Depr	RDF	Loc	%	Value
D DWELL	1.00	G-	2018	2019	0.00	0.00	0.00	0.00	0.00	0	0	0	228,390	2	0	0	0	100	158	100	353,600
G01 ATTGAR	0.00		0	0	34.63	46.79	24	24	576	26,950	0	0	0	0	0	0	0	100		0	0
01 DRIVE	0.00	Avg	3000	3000	2,000.00	2,000.00	0	0	1	2,000	0	0	0	0	0	0	0	100		2,000	0
TOTAL IMPROVEMENT VALUE (for this card)																					355,600

NBH # 210

HT SFR

POST

<b>RATIO SUM:</b>	147.93		2.76	<b># OF SALES:</b>	150
<b>MEAN:</b>	98.62%	<b>Earliest Sale</b>	12/4/2017	<b>TOTAL AV:</b>	\$ 46,498,700
<b>MEDIAN:</b>	<b>99.57%</b>	<b>Latest Sale</b>	9/8/2020	<b>TOTAL SP:</b>	\$ 47,007,025
<b>WTD MEAN:</b>	98.92%	<b>Outlier Information</b>		<b>MINIMUM:</b>	73.38%
<b>PRD:</b>	99.70%	<b>Range</b>	1.5	<b>MAXIMUM:</b>	129.87%
<b>COD:</b>	8.35%	<b>Lower Boundary</b>	70.95%	<b>MIN SALE AMT:</b>	\$ 169,000
<b>St. Dev:</b>	10.50%	<b>Upper Boundary</b>	126.33%	<b>MAX SALE AMT:</b>	\$ 800,000
<b>COV:</b>	10.65%				





## RATIO STUDY

<b>RATIO SUM:</b>	147.93	2.76		<b># OF SALES:</b>	150
<b>MEAN:</b>	98.62%	<b>Earliest Sale</b>	12/4/2017	<b>TOTAL AV:</b>	\$ 46,498,700
<b>MEDIAN:</b>	<b>99.57%</b>	<b>Latest Sale</b>	9/8/2020	<b>TOTAL SP:</b>	\$ 47,007,025
<b>WTD MEAN:</b>	98.92%	<b>Outlier Info</b>		<b>MINIMUM:</b>	73.38%
<b>PRD:</b>	99.70%	<b>Range</b>	1.50	<b>MAXIMUM:</b>	129.87%
<b>COD:</b>	8.35%	<b>Lower Bound</b>	70.95%	<b>N SALE AMT:</b>	\$ 169,000
<b>St. Dev:</b>	0.1050	<b>Upper Bound</b>	126.33%	<b>X SALE AMT:</b>	\$ 800,000
<b>COV:</b>	10.65%				\$

SALE DATE:	2021
HOUSE TYPE:	SFR
MKT AREA:	210
	POST

PIN	AREA	IMPS	LAND	AV	SP	RATIO	HTYPE	DATE	QUAL
17305427	210	\$ 324,500	\$ 40,100	\$ 364,600	\$ 314,000	116.11%	11	5/8/2018	A+
17305433	210	\$ 244,200	\$ 38,800	\$ 283,000	\$ 297,900	95.00%	21	3/2/2018	A+
17305441	210	\$ 279,300	\$ 40,000	\$ 319,300	\$ 301,000	106.08%	11	6/15/2018	G-
17305447	210	\$ 206,000	\$ 37,800	\$ 243,800	\$ 250,000	97.52%	41	5/4/2018	A+
17307112	210	\$ 249,300	\$ 60,200	\$ 309,500	\$ 279,900	110.58%	11	9/20/2019	G-
17307116	210	\$ 276,100	\$ 65,100	\$ 341,200	\$ 319,000	106.96%	21	12/14/2018	A+
17308009	210	\$ 543,200	\$ 119,700	\$ 662,900	\$ 605,000	109.57%	21	4/27/2018	G+
17308013	210	\$ 437,600	\$ 125,200	\$ 562,800	\$ 617,000	91.22%	25	6/14/2019	G+
17324018	210	\$ 265,200	\$ 36,900	\$ 302,100	\$ 245,000	123.31%	21	12/12/2017	A
17324106	210	\$ 163,500	\$ 47,500	\$ 211,000	\$ 235,000	89.79%	11	4/24/2019	A+
17324137	210	\$ 183,200	\$ 47,100	\$ 230,300	\$ 191,000	120.58%	11	4/30/2018	A+
17324138	210	\$ 227,100	\$ 48,200	\$ 275,300	\$ 285,000	96.60%	21	6/9/2020	G-
17324147	210	\$ 222,700	\$ 46,700	\$ 269,400	\$ 285,000	94.53%	21	11/20/2019	G+
17348010	210	\$ 258,500	\$ 70,800	\$ 329,300	\$ 379,000	86.89%	21	10/11/2019	A+
17359421	210	\$ 325,100	\$ 79,800	\$ 404,900	\$ 389,000	104.09%	11	9/28/2018	G-
17359434	210	\$ 654,000	\$ 87,600	\$ 741,600	\$ 799,000	92.82%	11	1/10/2020	G+
17359463	210	\$ 551,200	\$ 100,400	\$ 651,600	\$ 650,000	100.25%	41	7/19/2019	VG-
17359509	210	\$ 431,500	\$ 89,700	\$ 521,200	\$ 496,500	104.97%	11	2/4/2020	G+
17359512	210	\$ 237,100	\$ 99,800	\$ 336,900	\$ 400,000	84.23%	21	9/8/2020	G
17365011	210	\$ 201,700	\$ 99,100	\$ 300,800	\$ 329,000	91.43%	11	7/22/2019	A+
17365012	210	\$ 302,800	\$ 85,300	\$ 388,100	\$ 389,000	99.77%	21	5/24/2019	G
17369012	210	\$ 227,600	\$ 33,600	\$ 261,200	\$ 259,000	100.85%	11	4/26/2019	G-
17369046	210	\$ 213,000	\$ 49,700	\$ 262,700	\$ 302,500	86.84%	41	6/4/2018	G
17369049	210	\$ 269,900	\$ 45,600	\$ 315,500	\$ 325,000	97.08%	41	8/7/2019	A
17369076	210	\$ 214,300	\$ 26,300	\$ 240,600	\$ 259,900	92.57%	11	3/20/2020	A+
17372001	210	\$ 242,200	\$ 47,200	\$ 289,400	\$ 250,000	115.76%	41	9/11/2018	G-
17403031	210	\$ 227,000	\$ 90,200	\$ 317,200	\$ 355,000	89.35%	41	9/5/2018	G-
17405053	210	\$ 249,800	\$ 78,600	\$ 328,400	\$ 322,000	101.99%	31	10/29/2018	A+
17405219	210	\$ 179,800	\$ 54,500	\$ 234,300	\$ 232,000	100.99%	21	7/9/2018	A
17405228	210	\$ 258,000	\$ 50,900	\$ 308,900	\$ 310,000	99.65%	21	4/30/2019	G
17405909	210	\$ 218,300	\$ 64,800	\$ 283,100	\$ 355,000	79.75%	11	3/24/2020	A+
17405928	210	\$ 339,900	\$ 59,700	\$ 399,600	\$ 399,000	100.15%	11	11/27/2019	G-
17405929	210	\$ 331,000	\$ 75,200	\$ 406,200	\$ 399,000	101.80%	11	1/4/2018	G
17409007	210	\$ 305,000	\$ 74,200	\$ 379,200	\$ 415,000	91.37%	21	8/3/2020	A+
17409030	210	\$ 221,400	\$ 52,000	\$ 273,400	\$ 300,000	91.13%	21	5/29/2020	G
17410001	210	\$ 222,400	\$ 118,900	\$ 341,300	\$ 340,000	100.38%	11	8/28/2020	A
17411117	210	\$ 170,000	\$ 72,100	\$ 242,100	\$ 230,000	105.26%	49	1/24/2018	F+
17413061	210	\$ 271,600	\$ 43,800	\$ 315,400	\$ 314,900	100.16%	11	9/21/2018	A
17419237	210	\$ 360,300	\$ 104,700	\$ 465,000	\$ 388,300	119.75%	11	7/5/2019	A+
17429119	210	\$ 704,200	\$ 126,500	\$ 830,700	\$ 800,000	103.84%	21	5/23/2018	EX-
17429402	210	\$ 105,600	\$ 60,200	\$ 165,800	\$ 200,000	82.90%	21	9/8/2020	A
17445001	210	\$ 270,700	\$ 100,000	\$ 370,700	\$ 330,000	112.33%	21	7/31/2018	A
17445102	210	\$ 199,300	\$ 106,000	\$ 305,300	\$ 285,000	107.12%	41	7/13/2018	A
17445109	210	\$ 469,800	\$ 171,100	\$ 640,900	\$ 690,000	92.88%	11	10/10/2019	G+
17445113	210	\$ 234,400	\$ 170,400	\$ 404,800	\$ 395,000	102.48%	45	5/30/2019	A+
17502028	210	\$ 249,900	\$ 114,800	\$ 364,700	\$ 349,000	104.50%	41	9/18/2018	A+
17502045	210	\$ 358,300	\$ 57,300	\$ 415,600	\$ 395,000	105.22%	25	11/4/2019	A
17503032	210	\$ 498,400	\$ 100,100	\$ 598,500	\$ 554,000	108.03%	11	7/14/2020	G-
17503038	210	\$ 519,800	\$ 54,400	\$ 574,200	\$ 565,000	101.63%	41	6/13/2018	VG-
17503039	210	\$ 147,700	\$ 100,800	\$ 248,500	\$ 304,000	81.74%	41	7/8/2020	F+
17503051	210	\$ 376,800	\$ 90,900	\$ 467,700	\$ 437,500	106.90%	11	3/10/2020	G-
17505421	210	\$ 218,400	\$ 42,500	\$ 260,900	\$ 264,000	98.83%	21	3/29/2019	A-
17505422	210	\$ 216,100	\$ 38,200	\$ 254,300	\$ 255,000	99.73%	31	10/31/2018	A
17508134	210	\$ 134,800	\$ 56,900	\$ 191,700	\$ 250,000	76.68%	21	5/7/2019	A
17508157	210	\$ 336,100	\$ 36,100	\$ 372,200	\$ 334,625	111.23%	41	3/16/2020	G-
17508163	210	\$ 297,200	\$ 114,000	\$ 411,200	\$ 396,000	103.84%	41	2/18/2020	G+
17508236	210	\$ 84,600	\$ 141,300	\$ 225,900	\$ 297,000	76.06%	41	4/13/2020	G
17510221	210	\$ 337,400	\$ 61,300	\$ 398,700	\$ 390,000	102.23%	21	5/29/2020	G-
17510238	210	\$ 449,400	\$ 62,200	\$ 511,600	\$ 470,000	108.85%	21	4/20/2018	G-
17510239	210	\$ 303,600	\$ 83,600	\$ 387,200	\$ 365,000	106.08%	11	7/17/2019	G
17510244	210	\$ 268,500	\$ 66,900	\$ 335,400	\$ 385,000	87.12%	21	3/19/2019	G-
17510327	210	\$ 264,600	\$ 57,400	\$ 322,000	\$ 265,000	121.51%	11	2/8/2019	A+
17510336	210	\$ 323,500	\$ 59,700	\$ 383,200	\$ 369,000	103.85%	21	5/25/2018	G+
17510339	210	\$ 333,400	\$ 57,400	\$ 390,800	\$ 367,000	106.49%	11	4/21/2020	G+
17510347	210	\$ 338,900	\$ 58,600	\$ 397,500	\$ 399,500	99.50%	11	9/30/2019	G-

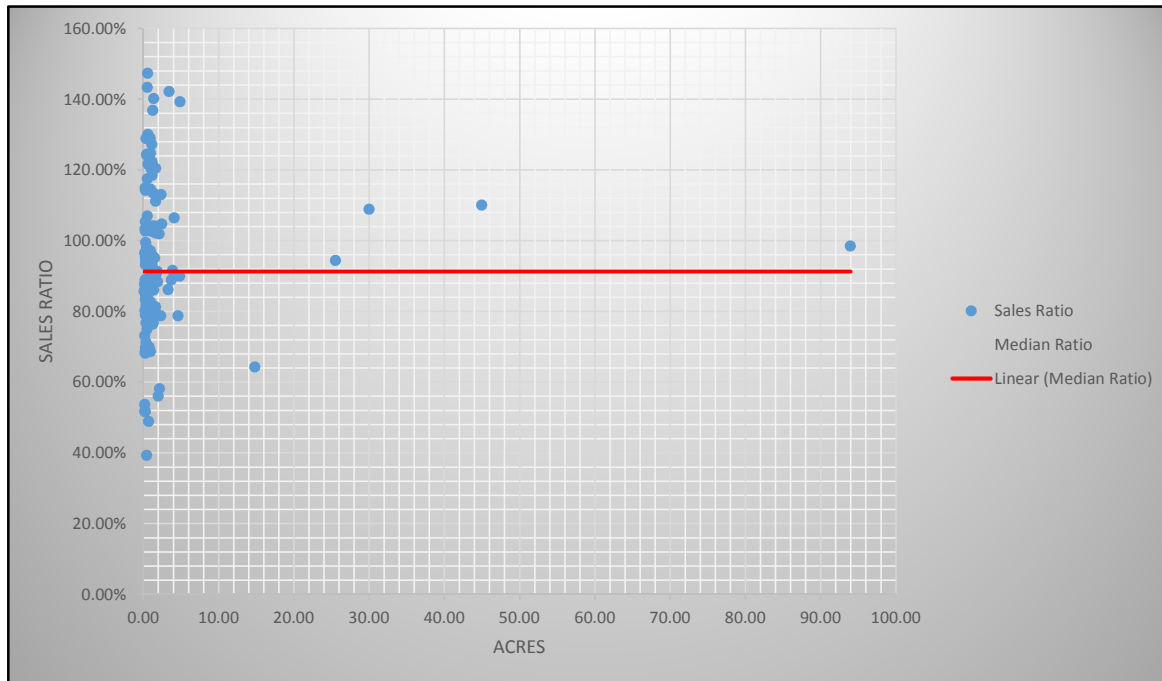
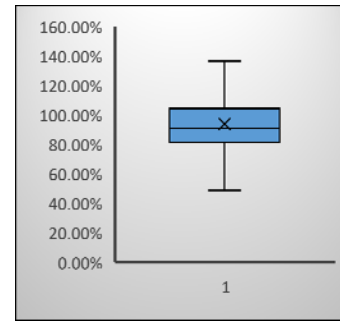
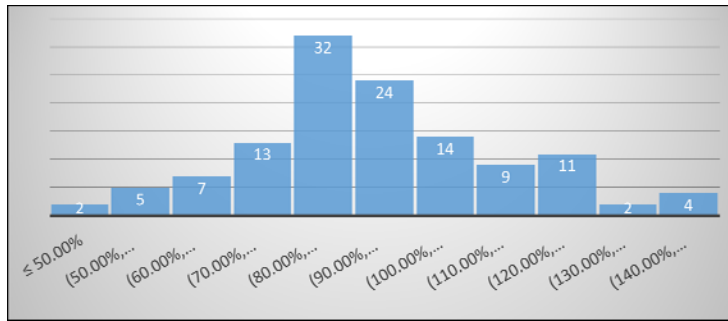
## RATIO STUDY

PIN	AREA	IMPS	LAND	AV	SP	RATIO	HTYPE	DATE	QUAL
17510353	210	\$ 238,900	\$ 61,300	\$ 300,200	\$ 280,000	107.21%	21	2/28/2020	A+
17511112	210	\$ 215,800	\$ 34,500	\$ 250,300	\$ 339,000	73.83%	21	12/17/2018	G-
17511220	210	\$ 208,400	\$ 35,100	\$ 243,500	\$ 276,500	88.07%	31	5/31/2019	A-
17511220	210	\$ 208,400	\$ 35,100	\$ 243,500	\$ 252,000	96.63%	31	3/28/2018	A-
17511310	210	\$ 168,500	\$ 38,600	\$ 207,100	\$ 220,000	94.14%	11	6/5/2018	A
17511311	210	\$ 214,400	\$ 38,600	\$ 253,000	\$ 275,000	92.00%	11	6/30/2020	A
17511312	210	\$ 168,000	\$ 38,600	\$ 206,600	\$ 225,000	91.82%	11	8/6/2019	G-
17511315	210	\$ 163,700	\$ 38,600	\$ 202,300	\$ 204,000	99.17%	61	3/31/2020	A
17511414	210	\$ 223,200	\$ 38,600	\$ 261,800	\$ 272,500	96.07%	11	1/24/2020	A
17516056C007	210	\$ 252,600	\$ 33,300	\$ 285,900	\$ 310,000	92.23%	41	2/1/2019	G-
17518314	210	\$ 114,900	\$ 31,200	\$ 146,100	\$ 180,000	81.17%	11	8/29/2019	A-
17524186	210	\$ 297,500	\$ 35,900	\$ 333,400	\$ 310,000	107.55%	21	10/31/2019	G
17526018	210	\$ 268,200	\$ 44,500	\$ 312,700	\$ 295,000	106.00%	11	5/4/2020	G-
17526026	210	\$ 266,300	\$ 39,500	\$ 305,800	\$ 272,000	112.43%	11	6/13/2019	G-
17526029	210	\$ 229,800	\$ 37,300	\$ 267,100	\$ 267,000	100.04%	11	3/20/2020	A+
17527018	210	\$ 198,400	\$ 58,400	\$ 256,800	\$ 255,000	100.71%	11	7/15/2020	A+
17527032	210	\$ 185,300	\$ 39,500	\$ 224,800	\$ 240,000	93.67%	11	12/10/2018	A+
17527042	210	\$ 257,100	\$ 35,100	\$ 292,200	\$ 225,000	129.87%	21	12/4/2017	A+
17527047	210	\$ 286,400	\$ 38,300	\$ 324,700	\$ 360,000	90.19%	11	1/31/2020	G-
17530010	210	\$ 145,100	\$ 39,500	\$ 184,600	\$ 202,500	91.16%	41	8/9/2019	A
17530016	210	\$ 142,300	\$ 37,700	\$ 180,000	\$ 175,000	102.86%	21	12/7/2017	A-
17530031	210	\$ 218,600	\$ 37,700	\$ 256,300	\$ 260,000	98.58%	31	11/20/2018	A
17701044	210	\$ 225,400	\$ 69,000	\$ 294,400	\$ 359,000	82.01%	21	9/21/2018	G-
17701048	210	\$ 216,300	\$ 138,900	\$ 355,200	\$ 350,000	101.49%	45	9/5/2019	A+
17701055	210	\$ 250,400	\$ 88,400	\$ 338,800	\$ 310,000	109.29%	21	9/30/2019	G
17701055	210	\$ 250,400	\$ 88,400	\$ 338,800	\$ 382,500	88.58%	21	6/30/2020	G
17701059	210	\$ 388,100	\$ 92,200	\$ 480,300	\$ 439,000	109.41%	11	5/25/2018	G+
17702040	210	\$ 377,600	\$ 66,600	\$ 444,200	\$ 450,000	98.71%	61	3/29/2019	VG-
17705114	210	\$ 197,800	\$ 33,000	\$ 230,800	\$ 242,500	95.18%	11	10/4/2019	G-
17705120	210	\$ 149,100	\$ 34,300	\$ 183,400	\$ 206,300	88.90%	11	12/5/2017	A+
17705121	210	\$ 278,200	\$ 33,400	\$ 311,600	\$ 293,000	106.35%	11	3/15/2019	G-
17705138	210	\$ 249,000	\$ 33,000	\$ 282,000	\$ 260,000	108.46%	21	5/25/2018	A+
17705152	210	\$ 233,300	\$ 43,400	\$ 276,700	\$ 275,000	100.62%	21	6/14/2019	A
17707027	210	\$ 269,300	\$ 31,500	\$ 300,800	\$ 299,000	100.60%	11	7/3/2018	A+
17707028	210	\$ 280,400	\$ 31,700	\$ 312,100	\$ 289,000	107.99%	11	3/6/2018	A+
17707041	210	\$ 119,600	\$ 37,300	\$ 156,900	\$ 169,000	92.84%	21	12/8/2017	A
17707041	210	\$ 119,600	\$ 37,300	\$ 156,900	\$ 190,000	82.58%	21	3/28/2019	A
17707049	210	\$ 189,200	\$ 41,500	\$ 230,700	\$ 208,000	110.91%	11	10/19/2018	A
17710115	210	\$ 223,400	\$ 34,000	\$ 257,400	\$ 230,000	111.91%	31	3/6/2020	A-
17710116	210	\$ 176,300	\$ 34,000	\$ 210,300	\$ 221,000	95.16%	11	3/29/2019	A
17710116	210	\$ 176,300	\$ 34,000	\$ 210,300	\$ 198,000	106.21%	11	1/30/2018	A
17710301	210	\$ 195,100	\$ 34,500	\$ 229,600	\$ 235,000	97.70%	11	5/8/2018	A
17717603	210	\$ 153,200	\$ 26,000	\$ 179,200	\$ 239,000	74.98%	21	4/30/2019	A+
17721007	210	\$ 331,900	\$ 49,600	\$ 381,500	\$ 395,000	96.58%	11	6/14/2019	G
17726023	210	\$ 322,300	\$ 40,300	\$ 362,600	\$ 325,000	111.57%	21	6/20/2019	G-
17726034	210	\$ 216,400	\$ 41,800	\$ 258,200	\$ 245,000	105.39%	11	12/26/2018	A-
17727011	210	\$ 222,200	\$ 45,500	\$ 267,700	\$ 265,000	101.02%	11	4/20/2018	A
17727059	210	\$ 319,800	\$ 86,900	\$ 406,700	\$ 372,000	109.33%	11	3/5/2020	A
17727077	210	\$ 291,900	\$ 44,700	\$ 336,600	\$ 357,000	94.29%	21	7/30/2018	A
17730203	210	\$ 255,000	\$ 44,700	\$ 299,700	\$ 274,900	109.02%	11	9/25/2018	A+
17730228	210	\$ 214,400	\$ 41,000	\$ 255,400	\$ 266,900	95.69%	21	3/22/2018	G-
17730261	210	\$ 210,400	\$ 29,000	\$ 239,400	\$ 264,000	90.68%	31	4/9/2020	A
17732008	210	\$ 325,000	\$ 35,800	\$ 360,800	\$ 345,000	104.58%	21	12/4/2018	G-
17902091	210	\$ 232,000	\$ 145,400	\$ 377,400	\$ 395,000	95.54%	11	7/21/2020	A+
17902101	210	\$ 223,700	\$ 46,700	\$ 270,400	\$ 329,000	82.19%	11	4/23/2019	G-
17902111	210	\$ 379,600	\$ 67,100	\$ 446,700	\$ 430,000	103.88%	21	4/30/2019	VG-
17902120	210	\$ 265,500	\$ 70,000	\$ 335,500	\$ 359,000	93.45%	21	1/25/2019	G
17902141	210	\$ 371,700	\$ 89,500	\$ 461,200	\$ 500,000	92.24%	21	12/7/2018	G+
17906220	210	\$ 204,900	\$ 27,400	\$ 232,300	\$ 266,000	87.33%	11	3/19/2019	A
17912403	210	\$ 176,200	\$ 34,700	\$ 210,900	\$ 233,000	90.52%	11	7/23/2019	A
17912430	210	\$ 225,000	\$ 33,400	\$ 258,400	\$ 272,000	95.00%	31	8/12/2019	G-
17912431	210	\$ 315,500	\$ 33,000	\$ 348,500	\$ 334,000	104.34%	21	11/12/2019	G
17914023	210	\$ 265,700	\$ 36,600	\$ 302,300	\$ 304,000	99.44%	41	3/8/2019	A
17915047CO2	210	\$ 154,600	\$ 138,600	\$ 293,200	\$ 325,000	90.22%	45	8/28/2018	A
17927024	210	\$ 185,600	\$ 30,200	\$ 215,800	\$ 258,000	83.64%	21	7/19/2019	A+
17928029	210	\$ 278,000	\$ 36,000	\$ 314,000	\$ 276,000	113.77%	41	6/22/2018	G
17929006	210	\$ 168,900	\$ 46,500	\$ 215,400	\$ 238,250	90.41%	11	4/27/2020	A
17929009	210	\$ 230,300	\$ 41,800	\$ 272,100	\$ 260,000	104.65%	11	11/25/2019	A
17929015	210	\$ 137,100	\$ 45,200	\$ 182,300	\$ 212,000	85.99%	11	4/29/2020	A-
17930032	210	\$ 165,800	\$ 31,600	\$ 197,400	\$ 215,000	91.81%	11	5/29/2020	A+
17930036	210	\$ 201,800	\$ 32,000	\$ 233,800	\$ 225,000	103.91%	21	12/15/2017	A+
17931011	210	\$ 183,000	\$ 38,200	\$ 221,200	\$ 259,000	85.41%	11	2/4/2020	A
17931021	210	\$ 111,500	\$ 31,200	\$ 142,700	\$ 183,250	77.87%	41	9/26/2018	A-
17931023	210	\$ 176,000	\$ 31,200	\$ 207,200	\$ 223,000	92.91%	11	1/22/2018	A+
17931038	210	\$ 184,600	\$ 27,800	\$ 212,400	\$ 198,000	107.27%	11	4/30/2019	A

# RATIO STUDY

PIN	AREA	IMPS	LAND	AV	SP	RATIO	HTYPE	DATE	QUAL
17932007	210	\$ 128,700	\$ 32,000	\$ 160,700	\$ 169,000	95.09%	11	4/3/2018	A
17932029	210	\$ 175,800	\$ 31,200	\$ 207,000	\$ 215,000	96.28%	11	12/28/2018	A+
17937012	210	\$ 119,900	\$ 29,800	\$ 149,700	\$ 204,000	73.38%	41	3/11/2020	F+
17937030	210	\$ 214,300	\$ 27,100	\$ 241,400	\$ 249,000	96.95%	11	6/12/2019	A+
17937030	210	\$ 214,300	\$ 27,100	\$ 241,400	\$ 229,000	105.41%	11	1/31/2018	A+
17937031	210	\$ 131,900	\$ 27,100	\$ 159,000	\$ 182,000	87.36%	11	3/13/2020	A
17937034	210	\$ 147,800	\$ 29,800	\$ 177,600	\$ 189,900	93.52%	11	12/6/2018	A
17938001	210	\$ 175,100	\$ 32,000	\$ 207,100	\$ 196,500	105.39%	11	4/23/2019	A-
17938008	210	\$ 195,900	\$ 35,100	\$ 231,000	\$ 223,000	103.59%	31	11/2/2018	A
17938018	210	\$ 291,600	\$ 50,300	\$ 341,900	\$ 280,000	122.11%	41	2/1/2018	A

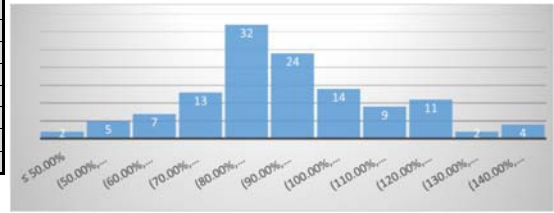
Ratio Sum	115.65		Excluded	0	
Mean	94.02%	Earliest Sale	11/9/2017	# of Sales	123
Median	91.27%	Latest Sale	10/12/2020	Total AV	\$ 10,460,100
Wtd Mean	91.57%	Outlier Information		Total SP	\$ 11,422,674
PRD:	1.03	Range	1.5	Minimum	39.27%
COD:	17.38%	Lower Boundary	47.24%	Maximum	147.25%
St. Dev	0.2093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





# LAND SALES RATIO STUDY

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



NBH

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

# LAND SALES RATIO STUDY

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

Date	Time	Name of Contact	Account #	Contact #	Comments / Notes
4/7/21	11:20 AM	Richard Hoover	174-059-01	(907) 227-1674	Gave Richard updated value of \$430,300 stating the adjustments were from bath count, fireplace, egress window and quality. Richard said he just had a professional appraisal and was asking \$430,000 but the bank would not loan on it saying his house wasn't worth that much and would only loan on \$400,000. Richard said the first assessment was inaccurate (based on our exterior inspection) and that he was paying taxes all these years on the bath count, fireplace and egress window. He said he did not accept the value. I let him know the Clerk office will get ahead of him to proceed with the appeal.
Assessor's Exhibits					
ASG 78					
					254

4/1/21	3:30PM	<b>Hoover, Rick</b>	174-059-01	(907) 227-1674	Spoke to Rick and scheduled his appointment for inspection on 4/5/21 @ noon.
--------	--------	---------------------	------------	----------------	--



172-450-36

11/4/2020 BA

R01

256



82629

**LEGAL DESCRIPTION:**

**ACRES: 2.16**

PRIMARY OWNER

ABELL GUNDI HOFMANN  
157 HARTFORD LN  
NEWTOWN, PA 18940-1676

**DESCRIPTION:**  
T 5S R 12W SEC 27 Seward Meridian HM 2005043 ROLLING  
MEADOWS SUB YOTHERS ADDN LOT 5-A BLK 2

Property Class:  
110 Residential Dwelling - single

TAG: 81 - KACHEMAK EMERGENCY SERVICES

## Residential Dwelling - single

## VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	40,800	42,400	42,000	42,000	42,000	44,300
Improvements	222,700	274,600	267,900	296,700	308,600	329,700
Total	263,500	317,000	309,900	338,700	350,600	374,000

## LAND DATA AND CALCULATIONS

[illegible]

# MEMOS

## Building Notes

12/16 SF INFO PER OLD LISTING & PARTIAL INT '09  
11/20 BA INSP FROM RD DUE TO COVID-19

## >Real Estate Listing on File

## Sale Inspection

20200018820 \$380,000 BUYER GUNDI ABELL

LAND INFLUENCES							
Community	Y	N	View	N	L	G	E
Gas			CCRs		Airstrip		
Electric			HOA		For Sale		
Public H20			Hwy Fnt		Ag Right		
Public Sewer			Easement		Other		
LAND TYPE	RR#20		OTHER:				
TOPO	Steep	Ravine	Other	Wetlands			

APPELLANT COMPARABLE 01

PHYSICAL CHARACTERISTICS

Style: 1 1/2 L FRAME  
Occupancy Single Family  
Story Height: 1.75  
Finished Area 1,879  
Attic: None

ROOFING

Material: Metal  
Type: Gable  
Framing: Std for class  
Pitch: High 9/12 or more

FOUNDATION

Footing: Normal for class  
Walls: Formed concrete

DORMERS

None

FLOORING

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

EXTERIOR COVER

1.0 Hardi-Plank  
1.75 Hardi-Plank  
B Hardi-Plank

INTERIOR WALLS

1.0 Normal for Class  
1.75 Normal for Class  
B None

HEATING AND PLUMBING

Primary Heat: Radiant-floor  
25 Ext.Baths: 1 2 Kit sink: 1 1  
3 Ext.Baths: 3 9 Water Htr: 1 1  
4 Ext.Baths: 0 0 Extra fix: 1  
5-Fixt.Baths: 0 0 TOTAL fix: 14

Construction	BaseArea	floor FinArea	Value
Wood Frame	864	1.0	864
Wood Frame	864	1.75	691
Concrete	864	B	324

TOTAL BASE 131,220

INTERIOR

Frame/Siding/Roof/Dorme	5,240
Loft/Cathedral	0
Interior finish	25,680
Basement finish	9,610
Heating	3,520
Plumbing	15,615
Fireplaces/woodstoves	1,250
Other (Ex.Liv, AC, Attic, ...)	1,000

TOTAL INT 61,915

EXT FEATURES

Description	Value	Loc	%
1 WDDK-R/	4,640	Att Garage	0
2 EFP/	5,050	Att Carport	0
3 WDDK-R/	1,650	Bsm't Garage:	0
4 BALC-R/	1,050	Ext Features	16,490
5 RFX/	1,520		
6 WDDK-R	1,400	TOTAL GAR/EXT FEAT	16,490
7 CNPY/	480	SUB-TOTAL	209,625

See file for more features  
Quality Class/Grade Avg+ 1.05

172-450-36 R01

GRADE ADJUSTED VALUE (rounded) 220,110

SUMMARY OF IMPROVEMENTS

Improvement	Story or Ht	Grade	Yr.Blt. Const	Eff Const	Count	Base Rate	Adj Rate	W	L	Size/ Area	Comp Value	Pys Depr	Obs Depr	Fnc Depr	RDF	Loc Adj	Comp %	Value	
D DWELL	1.75	Avg+	2005	2013		0.00	0.00	0	0	0	220,110	7	0	0	100	140	100	286,600	
01 SWL	0.00	Avg	3000	3000		0.00	0.00	0	0	1	10,500	0	0	0	0	0	100	10,500	
05 DRIVE	0.00	Avg	3000	3000		2,000.00	2,000.00	0	0	1	2,000	0	0	0	0	0	100	2,000	
06 MACHINE	0.00	Avg	2005	2009		26.44	26.44	14	20	280	7,400	20	0	0	0	0	100	5,900	
07 SHEDGP	10.00	F	2008	2011		15.03	12.02	12	12	144	1,730	43	0	0	0	0	100	1,000	
08 DETGAR	0.00	G	2016	2018		38.52	38.52	16	40	640	24,650	4	0	0	0	0	100	23,700	
TOTAL IMPROVEMENT VALUE (for this card)																			329,700

SPECIAL FEATURES

Description	Count	Value
D BWIN	1	1,000
D WDSTOVE	1	1,250
01 CISTERN	1	4,000
01 PRIVSEPT	1	6,500



172-450-38

6/29/2016 TB

R01

Assessor's Exhibits

ASG 83







# KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

172-450-38

Card R01

Assessor's Exhibit

88154

54705 ROLLING MEADOWS RD

## ADMINISTRATIVE INFORMATION

LEGAL DESCRIPTION:  
T 5S R 12W SEC 27 Seward Meridian HM 2006015 ROLLING MEADOWS SUB CROWDER ADDN LOT 2A

## PRIMARY OWNER

HONEBRINK SHANNON  
HONEBRINK DYLAN  
54705 ROLLING MEADOWS RD  
FRITZ CREEK, AK 99603-9586

Neighborhood:  
1230 Homer - East Road to McNeil  
Property Class:  
110 Residential Dwelling - single

TAG:  
81 - KACHEMAK EMERGENCY SERVICES

## Residential Dwelling - single

## EXEMPTION INFORMATION

## VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	41,900	70,800	69,700	69,700	69,700	73,700
Improvements	341,100	359,500	358,600	378,400	378,700	368,600
Total	383,000	430,300	428,300	448,100	448,400	442,300

## LAND DATA AND CALCULATIONS

Type	Method	Use	Acre	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		2.30	22,087	22,087	50,800	A View Excellent	45	22,860	73,700
							O Gas No			
							S Gravel Main			
							X Elec Yes			
ASSESSED LAND VALUE (Rounded) :										
										22,860
										73,700

## MEMOS

### Real Estate Listing on File

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

APPELLANT COMPARABLE\_02



174-059-28

9/18/2019 TB

R01

262





KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

174-059-28  
Card R01

2021  
Assessor's Exhibit

ADMINISTRATIVE INFORMATION  
Neighborhood:  
11210 Homer - Core Area  
Property Class:  
1110 Residential Dwelling - single  
TAG:  
20 - HOMER CITY

2930 GOLDEN PLOVER AVE

LEGAL DESCRIPTION:  
T 06S R 13W SEC 10 Seward Meridian HM 2018007 CANYON TRAILS AMENDED LOT 28

PRIMARY OWNER  
HINNEGAN ANGELA M  
PO BOX 11165  
HOMER, AK 99603-1165

Residential Dwelling - single

VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	33,600	71,800	57,900	59,100	59,100	59,700
Improvements	0	0	0	117,500	339,000	339,900
Total	33,600	71,800	57,900	176,600	398,100	399,600

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential City/Residential	49 User Definable Land Formul		0.37	107,568	107,568	39,800	9 View Good	50	19,900	59,700
							N P/Sewer Yes			
							K P/Water Yes			
							X Elec Yes			
							P Gas Yes			
							S Gravel Main			
ASSESSED LAND VALUE (Rounded) :									19,900	59,700

MEMOS

Building Notes  
9/19 TB INFO PER BA INTER INSP  
Real Estate Listing on File

ASG 87

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			

APPELLANT COMPARABLE\_03





175-020-45

1/13/2020 SC

R01

Assessor's Exhibits

ASG 89





# KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

175-020-45  
Card R01

Assessor's Exhibit  
2021  
60775

4550 EMERALD RD

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

**LEGAL DESCRIPTION:**  
T 6S R 14W SEC 13 Seward Meridian HM 0760029 EMERALD  
HIGHLAND ESTATES SUB UNIT 2 LOT 4 BLK 1

**PRIMARY OWNER**  
WILSON SCOTT  
WILSON SHILOH  
4550 EMERALD RD  
HOMER, AK 99603-9220

## Residential Dwelling - single

### EXEMPTION INFORMATION

### VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	69,300	51,800	52,700	56,700	56,700	57,300
Improvements	304,300	359,400	330,700	366,700	356,800	358,300
Total	373,600	411,200	383,400	423,400	413,500	415,600

### LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential City/Residential	49	User Definable Land Formul	2.26	28,186	28,186	63,700	X Elec Yes			57,300
							P Gas Yes			
							S Gravel Main			
							6 View Limited			
							J P/Water No	-5	-3,185	
							M P/Sewer No	-5	-3,185	
ASSESSED LAND VALUE (Rounded) :									-6,370	57,300

### MEMOS

**Appraisal On File**  
\$395,000 09/27/2016 MARK WEBB  
**Building Notes**  
12/09 SR WOOD SHED N/V  
09/11 SF INFO PER OWNER  
01/20 SC SAUNA BATH PER MLS ALL INFO CONFIRMED BY OWNER  
**Real Estate Listing on File**

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:							
TOPO	Steep	Ravine	Other		Wetlands			Pond	Dedicated Boat Launch

APPELLANT COMPARABLE\_04

PHYSICAL CHARACTERISTICS

Style: 2 LLOG  
Occupancy: Single Family  
Storey Height: 2.0  
Finished Area: 3,411  
Attic: None

ROOFING

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

FOUNDATION

Footing: Normal for class  
Walls: Formed concrete

DORMERS

None

FLOORING

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

EXTERIOR COVER

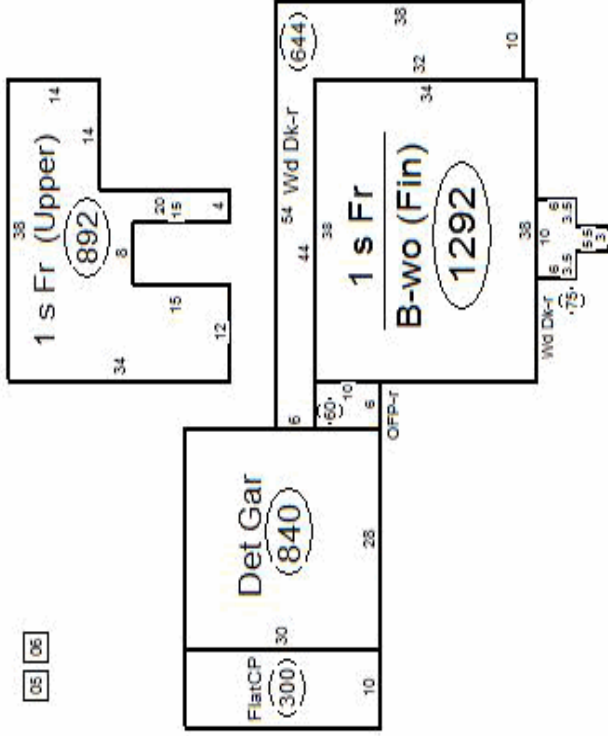
1.0 Log rustic  
2.0 Wood siding  
B Wood siding

INTERIOR WALLS

1.0 Normal for Class  
2.0 Normal for Class  
B None

HEATING AND PLUMBING

Primary Heat: Space heater  
2.0 Ext.Baths: 0 0 Kit sink: 1 1  
3.0 Ext.Baths: 1 3 Water Htr: 1 1  
4.0 Ext.Baths: 1 4 Extra fix: 0  
5-Fixt.Baths: 0 0 TOTAL fix: 9



Construction	BaseArea	floor FinArea	Value
Wood Frame	1292	1.0	1,292
Wood Frame	892	2.0	892
Concrete	1292	B	1,227

TOTAL BASE		217,000
<b>INTERIOR</b>		
Frame/Siding/Roof/Dorme		9,180
Loft/Cathedral		0
Interior finish		0
Basement finish		30,210
Heating		-9,210
Plumbing		20,270
Fireplaces/woodstoves		1,250
Other (Ex.Liv, AC, Attic, ...)		3,000
TOTAL INT		54,700

<b>EXT FEATURES</b>		<b>GARAGES</b>
Description		Att Garage
1 OFF-R	2,550	Att Carport
2 WDDK-R	1,830	Bsmt Garage:
3 WDDK-R	8,180	Ext Features
		12,560

TOTAL GAR/EXT FEAT	12,560
SUB-TOTAL	284,260
Quality Class/Gradi	Avg 1.00

GRADE ADJUSTED VALUE (rounded)																	284,260
OF IMPROVEMENTS																	
	W	L	Size/ Area	Comp Value	Pys Depr	Obs Depr	Fnc Depr		RDF	Loc Adj	% Comp	Value					
	0	0	0	284,260	8	0	0		100	119	100	311,200					
	0	0	1	10,500	0	0	0		0		100	10,500					
	0	0	1	2,000	0	0	0		0		100	2,000					
	28	30	840	33,630	5	0	0		0		100	32,000					
	10	30	300	3,370	24	0	0		0		100	2,600					
TOTAL IMPROVEMENT VALUE (for this card)																	358,300

SPECIAL FEATURES										SUMMARY OF IMPROVEMENTS																		
Description										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	BWIN	3	3,000							2.0	Avg	2003	2012	0.00	0.00	0.00	0	0	0	284,260	8	0	0	100	119	100	311,200	
D	SAB	1	6,625							0.00	Avg	3000	3000	0.00	0.00	0.00	0	0	1	10,500	0	0	0	0	100	10,500		
D	WDSTOVE	1	1,250							0.00	Avg	3000	3000	2,000.00	2,000.00	2,000.00	0	0	1	2,000	0	0	0	0	100	2,000		
D	WH	1	4,475							0.00	Avg	3000	3000															
O5	PRIVSEPT	1	6,500							0.00	Avg+	2013	2017	30.53	40.03	40.03	28	30	840	33,630	5	0	0	0	100	32,000		
O5	SWL-PRV	1	4,000							0.00	F	2013	2015	13.09	11.24	11.24	10	30	300	3,370	24	0	0	0	100	2,600		
O8	H	840	2.25							TOTAL IMPROVEMENT VALUE (for this card)																		358,300
O8	IF	840	5.34																									
O9	GF	300	-1.85																									



175-103-58

4/5/2021 SC

R01

Assessor's Exhibits

ASG 92



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

175-103-58

Card R01

Assessor's Exhibit  
2021

61270

759 SOUNDVIEW AVE

ADMINISTRATIVE INFORMATION

LEGAL DESCRIPTION:  
T 6S R 13W SEC 19 Seward Meridian HM 2003054 DAYBREEZE  
PARK LOT 9 BLK 2

PRIMARY OWNER

ZOOK KIM W  
KEISER JANETTE A  
759 SOUNDVIEW AVE  
HOMER, AK 99603-7422

Neighborhood:  
H 210 Homer - Core Area  
Property Class:  
H 110 Residential Dwelling - single

TAG:  
20 - HOMER CITY

Residential Dwelling - single

VALUATION RECORD

EXEMPTION INFORMATION	Assessment Year	2016	2017	2018	2019	2020	Worksheet
Residential Exemption - Borough	Land	51,700	54,700	56,500	57,000	57,000	57,400
	Improvements	423,600	397,600	414,000	429,900	448,800	449,800
	Total	475,300	452,300	470,500	486,900	505,800	507,200

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential City/Residential	49 User Definable Land Formul		0.25	143,600	143,600	35,900	9 View Good	50	17,950	57,400
							R Paved	10	3,590	
							K P/Water Yes			
							N P/Sewer Yes			
							P Gas Yes			
							X Elec Yes			

ASSESSED LAND VALUE (Rounded) :

21,540

57,400

MEMOS

Building Notes  
4/12/13 GROUND SOURCE HEAT PUMP.  
DOUBLE WALL CONST DM  
A 03/14 DM. % COMP FOR MINOR UNFIN & GARAGE NOT  
CAPED.  
G 9/12/16 NO CHANGE PER OWNER'S SON. TB  
C Real Estate Listing on File

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	Other	Ravine			Wetlands			

APPELLANT COMPARABLE\_05

PHYSICAL CHARACTERISTICS

Style: 1 L FRAME  
Occupancy Single Family  
Storey Height: 1.0  
Finished Area 1,877  
Attic: None  
Roofing Material: Comp sh 240-260#  
Type: Complex  
Framing: Std for class  
Pitch: Medium 5/12 to 8/12

FOUNDATION

Footing: Normal for class  
Walls: Formed concrete

DORMERS

None

FLOORING

1.0 Plywd sub Base Allowance  
B Slab Base Allowance

EXTERIOR COVER

1.0 Hardi-Plank  
B Hardi-Plank

INTERIOR WALLS

1.0 Normal for Class  
B Normal for Class

HEATING AND PLUMBING

Primary Heat: Radiant-floor  
2.0 Ext.Baths: 0 0 Kit sink: 1 1  
3.0 Ext.Baths: 1 3 Water Htr: 1 1  
4.0 Ext.Baths: 1 4 Extra fix: 0  
5-Fixt.Baths: 0 0 TOTAL fix: 9

Construction BaseArea floor FinArea Value  
Wood Frame 1877 1.0 1,877 205,770  
Concrete 1836 B 0 56,980

TOTAL BASE 262,750

INTERIOR

Frame/Siding/Roof/Dorme 9,180  
Loft/Cathedral 0  
Interior finish 0  
Basement finish 0  
Heating 3,870  
Plumbing 14,700  
Fireplaces/woodstoves 0  
Other (Ex.Liv, AC, Attic, ...) 0  
TOTAL INT 27,750

EXT FEATURES

Description  
1 WDDK-R/ 8,930 Att Garage 37,070  
2 WDDK 2,700 Att Carport 0  
3 RFX/ 2,790 Bsmt Garage: 0  
Ext Features 14,420

TOTAL GAR/EXT FEAT 51,490

SUB-TOTAL 341,990

Quality Class/Grade G .90

175-103-58 R01

SPECIAL FEATURES

Description  
D WH 1 0.00  
G01 H 836 2.87  
G01 IF 836 9.29

SUMMARY OF IMPROVEMENTS

Improvement	Story or Ht	Grade	Yr.Blt.	Const	Eff Const	Count	Base Rate	Adj Rate	W	L	Size/ Area	Comp Value	Pys Depr	Obs Depr	Fnc Depr	RDF	Loc Adj	% Comp	Value
D DWELL	1.0	G	2012	2013		0.00	0.00	0.00	0	0	0	307,790	7	0	0	100	158	99	447,800
G01 ATTGAR	0.00		0	0		32.19	44.35		28	30	836	37,080	0	0	0	0	0	100	0
01 DRIVE	0.00	Avg	3000	3000		2,000.00	2,000.00		0	0	1	2,000	0	0	0	0	0	100	2,000
TOTAL IMPROVEMENT VALUE (for this card)																			449,800

175-270-47

12/11/2019 DM

R01

271







KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

175-270-47

Card R01

2021

106000

3823 FOREST GLEN DR

ADMINISTRATIVE INFORMATION

LEGAL DESCRIPTION:  
T 06S R 13W SEC 19 Seward Meridian HM 2018050 FOREST GLEN  
SUB 2019 LOT 11A BLK 3

PRIMARY OWNER

BATES MICHAEL E  
BATES JENNIFER R  
3823 FOREST GLEN DR  
HOMER, AK 99603-7465

Neighborhood:  
H 210 Homer - Core Area

Property Class:  
H 110 Residential Dwelling - single

TAG:  
20 - HOMER CITY

Residential Dwelling - single

VALUATION RECORD

EXEMPTION INFORMATION	Assessment Year	2019	2020	Worksheet
Residential Exemption - Borough Senior Citizen	Land	37,900	37,900	38,300
	Improvements	0	271,800	286,400
	Total	37,900	309,700	324,700

LAND DATA AND CALCULATIONS

Type	Method	Use	Acre	BaseRate	AdjRate	ExtValue	InfluenceCode	Description	\$ or %	AdjAmt	Value
Residential City/Residential	49 User Definable Land Formul		0.32	119,688	119,688	38,300	N	P/Sewer Yes			38,300
								K P/Water Yes			
								S Gravel Main			
								X Elec Yes			
								P Gas Yes			
								6 View Limited			
ASSESSED LAND VALUE (Rounded) :										0	38,300

MEMOS

Real Estate Listing on File

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			

ASG 96

APPELLANT COMPARABLE\_06

## PHYSICAL CHARACTERISTICS

Style: 1 L FRAME

Occupancy Single Family

Story Height: 1.0

Finished Area 1,488

Attic: None

## ROOFING

Material: Comp sh to 235#

Gable

### Examining: 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

## EXTERIOR COVER

1.0 Wood siding

## INTERIOR WALLS

1.0 Normal for Class

## HEATING AND PLUMBING

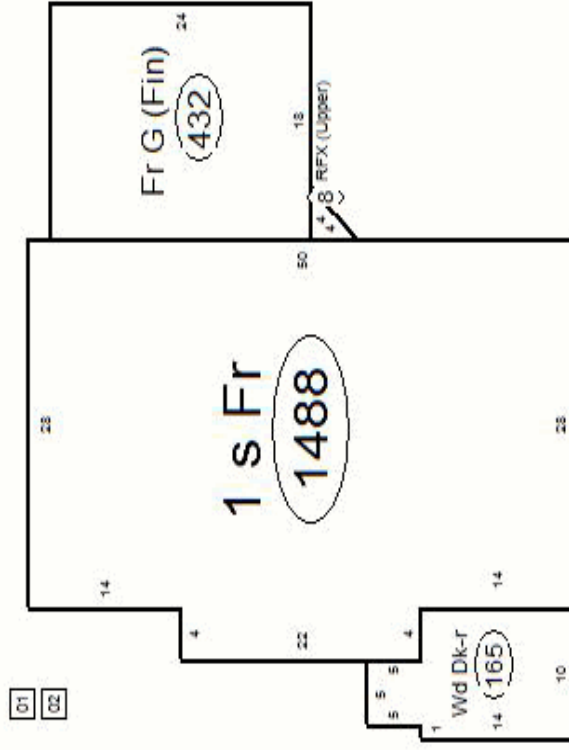
Primary Heat: Radiant-floor

251st.Baths: 0 0 Kit sink: 1 1

Next Baths: 2 6 Water Htr: 1 1

Next Baths: 0 0 Extra fix: 0

5-Five Baths:	0 0	TOTAL fiv:	8
---------------	-----	------------	---



R01 175-270-47

Construction	BaseArea	floor	FinArea	Value
Wood Frame	1488	1.0	1,488	168,580

TOTAL BASE	168,580
------------	---------

## INTERIOR

Frame/Siding/Roof/Dormer	1,800
Loft/Cathedral	0
Interior finish	0
Basement finish	0
Heating	3,070
Plumbing	12,600
Fireplaces/woodstoves	0
Other (Ex liv AC, Attic)	0

## EXT FEATURES

Description		
1 WDDK-R	3,580	20,540
2 RFX/	160	
		Att Garage
		Att Carport
		Bsmt Garage:
		Ext Features
		3,740

TOTAL GAR/EXT FEAT	<u>24.280</u>
--------------------	---------------

SUB-TOTAL	210.330
-----------	---------

Quality Class/Grade G- .86

175-270-41 K01

## SPECIAL FEATURES

Description		
G01 H	432	2.87
G01 IF	432	9.29

## SUMMARY OF IMPROVEMENTS

Improvement	Story or Hf	Grade	Yr.Blt.	Eff Const	Count	Base Rate	Adj Rate	W	L	Size/ Area	Comp		Pys		Obs		Fnc		Loc	
											Value	%	Depr	Depr	Depr	Depr	RDF	Adj	Comp	Value
D DWELL	1.0	G-	2019	2020		0.00	0.00	0	0	0	180,880	1	0	0	0	0	100	158	100	282,900
G01 ATTGAR	0.00		0	0	35.38	47.54	18	24	432	20,540	0	0	0	0	0	0	100		0	0
01 DRIVE	0.00	Avg	3000	3000	2,000.00	2,000.00	0	0	1	2,000	0	0	0	0	0	0	100		2,000	2,000
02 PAV	0.00	Avg	3000	3000	2.33	2.33	21	30	630	1,470	0	0	0	0	0	0	100		1,500	1,500

2021 NOTICE OF ASSESSMENT  
Annual - Real Property

KENAI PENINSULA BOROUGH  
ASSESSOR'S OFFICE  
144 N. BINKLEY STREET  
SOLDOTNA, AK 99669-7520

AddressServiceRequested



\*\*\*\*\*AUTO\*\*SCH 5-DIGIT 99669

AA 8905-1/1

P32 T27



RICHARD A HOOVER  
KAY HOOVER  
PO BOX 3033  
HOMER AK 99603-3033

CHARLIE PIERCE  
BOROUGH MAYOR

(907) 714-2230 Fax: 714-2393  
(800) 478-4441

Toll free within Kenai Peninsula borough only

**THIS IS NOT A TAX BILL**

This is a notice of the January 1st assessed value for the following described taxable property.

Property ID (PIN): 17405901

Tax Authority: 20 - HOMER CITY

Parcel Address:

2995 GOLDEN PLOVER AVE

Legal Description:

T 06S R 13W SEC 10 SEWARD MERIDIAN HM 2018007 CANYON  
TRAILS AMENDED LOT 1

2021 Assessed Values

Land:	76,700	Improvements*:	387,300		
Total Assessed KPB:	464,000	Exempt Value KPB:	350,000	Total Taxable KPB:	114,000
Total Assessed City:	464,000	Exempt Value City:	170,000	Total Taxable City:	294,000

AS 29.45.180(a) & KPB 5.12.040 (A) require that a person receiving a Notice of Assessment must advise the Assessor of errors or omissions in the assessment of the person's property, or of disputes in assessed value or taxable status of the property, within 30 days after the mailing of the Notice of Assessment.

Any improvements located on this property as of January 1, 2021 that are not reflected on this notice must be reported to the Assessor. Improvements omitted from the main tax roll will be placed on a supplemental tax roll at the time of discovery and a tax bill will be sent to you including accrued interest.

\* Improvements include but are not limited to: Driveway, well, septic, mobile homes, and structures.

Any waivers for filing late exemptions after 3/31/2021 will not be approved.

APPEAL DEADLINE: 3/31/2021

TAXES DUE IN FULL: 10/15/2021  
OR

BOARD OF EQUALIZATION  
WILL BEGIN MEETING: 5/24/2021

1st INSTALLMENT DUE: 9/15/2021  
2nd INSTALLMENT DUE: 11/15/2021

APPEAL PROCEDURE AND IMPORTANT TAX INFORMATION ON REVERSE SIDE

## IMPORTANT APPEAL and TAX INFORMATION - RETAIN FOR YOUR RECORDS

### APPEAL PROCEDURE

A property owner (or their designated agent) appealing an assessment must, within 30 days after the mailing date on the Notice of Assessment, submit to the assessor by delivering to the borough clerk:

**A written appeal.** Each parcel requires a separate appeal, specifying the name of the owner, a description of the property and the grounds for the appeal. Appeal forms are available from the borough assessor's office, borough clerk's office, or online at <http://www.kpb.us/assessing-dept/forms/appeal-forms>

**The appropriate fee.** The filing fee is based on the total assessed value for the parcel. Each parcel that is appealed must be accompanied by a separate filing fee and form. If your appeal is settled in an informal adjustment and withdrawn before evidence is due at the Board of Equalization, or if you proceed to the Board of Equalization and attend the hearing, the filing fee will be refunded in full.

Assessed value	Filing
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

An appeal is not complete and will not be processed if the fee is not paid. The deadline for filing is listed on the front of this notice.

Under Kenai Borough Code 5.12.050 E., grounds for appeal are "unequal, excessive, improper or under valuation of the property not adjusted by the assessor to the property owner's satisfaction."

The assessor shall provide, upon request of a property owner, an informal adjustment meeting between the assessor and the property owner or their designee for the purpose of resolving an assessment or tax exemption (taxability of the property or ownership) dispute. A property owner may request an informal adjustment meeting separate from a formal appeal by contacting the assessor's office directly, but a request for an informal adjustment meeting does not change in any way the 30-day deadline to file an appeal after the Notice of Assessment. Property owners that file a formal appeal also may request an informal adjustment meeting in an attempt to resolve the valuation before going to the Board of Equalization.

If an assessment is not adjusted by the assessor to the property owner's satisfaction, or if the owner does not want to pursue an informal adjustment meeting, the property owner or agent would go before the Board of Equalization for relief from an alleged valuation error. The borough clerk shall notify the property owner by mail of the time and place of the appeal hearing. The borough clerk shall provide the property owner or agent with the Board of Equalization procedures to allow sufficient time for submitting supporting documents to the board.

Board of Equalization hearings will **begin** on the date shown on the front of this notice — **each property owner will be notified of the scheduled date of their hearing at least 30 days in advance.**

Unlike a dispute over property valuation, a determination of the assessor as to whether the property is taxable under law may be appealed directly to Alaska Superior Court, Kenai District, within 30 days of the decision of the assessor.

### IMPORTANT TAX INFORMATION

Taxes are payable when billed. Payment in full is due on or before October 15, and becomes delinquent thereafter. At the option of the taxpayer, taxes may be paid in two equal installments. If the taxpayer elects this option, the first one-half of taxes payable must be paid on or before September 15. The second one-half tax then becomes due on or before November 15 and becomes delinquent thereafter. If the first one-half of the taxes payable is not paid by September 15, payment of the taxes in full becomes due on or before October 15.

Penalty and interest is calculated as follows:

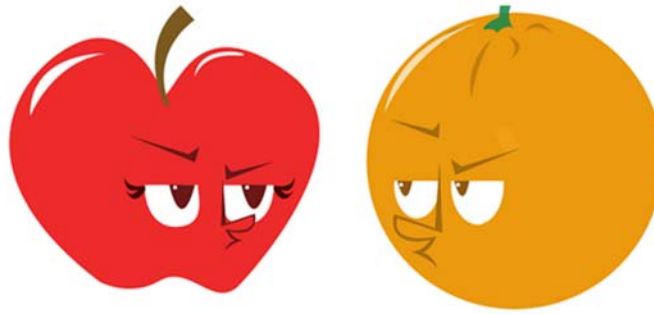
Late payment penalty of 5% of the taxes due shall be added to all delinquent taxes on the day they become delinquent and additional penalty of 5% of the taxes due shall be added to any tax more than 30 days delinquent.

Interest shall be calculated at 10% per year from the date that the taxes would have ordinarily come due.



# Price per Acre Comparison

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



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

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

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

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

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

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

### **BURDEN OF PROOF**

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

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

# Definitions

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

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

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

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

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

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

**Progressivity.** See assessment progressivity (regressivity)

**Regressivity.** See assessment progressivity (regressivity)

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

**Weighted mean; weighted average (wtd mean).** An average in which the observations are weighted based on some criterion. In ratio studies, the weighted mean is 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

**RECEIVED**

MAR 26 2021

Borough Clerk's Office  
Kenai Peninsula Borough

For Official Use Only

Fees Received: \$ 30.00 (M.M.)

☒ Cash

☐ Check # \_\_\_\_\_  
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:	<u>01732806</u>	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	<u>Catherine Mall</u>	
Legal Description:	<u>T 7N R 11W SEC 35 Seward Meriden KN 0860203 Kona Lake Sub Amended Tract 33</u>	
Physical Address of Property:	<u>none / remote</u>	

Contact information for all correspondence relating to this appeal:

Mailing Address:	<u>1011 First St. Kenai AK 99611</u>		
Phone (daytime):	<u>741-0336</u>	Phone (evening):	<u>741-0336</u>
Email Address:	<input type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL		

Value from Assessment Notice: \$ 78,400 Appellant's Opinion of Value: \$ 46,440

Year Property was Purchased: 2012 Price Paid: \$ 30,000

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.


**\*\* 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

3/24/21  
Date

Catherine M. Felt (Moll)  
Printed Name of Appellant / Agent / Representative



# KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

Appellant's Exhibits

LRSN: 7571

017-328-06

Card R01

## ADMINISTRATIVE INFORMATION

Neighborhood:  
180 Cen.Pen. -Grey Cliff Moose Pt  
Property Class:  
190 Residential Accessory Bldg

TAG:  
55 - NIKISKI SN.

## LEGAL DESCRIPTION:

T7N R 11W SEC 35 Seward Meridian KN 0860203 KONOVALOF  
LAKE SUB AMENDED TRACT 33

ACRES: 44.04

PRIMARY OWNER  
MOLL CATHERINE M  
1011 1ST ST  
KENAI, AK 99611-7205

## Residential Accessory Bldg

## EXEMPTION INFORMATION

## VALUATION RECORD

Assessment Year	2015	2016	2017	2018	2019	Worksheet
Land	25,800	25,800	25,800	25,800	25,800	25,800
Improvements	10,100	11,900	13,000	12,900	12,700	12,900
Total	35,900	37,700	38,800	38,700	38,500	38,700

## LAND DATA AND CALCULATIONS

Type	Method	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	% or %	AdjAmt	Value
Primary Site	42 User Override Site Value	44.04	25,800	25,800	25,800	None		0	25,800
ASSESSED LAND VALUE (Rounded):									

## MEMOS

Building Notes  
10/16 TB NO CHANGE

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

APP 3



# KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

017-328-06

Card R01

7571

## ADMINISTRATIVE INFORMATION

Neighborhood:

340 Central Peninsula - Nikiski

Property Class:

190 Residential Accessory Bldg

TAG:

55 - NIKISKI SN.

## LEGAL DESCRIPTION:

T 7N R 1W SEC 35 Seward Meridian KN 0860203 KONOVALOF LAKE SUB AMENDED TRACT 33

ACRES: 44.04

## PRIMARY OWNER

MOLL CATHERINE M  
1011 1ST ST  
KENAI, AK 99611-7205

## Residential Accessory Bldg

## EXEMPTION INFORMATION

## VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	25,800	25,800	25,800	25,800	25,800	65,50
Improvements	11,900	13,000	12,900	12,700	12,900	12,90
Total	37,700	38,800	38,700	38,500	38,700	78,40

## LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Remote/Residential M	49 User Definable Land Formul		44.04	901	901	39,700	G Waterfront Lake	100	39,700	65,500
						9	View Good	40	15,880	
							Topo Wetlands			
							O Gas No	-15	-5,955	
							Y Elec No	-20	-7,940	
							V Platted	-40	-15,880	
									25,805	65,500
ASSESSED LAND VALUE (Rounded) :										

## MEMOS

Building Notes  
10/16 TB NO CHANGE  
Land Notes  
07/20 TB/TJ 40% WET  
D  
P  
4

LAND INFLUENCES									
Community	Y	N	View	N	L	G	E	Street Access	
Gas			CCRs		Alstrip			Paved	Grv Maint
Electric			HOA		For Sale			PLAT	TRAIL
Public H2O			Hwy Frit		Ag Right				WATERFRONT
Public Sewer			Easement		Other			Ocean	River
LAND TYPE	RR#20	OTHER:						Pond	Dedicated
TOPO	Steep	Ravine	Other						Boat Launch

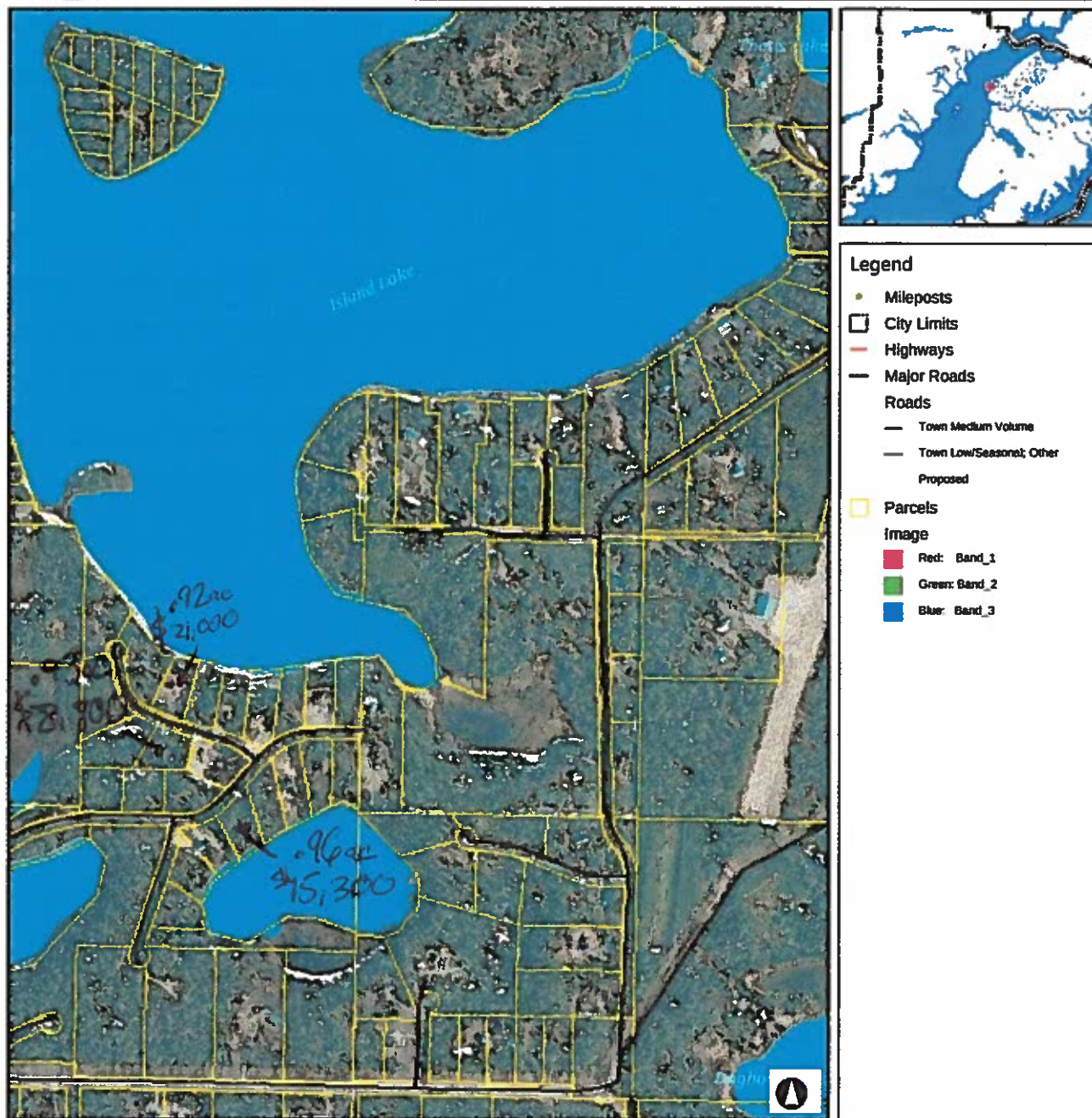
- Konovalof Lake Subdivision was moved from the Moose Pt/Grey Cliff Market Area (NBHD180) to the Nikiski market area (NBHD140).
- Nikiski Market area comparable sales data (mostly small acreage/ residential) is not comparable to Konovalof Lake Sub's large parcels, mostly recreational area.
- This market move completely changed the way the land is valued compared to how it was valued historically.
  - Historically, waterfront land was all valued the same way
  - Now land is valued in 3 categories.
    - Lakefront/good view (17 parcels on Konovalof Lake Only)
      - My 44.04 acre parcel (01732806) land value increased 154%
    - Pond/front limited view (27 Parcels on the other 7 lakes)
      - Similar sized 40.73 acre parcel (1732803) 42% increase
    - No waterfront (49 parcels)
      - Similar sized 41.95 acre parcel (01733305) 24% decrease
  - (01733203 in 2018 sold for 20,000 but valued at 12,000 for 2021) This sale provided by the assessor, indicates non waterfront property is being assessed well below market value (about 40%). This leaves my excessively valued Lakefront parcel valued 6.6x higher than a similar sized non waterfront parcel.
    - This inequitably distributes the tax burden, leaving the owners of the excessively valued 17 LakeFront Parcels paying the share of our neighbors who own the 49 no water front parcels in the subdivision.







## Example of Price Variance



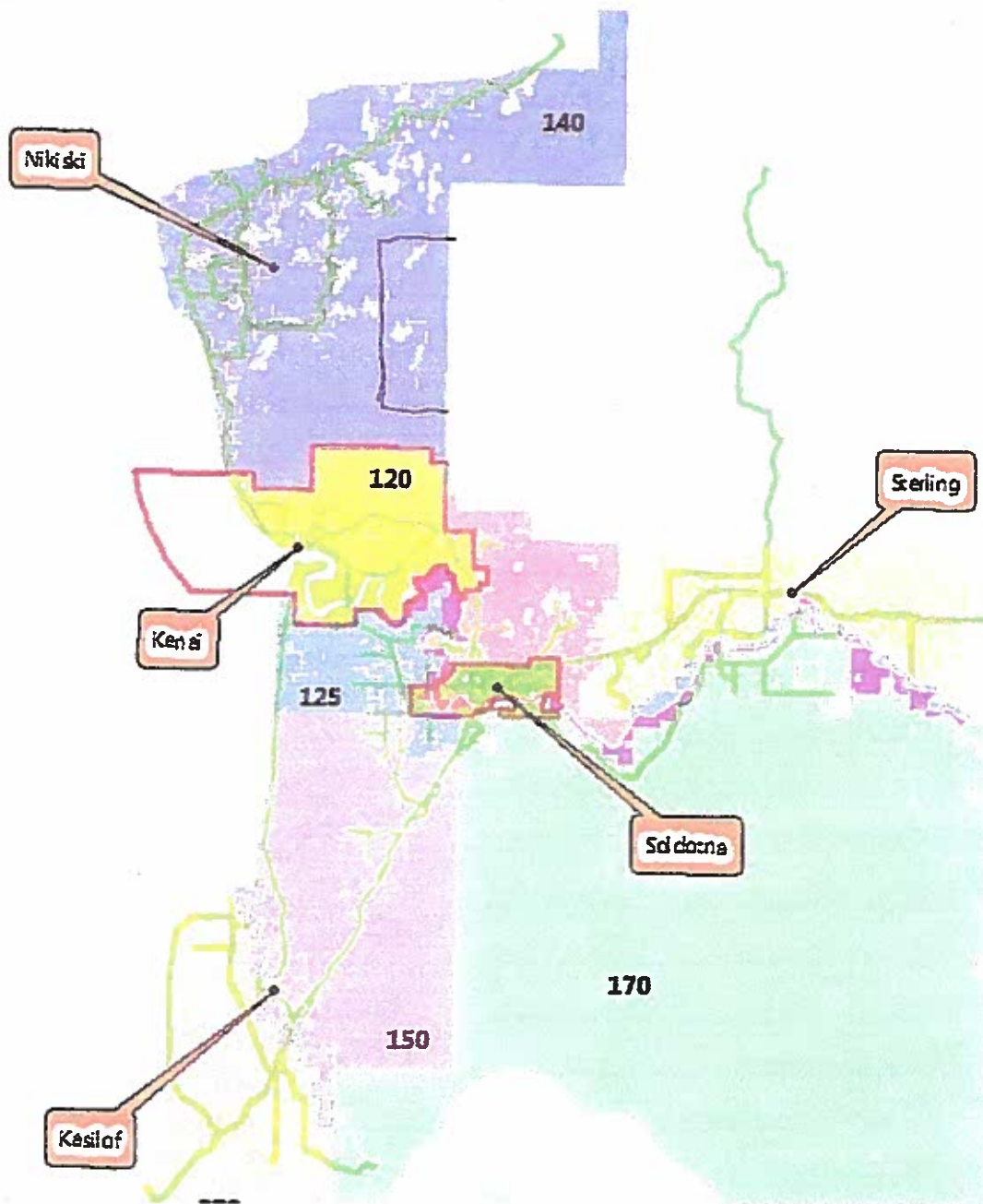
This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. It is not to be used for navigation.

Notes

DATE PRINTED: 5/10/2021

# 2021 Map Market Areas

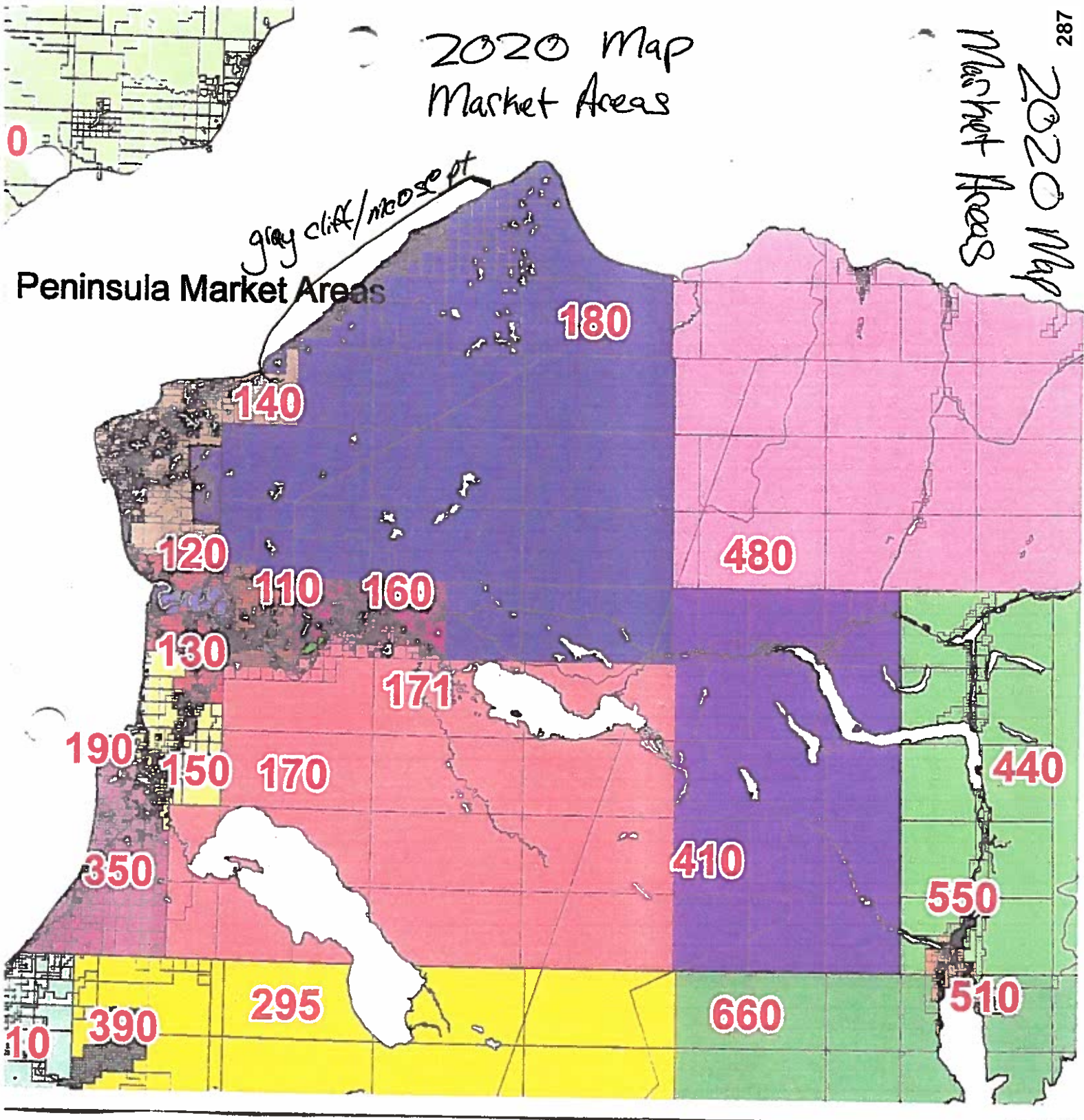
286





2020 Map  
Market Areas

2020 Map  
Market Areas







## Kenai Peninsula Borough

Assessing Department  
144 N. Binkley Street  
Soldotna AK 99669

### General Information

<b>MOLL CATHERINE M</b> <b>1011 1ST ST</b> <b>KENAI, AK 99611-7205</b>	<b>Property ID</b> 01732806 <b>Address</b> <b>Document / Book Page</b> 20120115470 <b>Acreage</b> 44.0400
--	--

### Owners

Property ID	Display Name	Address
01732806	MOLL CATHERINE M	1011 1ST ST

### Legal Description

Description
T 7N R 11W SEC 35 Seward Meridian KN 0860203 KONOVALOF LAKE SUB AMENDED TRACT 33

### Value History

Year	Reason	Assessed		
		Land	Structures	Total
2021	Main Roll Certification	\$65,500	\$12,900	\$78,400
2020	Main Roll Certification	\$25,800	\$12,900	\$38,700
2019	Main Roll Certification	\$25,800	\$12,700	\$38,500
2018	Main Roll Certification	\$25,800	\$12,900	\$38,700
2017	Main Roll Certification	\$25,800	\$13,000	\$38,800
2016	Main Roll Certification	\$25,800	\$11,900	\$37,700
2015	Main Roll Certification	\$25,800	\$10,100	\$35,900
2014	Main Roll Certification	\$25,800	\$0	\$25,800
2013	Main Roll Certification	\$25,800	\$0	\$25,800
2012	Main Roll Certification	\$25,800	\$0	\$25,800
2011	Main Roll Certification	\$25,800	\$0	\$25,800
2010	Main Roll Certification	\$10,100	\$0	\$10,100
2009	Main Roll Certification	\$10,100	\$0	\$10,100
2008	Main Roll Certification	\$8,400	\$0	\$8,400
2007	Main Roll Certification	\$8,400	\$0	\$8,400
2006	Main Roll Certification	\$8,400	\$0	\$8,400
2005	Main Roll Certification	\$8,400	\$0	\$8,400
2004	Main Roll Certification	\$8,400	\$0	\$8,400
2003	Main Roll Certification	\$8,400	\$0	\$8,400
2002	Main Roll Certification	\$8,400	\$0	\$8,400
2001	Main Roll Certification	\$8,400	\$0	\$8,400



# Kenai Peninsula Borough

Assessing Department  
143 N. Binkley Street  
Soldotna AK 99669

May 4 2021 7:21 AM

## General Information

<b>PLATE RICHARD F</b>	<b>Property ID</b>	<b>01732803</b>
<b>PLATE JEAN M</b>	<b>Address</b>	
<b>35526 FOREST LN</b>	<b>Document / Book Page</b>	<b>20120009930</b>
<b>SOLDOTNA, AK 99669-8521</b>	<b>Acreage</b>	<b>40.7300</b>

## Owners

Property ID	Display Name	Address
01732803	PLATE JEAN M	35526 FOREST LN
01732803	PLATE RICHARD F	35526 FOREST LN

## Legal Description

Description
T 7N R 11W SEC 36 Seward Meridian KN 0860203 KONOVALOF LAKE SUB AMENDED TRACT 31

## Value History

Year	Reason	Assessed		
		Land	Structures	Total
2021	Main Roll Certification	\$36,000	\$47,300	\$83,300
2020	Main Roll Certification	\$25,300	\$2,000	\$27,300
2019	Main Roll Certification	\$25,300	\$1,500	\$26,800
2018	Main Roll Certification	\$25,300	\$1,500	\$26,800
2017	Main Roll Certification	\$25,300	\$1,500	\$26,800
2016	Main Roll Certification	\$25,300	\$1,500	\$26,800
2015	Main Roll Certification	\$25,300	\$1,500	\$26,800
2014	Main Roll Certification	\$25,300	\$0	\$25,300
2013	Main Roll Certification	\$25,300	\$0	\$25,300
2012	Main Roll Certification	\$25,300	\$0	\$25,300
2011	Main Roll Certification	\$25,300	\$0	\$25,300
2010	Main Roll Certification	\$12,000	\$0	\$12,000
2009	Main Roll Certification	\$12,000	\$0	\$12,000
2008	Main Roll Certification	\$10,000	\$0	\$10,000
2007	Main Roll Certification	\$10,000	\$0	\$10,000
2006	Main Roll Certification	\$10,000	\$0	\$10,000
2005	Main Roll Certification	\$10,000	\$0	\$10,000
2004	Main Roll Certification	\$10,000	\$0	\$10,000
2003	Main Roll Certification	\$10,000	\$0	\$10,000
2002	Main Roll Certification	\$10,000	\$0	\$10,000
2001	Main Roll Certification	\$10,000	\$0	\$10,000



# Kenai Peninsula Borough

Assessing Department  
144 N. Binkley Street  
Soldotna AK 99669

## General Information

<b>JORDAN ERNEST E</b> <b>PO BOX 90</b> <b>KENAI, AK 99611-0090</b>	<b>Property ID</b> 01733305 <b>Address</b> <b>Document / Book Page</b> 20160013970 <b>Acres</b> 41.9500
---	--

## Owners

Property ID	Display Name	Address
01733305	JORDAN ERNEST E	PO BOX 90

## Legal Description

Description
T 6N R 11W SEC 2 Seward Meridian KN 0860203 KONOVALOF LAKE SUB AMENDED TRACT 14

## Value History

Year	Reason	Assessed		
		Land	Structures	Total
2021	Main Roll Certification	\$9,700	\$0	\$9,700
2020	Main Roll Certification	\$12,700	\$0	\$12,700
2019	Main Roll Certification	\$12,700	\$0	\$12,700
2018	Main Roll Certification	\$12,700	\$0	\$12,700
2017	Main Roll Certification	\$12,700	\$0	\$12,700
2016	Main Roll Certification	\$12,700	\$0	\$12,700
2015	Main Roll Certification	\$12,700	\$0	\$12,700
2014	Main Roll Certification	\$12,700	\$0	\$12,700
2013	Main Roll Certification	\$12,700	\$0	\$12,700
2012	Main Roll Certification	\$12,700	\$0	\$12,700
2011	Main Roll Certification	\$12,700	\$0	\$12,700
2010	Main Roll Certification	\$15,100	\$0	\$15,100
2009	Main Roll Certification	\$15,100	\$0	\$15,100
2008	Main Roll Certification	\$12,600	\$0	\$12,600
2007	Main Roll Certification	\$12,600	\$0	\$12,600
2006	Main Roll Certification	\$12,600	\$0	\$12,600
2005	Main Roll Certification	\$12,600	\$0	\$12,600
2004	Main Roll Certification	\$12,600	\$0	\$12,600
2003	Main Roll Certification	\$12,600	\$0	\$12,600
2002	Main Roll Certification	\$12,600	\$0	\$12,600
2001	Main Roll Certification	\$12,600	\$0	\$12,600

## Land Details

Primary Use	Land Type	Acres	EFF Frontage	EFF Depth	Ass Value
	Remote/Residential M	41.9500	0.00	0.00	\$9,700

3

## **Comparable Sales Suggests a Lower Land Value**

### **Evidence that supports lower values for Remote/Recreational Large Lakefront Parcels**

On the following pages you will find:

#### **Konovalof Lake Subdivision**

- Closing Statement for my parcel (01732806) 2012- \$30,000/ 44.04ac.
- Listing Info and Closing Statement for parcel (01732501) 2017- \$35,000/ 33.24ac.
- Sale Info. on parcel (01732901) 2019-\$50,000/ 42.4ac.

#### **Gray Cliff/Moose Pt. Subdivision (Bill Besser Lake/Float plane accessible 3000')**

- Sale Info. on (02543909) 2020- \$24,000/ 26.75ac.

#### **GL7 KN Unnamed Lake Nikiski**

- Current Listing Info on (01304270) 2021 current listing price \$49,000/ 37.47ac
- 2021 Borough Assessed Value \$127,000

\*Sale (01732601) the assessor uses to justify land values on Konovalof Lake is not representative of land values because: *See rebuttal evidence*

- It took 8 years of marketing this property to get this premium sale price.
  - The property has been listed since 2012
- The property was (owner?) financed when most all parcels are cash sales
- The Quality of the Structures are unique to the area.
  - Value is in the Unique and Modern House/Detached Garage, a rare find in such a remote area.



# A. Settlement Statement

U.S. Department of Housing  
and Urban Development

OMB No. 2502-0265

292

## B. Type of Loan

1. ☐ FHA 2. ☐ FmHA 3. ☐ Co-op Loans  
4. ☐ VA 5. ☐ Conv Ins. 6. ☐ Seller Finance

6. File Number  
1217515-KE

7. Loan Number

8. Mortgage Ins Case Number

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name & Address of Borrower  
Catherine M. Moll  
42106 K-Beach Road #1  
Soldotna, AK 99669

E. Name & Address of Seller  
Derik J. Barefield  
1680 10 Road  
Mack, CO 81525  
See Addendum

F. Name & Address of Lender

## G. Property Location

KONOVALOF LAKE SUBDIVISION, Lot 33, Kenai Recording District  
, AK

## H. Settlement Agent Name

Alaska USA Title Agency, LLC  
P.O. Box 196380  
Anchorage, AK 99519-6380 Tax ID: 26-1890815  
Underwritten By: Old Republic

Place of Settlement  
Alaska USA Title Agency - Kenai  
230 Bidarka Street  
Kenai, AK 99611

I. Settlement Date  
11/20/2012  
Fund: 11/20/2012

## J. Summary of Borrower's Transaction

### 100. Gross Amount Due from Borrower

101. Contract Sales Price	\$30,000.00
102. Personal Property	
103. Settlement Charges to borrower	\$593.42
104.	
105.	

### Adjustments for items paid by seller in advance

106. City property taxes 11/20/12 to 12/31/12	\$29.96
107. County property taxes	
108. Assessment Taxes	
109. Other taxes	
110. Other taxes	
111.	
112.	
113.	
114.	
115.	
116.	

120. Gross Amount Due From Borrower \$30,623.38

### 200. Amounts Paid By Or in Behalf Of Borrower

201. Deposit or earnest money	\$250.00
202. Principal amount of new loan(s)	
203. Existing loan(s) taken subject to	
204. Loan Amount 2nd Lien	
205.	
206.	
207.	
208.	
209.	

### Adjustments for items unpaid by seller

210. City property taxes	
211. County property taxes	
212. Assessment Taxes	
213. Other taxes	
214. Other taxes	
215.	
216.	

## K. Summary of Seller's Transaction

### 400. Gross Amount Due to Seller

401. Contract Sales Price	\$30,000.00
402. Personal Property	
403.	
404.	
405.	

### Adjustments for items paid by seller in advance

406. City property taxes 11/20/12 to 12/31/12	\$29.96
407. County property taxes	
408. Assessment Taxes	
409. Other taxes	
410. Other taxes	
411.	
412.	
413.	
414.	
415.	
416.	

420. Gross Amount Due to Seller \$30,029.96

### 500. Reductions in Amount Due to Seller

501. Excess Deposit	
502. Settlement Charges to Seller (line 1400)	\$274.16
503. Existing Loan(s) Taken Subject to	
504. Payoff of first mortgage loan	
505. Payoff of second mortgage loan	
506.	
507.	
508.	
509.	

### Adjustments for items unpaid by seller

510. City property taxes	
511. County property taxes	
512. Assessment Taxes	
513. Other taxes	
514. Other taxes	
515.	
516.	

216.		210.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid By/For Borrower	\$250.00	520. Total Reduction Amount Due Seller	\$274.16
300. Cash At Settlement From/To Borrower		600. Cash At Settlement To/From Seller	
Gross Amount due from borrower (line 120)	\$30,623.38	601. Gross Amount due to seller (line 420)	\$30,029.96
Less amounts paid by/for borrower (line 220)	\$250.00	602. Less reductions in amt. due seller (line 520)	\$274.16
303. Cash From Borrower	\$30,373.38	603. Cash To Seller	\$29,755.80

Section 5 of the Real Estate Settlement Procedures Act (RESPA) requires the following:

- HUD must develop a Special Information Booklet to help persons borrowing money to finance the purchase of residential real estate to better understand the nature and costs of real estate settlement services;
- Each lender must provide the booklet to all applicants from whom it receives or for whom it prepares a written application to borrow money to finance the purchase of residential real estate;
- Lenders must prepare and distribute with the Booklet a Good Faith Estimate of the settlement costs that the borrower is likely to incur in connection with the settlement. These disclosures are mandatory.

Section 4(a) of RESPA mandates that HUD develop and prescribe this standard form to be used at the time of loan settlement to provide full disclosure of all charges imposed upon the borrower and seller. These are third party disclosures that are designed to provide the borrower with pertinent information during the settlement process in order to be a better shopper.

The Public Reporting Burden for this collection of information is estimated to average one hour per response, including the time for reviewing instructions searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. The information requested does not lend itself to confidentiality.

Previous Editions are Obsolete

Page 1

form HUD-1 (3/86)  
Handbook 4305.2

File No. 1217515-KE

L. Settlement Charges				Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
700. Total Sales/Broker's Commission based on price	\$30,000.00	@ % =	\$0.00		
Division of Commission (line 700) as follows:					
701.	to				
702.	to				
703. Commission Paid at Settlement				\$0.00	\$0.00
800. Items Payable in Connection with Loan					
1. Loan Origination Fee	%	to			
802. Loan Discount	%	to			
803. Appraisal Fee		to			
804. Credit Report		to			
805. Lender's Inspection Fee		to			
806. Mortgage Insurance Application		to			
807. Assumption Fee		to			
808. Flood Certification Fee		to			
900. Items Required by Lender To Be Paid in Advance					
901. Interest from	11/20/2012 to 12/1/2012 @ \$0/day				
902. Mortgage Insurance Premium for	months to				
903. Hazard Insurance Premium for	years to				
1000. Reserves Deposited With Lender					
1001. Hazard insurance	months @	per month			
1002. Homeowner's insurance	months @	per month			
1003. City property taxes	months @	\$21.76 per month			
1004. County property taxes	months @	per month			
1005. Assessment Taxes	months @	per month			
1006. School property taxes	months @	per month			
1007. Other taxes	months @	per month			
1008. Other taxes	months @	per month			
1011. Aggregate Adjustment					
1100. Title Charges					
1101. Settlement or closing fee	to	Alaska USA Title Agency - Kenai		\$207.00	
1102. Abstract or title search	to				
1103. Title examination	to				
1104. Title insurance binder	to				
1105. Document preparation	to	Law Office of David Clark		\$50.00	
1106. Notary fees	to				
1107. Attorney's fees	to				

Appellant's Exhibits

APP 15

1101. Settlement or closing fee	to Alaska USA Title Agency - Kenai	\$207.00	
1102. Abstract or title search	to		
1103. Title examination	to		
1104. Title insurance binder	to		
1105. Document preparation	to Law Office of David Clark	\$50.00	
1106. Notary fees	to		
1107. Attorney's fees	to		
(includes above items numbers: )			
1108. Title insurance	to	\$262.00	
(includes above items numbers: )			
1109. Lender's coverage	\$0.00/\$0.00		
1110. Owner's coverage	\$30,000.00/\$262.00		
1111. Escrow fee	to Alaska USA Title Agency - Kenai	\$30.00	
1112. Courier/Messenger Fee	to		
1113. Tax certificates	to		
1114. Sales Tax on Closing Fee	to Kenai Sales Tax	\$12.42	
<b>1200. Government Recording and Transfer Charges</b>			
1201. Recording Fees	Deed \$32.00 : Mortgage : Rel to Alaska USA Title Agency - Kenai	\$32.00	
1202. City/county tax/stamps	Deed : Mortgage to		
1203. State tax/stamps	Deed : Mortgage to		
<b>1300. Additional Settlement Charges</b>			
1301. Survey	to		
1302. Pest Inspection	to		
1303. 2012 Property Taxes #017-328-06	to Kenai Peninsula Borough		\$274.16
<b>1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)</b>		<b>\$593.42</b>	<b>\$274.16</b>

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a completed copy of pages 1, 2 and 3 of this HUD-1 Settlement Statement.

  
Catherine M. Moll

  
Derik J. Barefield

#### SETTLEMENT AGENT CERTIFICATION

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused the funds to be disbursed in accordance with this statement.

  
Settlement Agent

11/16/12  
Date

Warning: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

Previous Editions are Obsolete

Page 2

Form HUD-1 (3/86)  
Handbook 4305.2

Address: 000 Konovalof Lake



<b>Listing #</b>	16-13868	<b>Price-List</b>	\$ 39,900
<b>Status</b>	Closed	<b>Near</b>	Nikiski/North Kenai
<b>Zip Code</b>	98635	<b>Type</b>	Land
<b>Acres</b>	33.24	<b>Subdivision Plat Type</b>	Fee Simple
<b>Assessed Value \$</b>		<b>Down Payment</b>	
<b>Latitude</b>	60.663411	<b>Longitude</b>	-151.156304

Area: 300 - North Kenai  
 Borough/Census Area: 1B - Kenai Peninsula Borough  
 Region: 1 - Southcentral Alaska Region  
 Zoning: UNZ - Not Zoned

School-Elementary

SF-Lot 1,447,934

Grid # (Muni Anch) N/A

Taxes (Estimated)

School-Middle

Acres 33.24

Tax Map # Mat-Su N/A

Tax Year

School-High

Remote Description

Tax ID 01732501

Foreclosure/Bank Own No

Directions: Kenai Spur Hwy to Escape Route road curves to Left, stay Right on Grayling St., Right on Herring Rd., Left on Red Salmon Ave., property on Left.

Legal: Konovalof Lake Amended Tr 45

Public Remarks: Some of the best moose hunting in the Kenai area from this rare 33 acre parcel on the North shore of Konovalof Lake. Abundant fishing & hunting. Floatplane accessible. Road access is limited.

Vacant Land Type: Recreational; Remote;  
 Residential

New Finance (Terms): Cash

Topography: Level

View Type: Lake

Waterfront-Access Near: Lake

Waterfront-Frontage: Lakefront

Waterfront Name: Waterfront Name: Konovalof Lake

Access: Unmaintained; Floatplane; Trail  
 Road Maintenance: No Road

Land Features: Building Present; View; Trees - Heavy; Airplane Access

Agent Days On Market 160

Commission to SO 5.00

Date-Closing

02/24/2017

Commission Type

%

Date-Pending

01/30/2017

Jack White Real Estate Kenai (907) 395-0655

All information is deemed reliable, but is not guaranteed. Interested parties are advised to independently verify all information contained herein. © 2021 MLS and FBS. Prepared by Martha Smith on Tuesday, April 27, 2021 1:15 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.



American Land Title Association

ALTA Settlement Statement - Combined  
Adopted 05-01-2015

File No: 0223-2807975

First American Title Insurance Company

Printed: 02/22/2017, 10:49 AM

Officer/Escrow Officer: Dawnl

44296 Sterling Highway, Ste 2 • Soldotna, AK 99669

Mark/DM

Phone: (907)262-5708 Fax: (907)262-9594

Settlement Location:

Final Settlement Statement



First American

44296 Sterling Highway, Ste 2,

Soldotna, AK 99669

Property Address: MHN Silver Salmon Street, North Kenai, AK 99635

Buyer: Dan Kissinger, Lois Kissinger

Seller: Estate of Eric John Wik

Lender:

Settlement Date: 02/24/2017

Disbursement Date: 02/24/2017

Seller		Description	Buyer	
Debit	Credit		Debit	Credit
		<b>Financial</b>		
	35,000.00	Sale Price	35,000.00	
		<b>Prorations/Adjustments</b>		
39.00		County Taxes 01/01/17 to 02/24/17 @\$263.62/yr		39.00
		<b>Title Charges &amp; Escrow / Settlement Charges</b>		
292.00		Policy: ALTA Owners - 2006 STD to First American Title Insurance Company		
147.50		Escrow/Closing Fee (Tax Extra) to First American Title Insurance Company	147.50	
8.85		Sales Tax - Escrow Fees to First American Title Insurance Company	8.85	
		<b>Commission</b>		
3,500.00		Real Estate Commission to Jack White Real Estate		
		Jack White Real Estate Credit to Buyer		500.00
		earnest money \$500.00		
		<b>Government Recording and Transfer Charges</b>		
15.00		Record Warranty Deed-First to Department of Natural Resources	15.00	
25.00		Record Release/Recon-First to Department of Natural Resources		
		<b>Miscellaneous</b>		
15.00		sales tax on commission to Jack White Real Estate		
30,957.65		Proceeds to Estate Attorney to Dolbica & Associates		

Copyright 2015 American Land Title Association.  
All rights reserved

Page 1 of 2

File # 0223-2807975  
Printed on 02/22/2017 at 10:49 AM

dmar#10

Seller		Description	Buyer	
Debit	Credit		Debit	Credit
35,000.00	35,000.00			
		<b>Subtotals</b>	<b>35,171.35</b>	<b>539.00</b>
		Due From Buyer		34,632.35
		Due From/To Seller		
35,000.00	35,000.00	<b>Totals</b>	<b>35,171.35</b>	<b>35,171.35</b>

**Acknowledgement**

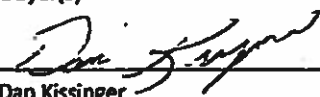
We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize First American Title Insurance Company to cause the funds to be disbursed in accordance with this statement.

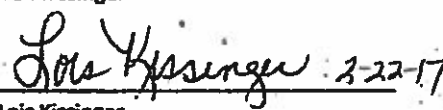
**Seller(s)**

Estate of Eric John Wik

\_\_\_\_\_  
Sean Kelly, Personal Representative

**Buyer(s)**

  
\_\_\_\_\_  
Dan Kissinger

 2-22-17  
\_\_\_\_\_  
Lois Kissinger

\_\_\_\_\_  
Escrow Officer: Dawni Marx

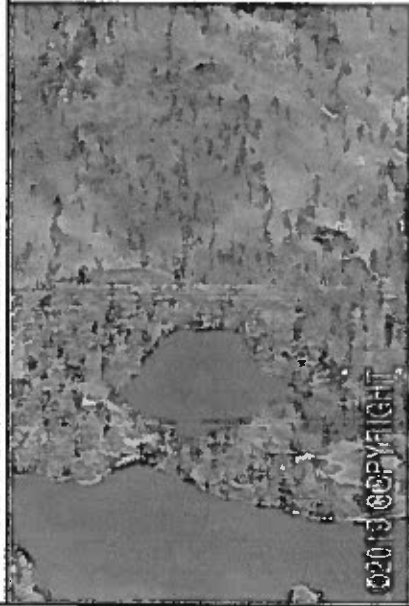
**Addendum or Amendment to the Purchase and Sale Agreement**  
 This form authorized for use ONLY by active Real Estate License Subscribers of Alaska Multiple Listing Service, Inc.



1 Date 01/30/2017  
 2 In reference to the Purchase and Sale Agreement between:  
 3 Don & Lois Kresinger, the Buyer(s), and  
 4 Wk Estate, the Seller(s), dated  
 5 01/25/2017, covering the real property commonly known as:  
 6 Address: 000 Konroval Lake, North Kenai, AK 99825  
 7 Legal (the Property): Konroval Lake Amended Tr 45  
 8 the undersigned Buyer(s) and Seller(s) hereby agree to the following (check only one):  
 9 ☐ Addendum - to be used when more space is needed on the Purchase and Sale Agreement  
 10 ☒ Amendment - to be used only when changing an existing Purchase and Sale Agreement  
 11  
 12 Buyer acknowledges that title will be conveyed by Personal Representative Deed not Statutory Warranty Deed.  
 13  
 14  
 15  
 16  
 17  
 18  
 19  
 20  
 21  
 22  
 23  
 24  
 25  
 26  
 27 To the extent any provision of this Addendum/Amendment is inconsistent with the provisions of the Purchase and  
 28 Sale Agreement, the terms of this Addendum/Amendment shall control.  
 29  
 30 All other Terms and Conditions to remain the same.  
 31 This Addendum/Amendment shall expire unless the party making this Addendum/Amendment is notified of its  
 32 acceptance no later than 02/03/2017 (date) 5 ☐ a.m. ☒ p.m. (time).  
 33 Notification of acceptance of this Amendment/Addendum may be made only by one of the methods specified in the  
 34 paragraph titled "Acceptance/Notice of Acceptance/Delivery" as contained in Purchase and Sale Agreement.  
 35  
 36 Date: 1/30/17 Time: 2:30 pm ☐ a.m. ☒ p.m.  
 37 ☒ Buyer ☒ Seller 1: Don Kresinger 2: Lois Kresinger  
 38 Brokerage Jack White Real Estate License(s) Fred Braun  
 39 The undersigned accepts the above Amendment/Addendum  
 40 Upon execution by both parties, this agreement becomes an integral part of the referenced Purchase and Sale Agreement.  
 41  
 42 Date: 2-2-2017 Time: 6:45 ☐ a.m. ☒ p.m.  
 43 ☒ Buyer ☒ Seller 1: Daniel Kresinger 2: Lois Kresinger  
 44 Brokerage Jack White Real Estate License(s) \_\_\_\_\_

*Original  
2-2-17*

Address: Tr 23 Konovolof Lake Sub



Listing # 19-4921  
 Status Closed  
 Zip Code 99635  
 Acres 42.40  
 Assessed Value \$  
 Grid # (Muni Anch) N/A  
 Longitude -151.133702

Price-List \$ 59,900  
 Near Nikiski/North Kena  
 Type Land  
 Subdivision Plat Type Fee Simple  
 Down Payment  
 Latitude 60.651562

Area: 300 - North Kenal  
 Borough/Census Area: 1B - Kenal Peninsula Borough  
 Region: 1 - Southcentral Alaska Region  
 Zoning: UNZ - Not Zoned

School-Elementary	Nikiski North Star	School-Middle	School-High
SF-Lot 1,846,944		Acres 42.40	Nikiski
Grid # (Muni Anch) N/A		Tax Map # Mat-Su N/A	Remote Description
Taxes (Estimated)		Tax Year	Tax ID 01732901
			Foreclosure/Bank Own No

Directions: NO ROAD-4WD or 4 wheeler From Kenal, take Marathon Rd to Escape Route; take Grayling about a mile, look for arrow (un-marked Herring Rd) take right at follow the maps a couple miles to parcel.

Legal: Konovolof Lake Amended Tr 23

Public Remarks: 42 acre parcel in Nikiski butts up to the Wildlife refuge. Build your lake front cabin on East Boundary Lake or own your own prime moose hunting grounds. soil has been perc tested; see docs BTV all info.

Vacant Land Type: Recreational; Remote; Residential New Finance (Terms): Cash	Topography: Level; Wetlands View Type: Lake	Access: Unmaintained; Trail
	Waterfront-Access Near: Lake; Pond	Road Maintenance: Unknown - BTV
	Waterfront-Frontage: Lakefront; Pond	Documents: Soils Test
	Waterfront Name: Waterfront Name: East Boundary Lake	

Land Features: Horse Property; Perc Tested; Wetlands; Trees - Heavy; Trailside

Agent Days On Market	36	Date-Closing	05/24/2019	Date-Pending	05/10/2019
Commission Type	%	Commission to SO	4.00		

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

Provided as a courtesy of



All information is deemed reliable, but is not guaranteed. Interested parties are advised to independently verify all information contained herein. © 2021 MLS and FBS. Prepared by [Redacted] Friday, April 23, 2021 9:38 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.



Photos for MLS # 19-4921

Tr 23 Konovolof Lake Sub, North Kenai, AK 99835

\$50,000

Map2

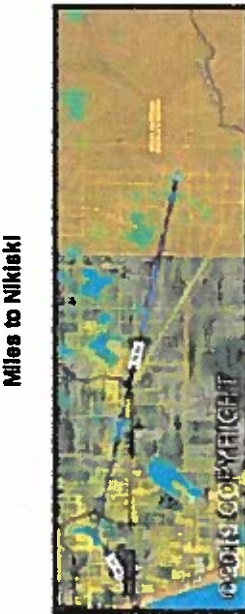


Map

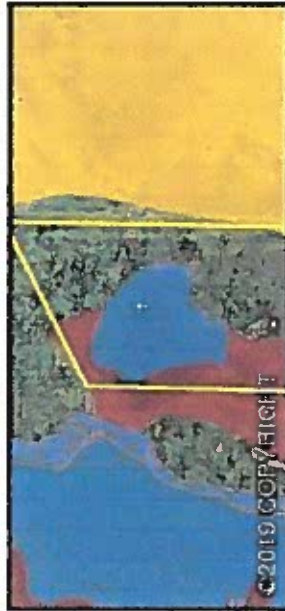


Inbound Trail

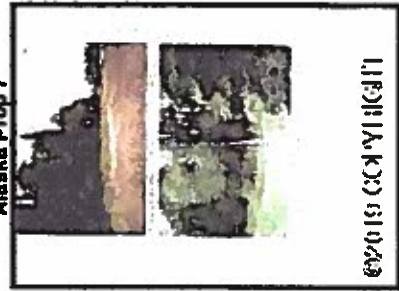
wetlands map



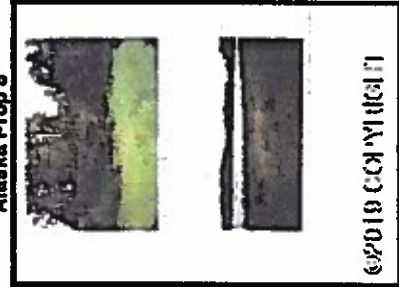
Miles to Nikiski



Alaska Prop 7



Alaska Prop 8



Address: 123 Arctic Fox Drive



Listing # 19-7353  
Status Closed  
Zip Code 99635  
Acres 26.75  
Assessed Value \$  
Grid # (Muni Anch) N/A  
Longitude -150.941018

Price-List  
Near \$29,500  
Type Remote Land  
Subdivision Plat Type Fee Simple  
Down Payment  
Latitude 60.807908

Area: 300 - North Kenai  
Borough/Census Area: 1B - Kenai Peninsula Borough  
Region: 1 - Southcentral Alaska Region  
Zoning: UNZ - Not Zoned

School-Elementary	School-Middle	School-High
SF-Lot 1,165,230	Acres 26.75	Remote Description
Grid # (Muni Anch) N/A	Tax Map #-Mat-Su N/A	Tax ID 02543909
Taxes (Estimated)	Tax Year	Foreclosure/Bank Own No

Directions: Remote.

Legal: Moose Point L123

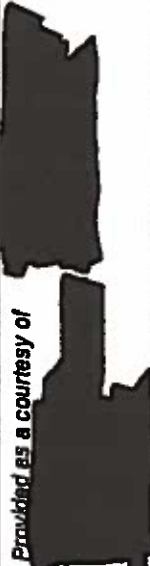
Public Remarks: 26.75 acres on Bill Besser Lake. Remote property, great for snow machine recreation and moose hunting. New road is just a couple miles away.

Vacant Land Type: Recreational; Remote	View Type: Lake	Access: Trail
New Finance (Terms): Cash	Waterfront-Access Near: Lake	Road Maintenance: No Road
	Waterfront-Frontage: Lakefront	Mortgage Info: Min EM Deposit: 500
	Waterfront Name: Waterfront Name: Bill Besser Lake	Documents: Docs Posted on MLS; Prop Discd Av

Agent Days On Market 354	Date-Closing 09/16/2020	Date-Pending 08/19/2020
Commission Type %	Commission to SO 5.00	

LO: Redoubt Keller Williams Realty Alaska Group(907) 262-8855

Provided as a courtesy of



All information is deemed reliable, but is not guaranteed. Interested parties are advised to independently verify all information contained herein. © 2021 MLS and FBS. Prepared by  
on Friday, April 23, 2021 4:58 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

Photos for MLS # 19-7353    123 Arctic Fox Drive, Remote, AK 99635

\$



**GL7 KN Unnamed Lake  
Nikiski/North Kenai, AK 99611**

303



Property ID 01364270 | 2021 Assessed Value \$127,000  
Listing: 20-3426 | Price: \$49,000

**General Information:**

**Lot Sq. Ft.:** 1632193

**Acreage:** 37.47

**Zoning:** UNK

**High School:** Unknown

**Jr. High:** Unknown

**Elementary:** Unknown

Wonderful 37.4 Acre parcel, 800 Feet Lake Frontage, FLY IN to Fish lake or Access property via the Pipeline Trail from the top of Halibouty Hill. (6 Mi. from Main Rd) Close to SOME OF THE BEST HUNTING & FISHING ON THE KENAI PENINSULA at CAPTAIN COOK State park. Enjoy Unlimited privacy for recreational use on 37 plus acres. Trail in or FLY IN ON FISH LAKE. Wonderful RAINBOW TROUT FISHING!!

**Directions:**

Kenai Spur Hwy to Halibouty Rd- Go 4 Mi to Large Turnarounds, Look Left to Trail, Go to 'T' on Trail & Take Left. 1/2 Mi to Large Rock on Left is start of Property. Large Hill w Tree on Left is END.

**Additional Info:**

**Land Type:** Recreational, Remote

**Land Features:** View, Trees - Heavy, Airplane Access

**Topography:** Rolling, Sloping

**Waterfront:** Lakefront

**Access:** Floatplane, Trail

**Road Maintenance:** No Road

**This listing is brought to you by:**



**Febra C Hensley**

**Jack White Real Estate Soldotna**

**Phone:** 907-398-7173

**Email:** febra@febrahensley.com

**Web:** <http://www.febrahensley.com>

Photo  
not  
Available

All square footages are approximations. School boundaries are subject to change. Information is not guaranteed and should be independently verified for accuracy.





# Kenai Peninsula Borough

Assessing Department  
144 N. Binkley Street  
Soldotna AK 99669

Apr 27 2021 12:22AM

## General Information

<b>STEWART SCOTT</b> <b>5251 W GREENSWARD DR</b> <b>WASILLA, AK 99623-9168</b>	<b>Property ID</b> 01304270 <b>Address</b> <b>Document / Book Page</b> 20190009660 <b>Acres</b> 37.4700
--	--

## Owners

Property ID	Display Name	Address
01304270	STEWART SCOTT	5251 W GREENSWARD DR

## Legal Description

Description
T 8N R 11W SEC 36 Seward Meridian KN GOVT LOT 7

## Value History

Year	Reason	Assessed		
		Land	Structures	Total
2021	Main Roll Certification	\$127,000	\$0	\$127,000
2020	Main Roll Certification	\$61,800	\$0	\$61,800
2019	Main Roll Certification	\$61,800	\$0	\$61,800
2018	Main Roll Certification	\$61,800	\$0	\$61,800
2017	Main Roll Certification	\$61,800	\$0	\$61,800
2016	Main Roll Certification	\$61,800	\$0	\$61,800
2015	Main Roll Certification	\$61,800	\$0	\$61,800
2014	Main Roll Certification	\$61,800	\$0	\$61,800
2013	Main Roll Certification	\$61,800	\$0	\$61,800
2012	Main Roll Certification	\$61,800	\$0	\$61,800
2011	Main Roll Certification	\$61,800	\$0	\$61,800
2010	Main Roll Certification	\$61,800	\$0	\$61,800
2009	Main Roll Certification	\$39,500	\$0	\$39,500
2008	Main Roll Certification	\$35,900	\$0	\$35,900
2007	Main Roll Certification	\$35,900	\$0	\$35,900
2006	Main Roll Certification	\$35,900	\$0	\$35,900
2005	Main Roll Certification	\$35,900	\$0	\$35,900
2004	Main Roll Certification	\$35,900	\$0	\$35,900
2003	Main Roll Certification	\$35,900	\$0	\$35,900
2002	Main Roll Certification	\$35,900	\$0	\$35,900
2001	Main Roll Certification	\$35,900	\$0	\$35,900

## Land Details

Primary Use	Land Type	Acres	EFF Frontage	EFF Depth	Ass Value
	Residential Rural/Res T	37.4700	0.00	0.00	\$127,000

**Lake/pondfront Influence as defined by the field manual**

- **Is wrong on its merits:**
  - It relies on the land assessor to use discretion on a matter only a skilled pilot would be knowledgeable about
  - It implies that value for Large Lakefront parcels is mainly driven by demand from aviator buyers. (Data supporting this, I doubt exists)

**The approx. 3000' in length rule that defines what is a Lake vs Pond is not being adhered to nor is applied uniformly or equally throughout the Nikiski Market Area.**

- It is not fair to hold me to a standard that is not applied in any kind of uniform way throughout the market area

**The 'Remaining/Wetlands' land type used to discount wetlands is applied in an unequal and discriminatory manner throughout the Nikiski Market Area.**

- My land according to the borough's records, is 40% wet.
- It is unfair to conclude that my acreage is equal in value to my neighbor who has no wetlands at all
- It is not fair or equitable to apply a discount for similar properties in the Nikiski market area but refuse to apply it to my parcel.

**The following pages you will find:**

**\*Examples of the lake/pond influence not being applied uniformly and/or not adhering to the field manual's definitions**

- Maps and Property Cards

**\*Examples of similar properties with the "Remaining Wetlands" property type.**

- Maps

**\*Examples of the "Remaining Wetlands" property type not being applied in any consistent manner.**

- Maps and Property Reports

## Influence Definitions

### View

- **None:** No view other than immediate surroundings, could have a view if trees on adjoining properties were removed.
- **Limited:** Less than 45° viewable unobstructed, greater than 45° view angle with obstructions, mountain top view, view from 2<sup>nd</sup> story, able to view beyond adjacent lots, overlooking an area that would provide increased viewing opportunities for wildlife (rule of thumb, distance greater than football field).
- **Good:** 45°-90° view, unobstructed view, at least 1 feature, mountain, river, lake, inlet etc. Able to view beyond adjacent lots. *(River, Lake and Inlet frontage property will always have at least a Good or Excellent View)*
- **Excellent:** 90° or greater view, unobstructed, 2 or more features.

### Street Access

- **Paved Access:** Paved road & government maintained.
- **Gravel Maintained:** Gravel road & maintained by the borough or another organized entity.
- **Gravel Unmaintained:** Gravel road but is not maintained by the borough (check Arcmap), could be maintained by the subdivision, HOA or private owner(s).
- **Trail:** No longer used. If can be driven to year round, use gravel unmaintained, otherwise platted.
- **Platted:** Road platted but not built.
- **Limited/NA:** Section line easement. No platted access. To include water, beach only access.

### Utilities

- **Gas & Electric Yes/No:** To be considered as having gas & electric utilities must be at the property, directly across the street from property (not paved), or on the same side of the road and 1 lot away or less than 300 feet away. If street is paved & influence is across the road, parcel to be marked at not having service available.
- **Public/Community Water & Sewer:** Service is provided by municipality or by HOA. City lots are presumed to have this service though certain subdivision do not and need private well/septic influence. If only 1 of the services is available, mark Yes. Add well or septic if necessary for service not available. If street is paved & influence is across the road, parcel to be marked at not having service available.

### Water Front

- **Ocean:** Fronts on major body of Saltwater, Cook Inlet, Kachemak Bay, Resurrection Bay.
- **River:** Fronts on a major navigable river, Kenai River, Kaslof River.
- **Lake:** Fronts on major lake, big enough to get a float plane on & off (approx. 3000') Mackey Lake, Longmere Lake, Island Lake.
- **Pond/Stream/Canal:** Fronts on smaller body of water, may be a fair size, but typically not able to get float plane on/off. Arc Lake, Sport Lake, Echo Lake. Not generally navigable by boat. Funny River, Deep Creek, Anchor River, Swanson River.

### Topo

- **Steep:** Topography that is greater than usual incline/decline, making access & building difficult. At least 15 feet in elevation change and no less than 45% average slope (4.5 feet vertical per 10 feet horizontal)
- **Ravine:** Ravine or swale, a long deep hollow in the surface with wall height of at least 15 feet and average slope of 500% (5 feet vertical per 1 foot horizontal)
- **Other:** Any additional topographical feature that would have an influence on property, value. Topo features not described in the form.
- **Wetlands:** Water within 1 foot of the surface is considered wetlands. A typical indicator of wetlands is scrubby black spruce.

**Protective CCR's / HOA:** Covenants, Conditions & Restrictions for individual subdivisions, Homer Owners Association. Check S Drive or Contact title company.

**Airstrip:** Private dirt/grass/gravel strip, off strip access.

**Airstrip Improved:** Gravel/ Paved, maintained, lights.

**Agriculture Rights:** Restrictions on property, limiting use of property or portion of property to agriculture use.

**Easement:** Description of a typical easements. Such as Overhead Power Line, Gas Line or other. Typical easements would include utility easements for providing utilities to local subdivision. Usually the front 10'-20' of the property.

**Other:** Other features not mentioned in form, describe in notes section.

**Notes Section:** Further description of influences or describe influences not accounted for in input sheet. Example, a Power Line easement running across property. Private Boat launch for subdivision.

For any properties that are not typical and fall outside of these parameters, See land appraiser for final determination.



# Sport Lake



- Legend**
- Mileposts
  - City Limits
  - Highways
  - Major Roads
  - Roads**
    - Town Medium Volume
    - Town Low/Seasonal; Other
    - Proposed
  - Parcels
  - Image**
    - Red: Band\_1
    - Green: Band\_2
    - Blue: Band\_3

For Reference Purposes.

Field Manual states it is a non floatplane lake

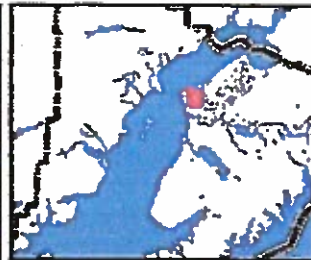
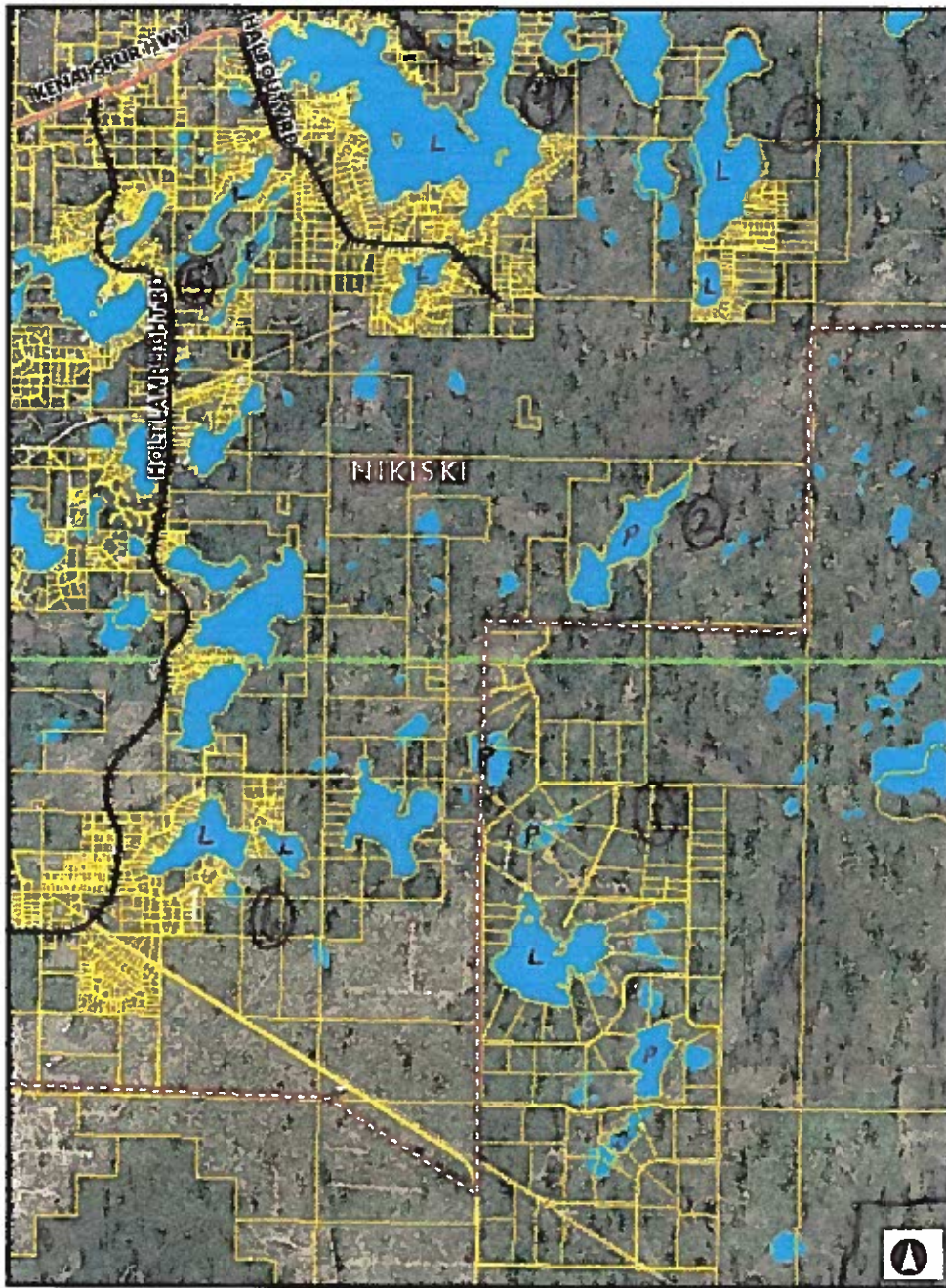
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. It is not to be used for navigation.

**Notes**  
For Reference

DATE PRINTED: 4/13/2021



# LAKE vs Pond - Area Map



## Legend

-  City Limits
-  Highways
-  Major Roads
-  Parcels
- Image
-  Red: Band\_1
-  Green: Band\_2
-  Blue: Band\_3

P = Pond

L = Lake

(#) - Look for  
Corresponding  
Map #  
number

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. It is not to be used for navigation.

## Notes

Lake: Fronts on major lake, big enough  
to get a float plane on and off (approx  
3000')

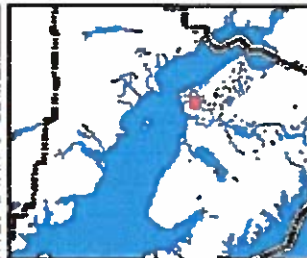
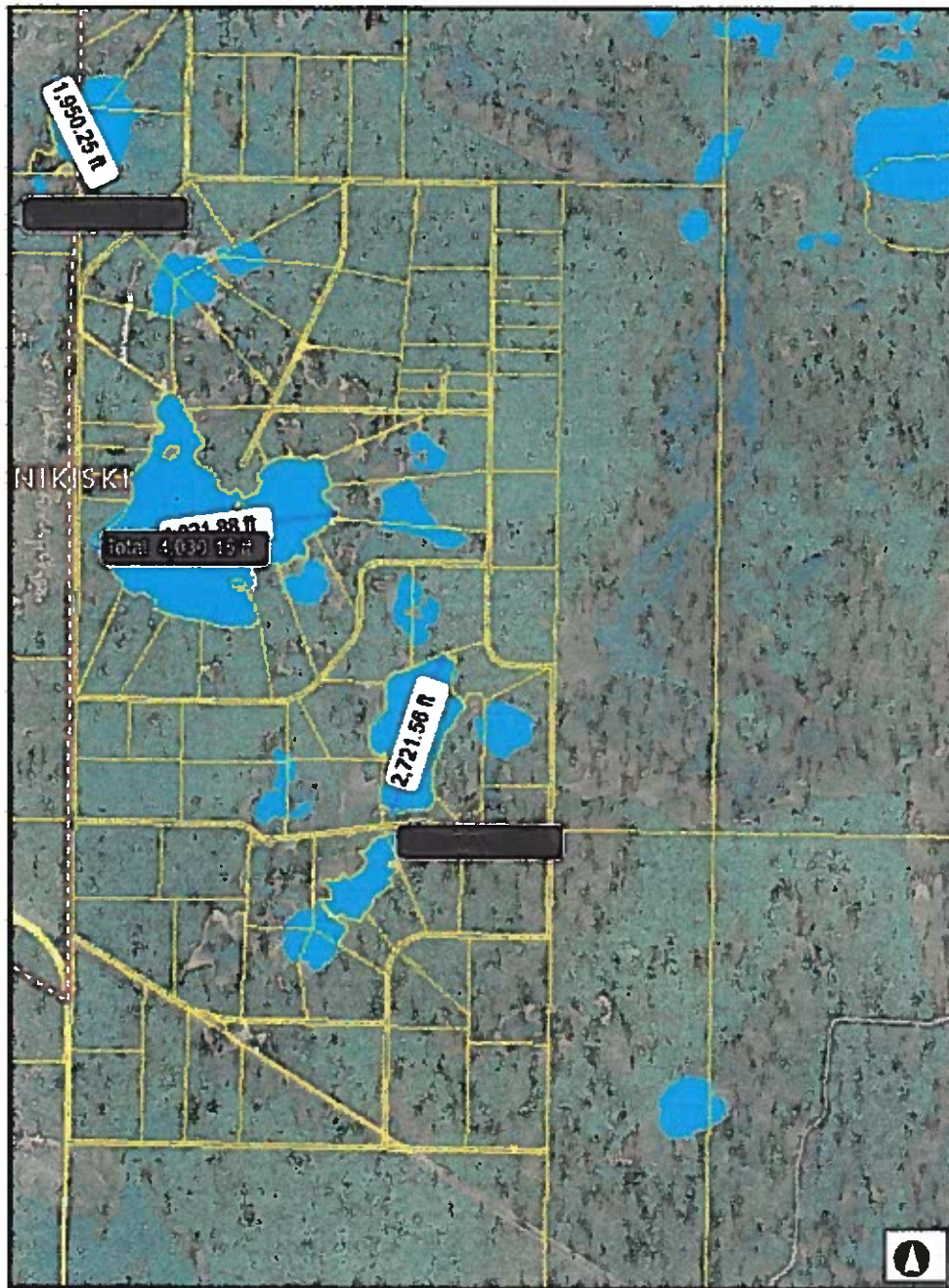
DATE PRINTED: 4/13/2021





Geographic Information Systems  
144 North Birdsey Street, Soldotna, Alaska 99669

# Konovalof Lake Subdivision



## Legend

- City Limits
- Parcels
- Image
  - Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3

For  
Reference

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. It is not to be used for navigation.

## Notes

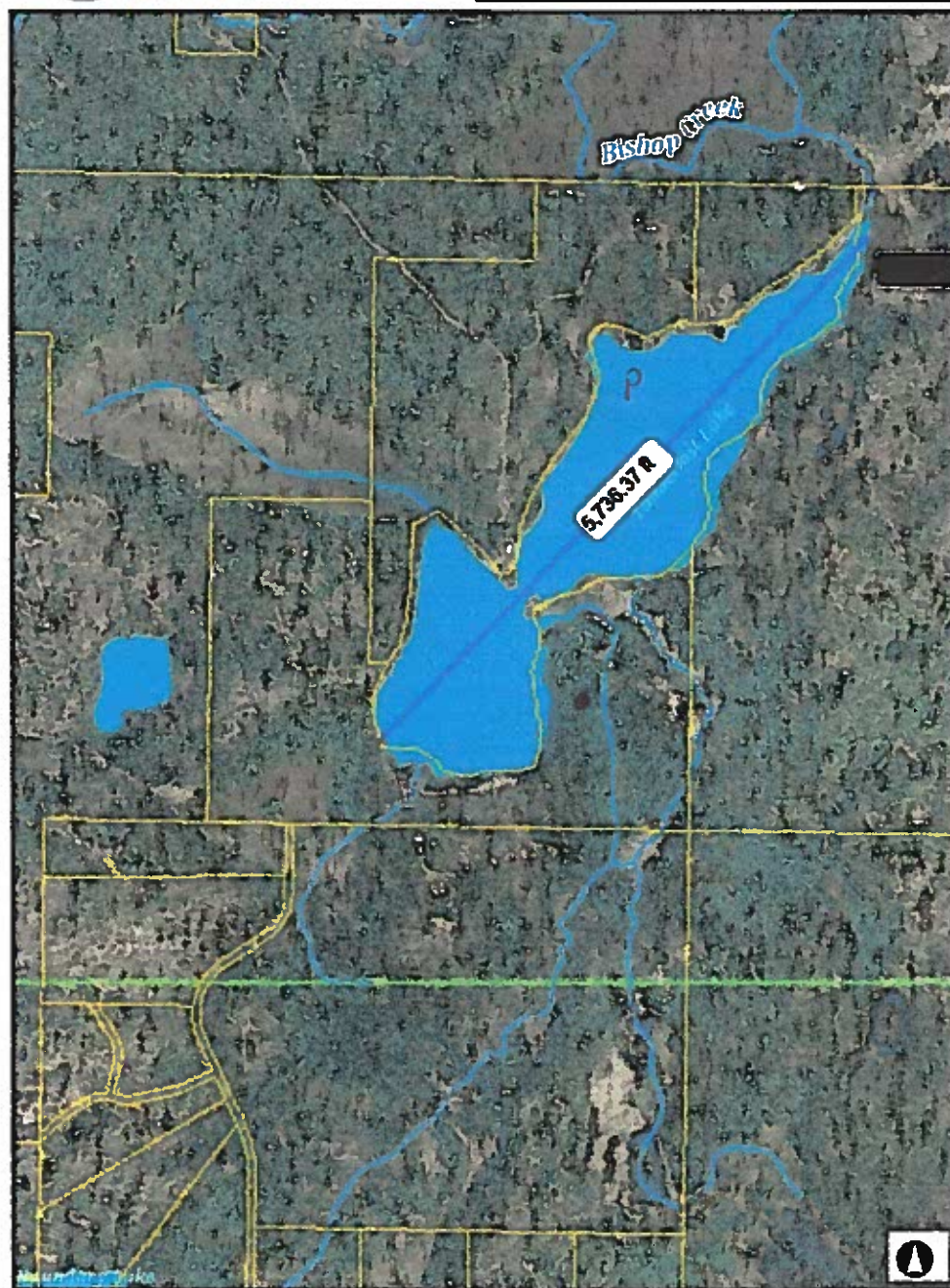
For Reference

①

DATE PRINTED: 4/13/2021



# Timberlost Lake



## Legend

 City Limits

 Parcels

Image

 Red: Band\_1

 Green: Band\_2

 Blue: Band\_3

• 01311005

I - waterfront pond

G - view limited

Land Type

~~Wetlands~~

Remaining  
Wetlands  
77.91 acres

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. It is not to be used for navigation.

## Notes

For Reference

②

DATE PRINTED: 4/13/2021

# opencorporates

The Open Database Of The Corporate World

Company name or number

Search

☒ Companies ☐ Officers

• [Log in/Sign up](#)

## TIMBERLOST TRUMPETER SWAN CONSERVANCY nonprofit

Company Number

50294D

Status

Good Standing

Incorporation Date

14 September 1992 (over 28 years ago)

Company Type

Nonprofit Corporation

Jurisdiction

Alaska (US)

Registered Address

- 140 BIDARKA ST., #217
- KENAI
- 99611
- AK
- UNITED STATES

Agent Name

COLETTE THOMPSON

Agent Address

49604 THOMPSON TRAIL, NIKISKI, AK, 99635, UNITED STATES

Directors / Officers

- COLETTE THOMPSON, vice president

[https://opencorporates.com/companies/us\\_ak/50294D](https://opencorporates.com/companies/us_ak/50294D)

1/4



ADMINISTRATIVE INFORMATION

PARCEL NUMBER  
01311005

Parent Parcel Number

Property Address

Neighborhood  
0140 Central Peninsula - Nikiski

Property Class  
0100 100 Residential Vacant

TAXING DISTRICT INFORMATION

Jurisdiction 1

Area 001 KPB

District 55 Nikiski Senior

Routing Number 2022

OWNERSHIP - Deeded Owner  
TIMBERLOST TRUMPETER SWAN CONSERVANCY  
PO BOX 217  
KENAI, AK 99611-0217  
T 7N R 11W SEC 14 Seward Meridian KN GOVT LOTS 3 5 &  
6 & E1/2 SW1/4

TRANSFER OF OWNERSHIP

Date

10/30/1992	THOMPSON STANLEY F & DONNIS	Doc #: 0	50
10/30/1992	THOMPSON STANLEY F & DONNIS	Doc #: 0	50
07/30/1991	TSCHOEPL VERA WILSON & THOMPSON STAN	Doc #: 0	\$96100
07/30/1991	TSCHOEPL VERA WILSON & THOMPSON	Doc #: 0	\$96100
11/30/1990	TSCHOEPL VERA WILSON	Doc #: 0	50

RESIDENTIAL

VALUATION RECORD

Assessment Year	01/01/2015	01/01/2016	01/01/2017	01/01/2018	01/01/2019	01/01/2020	Worksheet
Reason for Change	MAIN	MAIN	MAIN	MAIN	MAIN	MAIN	
VALUATION	89200	89200	89200	89200	89200	89200	
Appraised Value	0	0	0	0	0	0	125400
T	89200	89200	89200	89200	89200	89200	125400
VALUATION	89200	89200	89200	89200	89200	89200	125400
Assessed Value	0	0	0	0	0	0	125400
T	89200	89200	89200	89200	89200	89200	125400

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence	Value
Soil ID	-or- Actual	Effective	Depth	Rate	Rate	Value	Factor	
-or- Frontage	-or- Frontage	Depth	Square Feet					
Land Type								
1 Residential Rural/Res T				1636.00	1636.00	122700	6	203
2 Remaining/Wetlands				112.95	112.95	8800		1

Supplemental Cards

TRUE TAX VALUE

12

Supplemental Cards

TOTAL LAND VALUE

125400



## Kenai Peninsula Borough

Assessing Department  
144 N. Binkley Street  
Soldotna AK 99669

May 1 2021 8:14AM

### General Information

**TIMBERLOST TRUMPETER SWAN CONSERVANCY**  
**PO BOX 217**  
**KENAI, AK 99611-0217**

**Property ID** 01311005  
**Address**  
**Document / Book Page**  
**Acreage** 152.9100

### Owners

Property ID	Display Name	Address
01311005	TIMBERLOST TRUMPETER SWAN CONSERVANCY	PO BOX 217

### Legal Description

#### Description

T 7N R 11W SEC 14 Seward Meridian KN GOVT LOTS 3 5 & 6 & E1/2 SW1/4

### Value History

Year	Reason	Assessed		
		Land	Structures	Total
2021	Main Roll Certification	\$125,400	\$0	\$125,400
2020	Main Roll Certification	\$89,200	\$0	\$89,200
2019	Main Roll Certification	\$89,200	\$0	\$89,200
2018	Main Roll Certification	\$89,200	\$0	\$89,200
2017	Main Roll Certification	\$89,200	\$0	\$89,200
2016	Main Roll Certification	\$89,200	\$0	\$89,200
2015	Main Roll Certification	\$89,200	\$0	\$89,200
2014	Main Roll Certification	\$89,200	\$0	\$89,200
2013	Main Roll Certification	\$89,200	\$0	\$89,200
2012	Main Roll Certification	\$89,200	\$0	\$89,200
2011	Main Roll Certification	\$89,200	\$0	\$89,200
2010	Main Roll Certification	\$94,400	\$0	\$94,400
2009	Main Roll Certification	\$94,400	\$0	\$94,400
2008	Main Roll Certification	\$97,000	\$0	\$97,000
2007	Main Roll Certification	\$97,000	\$0	\$97,000
2006	Main Roll Certification	\$97,000	\$0	\$97,000
2005	Main Roll Certification	\$97,000	\$0	\$97,000
2004	Main Roll Certification	\$97,000	\$0	\$97,000
2003	Main Roll Certification	\$97,000	\$0	\$97,000
2002	Main Roll Certification	\$97,000	\$0	\$97,000
2001	Main Roll Certification	\$97,000	\$0	\$97,000

### Land Details

Primary Use	Land Type	Acres	EFF Frontage	EFF Depth	Assd Value
	Residential Rural/Res T	75.0000	0.00	0.00	\$116,600
	Remaining/Wetlands	77.9100	0.00	0.00	\$8,600

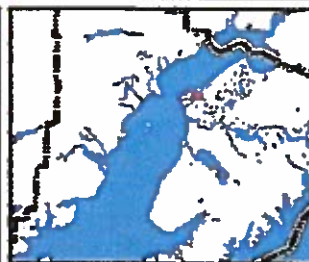
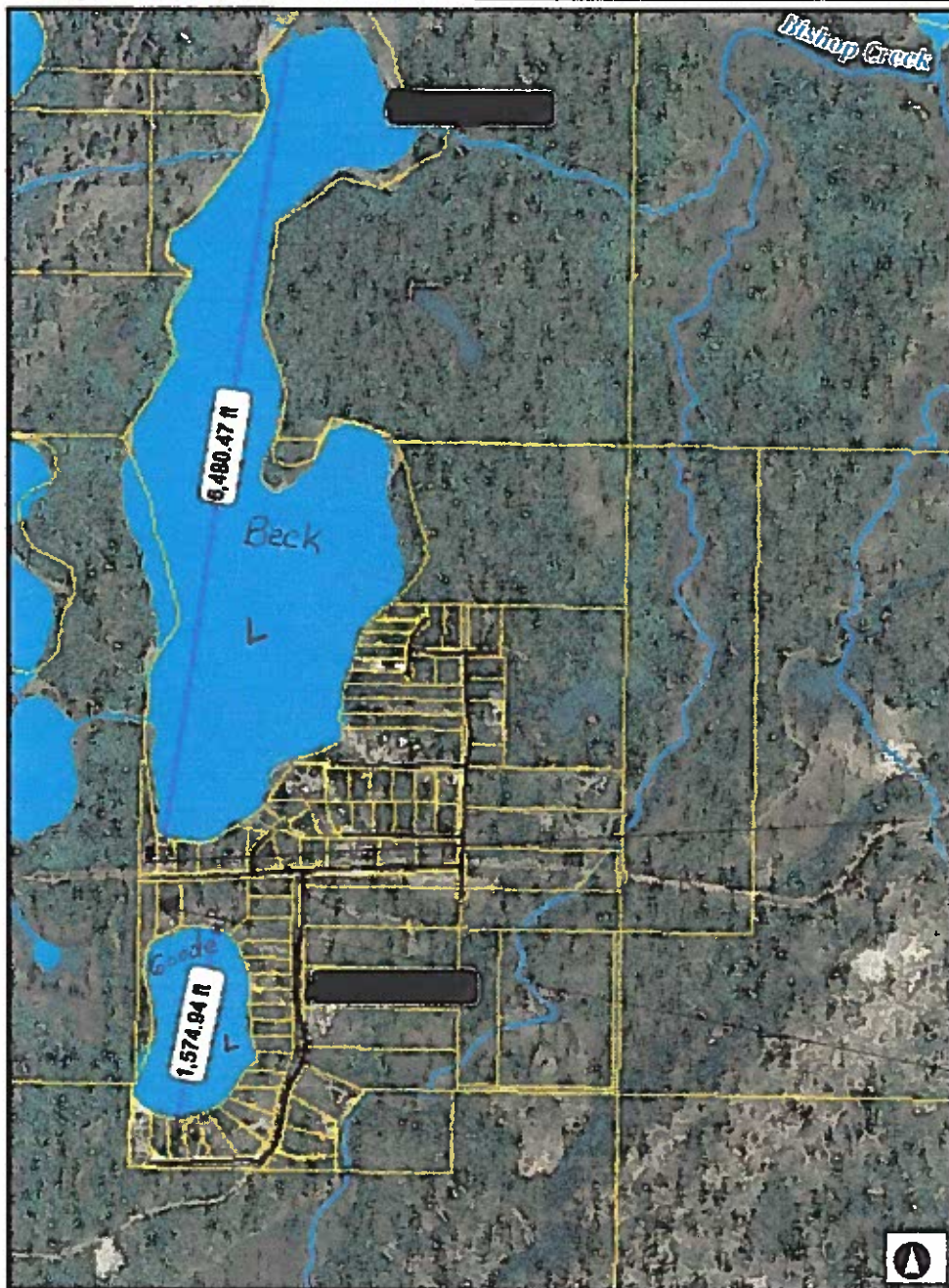




Geographic Information Systems

144 North Bartley Street, Seldovia, Alaska 99683

## Beck Lake/ Goode Lake



### Legend

- Mileposts
- City Limits
- Highways
- Major Roads
- Roads
  - Town Medium Volume
  - Town Low/Seasonal/ Other
  - Proposed
- Parcels
- Image
  - Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3

• 01362020  
G-Waterfront lake  
Q-view good

• 01362014  
G-Waterfront lake  
Q-view good

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. It is not to be used for navigation.

Notes  
For Reference

③

DATE PRINTED: 4/15/2021



# KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

013-620-20

Card R02

46720 MEIMI AVE

4210

2021

## ADMINISTRATIVE INFORMATION

Neighborhood:

112 Central Peninsula - Nikiski

Property Class:

112 Residential Dwellings 2-4

TAG:

55 - NIKISKI SN.

## LEGAL DESCRIPTION:

T 7N R 11W SEC 1 Seward Meridian KN 0950002 TERN ACRES  
1994 SUB AMENDED LOT 16A

ACRES: 2.30

## PRIMARY OWNER

GARRISON GREGORY  
STOCKDALE SUSAN  
PO BOX 7029  
NIKISKI, AK 99635-7029

## Residential Dwellings 2-4

### VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	20,400	20,400	20,400	20,400	20,400	34,20
Improvements	48,000	50,300	48,800	48,700	47,800	47,20
Total	68,400	70,700	69,200	69,100	68,200	81,40

### LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential Rural/Res T	49 User Definable Land Formula		2.30	6,609	6,609	15,200	G Waterfront Lake	100	15,200	34,200
						9	View Good	40	6,080	
						S	Gravel Main			
						X	Elec Yes			
						O	Gas No	-15	-2,280	
									19,000	34,200
ASSESSED LAND VALUE (Rounded) :										

## MEMOS

**Building Notes**  
09/13 BLM R02 NO CHANGE  
09/19 TB R01 QUAL/EFF YR REFL CURRENT MANUAL GUIDELINES R02 NO  
CHANGE MAY HAVE ITS ONLY SEPTIC, UNABLE TO CONFIRM. LEFT %COMP  
SOME PER CONSULTATION W/ AW

LAND INFLUENCES									
Community	Y	N	View	N	L	G	E	Street Access	
Gas			CCRs		Alrstrip			Paved	Grv Maint
Electric			HOA		For Sale			PLAT	TRAIL
Public H2O			Hwy Fnt		Ag Right				WATERFRONT
Public Sewer			Easement		Other			Ocean	River
LAND TYPE	RR#20		OTHER:					Pond	Dedicated
TOPO	Slope		Ravine		Other			Wetlands	Boat Launch



## ADMINISTRATIVE INFORMATION

PARCEL NUMBER  
01362014Parent Parcel Number  
0136040Property Address  
1445 Central Peninsula - NikiskiNeighborhood  
100-100 Residential VacantTAXING DISTRICT INFORMATION  
Jurisdiction 1

Area 001 KPB

District 55 Nikiski Senior

Routing Number 2022

## OWNERSHIP - Deeded Owner

TAURIAINEN-ERNST CAROL

ERNST RANDOLPH A

PO BOX 7092

NIKISKI, AK 99635-7092

T 7N R 11W SEC 1 Seward Meridian KN 0810107 TERN

ACRES SUB LOT 14

## TRANSFER OF OWNERSHIP

Date

11/03/1994	ERNST CAROL TAURIAINEN & RANDOLPH A	\$0
	Bk/Pg: 453, 746	
11/28/1967	TAURIAINEN ARTHUR W & MEIMI	\$0
	Doc #: 0	

Printed 03/30/2021 Card No. 1 of 1

## RESIDENTIAL

## VALUATION RECORD

Assessment Year	01/01/2015	01/01/2016	01/01/2017	01/01/2018	01/01/2019	01/01/2020	Worksheet
Reason for Change	MAIN	MAIN	MAIN	MAIN	MAIN	MAIN	
VALUATION	18600	18600	18600	18600	18600	18600	30400
Appraised Value	0	0	0	0	0	0	0
VALUATION	18600	18600	18600	18600	18600	18600	30400
Assessed Value	0	0	0	0	0	0	0
VALUATION	18600	18600	18600	18600	18600	18600	30400

## Site Description

Legal Acres:  
1.9000

## LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence	Value
-or- Actual Frontage	-or- Effective Depth	-or- Effective Depth	-or- Square Feet	Rate	Rate	Value	Factor	
1 Residential Rural/Roa T	7105.26	7105.26	13500.9	401.6	100% 0	-151		30

Supplemental Cards

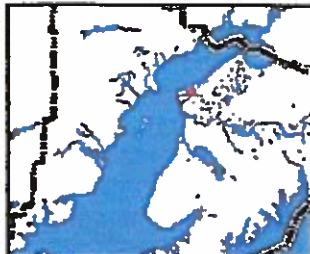
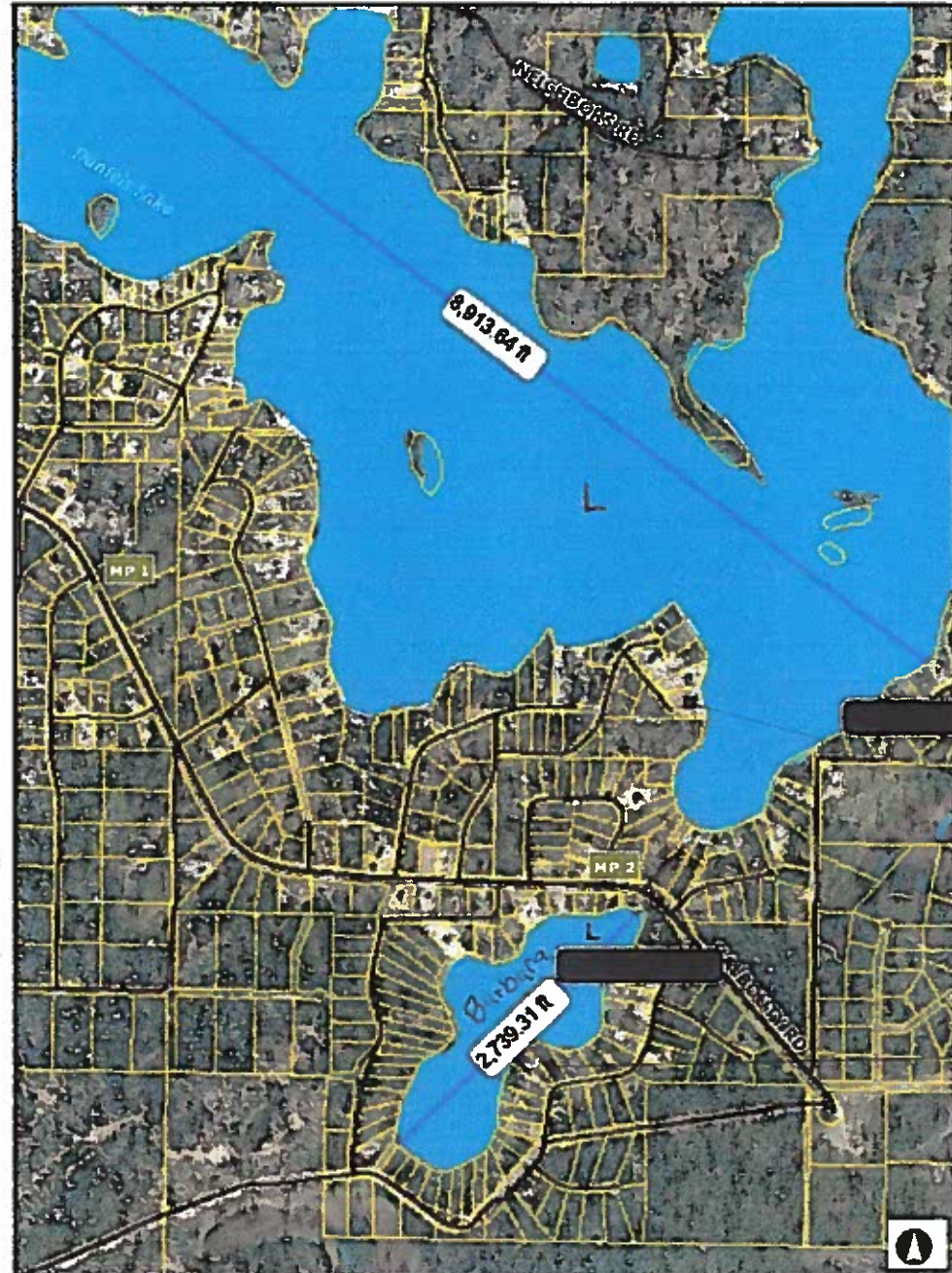
TRUE TAX VALUE

30

Supplemental Cards  
TOTAL LAND VALUE

30400

# Daniel Lake/ Barbara Lake



- Legend**
- Mileposts
  - City Limits
  - Highways
  - Major Roads
  - Roads**
  - Town Medium Volume
  - Town Low/Seasonal; Other
  - Proposed
  - Parcels
  - Image**
  - Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3

• 01309257  
6- waterfront lake  
9- view good

• 01342020  
6- waterfront lake  
9- view good

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. It is not to be used for navigation.

**Notes**  
For Reference (4)

DATE PRINTED: 4/15/2021



# KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

013-092-57

Card R01

51600 NORTH STAR LN

## ADMINISTRATIVE INFORMATION

Neighborhood: 340 Central Peninsula - Nikiski

Property Class: 990 Residential Accessory Bldg

TAG: 55 - NIKISKI SN.

## LEGAL DESCRIPTION:

T 7N R 11W SEC.3 Seward Meridian KN 0780169 WOLF POINT  
SUB LOT 8 BLK 2

## ACRES: 1.26

## PRIMARY OWNER

YAGER COMMUNITY PROPERTY TRUST  
320 W PIONEER AVE  
HOMER, AK 99603-7528

## Residential Accessory Bldg

## EXEMPTION INFORMATION

## VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	33,700	33,700	33,700	33,700	33,700	21,20
Improvements	1,500	1,500	1,500	1,500	8,000	7,80
Total	35,200	35,200	35,200	35,200	41,700	29,00

## LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		1.26	8,413	8,413	10,600	G Waterfront Lake	100	10,600	21,200
						9	View Good	40	4,240	
						P	Gas Yes			
						T	Gravel Unmain	-20	-2,120	
						Y	Elec No	-20	-2,120	
									10,600	21,200

ASSESSED LAND VALUE (Rounded) :

## MEMOS

LAND INFLUENCES										
Community	Y	N	View	N	L	G	E	Street Access		
Gas			CCRs			Alrstrip		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						

APP 40

01342020

RAGAINS RAMONA K

ADMINISTRATIVE INFORMATION

PARCEL NUMBER  
01342020

Parent Parcel Number

Property Address

Neighborhood  
100 Central Peninsula - Nikiski

Property Class  
100-100 Residential Vacant

TAXING DISTRICT INFORMATION

Jurisdiction 1

Assessment Year 001

District 55

Routing Number 2022

OWNERSHIP - Deeded Owner

RAGAINS RAMONA K  
PO BOX 7451  
NIKISKI, AK 99635-7451

T 7N R 11W SEC 3 & SEC 10 Seward Meridian KN 0780154  
LAKECREST SUB LOT 9  
BLOCK 1

TRANSFER OF OWNERSHIP

Date

04/29/1998	RAGAINS KEITH A & RAMONA K Doc #: 1998-003379	\$0
10/30/1989	MACK L E & S J & RAGAINS Doc #: 0	\$0
10/30/1989	MACK L E & S J & RAGAINS Doc #: 0	\$0
10/30/1989	MACK L E & S J & RAGAINS Doc #: 0	\$0
10/30/1989	MACK L E & S J & RAGAINS Doc #: 0	\$0

RESIDENTIAL

VALUATION RECORD

Nikiski Benior

Assessment Year	01/01/2015	01/01/2016	01/01/2017	01/01/2018	01/01/2019	01/01/2020	Worksheet
Reason for Change	MAIN	MAIN	MAIN	MAIN	MAIN	MAIN	
VALUATION	21400	21400	21400	21400	21400	21400	24000
Appraised Value	1500	1500	1500	0	0	0	0
T	22900	22900	22900	21400	21400	21400	24000
VALUATION	21400	21400	21400	21400	21400	21400	24000
Assessed Value	1500	1500	1500	0	0	0	0
T	22900	22900	22900	21400	21400	21400	24000

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence	Value
Soil ID	Acres		-or-	Rate	Rate	Value	Factor	
-or-	Depth	Effective	Depth Factor					
Actual	Effective	Effective	-or-					
Frontage	Frontage	Depth	Square Feet					
Land Type								
Residential Rural/Res T	8771.93	8771.93	10000.9	40% G	100% P	0%		2

Site Description

Legal Acres:  
1.1400

BLD: Building Notes  
9/17 TB NO DRV  
LAND: Land Notes  
LAKE FRONT

Supplemental Cards  
TRUE TAX VALUE

Supplemental Cards  
TOTAL LAND VALUE

24000

319

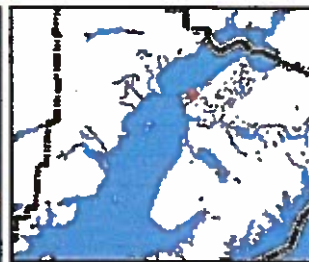




Geographic Information Systems

144 North Blakely Street, Soldotna, Alaska 99669

# Georgina + Barr Lake



## Legend

- Mileposts
- City Limits
- Highways
- Major Roads
- Roads
  - Town Medium Volume
  - Town Low/Seasonal, Other
  - Proposed
- Parcels
- Image
  - Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3

Georgina Lake

01316206

6 - waterfront lake

9 - view good

Barr Lake

01316212

II - waterfront pond

6 - view limited

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. It is not to be used for navigation.

## Notes

For Reference

⑤

DATE PRINTED: 4/15/2021

2 measurements are made on Barr lake. ~~⑤~~

- 4,338ft is total length

- 3,034ft is length to bottle neck area



# KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

013-162-06

Card R01

2421

2021

51575 GEORGINE LAKE RD

## ADMINISTRATIVE INFORMATION

Neighborhood:

40 Central Peninsula - Nikiski

Property Class:

110 Residential Dwelling - single

3:

55 - NIKISKI SN.

## LEGAL DESCRIPTION:

T 7N R 11W SEC 4 Seward Meridian KN 0750081 GEORGINE LAKE SUB ADDN NO 1 LOT 6 BLK 2

ACRES: 1.23

## PRIMARY OWNER

MCCOLLUM WENDI R  
PO BOX 8605  
NIKISKI, AK 99635-8605

## Residential Dwelling - single

## VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	20,000	20,000	20,000	20,000	20,000	23,400
Improvements	161,500	147,000	141,800	147,400	150,900	147,100
Total	181,500	167,000	161,800	167,400	170,900	170,500

## LAND DATA AND CALCULATIONS

Method	Use	Area	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
49 User Definable Land Formula		1.23	8,455	8,455	10,400	G Waterfront Lake	100	10,400	23,400
					9	View Good	40	4,160	
					S	Gravel Main			
					X	Elec Yes			
					O	Gas No	-15	-1,560	
								13,000	23,400
ASSESSED LAND VALUE (Rounded):									

## MEMOS

Building Notes

3/7/19 TB EFF AGE REFLECTS EXT DEF MAINT

LAND INFLUENCES									
Community	Y	N	View	N	L	G	E	Street Access	
Gas			CCRs			Airstrip		Paved	Grv Maint
Electric			HOA			For Sale		PLAT	Grv Unmain
Public H2O			Hwy Fnt			Ag Right			TRAIL
Public Sewer			Easement			Other			WATERFRONT
LAND TYPE	RR#20		OTHER:					Ocean	River
TOPO	Steep		Ravine			Other		Pond	Dedicated
									Boat Launch

01316212

SAVARD MICHAEL E & CAROL J

ADMINISTRATIVE INFORMATION

PARCEL NUMBER  
01316212

Parcel Number

Property Address

Neighborhood  
140 Central Peninsula - Nikiski

Property Class  
100 100 Residential Vacant

TAXING DISTRICT INFORMATION

Jurisdiction 1

Area 001 KPB

District 55 Nikiski Senior

Routing Number 2022

OWNERSHIP

- Decedent Owner  
SAVARD MICHAEL E & CAROL J  
12475 E FORT LOWELL RD  
TUCSON, AZ 85749-8218

T 7th R 11W SEC 4 Seward Meridian KN 0750081  
GEORGINE LAKE SUB ADDN NO 1 LOT  
3 BLK 3

TRANSFER OF OWNERSHIP

Date		
07/30/2004	BROWN VERNON H Doc #: 20040074810	\$12313
07/30/2004	BROWN VERNON H Doc #: 2004007481	\$12313
01/31/1979	BROWN VERNON H & KAREN J Doc #: 0	\$0
01/31/1979	BROWN VERNON H & KAREN J Doc #: 0	\$0
09/09/1975		\$0

RESIDENTIAL

VALUATION RECORD

Assessment Year	01/01/2015	01/01/2016	01/01/2017	01/01/2018	01/01/2019	01/01/2020	Worksheet
Reason for Change							
VALUATION	1	20300	20300	20300	20300	20300	16400
Appraised Value	7800	7400	7800	7600	7400	0	0
	T	28100	27700	27900	27700	20300	16400
VALUATION	1	20300	20300	20300	20300	20300	16400
Assessed Value	7800	7400	7800	7600	7400	0	0
	T	28100	27700	27900	27700	20300	16400

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence	Value
Soil ID	-or-		Depth Factor	Rate	Rate	Value	Factor	
Actual	Effective	Effective	-or-					
Frontage	Frontage	Depth	Square Feet					
Land Type				8346.46	8346.46	10600.6	20% 1 50% 0 - 15%	16400
Residential Rural/Res T								

BID: Building Notes  
06/08 PM AK8307RB 8/06 GRAVE STONE ON PROPERTY  
07/18 PM RB R01 GONE DRIVE RECLAIMED BY NATURE

Supplemental Cards

TRUE TAX VALUE

Supplemental Cards

TOTAL LAND VALUE

16400

322

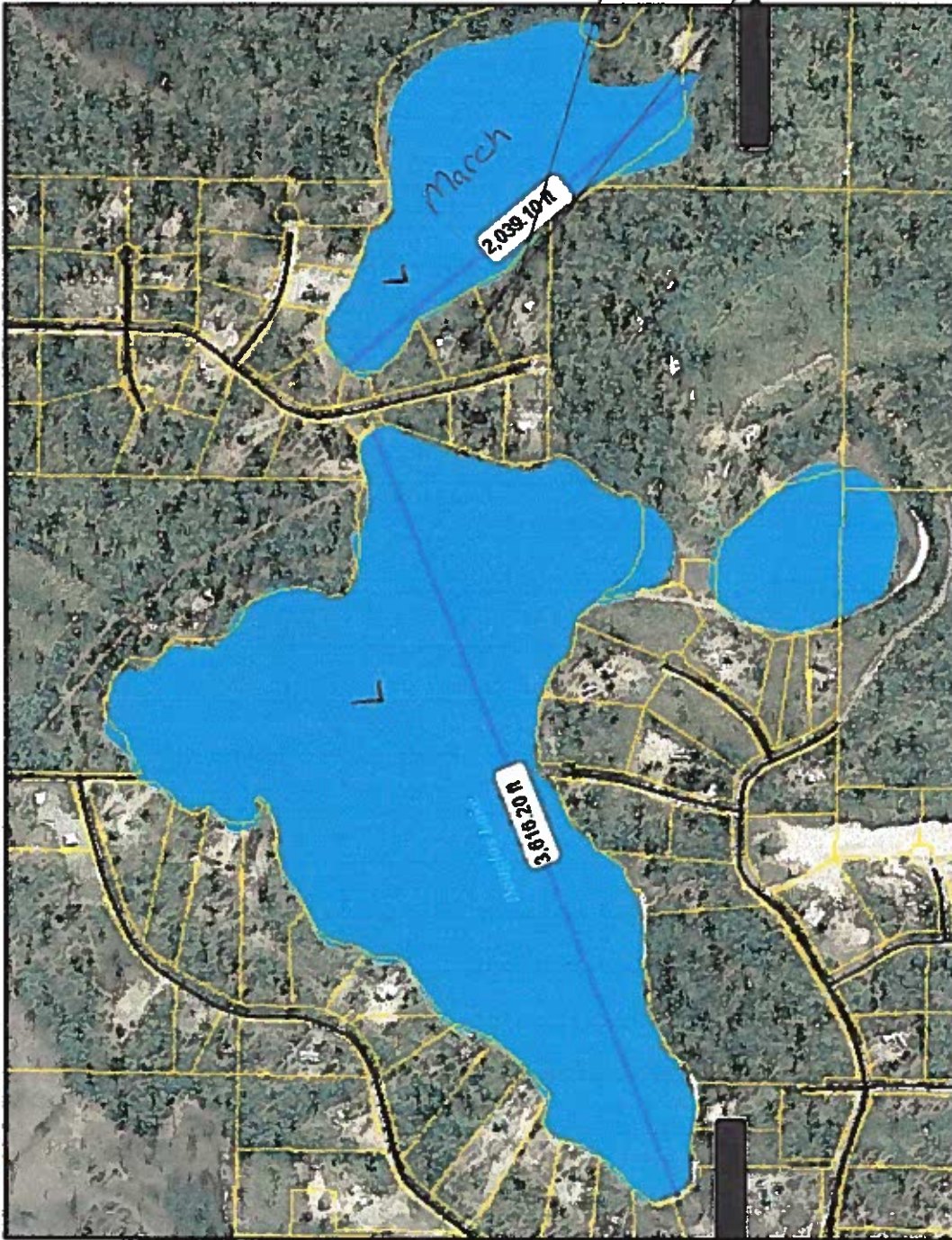


# Douglas Lake / March Lake



## Legend

- Mileposts
- City Limits
- Highways
- Major Roads
- Roads
- Town Medium Volume
- Town Low/Seasonal; Other
- Proposed
- Parcels
- Image
- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3



01339010  
G-Waterfront lot  
q-view good

01339013  
G-Waterfront lot  
q-view good

## Notes

Land on both water bodies considered  
LAKE front

6

This map is a user generated static output from an Internet mapping site and is for  
reference only. Data layers that appear on this map may or may not be accurate,  
current, or otherwise reliable. Do not use for navigation.

DATE PRINTED: 4/13/2021





**013-390-10**

## Card R01

**47559 MARCH RD**

## ADMINISTRATIVE INFORMATION

**ACRES: 1.68**

PRIMARY OWNER

WISNIEWSKI TIMOTHY AND TERRI TRUST  
5839 KENAI SPUR HWY  
KENAI, AK 99611-8432

### Neighborhood:

## 140 Central Peninsula - Nikiski

**Property Class:**

**110 Residential Dwelling - single**

**TAG:**

**55 - NIKISKI SN.**

## Residential Dwelling - single

## VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	23,300	23,300	23,300	23,300	23,300	28,40
Improvements	<u>87,600</u>	<u>84,300</u>	<u>87,800</u>	<u>89,800</u>	<u>87,400</u>	<u>84,80</u>
Total	110,900	107,600	111,100	113,100	110,700	<u>113,20</u>

## **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		1.68	7,500	7,500	12,600	G	Waterfront Lake	100	12,600	28,400
						9		View Good	40	5,040	
						S		Gravel Main			
						X		Elec Yes			
						O		Gas No			
<b>ASSESSED LAND VALUE (Rounded) :</b>										-1,890	
										<b>15,750</b>	<b>28,400</b>

## MEMOS

## Building Notes

01/20 TB UNABLE TO INSP MOST BRDWLKS,BOATDOCK & WDDKS DUE TO

**MONS**

APP 46

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				

KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

013-390-13

Card R01

47530 MARCH RD

PRIMARY OWNER  
LACY DON FAMILY TRUST  
7185 SW HYLAND PARK CT  
BEAVERTON, OR 97008-5652

ACRES: 2.08  
LEGAL DESCRIPTION:  
T 7N R 1 W SEC 28 Seward Meridian KN 0770160 MARCH ACRES  
SUB LOT 2 BLK 3

ADMINISTRATIVE INFORMATION  
Neighborhood:  
110 Central Peninsula - Nikiski  
Property Class:  
110 Residential Dwelling - single

TAG:  
55 - NIKISKI SN.

Residential Dwelling - single

VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	25,900	25,900	25,900	25,900	25,900	32,200
Improvements	145,000	146,300	141,900	148,500	125,400	123,900
Total	170,900	172,200	167,800	174,400	151,300	156,100

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential Rural/Res T	49 User Definable Land Formula		2.08	6,875	6,875	14,300	G Waterfront Lake	100	14,300	32,200
						9	View Good	40	5,720	
						X	Elec Yes			
						S	Gravel Main			
						O	Gas No	-15	-2,145	
									17,875	32,200
ASSESSED LAND VALUE (Rounded) :										

MEMOS

Building Notes  
01/20 TB LTP  
Land Notes  
03/24/2015 BLM LAKE FRONT

LAND INFLUENCES									
Community	Y	N	View	N	L	G	E	Street Access	
Gas			CCRS		Alstrip			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	



Geographic Information Systems  
44 North Binkley Street, Soldotna, Alaska 99669

## My Parcel Wetlands



### Legend

☐ City Limits

☐ Parcels

Image

Red: Band\_1

Green: Band\_2

Blue: Band\_3

• 44.04%

• 40%

wet

• 6.02 acres  
under lake

• 17.62 acres  
(total)  
are wet



### Notes

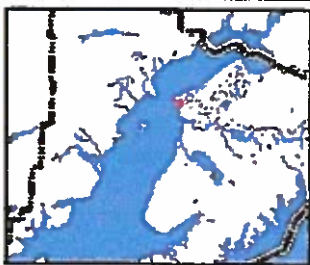
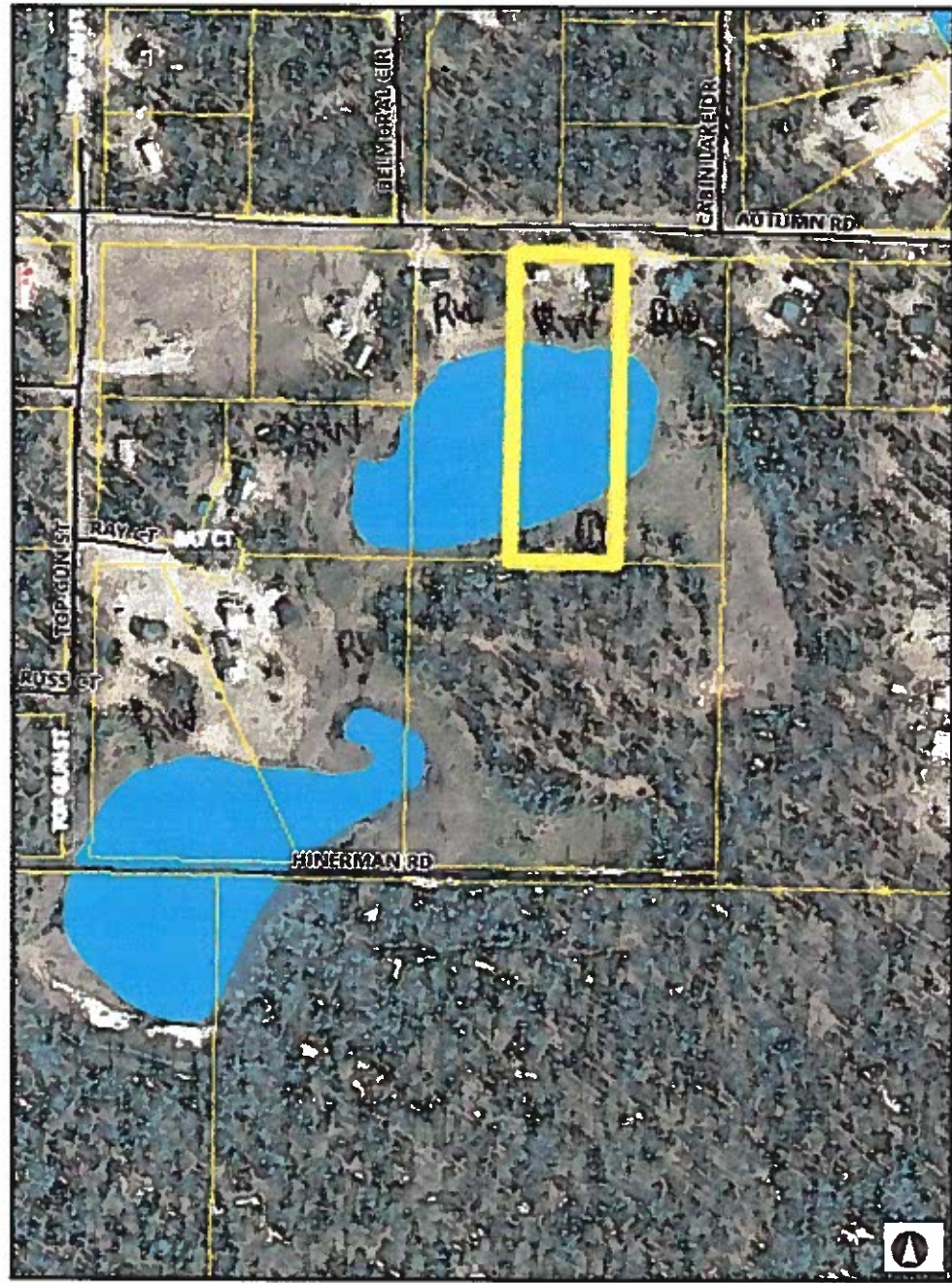
No Discont  
given

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. Do not use for navigation.

DATE PRINTED: 5/10/2021



# Submerged Land is Usually Discounted



**Legend**

- Mileposts
- City Limits
- Highways
- Major Roads
- Roads
  - Town Medium Volume
  - Town Low/Seasonal, Other
  - Proposed
- Parcels
- Image
  - Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3

• RW =  
Remainder  
Wetlands  
landtype

①- see following  
page for  
property report

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. It is not to be used for navigation.

**Notes**  
Type any notes here.

DATE PRINTED: 5/9/2021





## Kenai Peninsula Borough

Assessing Department  
144 N. Binkley Street  
Soldotna AK 99669

May 10, 2021 12:17 PM

### General Information

<b>JONES JOE M</b>	<b>Property ID</b>	<b>01520026</b>
<b>JONES LUELLA Y</b>	<b>Address</b>	<b>47150 AUTUMN RD</b>
<b>PO BOX 1733</b>	<b>Document / Book Page</b>	<b>20040001730</b>
<b>HOMER, AK 99603-1733</b>	<b>Acreage</b>	<b>3.1700</b>

### Owners

Property ID	Display Name	Address
01520026	JONES JOE M	PO BOX 1733
01520026	JONES LUELLA Y	PO BOX 7301

### Legal Description

Description
T 7N R 12W SEC 26 Seward Meridian KN 0820059 MCCAUGHEY SUB NO 3 LOT 2

### Value History

Year	Reason	Assessed		
		Land	Structures	Total
2021	Main Roll Certification	\$17,100	\$201,700	\$218,800
2020	Main Roll Certification	\$11,400	\$185,200	\$196,600
2019	Main Roll Certification	\$11,400	\$190,300	\$201,700
2018	Main Roll Certification	\$11,400	\$183,700	\$195,100
2017	Main Roll Certification	\$11,400	\$206,100	\$217,500
2016	Main Roll Certification	\$11,400	\$172,800	\$184,200
2015	Main Roll Certification	\$11,400	\$171,600	\$183,000
2014	Main Roll Certification	\$11,400	\$150,400	\$161,800
2013	Main Roll Certification	\$11,400	\$179,800	\$191,200
2012	Main Roll Certification	\$11,400	\$167,900	\$179,300
2011	Main Roll Certification	\$11,400	\$170,100	\$181,500
2010	Main Roll Certification	\$11,400	\$157,700	\$169,100
2009	Main Roll Certification	\$12,900	\$177,500	\$190,400
2008	Main Roll Certification	\$11,700	\$184,700	\$196,400
2007	Main Roll Certification	\$11,700	\$147,800	\$159,500
2006	Main Roll Certification	\$11,700	\$137,300	\$149,000
2005	Main Roll Certification	\$18,200	\$124,200	\$142,400
2004	Main Roll Certification	\$18,200	\$120,900	\$139,100
2003	Main Roll Certification	\$18,200	\$119,400	\$137,600
2002	Main Roll Certification	\$18,200	\$108,400	\$126,600
2001	Main Roll Certification	\$18,200	\$99,700	\$117,900

①

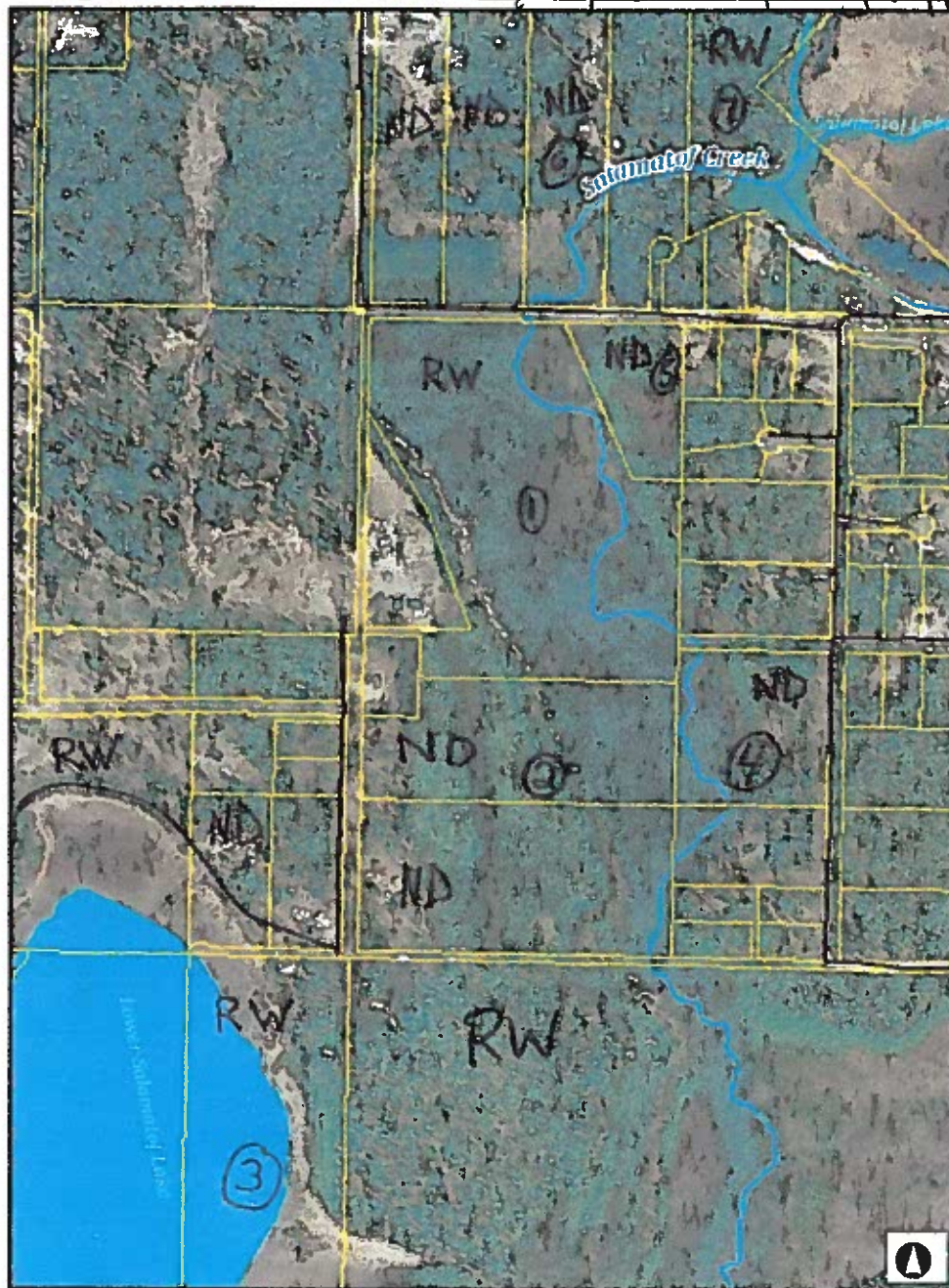
R01 - Extension Details							
<p>Address 47150 AUTUMN RD  Type 2+ L FRAME  Grade A+  Year Built 1985  Value \$189,200</p>							
Attributes							
Story	Attribute	Detail					
	Type	2+ L FRAME					
	Occupancy	Single family					
	Roof Structure	Gable					
	Roof Cover	Comp sh to 235#					
	Heating	Hot water					
	Stories	2.0					
	Bathrooms	2					
1	Exterior Wall (90%)	Wood siding					
1	Exterior Wall (10%)	Masonry veneer					
1	Interior Wall	Normal for Class					
1	Interior Flooring	Base Allowance					
2	Interior Flooring	Base Allowance					
2	Interior Wall	Normal for Class					
2	Exterior Wall	Wood siding					
Floor Areas							
Code	Description	Gross	Finished	Construction			
1.0	Floor Level	1,065	1,065	Wood frame			
2.0	Floor Level	480	480	Wood frame			
Total		1,545	1,545				
Exterior Features							
Code	Description	Size	Construction				
ATTGAR	Attached Garage	480	Wood frame				
OMP	Open masonry porch	15					
WDDK-R	0	380					
Improvements							
Code	Year	Bldg	Length	Width	Units	Unit Type	Value
BSMT	2006	R01	24.00	24.00	576	SF	0
SWL	3000	R01	0.00	0.00	1	IT	10,500
DRIVE	3000	R01	0.00	0.00	1	IT	2,000
Land Details							
Primary Use	Land Type	Acres	EFF Frontage	EFF Depth	Ass Value		
	Residential Rural/Res T	1.0000	0.00	0.00	\$15,600		
	Remaining/Wetlands	2.1700	0.00	0.00	\$1,500		

①



## Remaining Wetlands Land Type

*Example Unequally Applied*



### Legend

- Mileposts
- City Limits
- Highways
- Major Roads
- Roads
  - Town Medium Volume
  - Town Low/Seasonal; Other
  - Proposed
- Parcels
- Image
  - Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3

*RW = Remaining Wetlands Landtype*

*ND - no discount*

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. It is not to be used for navigation.

### Notes

DATE PRINTED: 5/6/2021





## Kenai Peninsula Borough

Assessing Department  
144 N. Binkley Street  
Soldotna AK 99669

May 8, 2021 3:04PM

### General Information

<b>BOYD JONATHAN</b> <b>BOYD SARA</b> <b>45350 DIVIDEND ST</b> <b>KENAI, AK 99611-9809</b>	<b>Property ID</b> 01732016 <b>Address</b> <b>Document / Book Page</b> 20190082610 <b>Acreage</b> 32.1800
---	--

### Owners

Property ID	Display Name	Address
01732016	BOYD JONATHAN	45350 DIVIDEND ST
01732016	BOYD SARA	45350 DIVIDEND ST

### Legal Description

Description
T 06N R 12W SEC 1 Seward Meridian KN 2017019 JEWELL CREEK SUB 2017 ADDN TRACT E

### Value History

Year	Reason	Assessed		
		Land	Structures	Total
2021	Main Roll Certification	\$26,800	\$0	\$26,800
2020	Main Roll Certification	\$19,700	\$0	\$19,700
2019	Main Roll Certification	\$19,700	\$0	\$19,700
2018	Main Roll Certification	\$19,700	\$0	\$19,700

### Land Details

Primary Use	Land Type	Acrea	EFF Frontage	EFF Depth	Ass Value
	Residential Rural/Res T	3.0000	0.00	0.00	\$21,400
	Remaining/Wetlands	29.1800	0.00	0.00	\$5,400

①





## Kenai Peninsula Borough

Assessing Department  
144 N. Binkley Street  
Soldotna AK 99669

May 6 2021 3:58PM

### General Information

<b>EDWARDS LYNNDA J</b> <b>25746 KERRY LOOP</b> <b>CHUGIAK, AK 99567-5100</b>	<b>Property ID</b> 01732014 <b>Address</b> <b>Document / Book Page</b> 20180004360 <b>Acres</b> 13.9800
---	--

### Owners

Property ID	Display Name	Address
01732014	EDWARDS LYNNDA J	25746 KERRY LOOP

### Legal Description

Description
T 06N R 12W SEC 1 Seward Meridian KN 2017019 JEWELL CREEK SUB 2017 ADDN TRACT C

### Value History

Year	Reason	Assessed		
		Land	Structures	Total
2021	Main Roll Certification	\$47,000	\$0	\$47,000
2020	Main Roll Certification	\$25,500	\$0	\$25,500
2019	Main Roll Certification	\$25,500	\$0	\$25,500
2018	Main Roll Certification	\$25,500	\$0	\$25,500

### Land Details

Primary Use	Land Type	Acres	EFF Frontage	EFF Depth	Assd Value
	Residential Rural/Res T	13.9800	0.00	0.00	\$47,000

2



# Kenai Peninsula Borough

Assessing Department  
144 N. Binkley Street  
Soldotna AK 99669

May 9 2021 3:24PM

## General Information

**CHRISTENSON ERIC TIMOTHY**  
**CHRISTENSON PAMELA RAE**  
**1423 N 62ND PL**  
**MESE, AZ 85205-4518**

**Property ID** 01726072  
**Address** 53087 KATLINS WAY  
**Document / Book Page** 20130095070  
**Acreage** 30.0000

## Owners

Property ID	Display Name	Address
01726072	CHRISTENSON ERIC TIMOTHY	1423 N 62ND PL
01726072	CHRISTENSON PAMELA RAE	1423 N 62ND PL

## Legal Description

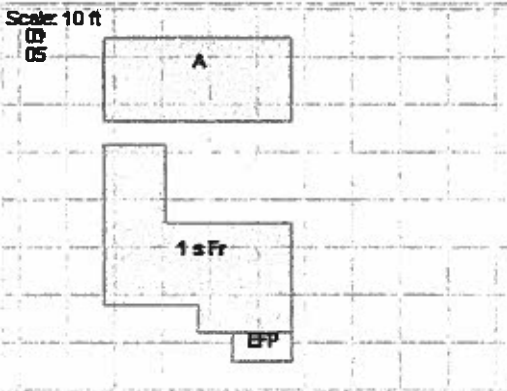
### Description

T 6N R 12W SEC 11 Seward Meridian KN E1/2 NE1/4 NE1/4 & NE1/4 SE1/4 NE1/4

## Value History

Year	Reason	Assessed		
		Land	Structures	Total
2021	Main Roll Certification	\$59,500	\$3,500	\$63,000
2020	Main Roll Certification	\$47,000	\$12,100	\$59,100
2019	Main Roll Certification	\$47,000	\$11,200	\$58,200
2018	Main Roll Certification	\$47,000	\$11,300	\$58,300
2017	Main Roll Certification	\$47,000	\$11,400	\$58,400
2016	Main Roll Certification	\$47,000	\$10,700	\$57,700
2015	Main Roll Certification	\$47,000	\$11,100	\$58,100
2014	Main Roll Certification	\$47,400	\$39,200	\$86,600
2013	Main Roll Certification	\$47,400	\$38,600	\$86,000
2012	Main Roll Certification	\$47,400	\$38,000	\$85,400
2011	Main Roll Certification	\$47,400	\$39,500	\$86,900
2010	Main Roll Certification	\$47,400	\$36,500	\$83,900
2009	Main Roll Certification	\$24,800	\$38,800	\$63,600
2008	Main Roll Certification	\$22,500	\$38,900	\$61,400
2007	Main Roll Certification	\$22,500	\$35,500	\$58,000
2006	Main Roll Certification	\$22,500	\$29,100	\$51,600
2005	Main Roll Certification	\$27,000	\$23,300	\$50,300
2004	Main Roll Certification	\$27,000	\$21,900	\$48,900
2003	Main Roll Certification	\$27,000	\$21,900	\$48,900
2002	Main Roll Certification	\$24,900	\$0	\$24,900
2001	Main Roll Certification	\$24,900	\$0	\$24,900

3

R01 - Extension Details							
<p>Address 53087 KATLINS WAY  Type 1 L FRAME  Grade L  Year Built 1960  Value \$0</p>			<p>Scale 10 ft  ID 05</p> 				
Attributes							
Story	Attribute	Detail					
	Type	1 L FRAME					
	Occupancy	Single family					
	Roof Structure	Gable					
	Roof Cover	Metal					
	Heating	Space heater					
	Stories	1.0					
	Bathrooms	1					
	Feature	Wood Stove					
1	Exterior Wall	Wood board & batten					
1	Interior Wall	Normal for Class					
1	Interior Flooring	Base Allowance					
A	Interior Flooring	Base Allowance					
A	Interior Wall	Normal for Class					
A	Exterior Wall	Wood board & batten					
Floor Areas							
Code	Description	Gross	Finished	Construction			
1.0	Floor Level	951	951	Wood frame			
A	Attic	646	0	Wood frame			
Total		1,597	951				
Exterior Features							
Code	Description	Size	Construction				
EFP	Enclosed frame porch	72					
Improvements							
Code	Year	Bldg	Length	Width	Units	Unit Type	Value
SWL	3000	R01	0.00	0.00	1	IT	1,500
DRIVE	3000	R01	0.00	0.00	1	IT	2,000
Land Details							
Primary Use	Land Type	Acres	EIF Frontage	EIF Depth	Asd Value		
	Residential Rural/Res T	5.0000	0.00	0.00	\$54,500		
	Remaining/Wetlands	25.0000	0.00	0.00	\$5,000		

3



## Kenai Peninsula Borough

Assessing Department  
144 N. Binkley Street  
Soldotna AK 99669

May 9 2021 9:10PM

### General Information

<b>LOBATO HAROLD</b> <b>LOBATO BARBARA</b> <b>3000 WALLACE CREEK RD</b> <b>HEALDSBURG, CA 95448-8200</b>	<b>Property ID</b> 01725153 <b>Address</b> 45147 NOLA ST <b>Document / Book Page</b> <b>Acreage</b> 9.1200
---	---

### Owners

Property ID	Display Name	Address
01725153	LOBATO BARBARA	3000 WALLACE CREEK RD
01725153	LOBATO HAROLD	3000 WALLACE CREEK RD

### Legal Description

Description
T 06N R 12W SEC 1 Seward Meridian KN 2018100 BETTYANN'S ACRES LOBATO REPLAT L OT 1-A BLK 4

### Value History

Year	Reason	Assessed		
		Land	Structures	Total
2021	Main Roll Certification	\$41,600	\$125,400	\$167,000
2020	Main Roll Certification	\$24,200	\$79,400	\$103,600
2019	Main Roll Certification	\$24,200	\$76,100	\$100,300

4



R02 - Extension Details	
<p style="text-align: center;"> <b>Address</b> 45147 NOLA ST  <b>Type</b> COTTAGE 1 L  <b>Grade</b> L+  <b>Year Built</b> 1998  <b>Value</b> \$34,900         </p>	<div style="text-align: right; font-size: small;">Scale: 5 ft</div>

Attributes		
Story	Attribute	Detail
	Type	COTTAGE 1 L
	Occupancy	Single family
	Roof Structure	Gable
	Roof Cover	Camp sh 240-260#
	Heating	No Heat
	Stories	1.0
	Bathrooms (Half)	1
	Feature	Wood Stove
1	Exterior Wall	T 111 plywood-economy
1	Interior Wall	Normal for Class
1	Interior Flooring	Base Allowance


Floor Areas				
Code	Description	Gross	Finished	Construction
1.0	Floor Level	520	520	Wood frame
	<b>Total</b>	<b>520</b>	<b>520</b>	

Exterior Features			
Code	Description	Size	Construction
CNPy/	Canopy	72	

Improvements							
Code	Year	Bldg	Length	Width	Units	Unit Type	Value
DRIVE	3000	R02	0.00	0.00	1	IT	2,000

Land Details						
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Assd Value	
	Residential Rural/Res T	9.1200	0.00	0.00	\$41,600	

(4)

	<b>Kenai Peninsula Borough</b> Assessing Department 144 N. Binkley Street Soldotna AK 99669		May 5 2022 11:16PM	
	<b>General Information</b>			
<b>HANSEN PETER B</b> <b>52793 WARREN AVE</b> <b>KENAI, AK 99611-9762</b>		<b>Property ID</b> 01732017 <b>Address</b> 52793 WARREN AVE <b>Document / Book Page</b> 20180009510 <b>Acreage</b> 5.0000		
<b>Owners</b>				
<b>Property ID</b> 01732017	<b>Display Name</b> HANSEN PETER B	<b>Address</b> 52793 WARREN AVE		
<b>Legal Description</b>				
<b>Description</b> T 06N R 12W SEC 1 Seward Meridian KN 2017019 JEWELL CREEK SUB 2017 ADDN TRACT F				
<b>Value History</b>				
Year	Reason	Assessed		
		Land	Structures	Total
2021	Main Roll Certification	\$29,000	\$55,200	\$84,200
2020	Main Roll Certification	\$11,500	\$55,600	\$67,100
2019	Main Roll Certification	\$11,500	\$2,700	\$14,200
2018	Main Roll Certification	\$11,500	\$1,200	\$12,700

5

R01 - Extension Details	
<p><b>Address</b> 52793 WARREN AVE</p> <p><b>Type</b> 1 L FRAME</p> <p><b>Grade</b> F</p> <p><b>Year Built</b> 2019</p> <p><b>Value</b> \$45,500</p>	<p><b>Scale:</b> 10 ft 00209</p> <div style="text-align: center; margin-top: 20px;"> <p>1 s Fr C</p> </div>

Attributes		
Story	Attribute	Detail
	Type	1 L FRAME
	Occupancy	Single family
	Roof Structure	Gable
	Roof Cover	Comp sh to 235#
	Heating	No Heat
	Stories	1.0
	Bathrooms	1
	Feature	Wood Stove
1	Exterior Wall (40%)	Al or steel sheet siding
1	Exterior Wall (60%)	Wood siding
1	Interior Wall	Normal for Class
1	Interior Flooring	Base Allowance

Floor Areas				
Code	Description	Gross	Finished	Construction
1.0	Floor Level	864	864	Wood frame
	<b>Total</b>	<b>864</b>	<b>864</b>	

Exterior Features			
Code	Description	Size	Construction
RFX/	Roof extension	96	

Improvements							
Code	Year	Bldg	Length	Width	Units	Unit Type	Value
CONEX	3000	R01	20.00	8.00	1	IT	1,200
DRIVE	3000	R01	0.00	0.00	1	IT	2,000
SWL	3000	R01	0.00	0.00	1	IT	6,500

Land Details					
Primary Use	Land Type	Acres	EFF Frontage	EFF Depth	Ass Value
	Residential Rural/Res T	5.0000	0.00	0.00	\$29,000

5



# Kenai Peninsula Borough

Assessing Department  
144 N. Binkley Street  
Soldotna AK 99669

May 9, 2021 11:23 AM

## General Information

<b>MCALLISTER DARRELL</b> <b>PO BOX 3246</b> <b>PALMER, AK 99645-3246</b>	<b>Property ID</b> 01702103 <b>Address</b> 52845 HOYT AVE <b>Document / Book Page</b> 20180070450 <b>Acreage</b> 9.2700
---	--

## Owners

Property ID	Display Name	Address
01702103	MCALLISTER DARRELL	PO BOX 3246

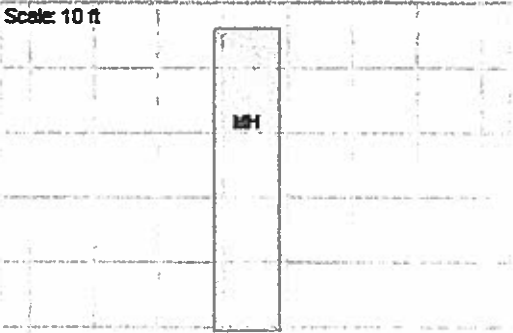
## Legal Description

Description
T 6N R 12W SEC 1 Seward Meridian KN 0000000 HOYT SUB TRACT 3 EXCLUDING HOYT S UB NO 2

## Value History

Year	Reason	Land	Assessed Structures	Total
2021	Main Roll Certification	\$35,000	\$50,800	\$85,800
2020	Main Roll Certification	\$19,400	\$54,200	\$73,600
2019	Main Roll Certification	\$19,400	\$53,900	\$73,300
2018	Main Roll Certification	\$19,400	\$55,900	\$75,300
2017	Main Roll Certification	\$19,400	\$57,400	\$76,800
2016	Main Roll Certification	\$19,400	\$56,500	\$75,900
2015	Main Roll Certification	\$19,400	\$57,200	\$76,600
2014	Main Roll Certification	\$19,400	\$44,400	\$63,800
2013	Main Roll Certification	\$19,400	\$46,200	\$65,600
2012	Main Roll Certification	\$19,400	\$52,400	\$71,800
2011	Main Roll Certification	\$19,400	\$60,400	\$79,800
2010	Main Roll Certification	\$19,400	\$47,100	\$66,500
2009	Main Roll Certification	\$23,500	\$42,800	\$66,300
2008	Main Roll Certification	\$21,400	\$41,200	\$62,600
2007	Main Roll Certification	\$21,400	\$38,800	\$60,200
2006	Main Roll Certification	\$21,400	\$36,100	\$57,500
2005	Main Roll Certification	\$26,400	\$31,100	\$57,500
2004	Main Roll Certification	\$26,400	\$31,100	\$57,500
2003	Main Roll Certification	\$26,400	\$31,100	\$57,500
2002	Main Roll Certification	\$27,400	\$16,900	\$44,300
2001	Main Roll Certification	\$24,900	\$14,500	\$39,400



R02 - Extension Details					
<p><b>Address</b> 52845 HOYT AVE</p> <p><b>Type</b> MHS</p> <p><b>Grade</b> F</p> <p><b>Year Built</b> 1968</p> <p><b>MH Make</b></p> <p><b>MH Make</b></p> <p><b>Value</b> \$9,300</p>			<p><b>Scale:</b> 10 ft</p> 		
Attributes					
Story	Attribute	Detail			
	Type	MHS			
	Occupancy	Single family			
	Roof Structure	Flat or Shed			
	Roof Cover	Metal			
	Heating	Space heater			
	Stories	1.0			
	Bathrooms	1			
Floor Areas					
Code	Description	Gross	Finished	Construction	
MHOME	Manufactured Home	460	460		
	<b>Total</b>	<b>460</b>	<b>460</b>		
Land Details					
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Ass Value
	Residential Rural/Res T	9.2700	0.00	0.00	\$35,000

6



## Kenai Peninsula Borough

Assessing Department  
144 N. Binkley Street  
Soldotna AK 99669

May 6 2024 4:16 PM

### General Information

<b>SULLIVAN SEAN</b> <b>45768 FOX CIR</b> <b>KENAI, AK 99611-9772</b>	<b>Property ID</b> 01702105 <b>Address</b> <b>Document / Book Page</b> 20170129490 <b>Acreage</b> 7.6500
---	---

### Owners

Property ID	Display Name	Address
01702105	SULLIVAN SEAN	45768 FOX CIR

### Legal Description

Description
T 6N R 12W SEC 1 Seward Meridian KN 0740059 HOYT SUB TRACT 5 EXCLUDING HOYT S UB NO 2

### Value History

Year	Reason	Assessed		
		Land	Structures	Total
2021	Main Roll Certification	\$48,800	\$2,000	\$50,800
2020	Main Roll Certification	\$41,100	\$0	\$41,100
2019	Main Roll Certification	\$41,100	\$0	\$41,100
2018	Main Roll Certification	\$41,100	\$0	\$41,100
2017	Main Roll Certification	\$41,100	\$0	\$41,100
2016	Main Roll Certification	\$41,100	\$0	\$41,100
2015	Main Roll Certification	\$41,100	\$0	\$41,100
2014	Main Roll Certification	\$41,100	\$0	\$41,100
2013	Main Roll Certification	\$41,100	\$0	\$41,100
2012	Main Roll Certification	\$41,100	\$0	\$41,100
2011	Main Roll Certification	\$41,100	\$0	\$41,100
2010	Main Roll Certification	\$41,100	\$0	\$41,100
2009	Main Roll Certification	\$38,100	\$0	\$38,100
2008	Main Roll Certification	\$34,600	\$0	\$34,600
2007	Main Roll Certification	\$34,600	\$0	\$34,600
2006	Main Roll Certification	\$34,600	\$0	\$34,600
2005	Main Roll Certification	\$34,600	\$0	\$34,600
2004	Main Roll Certification	\$34,600	\$0	\$34,600
2003	Main Roll Certification	\$34,600	\$0	\$34,600
2002	Main Roll Certification	\$34,600	\$0	\$34,600
2001	Main Roll Certification	\$34,600	\$0	\$34,600

7

R01 - Extension Details	
Address	<div>Scale: 10 ft</div> <div>09</div>

Improvements							
Code	Year	Bldg	Length	Width	Units	Unit Type	Value
DRIVE	3000	R01	0.00	0.00	1	IT	2,000

Land Details					
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Asd Value
	Residential Rural/Res T	3.5000	0.00	0.00	\$46,800
	Remaining/Wetlands	4.1500	0.00	0.00	\$2,000

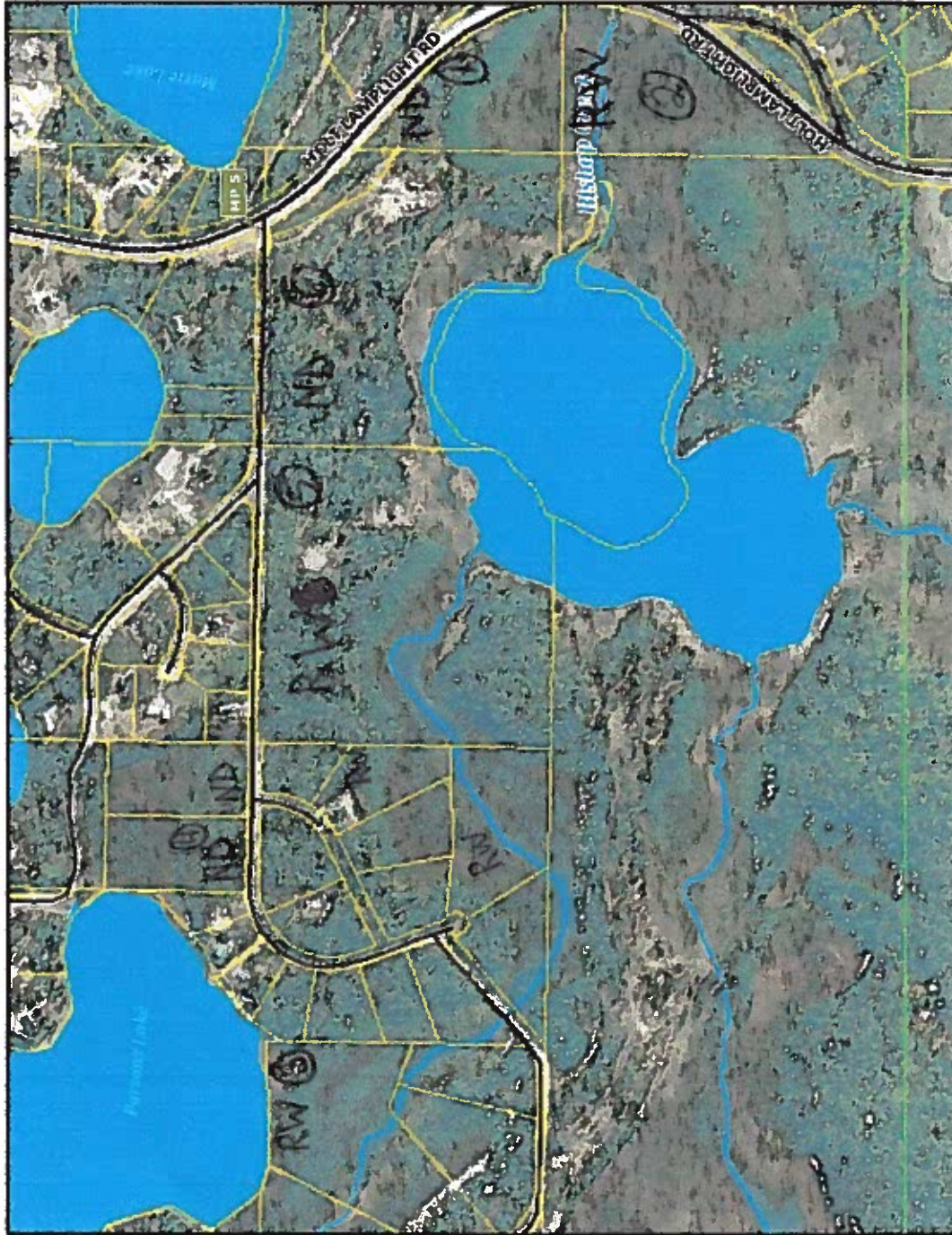
71



Geographic Information Systems

144 North Binkley Street, Seward, Alaska 99581-1101

## Remaining Wetlands Land Type



### Legend

Midpoints

City Limits

Highways

Major Roads

Roads

Town Medium Volume

Town Low/Seasonal; Other

Proposed

Parcels

Image

Red: Band 1

Green: Band 2

Blue: Band 3

RW = Remaining  
Wetland Land  
Type

ND - No Discontinuity

# Property Reports

Notes

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. Do not use for navigation.

DATE PRINTED: 5/6/2021





# Kenai Peninsula Borough

Assessing Department  
144 N. Binkley Street  
Soldotna AK 99669

May 4 2021 3:25PM

## General Information

<b>EVENSON JAMES L &amp; NEDRA T</b> <b>4140 FOLKER ST APT 205</b> <b>ANCHORAGE, AK 99508-5384</b>	<b>Property ID</b> 01310514 <b>Address</b> <b>Document / Book Page</b> <b>Acreage</b> 9.1100
--	---

## Owners

Property ID	Display Name	Address
01310514	EVENSON JAMES L & NEDRA T	4140 FOLKER ST APT 205

## Legal Description

Description
T 07N R 11W SEC 16 Seward Meridian KN 2016020 THORSLAND SUB LOT 7-3

## Value History

Year	Reason	Assessed		
		Land	Structures	Total
2021	Main Roll Certification	\$38,100	\$0	\$38,100
2020	Main Roll Certification	\$42,400	\$0	\$42,400
2019	Main Roll Certification	\$42,400	\$0	\$42,400
2018	Main Roll Certification	\$42,400	\$0	\$42,400
2017	Main Roll Certification	\$42,400	\$0	\$42,400

## Land Details

Primary Use	Land Type	Acres	EFF Frontage	EFF Depth	Ass Value
	Residential Rural/Res T	9.1100	0.00	0.00	\$38,100

①



## Kenai Peninsula Borough

Assessing Department  
144 N. Binkley Street  
Soldotna AK 99669

May 4, 2021 2:30PM

### General Information

THOMPSON JERRY DEAN  
49673 BISHOP DR # 2  
KENAI, AK 99611-9439

Property ID 01357001  
Address  
Document / Book Page 20130112320  
Acreage 15.7100

### Owners

Property ID	Display Name	Address
01357001	KIMBRELL DEBRA J	49855 BISHOP DR # 3
01357001	PRIBBENOW ADELE M	49210 JONES RD
01357001	THOMPSON JERRY DEAN	49673 BISHOP DR # 2
01357001	THOMPSON ROSEL A	PO BOX 901

### Legal Description

#### Description

T 7N R 11W SEC 21 Seward Meridian KN 0810048 THOMPSON'S LAKE ESTATES SUB TRAC T A


### Value History

Year	Reason	Assessed		
		Land	Structures	Total
2021	Main Roll Certification	\$6,400	\$0	\$6,400
2020	Main Roll Certification	\$4,000	\$0	\$4,000
2019	Main Roll Certification	\$4,000	\$0	\$4,000
2018	Main Roll Certification	\$4,000	\$0	\$4,000
2017	Main Roll Certification	\$4,000	\$0	\$4,000
2016	Main Roll Certification	\$4,000	\$0	\$4,000
2015	Main Roll Certification	\$4,000	\$0	\$4,000
2014	Main Roll Certification	\$4,000	\$0	\$4,000
2013	Main Roll Certification	\$4,000	\$0	\$4,000
2012	Main Roll Certification	\$4,000	\$0	\$4,000
2011	Main Roll Certification	\$4,000	\$0	\$4,000
2010	Main Roll Certification	\$4,000	\$0	\$4,000
2009	Main Roll Certification	\$7,800	\$0	\$7,800
2008	Main Roll Certification	\$7,100	\$0	\$7,100
2007	Main Roll Certification	\$7,100	\$0	\$7,100
2006	Main Roll Certification	\$7,100	\$0	\$7,100
2005	Main Roll Certification	\$7,100	\$0	\$7,100
2004	Main Roll Certification	\$7,100	\$0	\$7,100
2003	Main Roll Certification	\$7,100	\$0	\$7,100
2002	Main Roll Certification	\$7,100	\$0	\$7,100
2001	Main Roll Certification	\$7,100	\$0	\$7,100

### Land Details

Primary Use	Land Type	Acres	EFT Frontage	EFT Depth	Assd Value
	Remaining/Wetlands	15.7100	0.00	0.00	\$6,400

21

	<b>Kenai Peninsula Borough</b> Assessing Department 144 N. Binkley Street Soldotna AK 99669	
	May 10 2021 11:47 AM	

General Information			
<b>OLSON SCOTT J</b> <b>OLSON SHINOBU K</b> <b>PO BOX 35662</b> <b>FORT WAINWRIGHT, AK 99703-0662</b>		<b>Property ID</b> 01370210 <b>Address</b> <b>Document / Book Page</b> <b>Acreage</b> 12.8200	


Owners		
Property ID	Display Name	Address
01370210	OLSON SCOTT J	PO BOX 35662
01370210	OLSON SHINOBU K	PO BOX 35662

Legal Description	
Description	
T 07N R 11W SEC 17 Seward Meridian KN 2018061 PARSONS LAKE SHORES SUB OLSON A DDN LOT 2	

Value History				
Year	Reason	Assessed		
		Land	Structures	Total
2021	Main Roll Certification	\$43,200	\$0	\$43,200
2020	Main Roll Certification	\$64,400	\$0	\$64,400
2019	Main Roll Certification	\$64,400	\$0	\$64,400

Land Details					
Primary Use	Land Type	Acres	ERT Frontage	ERT Depth	Ass Value
	Residential Rural/Res T	3.0000	0.00	0.00	\$40,100
	Remaining/Wetlands	9.8200	0.00	0.00	\$3,100

3

	<b>Kenai Peninsula Borough</b> Assessing Department 144 N. Binkley Street Soldotna AK 99669	
	May 6, 2021 1:51PM	

General Information			
<b>WILHELM RICHARD W II</b> <b>PO BOX 8396</b> <b>NIKISKI, AK 99635-8396</b>		<b>Property ID</b> 01370093 <b>Address</b> <b>Document / Book Page</b> 20110098360 <b>Acres</b> 4.7900	

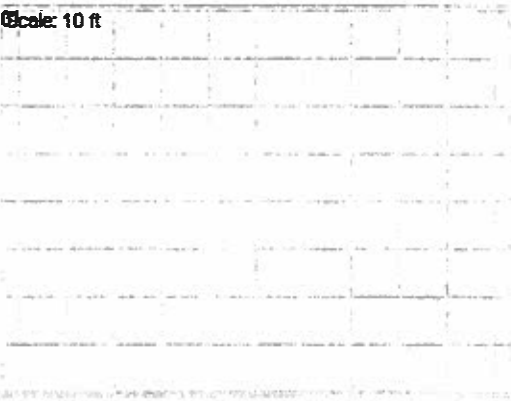
Owners		
<b>Property ID</b>	<b>Display Name</b>	<b>Address</b>
01370093	WILHELM RICHARD W II	PO BOX 8396

Legal Description	
Description	
T 7N R 11W SEC 17 Seward Meridian KN 2006091 POOR RICHARD'S SUB TRACT 1	

Value History				
Year	Reason	Assessed		
		Land	Structures	Total
2021	Main Roll Certification	\$52,900	\$2,000	\$54,900
2020	Main Roll Certification	\$29,400	\$2,000	\$31,400
2019	Main Roll Certification	\$29,400	\$0	\$29,400
2018	Main Roll Certification	\$29,400	\$0	\$29,400
2017	Main Roll Certification	\$29,400	\$0	\$29,400
2016	Main Roll Certification	\$29,400	\$0	\$29,400
2015	Main Roll Certification	\$29,400	\$0	\$29,400
2014	Main Roll Certification	\$29,400	\$0	\$29,400
2013	Main Roll Certification	\$29,400	\$0	\$29,400
2012	Main Roll Certification	\$29,400	\$0	\$29,400
2011	Main Roll Certification	\$29,400	\$0	\$29,400
2010	Main Roll Certification	\$29,400	\$0	\$29,400
2009	Main Roll Certification	\$23,700	\$0	\$23,700
2008	Main Roll Certification	\$21,500	\$0	\$21,500
2007	Main Roll Certification	\$21,500	\$0	\$21,500

4



R01 - Extension Details							
Address				<div style="border: 1px solid black; padding: 5px;"> Scale: 10 ft </div> 			
Improvements							
Code	Year	Bldg	Length	Width	Units	Unit Type	Value
DRIVE	3000	R01	0.00	0.00	1	IT	2,000
Land Details							
Primary Use	Land Type		Acres	Eff Frontage	Eff Depth	Ass Value	
	Residential Rural/Res T		4.7900	0.00	0.00	\$52,900	

(1)



# Kenai Peninsula Borough

Assessing Department  
141 N. Binkley Street  
Soldotna AK 99669

May 9 2023 1:15:44PM

## General Information

<b>JOHNSON LAURI B</b> <b>795 W SWAPP DR</b> <b>KANAB, UT 84741-6178</b>	<b>Property ID</b> 01310250 <b>Address</b> 50411 PARSONS AVE <b>Document / Book Page</b> 20070103870 <b>Acreage</b> 34.0300
--	--

## Owners

Property ID	Display Name	Address
01310250	JOHNSON LAURI B	795 W SWAPP DR

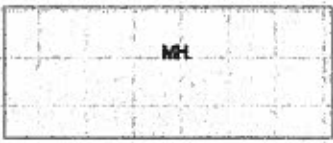
## Legal Description

Description
T 7N R 11W SEC 17 Seward Meridian KN GOVT LOT 8

## Value History

Year	Reason	Assessed		
		Land	Structures	Total
2021	Main Roll Certification	\$92,100	\$42,800	\$134,900
2020	Main Roll Certification	\$50,700	\$42,800	\$93,500
2019	Main Roll Certification	\$50,700	\$48,600	\$99,300
2018	Main Roll Certification	\$50,700	\$49,800	\$100,500
2017	Main Roll Certification	\$50,700	\$51,000	\$101,700
2016	Main Roll Certification	\$50,700	\$43,700	\$94,400
2015	Main Roll Certification	\$50,700	\$53,900	\$104,600
2014	Main Roll Certification	\$50,700	\$52,400	\$103,100
2013	Main Roll Certification	\$50,700	\$86,800	\$137,500
2012	Main Roll Certification	\$50,700	\$87,600	\$138,300
2011	Main Roll Certification	\$50,700	\$99,900	\$150,600
2010	Main Roll Certification	\$50,700	\$39,600	\$90,300
2009	Main Roll Certification	\$40,700	\$43,000	\$83,700
2008	Main Roll Certification	\$37,000	\$40,200	\$77,200
2007	Main Roll Certification	\$37,000	\$39,100	\$76,100
2006	Main Roll Certification	\$37,000	\$45,700	\$82,700
2005	Main Roll Certification	\$43,500	\$39,200	\$82,700
2004	Main Roll Certification	\$43,500	\$39,200	\$82,700
2003	Main Roll Certification	\$43,500	\$39,200	\$82,700
2002	Main Roll Certification	\$43,500	\$37,800	\$81,300
2001	Main Roll Certification	\$43,500	\$37,800	\$81,300

617

R01 - Extension Details	
<p><b>Address</b> S0411 PARSONS AVE</p> <p><b>Type</b> MHD</p> <p><b>Grade</b> A</p> <p><b>Year Built</b> 1982</p> <p><b>MH Make</b></p> <p><b>Value</b> \$30,300</p>	<p><b>Scale</b> 10 ft</p> 

Attributes		
Story	Attribute	Detail
	Type	MHD
	Occupancy	Single family
	Roof Structure	Gable
	Roof Cover	Comp sh to 235#
	Heating	Forced hot air
	Stories	1.0
	Bathrooms	2

Floor Areas				
Code	Description	Gross	Finished	Construction
MHOME	Manufactured Home	1,809	1,809	
	<b>Total</b>	<b>1,809</b>	<b>1,809</b>	

Improvements							
Code	Year	Bldg	Length	Width	Units	Unit Type	Value
DRIVE	3000	R01	0.00	0.00	1	IT	2,000
SWL	3000	R01	0.00	0.00	1	IT	10,500

Land Details					
Primary Use	Land Type	Acres	EIF Frontage	EIF Depth	Asd Value
	Residential Rural/Res T	11.0000	0.00	0.00	\$87,300
	Remaining/Wetlands	23.0300	0.00	0.00	\$4,800

57



## Kenai Peninsula Borough

Assessing Department  
144 N. Binkley Street  
Soldotna AK 99669

### General Information

**DYKSTRA NETTIE L**  
**PO BOX 7168**  
**NIKISKI, AK 99635-7168**

**Property ID** 01310251  
**Address** 49245 HOLT LAMPLIGHT RD  
**Document / Book Page** 20090082310  
**Acreage** 24.0000

### Owners

Property ID	Display Name	Address
01310251	DYKSTRA NETTIE L	PO BOX 7168

### Legal Description

#### Description

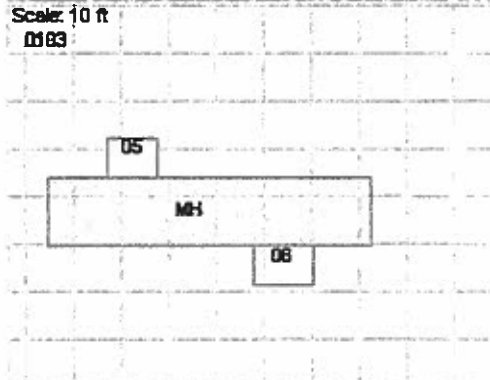
T 7N R 11W SEC 17 Seward Meridian KN PORTION OF GOVT LOT 9 LYING WEST OF HOLT R D

### Value History

Year	Reason	Assessed		
		Land	Structures	Total
2021	Main Roll Certification	\$139,300	\$29,900	\$169,200
2020	Main Roll Certification	\$57,900	\$29,900	\$87,800
2019	Main Roll Certification	\$57,900	\$28,400	\$86,300
2018	Main Roll Certification	\$57,900	\$28,400	\$86,300
2017	Main Roll Certification	\$57,900	\$28,800	\$86,700
2016	Main Roll Certification	\$57,900	\$27,400	\$85,300
2015	Main Roll Certification	\$57,900	\$28,100	\$86,000
2014	Main Roll Certification	\$57,900	\$27,600	\$85,500
2013	Main Roll Certification	\$57,900	\$24,800	\$82,700
2012	Main Roll Certification	\$57,900	\$27,800	\$85,700
2011	Main Roll Certification	\$57,900	\$32,300	\$90,200
2010	Main Roll Certification	\$57,900	\$23,500	\$81,400
2009	Main Roll Certification	\$47,500	\$30,600	\$78,100
2008	Main Roll Certification	\$43,200	\$26,600	\$69,800
2007	Main Roll Certification	\$43,200	\$26,600	\$69,800
2006	Main Roll Certification	\$43,200	\$19,000	\$62,200
2005	Main Roll Certification	\$49,700	\$12,500	\$62,200
2004	Main Roll Certification	\$49,700	\$12,500	\$62,200
2003	Main Roll Certification	\$49,700	\$12,500	\$62,200
2002	Main Roll Certification	\$49,700	\$12,100	\$61,800
2001	Main Roll Certification	\$49,700	\$12,100	\$61,800

6



R01 - Extension Details	
<p>Address 49245 HOLT LAMPLIGHT RD</p> <p>Type MHS</p> <p>Grade A</p> <p>Year Built 1973</p> <p>MH Make</p> <p>Value \$17,000</p>	<p>Scale: 10 ft</p> <p>ME3</p> 

Attributes		
Story	Attribute	Detail
	Type	MHS
	Occupancy	Single family
	Roof Structure	Flat or Shed
	Roof Cover	Metal
	Heating	Forced hot air
	Stories	1.0
	Bathrooms	1

Floor Areas				
Code	Description	Gross	Finished	Construction
MHOME	Manufactured Home	924	924	
	Total	924	924	

Improvements							
Code	Year	Bldg	Length	Width	Units	Unit Type	Value
DRIVE	3000	R01	0.00	0.00	1	IT	2,000
SWL	3000	R01	0.00	0.00	1	IT	10,500
LEANTO	1983	R01	10.00	8.00	80	SF	200
LEANTO	1983	R01	12.00	8.00	96	SF	200

Land Details					
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Assd Value
	Residential Rural/Res T	24.0000	0.00	0.00	\$139,300

6

### **Concluding Point about Wetlands Discount**

The driving factor for value in a recreational area is access. Access is not something your system takes into account. But wetlands is a factor that can be discounted. The Parcels on Konovalof Lake that are much more difficult to access on the east side of the lake just so happen to be the Parcels that contain the wetlands. Giving a wetland discount would effectively discount for difficult access factor.

## **Rebuttal Evidence**



← → C realtor.com/realestateandhomes-detail/47187-Hooligan-St\_Kenai\_AK\_99611\_M89334-97636



47187 Hooligan St, Kenai, AK 99611 • Est. \$201,700

1 bath • 770 sq ft • 50.62 acres lot

Selling?

Request FREE Analysis

Property Details Schools & Neighborhood Property History Price & Tax History

## Price & Tax History for 47187 Hooligan St

Ads by Google

Stop seeing this ad

### Property Price

10/02/2020

Date	Event	Price	Price/Sq Ft	Source
Today	Estimated	\$201,700	-	
10/02/2020	Sold	-	-	
03/21/2020	Listed	\$199,900	\$222	AlaskaMLS
11/01/2018	Relisted	\$260,000	\$289	AlaskaMLS
10/24/2017	Listed	\$260,000	\$289	AlaskaMLS
07/04/2013	Relisted	\$315,000	\$350	AlaskaMLS
01/23/2013	Relisted	\$315,000	\$350	AlaskaMLS
08/20/2012	Listed	\$315,000	\$350	AlaskaMLS

See Less ^

### Property Tax





# Assessing Department's Response from a Discovery Request with my hand written Notes.

Alaska is a non-disclosure state but we are still tasked with using sales data reported to us. Parcel number 01732601 sold on 10/20/2020 for \$199,000. If left in the Gray Cliff/Moose Point market area the 2021 value would have been \$116,100. By moving it into the NBHD 140 the 2021 value at \$186,900, still below the sales price but within an IAAO acceptable standard.

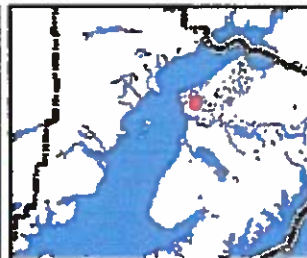
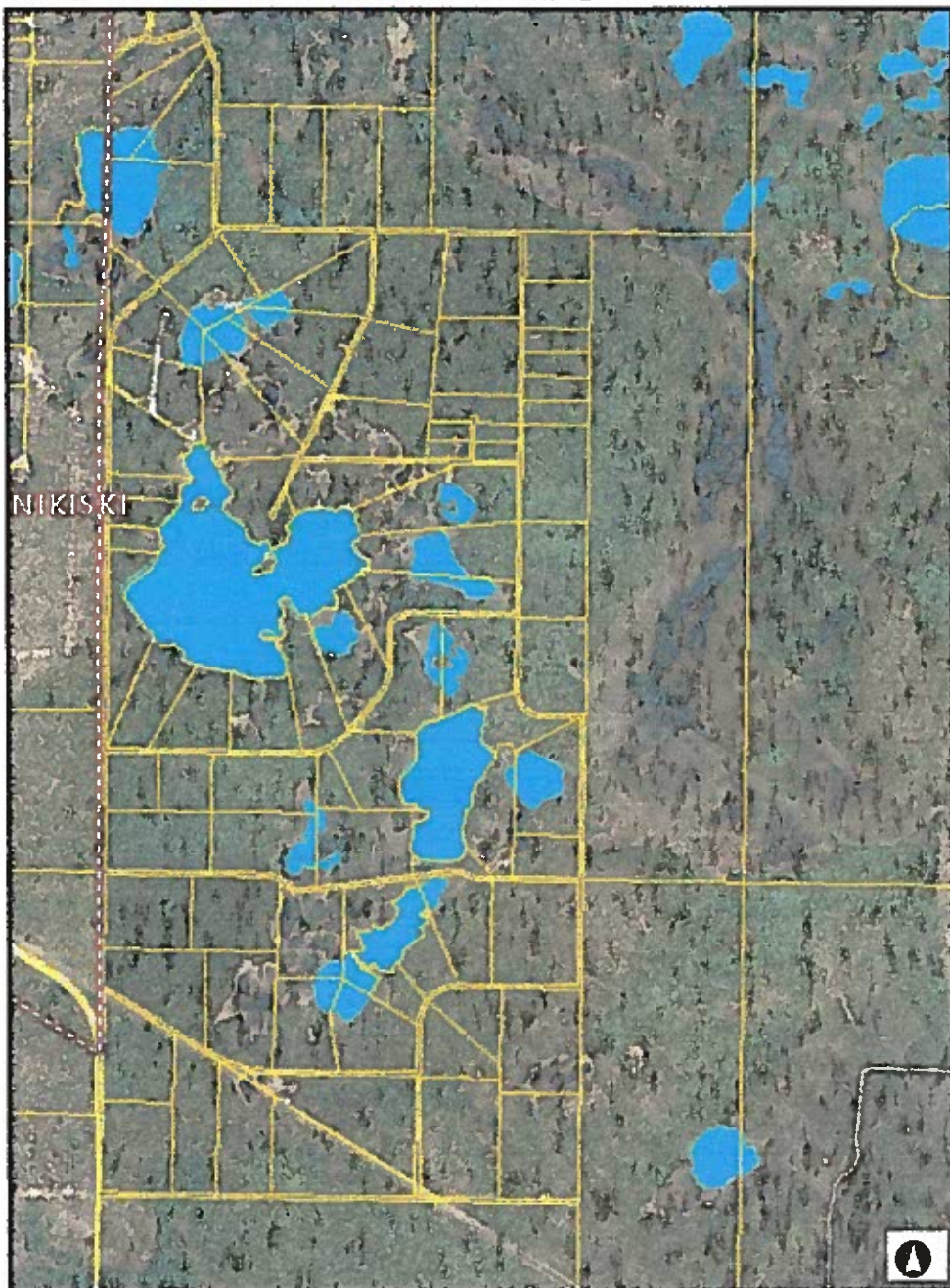
01732901 sold in 2019 for \$50,000. Leaving it in NHBD 180 it would have valued for \$14,700 for 2021, in the proper market area of 140 the 2021 value is \$36,900. Again, below the sales price but in an acceptable standard. *For some reason this was being valued as land without waterfront resulting in this low value*

02514101 sold 12/17 for \$87,000. In NHBD 180 it would have been at \$73,600 and in the proper NHBD of 115 it values at \$69,600. *(Market move resulted in less accurate value)*

01733203 sold in 2018 for \$20,000. In NHBD 180 it would have been \$16,000 and in the proper NHBD of 140 it values at \$12,000.



## KONOVALOV SUBDIVISION SHOWING Wetlands



### Legend

- ☐ City Limits
- ☐ Parcels
- Image
  - Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3

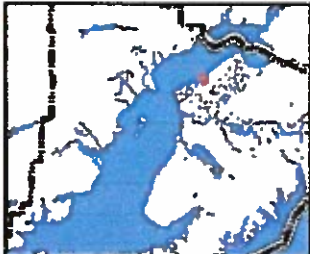
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. It is not to be used for navigation.

Notes

DATE PRINTED: 5/10/2021



# GREY CLIFF MOOSE POINT Lake/Pond Front assessed the same



**Legend**

- Mileposts
- City Limits
- Highways
- Major Roads
- Roads
  - Town Medium Volume
  - Town Low/Seasonal/ Other
  - Proposed
- Parcels
- Image
  - Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3

*All waterfront  
valued the  
same in  
the Grey Cliff  
Recreational  
Area*

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. It is not to be used for navigation.

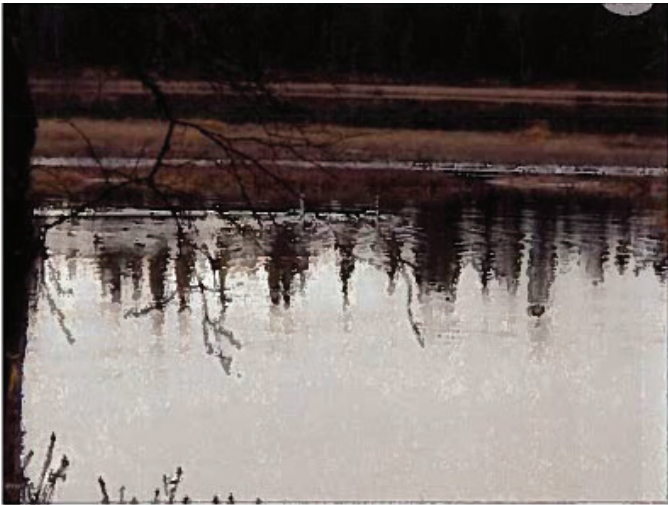
02543901 → 7.57ac 2.077/ac  
(Bill Rogers lake) not shown on map  
DATE PRINTED: 5/3/2021

**Notes**





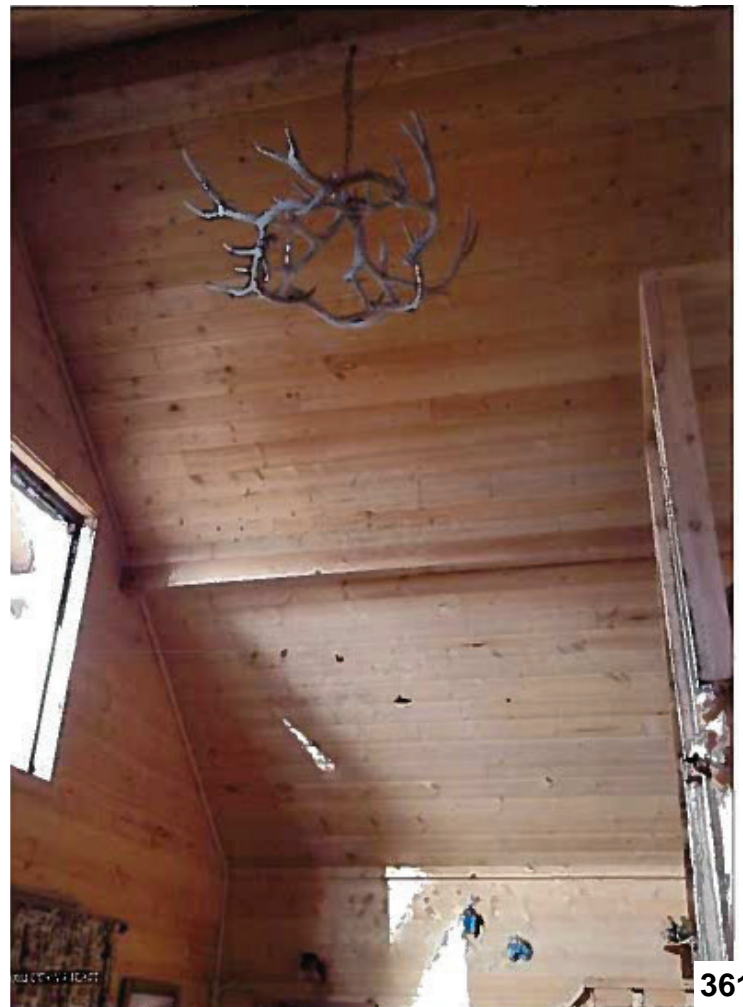
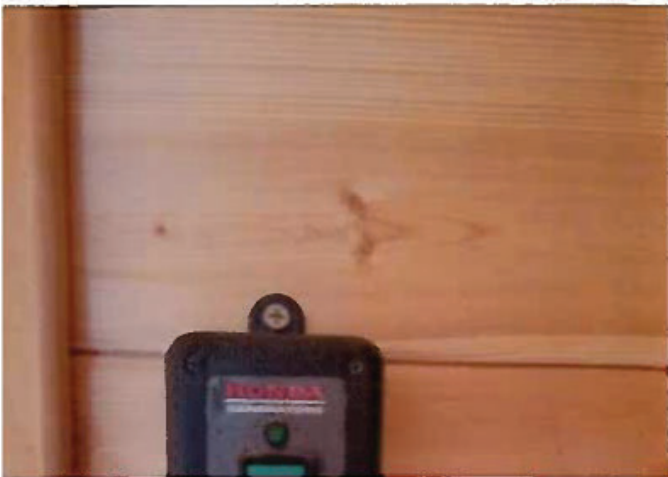




Appellant's Exhibits

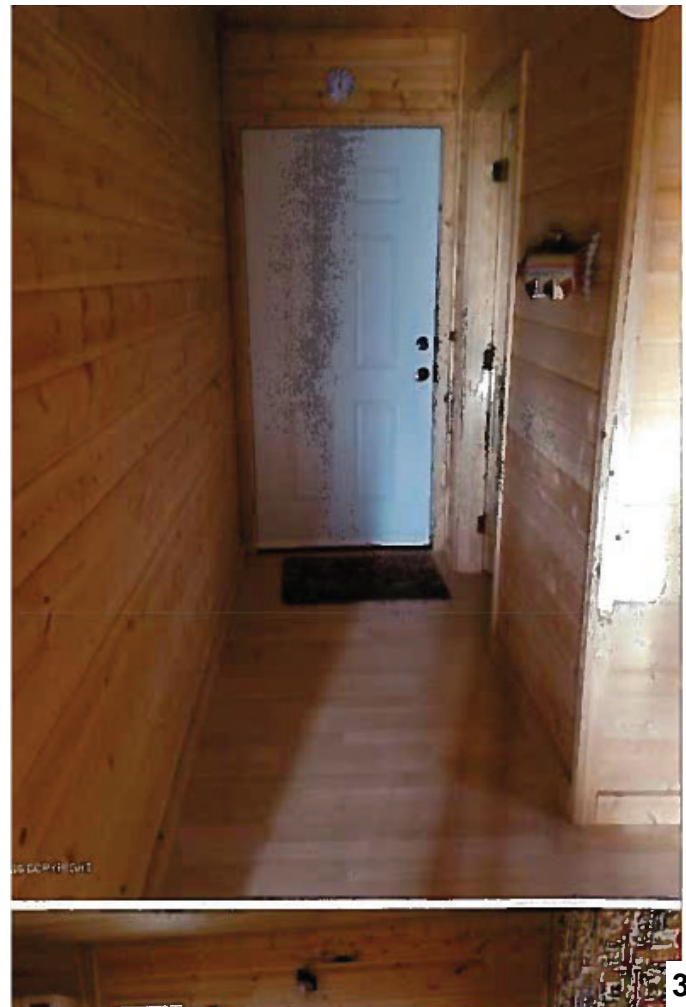




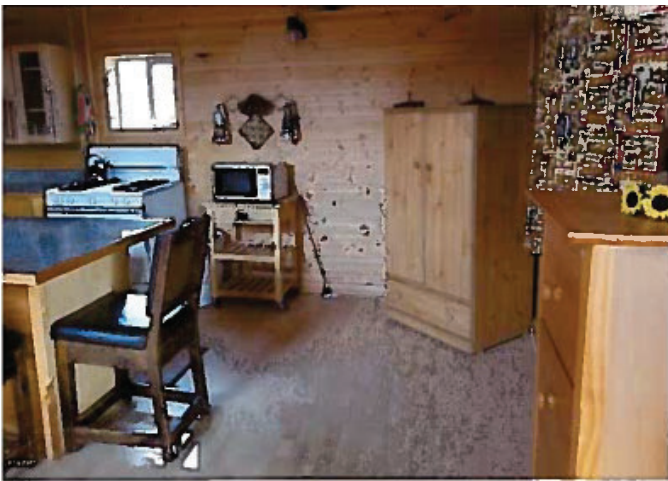
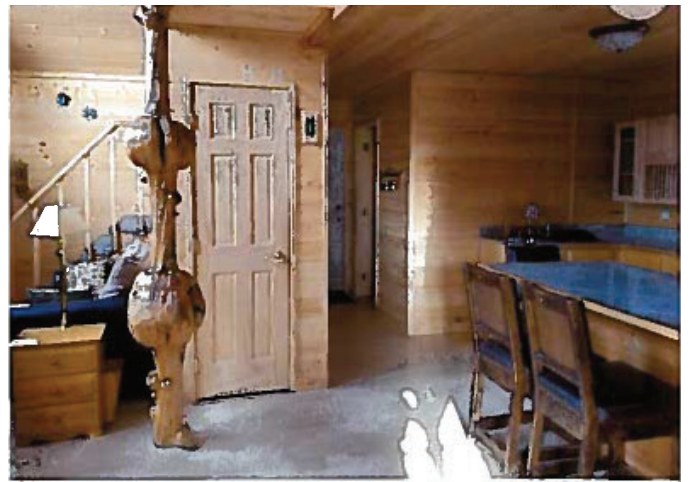
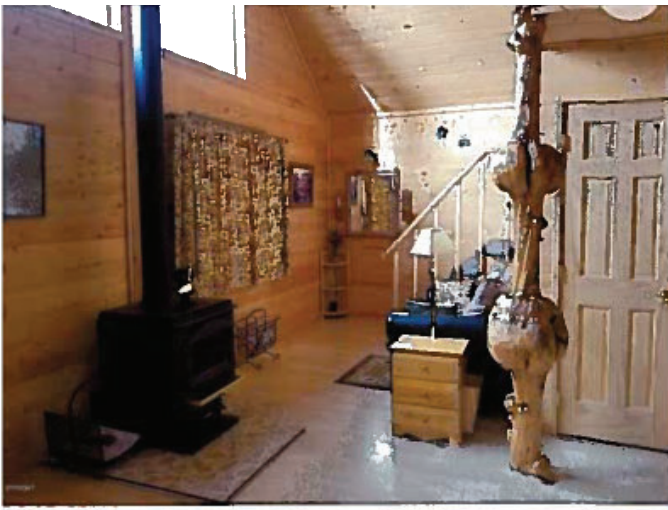


Appellant's Exhibits





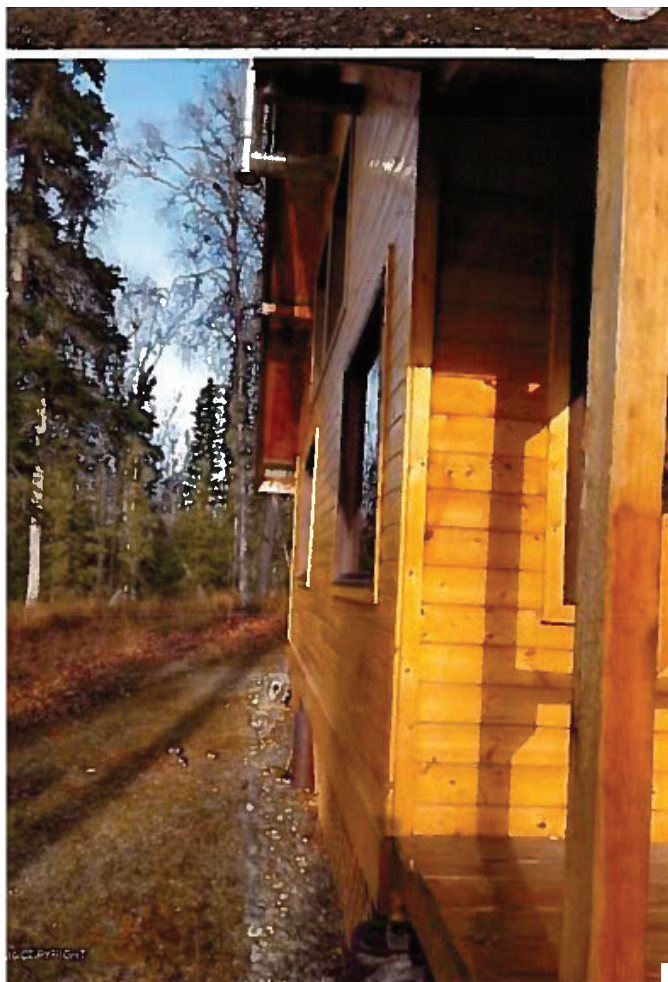
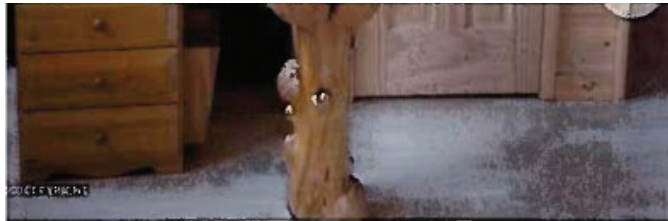








Appellant's Exhibits







**ASSESSOR'S DESCRIPTION  
ANALYSIS AND RECOMMENDATION**

---

**APPELLANT: MOLL, CATHERINE M**                      **PARCEL NUMBER:** 017-328-06

**PROPERTY ADDRESS OR GENERAL LOCATION:**                      Konovolof Lake Area, Nikisk, AK

**LEGAL DESCRIPTION:**                      T 7N R 11W SEC 35 Seward Meridian KN 0860203  
KONOVALOF LAKE SUB AMENDED TRACT 3365500

**ASSESSED VALUE TOTAL:**                      **\$78,400**

RAW LAND: \$65,500

SWL (Sewer, Water, Landscaping): \$

IMPROVEMENTS \$2,000      Driveway

ADDITIONS \$

OUTBUILDINGS: \$10,900      GPO

**TOTAL ABOVE GRADE FLOOR AREA:**      Card One    **0** Sq. Ft.

**TOTAL FINISHED LIVING AREA:**              Card One    **0** Sq. Ft.

Card One, First Level              Sq. Ft.              Card One, Second Level              Sq. Ft.

Card One, Basement Unfin.              Sq. Ft.              Card One, Basement Finished              Sq. Ft.

**LAND SIZE** 44.04 Acres                      **GARAGE**              Sq. Ft.

**LAND USE AND GENERAL DESCRIPTION**

**1) Utilities**

Electricity: No                                      Gas: No

Water: None                                      Sewer: None

**2) Site Improvements:**

Street: Platted

**3) Site Conditions**

Topography: Level                                      Drainage: Adequate

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 44.04 acre parcel located in the Konovolof Lake 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 Nikiski market area (#140), 115 sales from the last three years were analyzed. The median ratio for all of the sales is 90.00% and Coefficient of Dispersion (COD) is 18.65. All ratios are within acceptable ranges as set by International Association of Assessing Officers (IAAO).

<b>Mean</b>	90.96%		3.00	<b>Excluded</b>	0
<b>Median</b>	90.00%	<b>Earliest Sale</b>	9/6/2017	<b># of Sales</b>	115
<b>WtdMean</b>	87.53%	<b>Latest Sale</b>	9/4/2020	<b>Total AV</b>	\$ 2,254,100
<b>PRD:</b>	1.04	Outlier Information		<b>Total SP</b>	\$ 2,575,291
<b>PRB:</b>	0.01	Range	1.5	<b>Minimum %</b>	45.45%
<b>COD:</b>	18.65	<b>Lower Boundary</b>	26.87%	<b>Maximum %</b>	140.81%
<b>St.Dev</b>	0.2120	<b>Upper Boundary</b>	153.48%	<b>Min Sale Amt</b>	\$ 3,000
<b>COV:</b>	23.31			<b>Max Sale Amt</b>	\$ 198,000

For 2021, the market area boundary for the Nikiski area was adjusted to more accurately reflect market conditions. Previously, properties in the Konovolof Lake area and in the remote areas of Ridgeway were being valued in the Gray Cliffs market area. To be fair and equitable, these boundaries were adjusted so that all of the properties in the Konovolof Lake area are in the Nikiski market area (#140), and properties in the remote Ridgeway area are in the Ridgeway market area (#115).

Parcel #017-329-01 is a qualified land sale that sold on 5/24/2019 for \$50,000 cash. The updated land value for 2021 is \$36,900, for a sales ratio of 74%. Prior to the land update this year, the assessed land value had remained the same since 2011 at \$12,800. This updated land value is still well below the 2019 purchase price, indicating that no adjustments for wetlands is necessary. This is not uncommon in recreational type properties.



Parcel #017-329-01 is an improved property that sold on 10/2/2020 for \$199,900. The updated 2021 value is \$186,900, for a sales ratio of 93.5%; the 2020 assessed value was \$112,600. No adjustments were made to this property, again showing that no adjustment for wetlands is being reflected in the market. This sale was received after the models had been set for 2021 and is being qualified as a "holdout" sale to test and validate the updated land and residential models.

**Improvement Comments:**

The improvements for 017-328-06 are a \$2,000 driveway, and \$10,900 for a general purpose outbuilding (GPO). The driveway was removed and will be reflected in the updated recommended value.

**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: MOLL, CATHERINE M**

**PARCEL NUMBER:** 017-328-06

**LEGAL DESCRIPTION:** T 7N R 11W SEC 35 Seward Meridian KN 0860203 KONOVALOF LAKE SUB AMENDED TRACT 3365500

**TOTAL: \$76,400**

### **BOARD ACTION:**

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

## SUBJECT PHOTOS



## SUBJECT PHOTOS



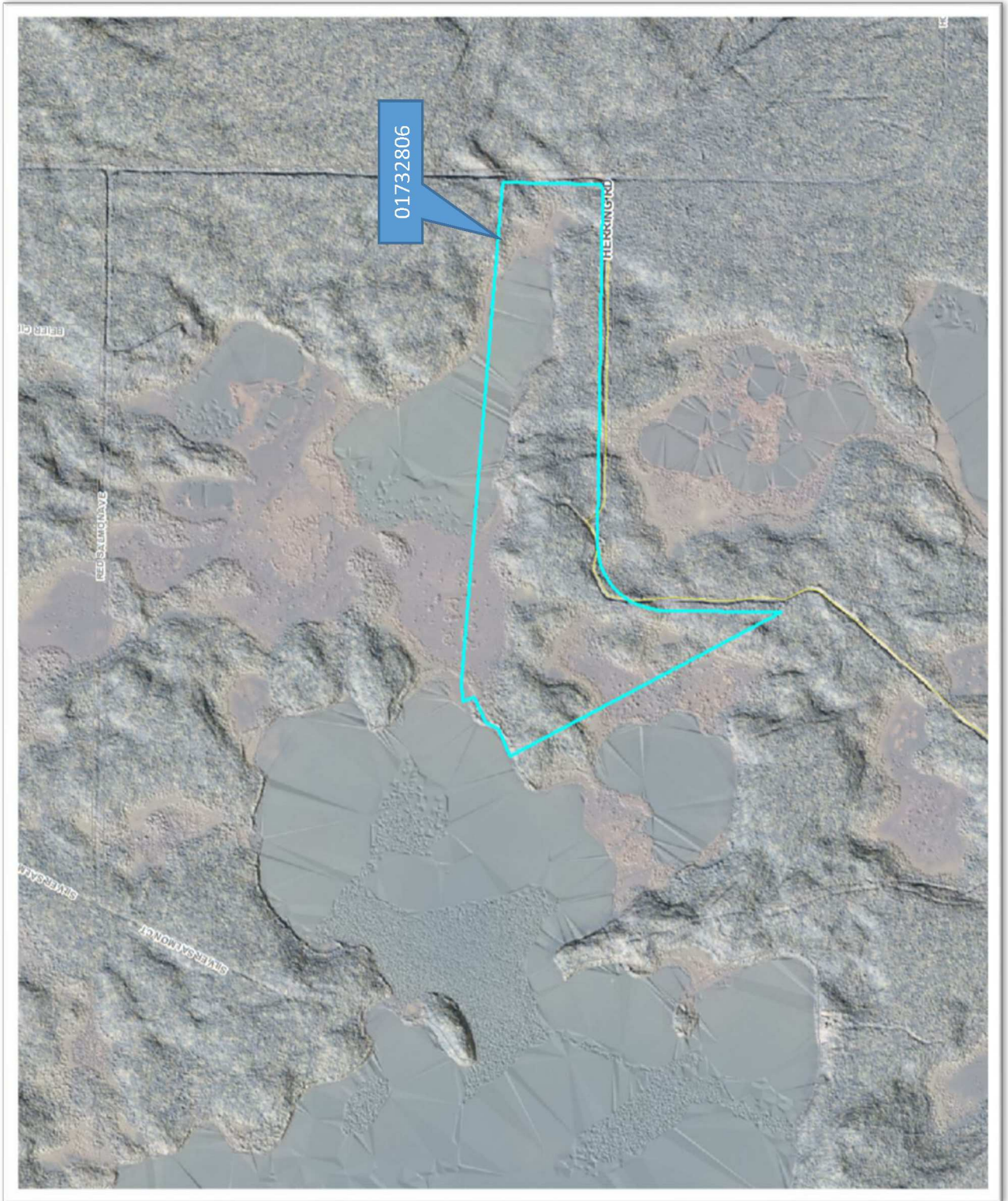


**SUBJECT MAP**



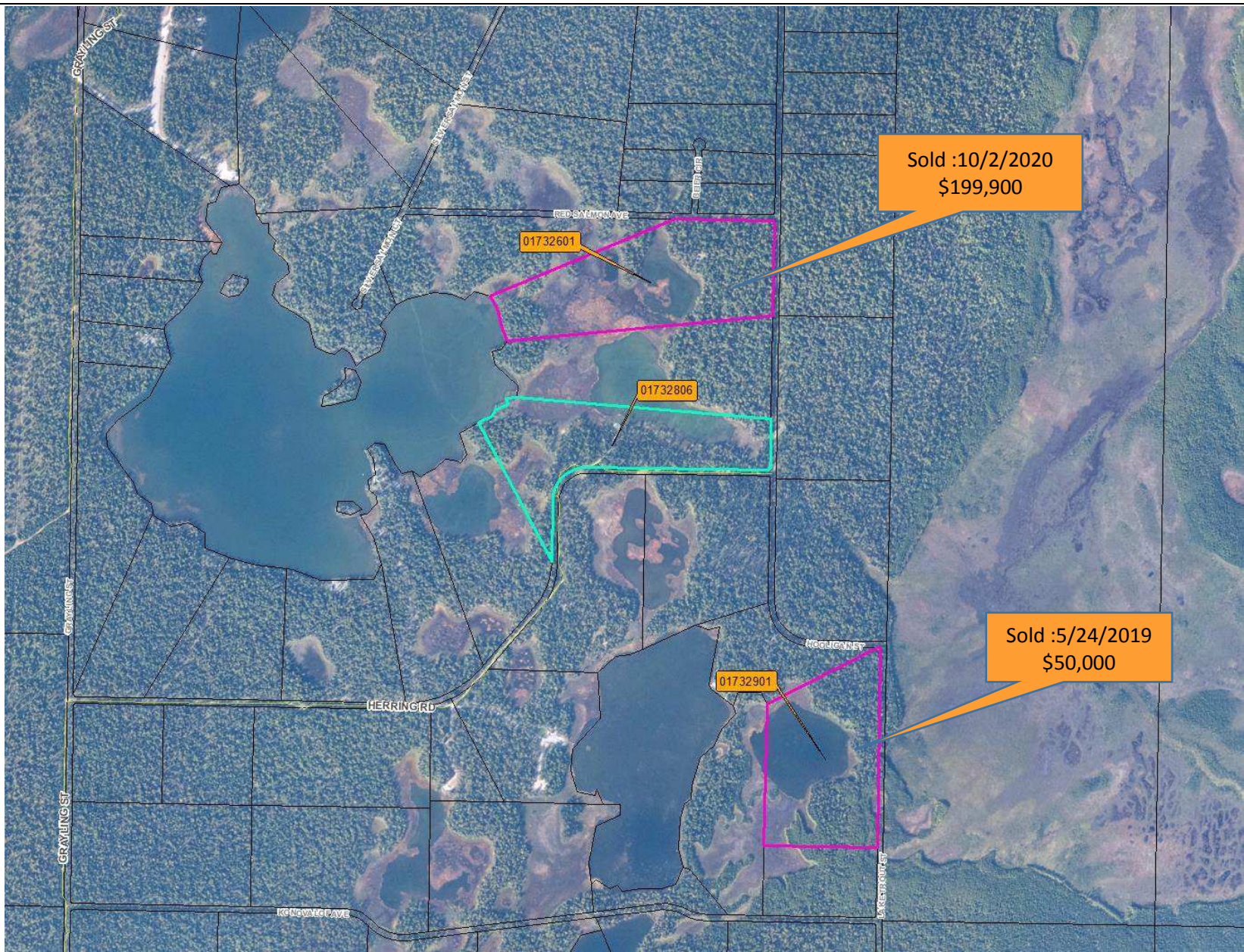


## SUBJECT MAP



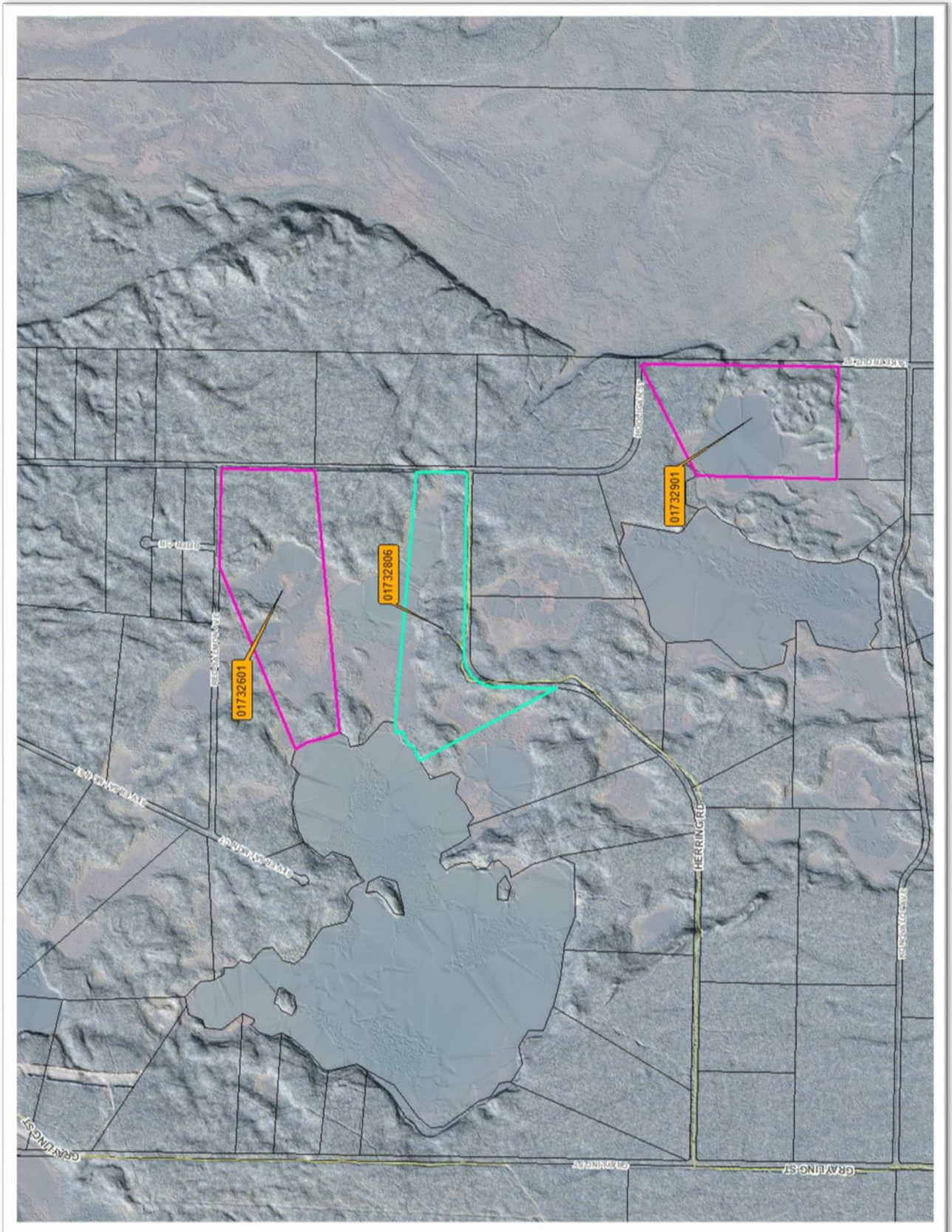


**SALES MAP**





## SALES MAP







# KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

017-328-06

Card R01

Assessor's Exhibits

2021

7571

## ADMINISTRATIVE INFORMATION

Neighborhood:  
140 Central Peninsula - Nikiski  
Property Class:  
190 Residential Accessory Bldg

TAG:  
55 - NIKISKI SN.

## LEGAL DESCRIPTION:

T 7N R 11W SEC 35 Seward Meridian KN 0860203 KONOVALOF  
LAKE SUB AMENDED TRACT 33

ACRES: 44.04

## PRIMARY OWNER

MOLL CATHERINE M  
1011 1ST ST  
KENAI, AK 99611-7205

## Residential Accessory Bldg

## EXEMPTION INFORMATION

## VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	25,800	25,800	25,800	25,800	25,800	65,500
Improvements	11,900	13,000	12,900	12,700	12,900	12,900
Total	37,700	38,800	38,700	38,500	38,700	78,400

## LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Remote/Residential M	49 User Definable Land Formul		44.04	901	901	39,700	G Waterfront Lake	100	39,700	65,500
							9 View Good	40	15,880	
							t Topo Wetlands			
							O Gas No	-15	-5,955	
							Y Elec No	-20	-7,940	
							V Platted	-40	-15,880	

ASSESSED LAND VALUE (Rounded) :

25,805 65,500

## MEMOS

### Building Notes

10/16 TB NO CHANGE

### Land Notes

07/20 TB/TJ 40% WET

ASG 98

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

376

PHYSICAL CHARACTERISTICS

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

ROOFING

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

FOUNDATION

Footing: N/A  
Walls: N/A

DORMERS

None

FLOORING

EXTERIOR COVER

INTERIOR WALLS

HEATING AND PLUMBING

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

01 02 RFX (Upper)  
(120)

Construction BaseArea floor FinArea Value

TOTAL BASE

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

EXT FEATURES

Description

GARAGES

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

TOTAL GAR/EXT FEAT 0

SUB-TOTAL 0

Quality Class/Grade

GRADE ADJUSTED VALUE (rounded) 0

SPECIAL FEATURES

Description			
01	ATTIC	192	2.91
01	WDSTOVE	1	700.00

SUMMARY OF IMPROVEMENTS

Improvement	Story or Ht	Grade	Yr.Bl. Const	Eff Const	Count	Base Rate	Adj Rate	W	L	Size/ Area	Comp Value	Pys Depr	Obs Depr	Fnc Depr	Loc RDF	% Adj Comp	Value
01 MACHINE	0.00	Avg	2014	2015		26.44	29.35	16	20	320	11,990	9	0	0	0	100	10,900
02 DRIVE	0.00	Avg	3000	3000		2,000.00	2,000.00	0	0	1	2,000	0	0	0	0	100	2,000
TOTAL IMPROVEMENT VALUE (for this card)																	12,900



# KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

017-328-06

Card R01

Assessor's Exhibits

2021

7571

## ADMINISTRATIVE INFORMATION

Neighborhood:  
140 Central Peninsula - Nikiski  
Property Class:  
190 Residential Accessory Bldg

TAG:  
55 - NIKISKI SN.

## LEGAL DESCRIPTION:

T 7N R 11W SEC 35 Seward Meridian KN 0860203 KONOVALOF  
LAKE SUB AMENDED TRACT 33

ACRES: 44.04

## PRIMARY OWNER

MOLL CATHERINE M  
1011 1ST ST  
KENAI, AK 99611-7205

## Residential Accessory Bldg

## EXEMPTION INFORMATION

## VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	25,800	25,800	25,800	25,800	25,800	65,500
Improvements	11,900	13,000	12,900	12,700	12,900	10,900
Total	37,700	38,800	38,700	38,500	38,700	76,400

## LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Remote/Residential M	49 User Definable Land Formul		44.04	901	901	39,700	G Waterfront Lake	100	39,700	65,500
							9 View Good	40	15,880	
							t Topo Wetlands			
							O Gas No	-15	-5,955	
							Y Elec No	-20	-7,940	
							V Platted	-40	-15,880	

ASSESSED LAND VALUE (Rounded) :

25,805 65,500

## MEMOS

### Building Notes

10/16 TB NO CHANGE

### Land Notes

07/20 TB/TJ 40% WET

ASG 100

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

378

PHYSICAL CHARACTERISTICS

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

ROOFING

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

FOUNDATION

Footing: N/A  
Walls: N/A

DORMERS

None

FLOORING

EXTERIOR COVER

INTERIOR WALLS

HEATING AND PLUMBING

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



Construction BaseArea floor FinArea Value

TOTAL BASE

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

EXT FEATURES

Description

GARAGES

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

TOTAL GAR/EXT FEAT 0

SUB-TOTAL 0

Quality Class/Grade

GRADE ADJUSTED VALUE (rounded) 0

SPECIAL FEATURES

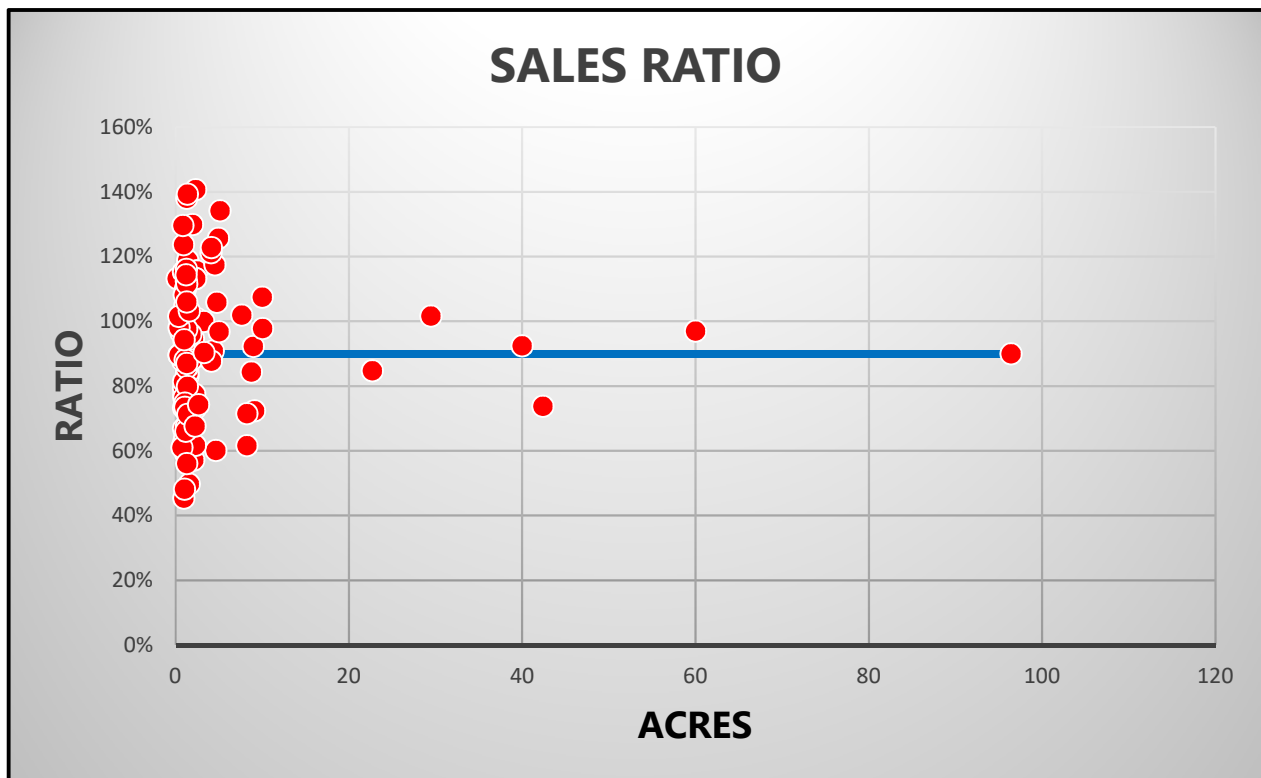
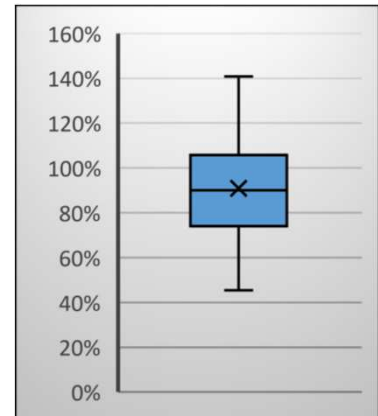
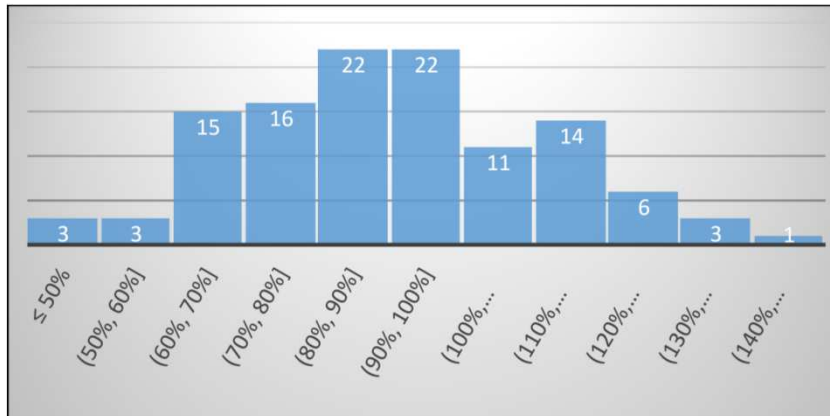
Description			
01	ATTIC	192	2.91
01	WDSTOVE	1	700.00

SUMMARY OF IMPROVEMENTS

Improvement	Story or Ht	Grade	Yr.Bl. Const	Eff Const	Count	Base Rate	Adj Rate	W	L	Size/ Area	Comp Value	Pys Depr	Obs Depr	Fnc Depr	Loc RDF	% Adj Comp	Value
01	MACHINE	0.00	Avg	2014	2015	26.44	29.35	16	20	320	11,990	9	0	0	0	100	10,900
TOTAL IMPROVEMENT VALUE (for this card)																	10,900



<b>Mean</b>	90.81%		3.00	<b>Excluded</b>	0
<b>Median</b>	90.00%	<b>Earliest Sale</b>	9/6/2017	<b># of Sales</b>	116
<b>WtdMean</b>	87.27%	<b>Latest Sale</b>	9/4/2020	<b>Total AV</b>	\$ 2,291,000
<b>PRD:</b>	1.04	Outlier Information		<b>Total SP</b>	\$ 2,625,291
<b>PRB:</b>	0.01	Range	1.5	<b>Minimum %</b>	45.45%
<b>COD:</b>	18.64	<b>Lower Boundary</b>	26.22%	<b>Maximum %</b>	140.81%
<b>St.Dev</b>	0.2117	<b>Upper Boundary</b>	153.47%	<b>Min Sale Amt</b>	\$ 3,000
<b>COV:</b>	23.31			<b>Max Sale Amt</b>	\$ 198,000



NBH	SALE DATE	PIN	ACRES	LAND VAL	SALE PRICE	RATIO
140	9/24/2018	01201012	4.93	\$ 53,300	\$ 42,400	125.71%
140	11/8/2019	01203026	5.14	\$ 22,400	\$ 16,681	134.28%
140	1/23/2019	01204015	0.19	\$ 3,400	\$ 3,000	113.33%
140	7/8/2019	01211112	1.07	\$ 7,700	\$ 12,000	64.17%
140	11/1/2017	01214118	1.02	\$ 7,900	\$ 12,500	63.20%
140	10/16/2017	01214138	0.92	\$ 7,500	\$ 11,200	66.96%
140	8/21/2018	01235005	1.59	\$ 10,400	\$ 14,900	69.80%
140	6/10/2019	01235007	1.23	\$ 8,800	\$ 10,500	83.81%
140	6/12/2018	01236002	1.43	\$ 7,400	\$ 8,900	83.15%
140	8/14/2018	01236006	1.45	\$ 7,500	\$ 8,900	84.27%
140	3/8/2019	01236013	1.42	\$ 7,400	\$ 8,000	92.50%
140	10/17/2018	01236038	1.48	\$ 9,900	\$ 12,950	76.45%
140	4/23/2018	01236039	1.96	\$ 11,700	\$ 13,000	90.00%
140	12/29/2017	01242019	1.96	\$ 9,000	\$ 9,000	100.00%
140	12/19/2017	01243107	0.95	\$ 20,000	\$ 44,000	45.45%
140	11/9/2018	01301015	40	\$ 64,800	\$ 70,000	92.57%
140	9/27/2017	01309119	1.57	\$ 22,400	\$ 45,000	49.78%
140	5/29/2018	01309274	0.95	\$ 8,900	\$ 11,500	77.39%
140	9/9/2019	01309275	1.3	\$ 13,000	\$ 16,200	80.25%
140	1/8/2018	01314010	1.49	\$ 14,500	\$ 16,320	88.85%
140	6/8/2020	01314051	29.45	\$ 53,900	\$ 53,000	101.70%
140	3/12/2019	01314131	1.17	\$ 4,500	\$ 6,200	72.58%
140	8/22/2018	01314306	22.71	\$ 50,900	\$ 60,000	84.83%
140	7/18/2018	01317015	0.93	\$ 18,000	\$ 20,000	90.00%
140	11/12/2019	01317023	1.4	\$ 23,200	\$ 19,500	118.97%
140	8/22/2018	01320014	0.7	\$ 3,300	\$ 3,300	100.00%
140	5/19/2020	01320161	0.92	\$ 7,500	\$ 12,000	62.50%
140	11/20/2017	01321432	0.92	\$ 7,500	\$ 6,500	115.38%
140	5/29/2020	01321442	0.92	\$ 7,500	\$ 8,500	88.24%
140	9/3/2019	01321525	0.92	\$ 11,900	\$ 15,000	79.33%
140	12/9/2019	01321538	0.92	\$ 13,600	\$ 15,000	90.67%
140	10/17/2017	01321549	0.92	\$ 7,500	\$ 6,500	115.38%
140	7/3/2018	01321612	96.42	\$ 178,400	\$ 198,000	90.10%
140	3/18/2019	01321616	2.42	\$ 13,300	\$ 11,500	115.65%
140	10/25/2019	01321635	2.42	\$ 13,300	\$ 11,500	115.65%
140	1/8/2019	01321651	2	\$ 6,300	\$ 7,000	90.00%
140	11/27/2018	01321652	2.26	\$ 6,800	\$ 6,000	113.33%
140	10/13/2017	01321654	2.3	\$ 6,800	\$ 6,000	113.33%
140	6/25/2019	01321655	2.31	\$ 6,800	\$ 7,500	90.67%
140	9/14/2017	01321655	2.31	\$ 6,800	\$ 6,000	113.33%
140	2/25/2019	01321831	2.22	\$ 6,700	\$ 8,638	77.56%
140	5/2/2019	01324014	0.93	\$ 8,800	\$ 12,000	73.33%
140	8/15/2018	01329004	9.12	\$ 8,700	\$ 12,000	72.50%
140	6/25/2019	01330057	2.39	\$ 10,100	\$ 9,999	101.01%
140	2/25/2019	01332033	1	\$ 6,000	\$ 6,400	93.75%
140	10/24/2017	01334049	1.13	\$ 9,900	\$ 9,000	110.00%

NBH	SALE DATE	PIN	ACRES	LAND VAL	SALE PRICE	RATIO
140	7/13/2018	01335011	8.98	\$ 48,000	\$ 52,000	92.31%
140	6/8/2018	01336010	1.96	\$ 10,400	\$ 8,000	130.00%
140	1/19/2018	01336012	1.26	\$ 9,000	\$ 7,750	116.13%
140	8/30/2018	01336013	1.12	\$ 8,300	\$ 14,000	59.29%
140	8/21/2018	01336033	0.92	\$ 5,700	\$ 7,000	81.43%
140	12/12/2018	01337031	1.06	\$ 14,700	\$ 14,000	105.00%
140	4/2/2018	01338007	2.07	\$ 14,200	\$ 15,000	94.67%
140	7/8/2020	01339004	3.24	\$ 12,100	\$ 12,100	100.00%
140	7/31/2018	01340037	0.93	\$ 19,800	\$ 16,000	123.75%
140	11/1/2019	01343011	1.39	\$ 11,200	\$ 13,000	86.15%
140	10/4/2018	01344005	10.04	\$ 51,400	\$ 52,500	97.90%
140	5/7/2019	01348016	1.26	\$ 9,000	\$ 8,000	112.50%
140	10/7/2019	01350037	1.76	\$ 14,800	\$ 15,400	96.10%
140	5/4/2018	01351020	4.54	\$ 19,400	\$ 16,500	117.58%
140	3/1/2019	01359006	2.27	\$ 12,800	\$ 17,500	73.14%
140	9/6/2017	01359021	2.08	\$ 14,300	\$ 25,000	57.20%
140	8/7/2020	01364009	2.33	\$ 38,300	\$ 27,200	140.81%
140	9/29/2017	01370206	4.64	\$ 47,400	\$ 78,800	60.15%
140	10/29/2019	01373119	1.28	\$ 13,400	\$ 9,700	138.14%
140	3/12/2020	01373130	1.04	\$ 6,100	\$ 9,800	62.24%
140	6/12/2019	01373201	0.99	\$ 10,500	\$ 9,700	108.25%
140	8/26/2020	01373308	1.07	\$ 6,200	\$ 9,800	63.27%
140	8/11/2020	01373309	1.09	\$ 6,300	\$ 9,800	64.29%
140	1/9/2018	01408012	0.85	\$ 8,300	\$ 6,400	129.69%
140	2/15/2018	01412006	0.62	\$ 16,900	\$ 17,500	96.57%
140	9/28/2018	01412017	1.25	\$ 25,700	\$ 30,000	85.67%
140	9/18/2019	01412017	1.25	\$ 25,700	\$ 38,000	67.63%
140	2/15/2018	01413308	4.09	\$ 18,200	\$ 15,000	121.33%
140	7/26/2018	01413311	4.13	\$ 21,500	\$ 17,500	122.86%
140	7/24/2018	01413327	8.24	\$ 17,900	\$ 25,000	71.60%
140	2/19/2019	01413328	8.24	\$ 17,900	\$ 29,000	61.72%
140	8/21/2018	01413429	1	\$ 9,200	\$ 10,029	91.73%
140	1/3/2020	01418069	60	\$ 124,300	\$ 128,000	97.11%
140	2/28/2020	01418208	1.27	\$ 17,100	\$ 17,500	97.71%
140	3/28/2019	01418303	2.27	\$ 6,800	\$ 11,000	61.82%
140	11/14/2019	01418312	4.34	\$ 10,000	\$ 11,000	90.91%
140	9/26/2019	01418320	4.77	\$ 10,600	\$ 10,000	106.00%
140	8/9/2019	01419012	8.73	\$ 30,400	\$ 36,000	84.44%
140	3/16/2020	01420006	9.98	\$ 12,800	\$ 11,900	107.56%
140	9/28/2018	01426005	1.83	\$ 11,900	\$ 13,500	88.15%
140	2/3/2020	01428018	1.28	\$ 9,600	\$ 11,000	87.27%
140	4/13/2020	01431026	0.96	\$ 15,300	\$ 20,000	76.50%
140	2/28/2018	01501009	0.73	\$ 11,000	\$ 18,000	61.11%
140	2/24/2020	01508005	0.38	\$ 5,400	\$ 5,500	98.18%
140	9/29/2017	01508024	0.81	\$ 35,600	\$ 40,500	87.90%
140	2/2/2018	01510011	0.37	\$ 6,100	\$ 6,000	101.67%

NBH	SALE DATE	PIN	ACRES	LAND VAL	SALE PRICE	RATIO
140	9/21/2017	01511004	1.37	\$ 48,800	\$ 35,000	139.43%
140	10/2/2019	01511004	1.37	\$ 48,800	\$ 61,000	80.00%
140	9/9/2019	01511021	0.4	\$ 23,300	\$ 26,000	89.62%
140	9/9/2019	01511023	0.4	\$ 23,300	\$ 26,000	89.62%
140	4/15/2020	01518005	4.13	\$ 21,500	\$ 24,500	87.76%
140	9/24/2019	01519215	1.27	\$ 10,600	\$ 9,500	111.58%
140	6/7/2018	01519254	1.09	\$ 9,700	\$ 11,000	88.18%
140	5/21/2019	01524066	1.05	\$ 11,400	\$ 15,225	74.88%
140	1/3/2019	01524067	1.05	\$ 11,400	\$ 15,499	73.55%
140	5/18/2020	01702002	5	\$ 21,800	\$ 22,500	96.89%
140	11/21/2017	01702105	7.65	\$ 45,900	\$ 45,000	102.00%
140	1/17/2019	01703025	1	\$ 13,600	\$ 14,400	94.44%
140	3/5/2020	01708080	1.17	\$ 25,800	\$ 39,000	66.15%
140	8/16/2018	01711139	1.21	\$ 10,300	\$ 9,000	114.44%
140	7/11/2018	01724109	1.03	\$ 16,900	\$ 35,000	48.29%
140	3/15/2019	01726527	1.39	\$ 27,400	\$ 38,400	71.35%
140	8/2/2019	01726555	1.57	\$ 30,900	\$ 29,900	103.34%
140	10/26/2018	01726557	1.3	\$ 24,300	\$ 22,900	106.11%
140	7/16/2019	01726558	1.27	\$ 24,300	\$ 27,900	87.10%
140	11/7/2019	01726571	2.26	\$ 33,800	\$ 49,900	67.74%
140	6/30/2020	01726576	1.29	\$ 24,100	\$ 42,900	56.18%
140	9/4/2020	01726588	2.65	\$ 37,100	\$ 49,900	74.35%
140	1/8/2020	01727046	3.26	\$ 21,700	\$ 24,000	90.42%
<b>140</b>	<b>5/24/2019</b>	<b>01732901</b>	<b>42.4</b>	<b>\$ 36,900</b>	<b>\$ 50,000</b>	<b>73.80%</b>

**\*Moved from #180 Market Area to #140 Market Area**



# North Peninsula Market Areas

680

180

140

480

120

110

160

130

171

190

150

170

440

350

410

550

310

390

295

660

510

**From:** [Romain, Scott](#)  
**To:** [cmmoll5@gmail.com](mailto:cmmoll5@gmail.com)  
**Cc:** [Wilcox, Adeena](#); [Blankenship, Johni](#)  
**Subject:** 017-328-06 Discovery Request  
**Date:** Monday, April 05, 2021 4:26:06 PM  
**Attachments:** [Moll Records Req 4-5-21.pdf](#)  
[image001.png](#)

---

Catherine Moll

Per your request for discovery, please find attached the document with the information you requested. This includes a copy of our appraisal manual, information about the criteria used to value waterfront and view property, the differences between lakes and ponds, and ratio studies including sales data used to value your property.

If you have further questions, please give our office a call.

**Scott Romain**  
**Appraisal Manager (Acting)**  
**Commercial Appraiser**  
**AAAO Level III Appraiser**  
**Certification # 283**  
Kenai Peninsula Borough Assessing Dept.  
Phone: (907) 714-2230  
Email: [sromain@kpb.us](mailto:sromain@kpb.us)



**PUBLIC RECORDS LAW DISCLOSURE:** This email and responses to this email may be subject to provisions of Alaska Statutes and may be made available to the public upon request.



# KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

017-326-01

Card R01

47187 HOOLIGAN ST

7557

2021

## ADMINISTRATIVE INFORMATION

Neighborhood:  
140 Central Peninsula - Nikiski  
Property Class:  
110 Residential Dwelling - single

TAG:  
55 - NIKISKI SN.

## LEGAL DESCRIPTION:

T 7N R 11W SEC 25 Seward Meridian KN 0860203 KONOVALOF  
LAKE SUB AMENDED TRACT 46

ACRES: 50.62

## PRIMARY OWNER

BAGGETT DONOVAN  
PO BOX 553  
WESTCLIFFE, CO 81252-0553

**Residential Dwelling - single**

## EXEMPTION INFORMATION

## VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	26,700	26,700	26,700	26,700	26,700	71,300
Improvements	79,300	81,300	82,600	85,300	85,900	115,600
Total	106,000	108,000	109,300	112,000	112,600	186,900

## LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Remote/Residential M	49 User Definable Land Formul		50.62	853	853	43,200	G Waterfront Lake	100	43,200	71,300
							9 View Good	40	17,280	
							O Gas No	-15	-6,480	
							Y Elec No	-20	-8,640	
							V Platted	-40	-17,280	
ASSESSED LAND VALUE (Rounded) :									28,080	71,300

## MEMOS

### Building Notes

08/20 TB/TJ DET GAR INFO & R01 QUAL PER CONVO W/GR & MLS PICS

Real Estate Listing on File

## 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				

ASG 108

386

PHYSICAL CHARACTERISTICS

Style: 1 1/2 L FRAME  
Occupancy: Single Family  
Story Height: 1.5  
Finished Area: 770  
Attic: None

ROOFING

Material: Metal  
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  
1.5 Plywd sub Base Allowance

EXTERIOR COVER

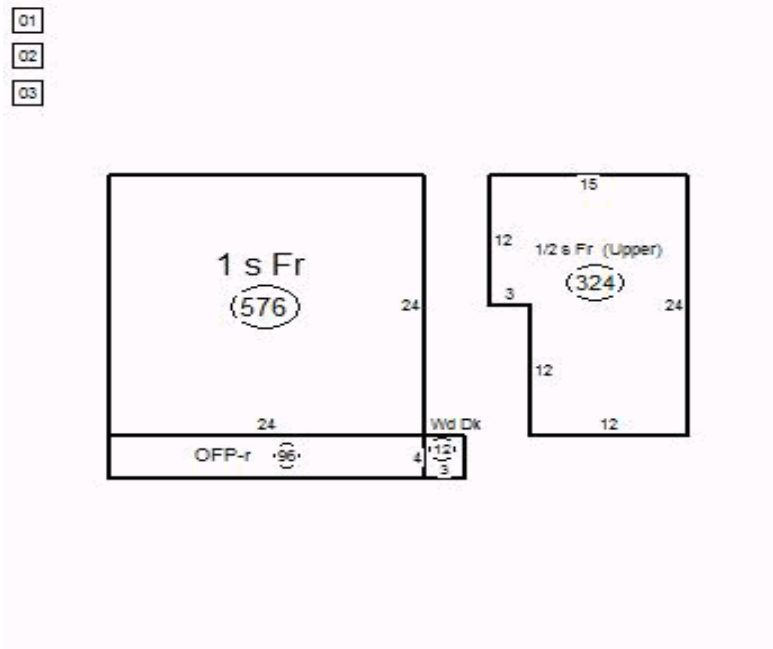
1.0 Wood siding  
1.5 Wood siding

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: 1 3 Water Htr: 1 1  
4-Fixt.Baths: 0 0 Extra fix: 0  
5-Fixt.Baths: 0 0 TOTAL fix: 5



Construction	BaseArea	floor	FinArea	Value
Wood Frame	576	1.0	576	59,140
Wood Frame	324	1.5	194	5,630

TOTAL BASE			64,770
INTERIOR	Frame/Siding/Roof/Dorme	600	
	Loft/Cathedral	0	
	Interior finish	7,210	
	Basement finish	0	
	Heating	-3,620	
	Plumbing	3,930	
	Fireplaces/woodstoves	1,250	
	Other (Ex.Liv, AC, Attic, ...)	0	
TOTAL INT			9,370

EXT FEATURES		GARAGES	
Description		Att Garage	0
1 WDDK	380	Att Carport	0
2 OFP-R	3,560	Bsmt Garage:	0
		Ext Features	3,940

TOTAL GAR/EXT FEAT	3,940
SUB-TOTAL	78,080
Quality Class/Grade	Avg+ 1.05

GRADE ADJUSTED VALUE (rounded) 81,980

SPECIAL FEATURES

Description			
D WDSTOVE	1	1,250	
02 IF	240	2.67	
03 PRIVSEPT	1	6,500	
03 SWL-PRV	1	4,000	

SUMMARY OF IMPROVEMENTS

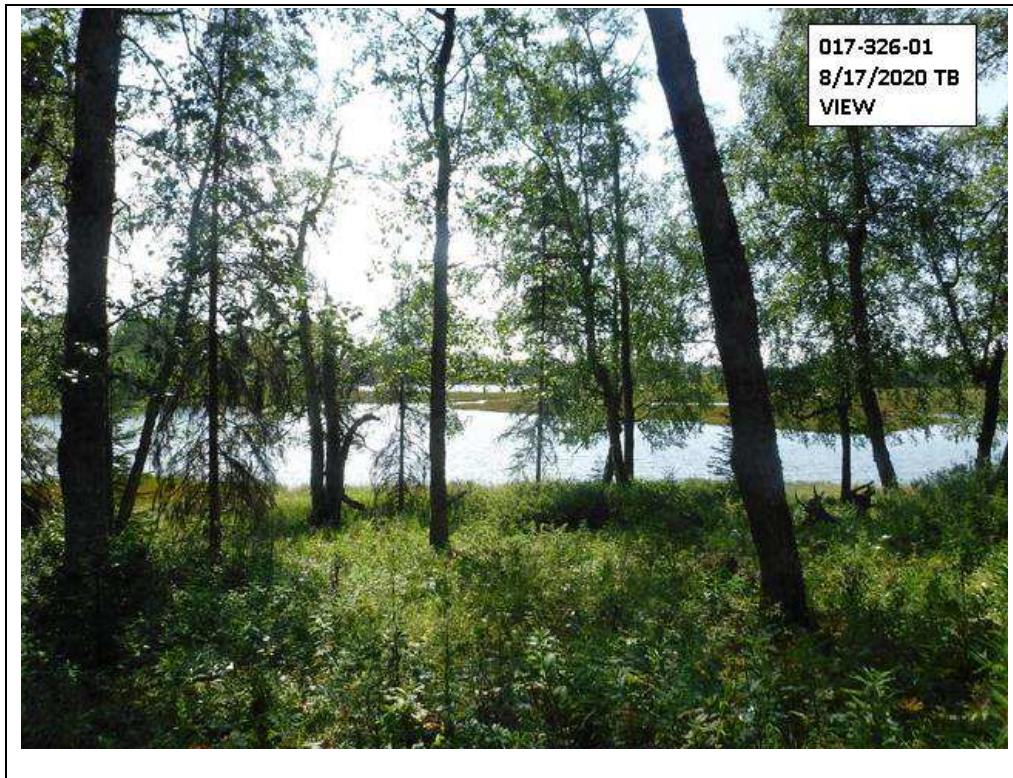
Improvement	Story or Ht	Grade	Yr.Blt. Const	Eff Const	Count	Base Rate	Adj Rate	W	L	Size/ Area	Comp Value	Pys Depr	Obs Depr	Fnc Depr	Loc RDF	% Adj	Comp	Value
D DWELL	1.5	Avg+	2004	2012		0.00	0.00	0	0	0	81,980	8	0	0	100	120	100	90,500
01 DRIVE			3000	3000		2,000.00	2,000.00	0	0	1	2,000	0	0	0	0		100	2,000
02 DETGAR			2007	2010		29.39	32.06	20	24	480	15,390	18	0	0	0		100	12,600
03 SWL			3000	3000		0.00	0.00	0	0	1	10,500	0	0	0	0		100	10,500
TOTAL IMPROVEMENT VALUE (for this card)																		115,600



## COMPARABLE PHOTOS



## COMPARABLE PHOTOS





Residential Public Printout

**Address:** 47187 Hooligan Street  
Nikiski/North Kenai 99611  
**Area:** 300 - North Kenai **Grid #:** N/A | N/A  
**Legal:** Konovalof Lake Amended Tr 46  
**Directions:** In Kenai Take Marathon Rd. L on Escape Route, At first curve(approx 4.8 mi)Take trail on R, Stay on main trail to 90 degree turn to R. Follow trail staying to L until T. L at T. 2000 ft next RD go L.

**Price:** \$199,900  
**Zoning:** UNZ - Not Zoned  
**SqFt-Res:** 900  
**Bedrooms:** 1 **Baths:** 1  
**Garage #:** 2 | SqFt: 480 - Detached  
**Carport #:** 0 - None  
**Year Built:** 2004 | **Updated:** | **Remodeled:**  
**SqFt-Lot:** 2,205,007.2 | **Acres:** 50.62 |

**Water:** Private; Well **Fuel:** Wood  
**Sewer:** Septic Tank **Heat:** Stove  
**Access:** Dirt; Floatplane; **Topography:** Gently Rolling; Level  
Trail  
Lake  
**View:**  
**Waterfront:** **Frontage:**Lakefront**Access Near:** Lake  
**Waterfront Name:** Dot Lake

**Tax ID:** 01732601 **Taxes:** \$ for  
**Schools:** Elementary: BTV-Undiscl by LL  
Middle: BTV-Undiscl by LL  
High: BTV-Undiscl by LL

**Energy Rating:**  
**Floor Style:** Cabin  
**Dining Room:** Area; Breakfast Nook/Bar

**Listing #** 20-3801 **Status:** Active



**Construction Status:** Existing Structure  
**Construction Type:** Wood Frame - 2x6  
**Basement Status:**  
**Builder Name:**  
**Residential Type:** Recreational/Cabin; Single Family Res  
**Exterior Finish:** Wood  
**Roof:** Metal

**Foreclosure/Bank Own:** No  
**EM Minimum Deposit:** \$2,000 **Cash Req to Assume**  
**New Finance Terms:** AHFC; Cash; Conventional; Other - See Remarks

**Docs Avl for Review:** Docs Posted on MLS; Prop Discl Available

Lvl	Living	Dining	Kitchen	Beds	Master	Great	Family	Utility	Extra	Full Bath	½ Bath	¾ Bath
-----	--------	--------	---------	------	--------	-------	--------	---------	-------	-----------	--------	--------

**Interior Features:** CO Detector(s); Disposal; Electric; Family Room; Range/Oven; Smoke Detector(s); Vaulted Ceiling; Washr&/Or Dryer Hkup; Water Purification; Window Coverings; Wood Stove; Granite Counters

**Additional Features:** Private Yard; Airplane Access; Deck/Patio; Fire Pit; Garage Door Opener; Generator; Horse Property; Landscaping; Trailside; View; Waterfront; Waterfront Access; SBOS  
Reqd-See Rmrks

**Public Remarks:** Sequestered out of sight, enjoy this lakeside 900 sf cabin's natural surroundings while gathered around the firepit listening to loons calling on Dot Lake. Walk into an amazingly well-crafted interior of granite countertops, burlwood adornments, a warm cozy wood stove and all the amenities needed for a happy quiet life on your own private lake. At the end of day, mosey upstairs to a generous loft

**DOM:** 38 **Pend:**

**Sold Date:**

**Listing Office:** Mossy Oak Properties of Alaska Kenai





Provided as a courtesy of  
**Jeri Ann Strand**  
Ward & Associates Realty  
Office - 907-242-3442  
Direct -  
Cell - 907-350-4378  
[strands@gci.net](mailto:strands@gci.net)

All information is deemed reliable, but is not guaranteed. Interested parties are advised to independently verify all information contained herein. © 2020 [MLS](#) and [FBS](#). Prepared by Jeri Ann Strand on Tuesday, April 28, 2020 12:04 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider. The listing content relating to real estate for sale on this web site comes in part from the IDX Program of Alaska Multiple Listing Service, Inc. (AK MLS). Real estate listings held by brokerage firms other than the site owner are marked with the AK MLS logo and information about them includes the name of the listing brokerage. All information is deemed reliable but is not guaranteed and should be independently verified for accuracy. Site contains live data.

20171024044439005331000000-o



20171024044734525098000000-o



Hooligan Street



Hooligancabin and garage



Hooligan front



20171024044645162044000000-o





20171024043842401716000000-o



20171024044244213856000000-o



livingroom



20171024050937658312000000-o



20171024051114182825000000-o



20171024050909022498000000-o



2017102405081144095000000-o



20171024050740460977000000-o



20171024050706729315000000-o



20171024050409772562000000-o



20171024051210305684000000-o



20171024051237436895000000-o





20171024050043136655000000-o



20171024050012121153000000-o



20171024045937219865000000-o



20171024045904905186000000-o



20171024045833214045000000-o



20171024051141772676000000-o



20171024050525162253000000-o



20171024050444812302000000-o



20171024051013046278000000-o



window view



view2



bath





bath2



20171024044603469251000000-o



20171024044343882916000000-o



20171024045202173451000000-o



20171024045336391055000000-o



20171024045427001490000000-o



20171024051041760826000000-o



20171024050840480161000000-o



20171024045757716796000000-o



20171024045611710382000000-o



20171024045649373481000000-o



20171024045727907744000000-o





20171024051258295909000000-o



20171024045107551187000000-o



20171024045022914565000000-o



Dot Lake



firepit



Front



**KENAI PENINSULA BOROUGH  
BOARD OF EQUALIZATION**

In the Matter of the 2021	)	
Real Property Assessment Appeal by	)	Parcel ID No. 01732806
CATHERINE M. MOLL	)	
_____	)	

**KENAI PENINSULA BOROUGH ASSESSOR'S  
RESPONSE TO APPELLANT'S THIRD DISCOVERY REQUEST**

The Kenai Peninsula Borough Assessing Department ("Assessing Department") by and through its attorney, Sean Kelley, hereby responds to Appellant's Third Discovery Request as follows:

General objection: the Appellant's discovery request does not comply with borough code KPB 5.12.055(A) in that they were not served on the Assessing Department by fax, in person, or mail delivery. Without waiving the objection, the Assessing Department in good faith serves this response by email and by delivering a paper copy to the Appellant.

April 14, 2021 Discovery Request "Third Discovery Request" requesting:

*Requests for Production*

**Request for Production No. 9:** I am requesting a map displaying the location of the Nikiski market area in 2019/2020, before Konovolof Lake Subdivision was moved from the Grey Cliffs Moose Pt neighborhood.

**Response:** See attached map labeled "KPB (Moll 01732806)\_0001" and narrative regarding market area boundaries labeled "KPB (Moll 01732806)\_0002".



**Request for Production No. 10:** I am looking for an explanation of how my land was valued all information I have so far does not explain how determinations are made on property types, methods used, base rates, adjusted rates. If there is a manual that explains this I want this

**Response:** Objection, vague and overbroad and precise methodology falls within the Assessor's discretion per *Hoblit v. Greater Anchorage Area Borough*, 473 P.2d 630, 632 (Alaska 1970). Notwithstanding and without waiving the objection, the Appellant was given the formula, all applicable influences, and other information needed to determine the land type applicable to Appellant's property under appeal. The Kenai Peninsula Borough appraisers are certified in mass appraisal methods and best practices. The burden of proof is on the Appellant to show that the assessed value for the property is unequal, excessive, improper or undervalued. Per state law, the burden is on the Appellant to prove facts at hearing. It is not enough "merely to argue that the valuation was inadequate or demand justification from the taxing authority." *Cool Homes, Inc. v. Fairbanks North Star Borough*, 860 P.2d 1248, 1263 (Alaska 1993). That said, two primary driving factors of value are sales data and the influences specific to the particular parcel under appeal. The Appellant has been provided all the information that is used to determine value.

April 20, 2021 call seeking addition responses and/or clarification

In addition, on April 20, 2021, the Appellant called undersigned counsel seeing clarification regarding response to her prior discovery requests. The Appellant's request for clarification are presented as interrogatories, for efficiency purposes, and responded to as follows<sup>1</sup>:

---

<sup>1</sup> Undersigned counsel has but the clarifying questions in the form of interrogatories for convenience purposes.

**Interrogatory No. 7:** What sales data was used for changing market area.

**Response:** See attached narrative regarding market area boundaries labeled “KPB (Moll 01732806)\_0002”.

**Interrogatory No. 8:** Where can the appellant find definitions for property types – such as primary site – the types are identified in the field manual but not defined.

**Response:** Objection, vague and overbroad and precise methodology falls within the Assessor’s discretion per *Hoblit v. Greater Anchorage Area Borough*, 473 P.2d 630, 632 (Alaska 1970). The burden of proof is on the Appellant to show that the assessed value for the property is unequal, excessive, improper or undervalued. Per state law, the burden is on the Appellant to prove facts at hearing. Notwithstanding and without waiving the objection, Primary Site is a place holder land type name that is used in the Assessing Department’s CAMA system for land values of parcels located in Market Areas that have not yet be updated to include current valuation methodology. As the Assessing Department moves through those area that label is removed and replaced with the updated land type. The Assessing Department has several different land types used within the KPB, such as residential, industrial, wetlands, farm or agricultural land. In the Appellant’s area adjustments were not made for wetlands because available sales data did not warrant any further adjustments. For example, and as provided to the Appellant on previous occasions, parcel 01732601 is a sale in the Appellant’s market area that had no wetlands adjustment and the assessed value was still below the sale price.

**Interrogatory No. 9:** What is the definition for unequal or excessive or improper valuation.

**Response:** See attached document labeled “KPB (Moll 01732806)\_0003” which appears to have been created by the Alaska Department of Commerce, Community, and Economic Development.

Dated this 23rd of April, 2021.

/s/ Sean Kelley  
Sean Kelley, Deputy Borough Attorney  
Kenai Peninsula Borough on behalf of the  
Assessing Department

Certificate of Service

I hereby certify that on 4/23/21 a true and correct copy of the foregoing was served via email on the following parties:

The Appellant, Catherine (Moll) Felt at cmmoll5@gmail.com

I further hereby certify that a true and correct copy of the foregoing was addressed and placed in outgoing first class U.S. Mail for deliver to:

Catherine (Moll) Felt  
101 First St.  
Kenai, AK 99611

/s/ Sean Kelley  
Sean Kelley

# North Peninsula Market Areas

680

180

140

480

120

110

160

130

171

190

150

170

440

350

410

550

295

660

510

310

390



Determining market area boundaries:

History: previous market area boundaries usually based on tax book and page. There were exceptions but generally, this would determine the previous outlines. Challenges with this approach include opposite sides of a main thoroughfare being valued differently, case in point: Tote Road. Previously the south side of Tote Road was in one market area while the north side was in a different market area, despite both being accessed from the same road.

Starting in 2015, the Kenai Peninsula Borough (KPB) implemented the current methodology of valuing raw land, which uses sales data, realtor input, land influences and boundary lines to stratify like-kind properties.

Examples of implementation include but are not limited to:

Seward/Bear Creek

Anchor Point/Tall Tree Road

Kenai/City Limits (One side of River vs other)

Soldotna & Homer/City Limits

River properties/Sterling vs Funny River

Tote Road (illustrated above)

2021 Market area update included moving properties previous categorized in the Gray Cliff and Moose Point (NBHD 180) areas of the KPB to fit their actual market area as defined by sales. Select parcel were moved out of NBHD 180 and combined with existing market areas in Nikiski (NBHD 140) and Ridgeway (NBHD 115) and included areas of Konovalof Lake and Strawberry Road.

Alaska is a non-disclosure state but we are still tasked with using sales data reported to us. Parcel number 01726001 sold on 10/20/2020 for \$199,000. If left in the Gray Cliff/Moose Point market area the 2021 value would have been \$116,100. By moving it into the NBHD 140 the 2021 value at \$186,900, still below the sales price but within an IAAO acceptable standard.

01732901 sold in 2019 for \$50,000. Leaving it in NHBD 180 it would have valued for \$12,800 for 2021, in the proper market area of 140 the 2021 value is \$36,900. Again, below the sales price but in an acceptable standard.

02514101 sold 12/17 for \$87,000. In NHBD 180 it would have been at \$64,000 in the proper NHBD of 115 it values at \$69,600.

01733203 sold in 2018 for \$20,000. In NHBD 180 it would have been \$13,900 and in the proper NHBD of 140 it values at \$12,000.



## Unequal, Excessive, Improper

*The interpretation of meaning from the court decisions:*

**EXCESSIVE** – To show that an assessment is excessive, an appellant must show that the assessment is more than just overvalued. It must be shown that the assessment is grossly disproportionate when compared to other assessments (*or, it can be shown that there is an intentional or fraudulent purpose to place an excessive valuation on the property.*)

**UNEQUAL** – To show that an assessment is unequal, the appellant must show that there are other properties in the same class as the property being appealed and that there is no basis that would justify different valuations of the property.

**IMPROPER** – To show that an assessment is improper, it must be shown that the assessor used an improper method of valuation, which amounts to fraud or a clear adoption of a wrong principle of valuation.

**UNDERVALUED** – Rare, but yes it does happen from time to time.

**KENAI PENINSULA BOROUGH  
BOARD OF EQUALIZATION**

In the Matter of the 2021	)	
Real Property Assessment Appeal by	)	Parcel ID No. 01732806
CATHERINE M. MOLL	)	
_____	)	

**KENAI PENINSULA BOROUGH ASSESSOR'S  
RESPONSE TO APPELLANT'S DISCOVERY REQUESTS**

The Kenai Peninsula Borough Assessing Department ("Assessing Department") by and through its attorney, Sean Kelley, hereby responds to Appellant's First & Second Discovery Requests.

The Appellant did not specifically enumerate her discovery requests and did not separate the requests between requests for production and interrogatories. The requests have been separated and numbered for clarity and convenience purposes. Requests that contained discrete subparts have been separated because they are in fact a separate request that must be counted against total number of allowable requests per KPB 5.12.055(A).

General objection: the Appellant's discovery request does not comply with borough code KPB 5.12.055(A) in that they were not served on the Assessing Department by fax, in person, or mail delivery. Due to the fact that the discovery requests were served by email this response is being sent via email and first class mail. The Assessing Department hereby responds as follows:

*Requests for Production*

**Request for Production No. 1:** I am requesting a copy (electronic copy is fine via email) of the assessing manual/handbook, or whichever document that details the criteria and methods the assessor uses to assess property values.

**Response:** The Assessing Department's field manual was provided electronically to Appellant on April 5, 2021.

**Request for Production No. 2:** I am requesting the criteria the assessor uses to value waterfront property.

**Response:** Information responsive to this request is contained in the field manual provided to the Appellant on April 5, 2021.

**Request for Production No. 3:** I am requesting the criteria the assessor uses to value view property.

**Response:** Information responsive to this request is contained in the field manual provided to the Appellant on April 5, 2021.

**Request for Production No. 4:** I would like the Summary of Assessment Data concerning my parcel (01732806).

**Response:** The property record card and any other information responsive to this request was provided to the Appellant on April 5, 2021.

**Request for Production No. 5:** I would like any documents/papers that detail the criteria of how property "Type" (example primary site, remote/residential, remaining/wetlands) is determined.

**Response:** Objection, vague and overbroad and precise methodology falls within the Assessor's discretion per *Hoblit v. Greater Anchorage Area Borough*, 473 P.2d 630, 632 (Alaska



1970). Notwithstanding and without waiving the objection, the Appellant was given the formula, all applicable influences, and other information needed to determine the land type applicable to Appellant's property under appeal.

**Request for Production No. 6:** I would like any documents/papers that detail the criteria of how the "method" used (example: user override site value, user definable land formula) is determined.

**Response:** Objection, vague and overbroad and precise methodology falls within the Assessor's discretion per *Hoblit v. Greater Anchorage Area Borough*, 473 P.2d 630, 632 (Alaska 1970). Notwithstanding and without waiving the objection, the Appellant was given the formula, all applicable influences, sales data, and all other pertinent information needed to determine value.

**Request for Production No. 7:** Please provide document/papers on how my base rate was calculated/determined.

**Response:** Objection, vague and overbroad and precise methodology falls within the Assessor's discretion per *Hoblit v. Greater Anchorage Area Borough*, 473 P.2d 630, 632 (Alaska 1970). Objection, the Appellant seeks information that is proprietary information of a third party. Notwithstanding and without waiving objections, the Appellant was given the formula, all applicable influences, sales data, and all other pertinent information used to determine a base land rate for the parcel subject of this appeal.

**Request for Production No. 8:** Please provide any data used to support moving the Konovolof Lake Subdivision to a different neighborhood/market area.

**Response:** Objection, vague and overbroad and precise methodology falls within the Assessor's discretion per *Hoblit v. Greater Anchorage Area Borough*, 473 P.2d 630, 632 (Alaska 1970). Notwithstanding and without waiving the objection, generally speaking sales data, court cases, Board of Equalization cases, pertinent geographic information, and other relevant factors are used to determine or differentiate between neighborhood/market areas with sales data being a primary factor used.

#### *Interrogatories*

**Interrogatory No. 1:** I am requesting the definition of lake and definition of pond.

**Response:** Information responsive to this request is contained in the field manual provided to the Appellant on April 5, 2021.

**Interrogatory No. 2:** What is the criteria the assessor uses to differentiate between a lake and a pond.

**Response:** Information responsive to this request is contained in the field manual provided to the Appellant on April 5, 2021.

**Interrogatory No. 3:** How does the property type effect value.

**Response:** Objection, vague and overbroad and precise methodology falls within the Assessor's discretion per *Hoblit v. Greater Anchorage Area Borough*, 473 P.2d 630, 632 (Alaska 1970). Notwithstanding and without waiving the objection, numerous factors affect value. The Appellant was previously given the formula, all applicable influences, sales data, and all other pertinent information used to determine her value.

**Interrogatory No. 4:** How does the “method” used effect value.

**Response:** Objection, vague and overbroad and precise methodology falls within the Assessor’s discretion per *Hoblit v. Greater Anchorage Area Borough*, 473 P.2d 630, 632 (Alaska 1970). Notwithstanding and without waiving the objection, numerous factors affect value. Sales data is a primary driver and a key factor. The Appellant was previously given the formula, all applicable influences, sales data, and all other pertinent information used to determine her value.

**Interrogatory No. 5:** Who made the decision Konovolof Lake Subdivision to a different neighborhood/market area.

**Response:** Objection, relevance and invades/falls within the Assessor’s discretion per *Hoblit v. Greater Anchorage Area Borough*, 473 P.2d 630, 632 (Alaska 1970). The Borough made the decision to move Konovolof Lake Subdivision to a different neighborhood/market area.

**Interrogatory No. 6:** Why was the Konovolof Lake Subdivision moved to a different neighborhood/market area.

**Response:** Objection, relevance and invades/falls within the Assessor’s discretion per *Hoblit v. Greater Anchorage Area Borough*, 473 P.2d 630, 632 (Alaska 1970). The Borough made the decision to move Konovolof Lake Subdivision to a different neighborhood/market area based on sales data and other pertinent information.

Dated this 16<sup>th</sup> of April, 2021.

/s/ Sean Kelley  
Sean Kelley, Deputy Borough Attorney  
Kenai Peninsula Borough on behalf of the  
Assessing Department

Certificate of Service

I hereby certify that on 4/16/21 a true and correct copy of the foregoing was served via email on the following parties:

The Appellant, Catherine (Moll) Felt at cmmoll5@gmail.com

I further hereby certify that a true and correct copy of the foregoing was addressed and placed in outgoing first class U.S. Mail for delivery to:

Catherine (Moll) Felt  
101 First St.  
Kenai, AK 99611

/s/ Sean Kelley  
Sean Kelley



Determining market area boundaries:

History: previous market area boundaries usually based on tax book and page. There were exceptions but generally, this would determine the previous outlines. Challenges with approach this include opposite sides of a main thoroughfare being valued differently, case in point: Tote Road. Previously the south side of Tote Road was in one market area while the north side was in a different market area, despite both being accessed from the same road.

Starting in 2015, the Kenai Peninsula Borough (KPB) implemented the current methodology of valuing raw land, which uses sales data, realtor input, land influences and boundary lines to stratify like-kind properties.

Examples of implementation include but are not limited to:

Seward/Bear Creek

Anchor Point/Tall Tree Road

Kenai/City Limits (One side of River vs other)

Soldotna & Homer/City Limits

River properties/Sterling vs Funny River

Tote Road (illustrated above)

2021 Market area update included moving properties previous categorized in the Gray Cliff and Moose Point (NBHD 180) areas of the KPB to fit their actual market area as defined by sales. Select parcel were moved out of NBHD 180 and combined with existing market areas in Nikiski (NBHD 140) and Ridgeway (NBHD 115) and included areas of Konovalof Lake and Strawberry Road.

Alaska is a non-disclosure state but we are still tasked with using sales data reported to us. Parcel number 01732601 sold on 10/20/2020 for \$199,000. If left in the Gray Cliff/Moose Point market area the 2021 value would have been \$116,100. By moving it into the NBHD 140 the 2021 value at \$186,900, still below the sales price but within an IAAO acceptable standard.

01732901 sold in 2019 for \$50,000. Leaving it in NHBD 180 it would have valued for \$14,700 for 2021, in the proper market area of 140 the 2021 value is \$36,900. Again, below the sales price but in an acceptable standard.

02514101 sold 12/17 for \$87,000. In NHBD 180 it would have been at \$73,600 and in the proper NHBD of 115 it values at \$69,600.

01733203 sold in 2018 for \$20,000. In NHBD 180 it would have been \$16,000 and in the proper NHBD of 140 it values at \$12,000.

Primary Site is a place holder land type name that is used in our CAMA system for land values of parcels located in Market Areas that have not yet be updated to the new mythology. As the department moves through those area that label is removed and replaced with the updated land type.



## Unequal, Excessive, Improper

*The interpretation of meaning from the court decisions:*

**EXCESSIVE** – To show that an assessment is excessive, an appellant must show that the assessment is more than just overvalued. It must be shown that the assessment is grossly disproportionate when compared to other assessments (*or, it can be shown that there is an intentional or fraudulent purpose to place an excessive valuation on the property.*)

**UNEQUAL** – To show that an assessment is unequal, the appellant must show that there are other properties in the same class as the property being appealed and that there is no basis that would justify different valuations of the property.

**IMPROPER** – To show that an assessment is improper, it must be shown that the assessor used an improper method of valuation, which amounts to fraud or a clear adoption of a wrong principle of valuation.

**UNDERVALUED** – Rare, but yes it does happen from time to time.

# **POLICIES AND PROCEDURES**

## **APPRAISER PREPARATION AND FIELD INSPECTION PROCEDURES**

### **I. PREPARATION:**

A. Keep your field inspection box prepared at all times. It should include at least the following equipment provided by the borough:

1. KPB Assessing car signs (2)
2. Tape measures (100 ft.)
3. Camera w/case.
4. Cell phone w/case.
5. Pepper spray w/holster, optional.
6. Clipboard w/inspection sheets for the days inspections (wet and dry)
7. Door-hangers, business cards, clip-on government ID card
8. Miscellaneous Equipment: calculator, colored pen(s), mechanical pencil(s), extra lead (HB), erasers, tablet, notepad, post-its, angle finder, gps, etc.

B. Before leaving for your daily inspections, prepare the following:

1. Assessor map field book(s) to be inspected
2. Property record files to be inspected
3. Appropriate area maps (blue-lines, GIS, atlas, etc.)
4. Plan and layout an inspection-route and arrange files in a way to avoid excessive driving and backtracking. Make your inspection- route an easy flow pattern by possibly working the right side of each highway, road or subdivision street as you work your way through the inspection area. If you prefer the left side, that's fine, although it's often difficult crossing lanes on a busy highway.
5. Sign out at the office identifying the assigned area you are inspecting each day.

### **II. ARRIVAL AT PROPERTY:**

A. Signs (i.e., keep out; no trespassing; no government agents; trespassers will be eaten, etc.)

1. Continue into property.
2. The assessor or assessor's agent is authorized under AS 29.45.130(b) to enter all property within the borough for independent investigation during reasonable hours. There may be special circumstances when prior notice is recommended.



B. Closed or Locked Gates:

1. Closed - If a gate is closed but unlocked, open the gate and drive through closing the gate behind you. Following your inspection, close the gate again when leaving the property.
2. Locked - If a gate is locked use your best judgment. Here are a few guidelines:
  - a. Look up the owner's name, get their phone number and call them. Explain your purpose in calling and ask they open the gate or request permission to walk into the property and conduct your inspection. You may have to schedule an appointment the following day.
  - b. If there is no phone number or no one answers, use your own discretion. You may: 1) walk into the property alone if comfortable; 2) call another appraiser or supervisor in your area to accompany you; 3) flag that file and give it to your supervisor that evening. An appointment will be scheduled later.

C. Arrival at residence or place of business to inspect:

1. Go directly to the front door or apparent entrance used by the occupant(s). Ring the doorbell or knock firmly.
2. If property is under construction, notify workers you are there and ask for the owner of record.
3. Properly identify yourself and state your business.
  - a. Have your government ID attached to your outer garment in a visible location.
  - b. Present your business card and introduce yourself as a real estate appraiser or appraisal technician for the Kenai Peninsula Borough.
  - c. Give a short, factual statement for your purpose in calling and close with a request to inspect the property to insure the property owner's record is complete and accurate.

### III. PROPERTY INSPECTION:

- A. Request and accept offers for interior inspections of a residence or building but do not enter unless the owner/occupant clearly indicates their approval.
1. Only enter a house if there is an adult present. **Never enter a property when only minors are present.**
  2. Once inside the house or building, conduct your inspection quickly and efficiently.
  3. Never go anywhere in a house unless accompanied by the owner/occupant.

B. If permission for an interior inspection is refused:

1. Ask the owner/occupant if they would be willing to answer questions regarding the property improvements.
2. Using the property inventory sheet as a guide, interview the owner/occupant regarding property characteristics (i.e., year built, bedrooms, baths, structure elements, etc.). After completing the interview, proceed with the exterior inspection.

C. Exterior inspections are conducted as follows:

1. Measure and draw the primary residence (create separate property record cards for additional residential & commercial structure.) and measure any other outbuildings.
2. Complete the property inventory sheet(s) noting quality and effective year built of all structures being valued.
3. Make all necessary changes, deletions or additions that should be recorded for improvements and land characteristics.
4. Record all notes in the proper section.
5. Take necessary photographs of primary structures and improvements, recording the image #, date, file only (check for yes), parcel #, and picture information.
6. Before leaving property, double-check all your work:
  - a. Make sure all blanks are filled and records and notes are complete.
  - b. Recheck drawing(s) making sure every line has a measurement on it.
  - c. Check drawings for common X's for multi-levels and make sure every level of living area and other improvements are coded properly.
  - d. MAKE SURE DRAWINGS CLOSE. The clerk cannot input your drawing if it doesn't close.
  - e. Check for neatness and readability. You cannot be too neat or legible.
  - f. If no one was home, be sure you left a green KPB door-hanger on the door.

D. If the owner/occupant refuses permission for an interior or exterior inspection or if you are asked to leave the property, leave immediately. Do not argue with the owner or occupant. From outside the property lines, reasonably estimate the interior finish and exterior measurements, construction components, etc., based on outside observation and existing file information if available. Note this and turn the file in to your supervisor at the end of the day.

Use your best appraiser judgment and common sense. If you feel you are in eminent danger, even outside the property lines, **LEAVE THE AREA** and contact the office and/or proper authorities. Make a written note on such files and turn them in to your supervisor. It will be handled administratively from this point.

## **Some DO's and DON'Ts of Inspection Procedure:**

### **DO:**

1. Remember, you are the Assessor's and KPB's representative.
2. Consider yourself the property owner's first-line contact with the Borough.
3. Listen and be helpful, courteous, and respectful at all times.
4. Always display your ID card and introduce yourself properly.
5. Conduct yourself as a professional.

### **DON'T:**

1. Discuss taxes, politics, or religion.
2. Argue with anyone you contact about any issue.
3. Look in windows.
4. Joke or tease or show undue familiarity with the people you contact. Anything you say or do may be brought up and used against you at BOE hearings or elsewhere.

## RELEVANT ALASKA STATUTES

### Sec. 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. 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.

#### Market Value

The **most probable price**, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights **should sell after reasonable exposure in an open and competitive market** under all conditions requisite to a fair sale, with the **buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress.** (Appraisal of Real Estate 11th Edition - Appraisal Institute)

### AS 29.45.130. Independent Investigation.

(a) The assessor is not bound to accept a return as correct. The assessor may make an independent investigation of property returned or of taxable property on which no return has been filed. In either case, the assessor may make the assessor's own valuation of the property subject to an ad valorem tax and this valuation is prima facie evidence of the value of the property.

(b) For investigation, the assessor or the assessor's agent may enter real property during reasonable hours to examine visible personal property and the exterior of a dwelling or other structure on the real property. The assessor or the assessor's agent may enter and examine the interior of a dwelling or other structure or the personal property in it only (1) if the structure is under construction and not yet occupied; (2) with the permission of a person in actual possession of the structure; or (3) in accordance with a court order to compel the entry and inspection. The assessor or the assessor's agent may examine all property records involved. A person shall, on request, furnish to the assessor or the assessor's agent assistance for the investigation and permit the assessor or the assessor's agent to enter a dwelling or other structure to examine the structure or personal property in it during reasonable hours. The assessor may seek a court order to compel entry and production of records needed for assessment purposes.

(c) An assessor may examine a person on oath. On request, the person shall submit to examination at a reasonable time and place selected by the assessor.

### Sec. 29.45.160. Assessment roll.



(a) The assessor shall prepare an annual assessment roll. The roll shall contain

1. A description of all taxable property;
2. The assessed value of the taxable property;
3. The names and addresses of persons with property subject to assessment and taxation.

(b) The assessor may list real property by any description that may be made certain. Real property is assessed to the record owner. The district recorder shall at least monthly provide the assessor a copy of each recorded change of ownership showing the name and mailing address of the owner and the name and mailing address of the person recording the change of ownership. Other persons having an interest in the property may be listed on the assessment records with the owner. The person in whose name property is listed as owner is conclusively presumed to be the legal record owner. If the property owner is unknown, the property may be assessed to "unknown owner". An assessment is not invalidated by a mistake, omission, or error in the name of the owner, if the property is correctly described.

Sec. 29.45.190 Appeal.

- (a) A person whose name appears on the assessment roll or the agent or assigns of the person may appeal to the board of equalization for relief from an alleged error in valuation not adjusted by the assessor to the taxpayer's satisfaction.
- (b) The appellant shall, within 30 days after the date of mailing of notice of assessment, submit to the assessor a written appeal specifying grounds in the form that the board of equalization may require. Otherwise, the right of appeal ceases unless the board of equalization finds that the taxpayer was unable to comply.
- (c) The assessor shall notify an appellant by mail of the time and place of hearing.
- (d) The assessor shall prepare for use by the board of equalization a summary of assessment data relating to each assessment that is appealed.
- (e) A city in a borough may appeal an assessment to the borough board of equalization in the same manner as a taxpayer. Within five days after receipt of the appeal, the assessor shall notify the person whose property assessment is being appealed by the city.

Sec. 29.45.290 Validity.

Certified assessment and tax rolls are valid and binding on all persons, notwithstanding a defect, error, omission, or invalidity in the assessment rolls or proceedings pertaining to the assessment roll.

### APPRAISER FIELD CRITERIA

1. **SUPPLEMENTAL ROLL:** Recognizing the criteria needed to place an improvement on the Supplemental Tax Roll when performing a field inspection. Applies only structures and/or improvements not on current file card(s), such as additions, 2<sup>nd</sup> stories, outbuildings, etc. (Structure Improvements Only. Does not apply to SWL or DRV).
  - a. If anyone is available, ask when the improvement was constructed or added. If construction began or was added prior to January 01 of the current year, circle "Y" on your inspection sheet. If it was begun or added after January 01 of the current year, circle "N".
  - b. If no one is available to ask, make a decision as to whether the improvement may have been on the property prior to January 01 of the current inspection year. Use the following to assist in your decision:
    - i. Are there grass, weeds, seedlings, etc., growing around the improvement that appears may have been from the year(s) before? Is the property landscaped? Are there established flowerbeds? If so, what are their age/condition?
    - ii. Does the ground itself appear not to have been disturbed significantly enough to indicate construction during this current year? What condition is the driveway? Does it appear to have just been constructed or is it well seasoned?
    - iii. Are there objects (i.e., tools, equipment, pallets, boxes, etc.) stored or stacked around, against, or under the improvement that appears to have been in place longer than a single season? Recent construction debris?
    - iv. Are exposed materials weathered beyond what might be expected for just the current season? Check roofing, paint, septic standpipes, etc.
    - v. Check for dates on poured concrete, OSB, electric meter seals, gas meter data plates, etc.
    - vi. If the improvement is only partially finished but is securely weather protected with tarps, visqueen, etc., and there are no signs of recent construction, there may be reason to believe it was wrapped for the purpose of wintering over from the prior year. This is good indication it may have been constructed before January 01.
    - vii. If any of the above exists, it is likely the criteria for inclusion on the Supplemental Tax Roll has been met. You should then circle the "Y" in the Supplemental Roll section at the top of your inspection sheet.

NOTE: If a structure is still under construction but was started prior to January 01 of the current year, attempt to determine the probable stage of completion as of the past January 01, and record on a separate inspection sheet. Make a note at the top of that sheet stating the "supplemental year" for which that inspection sheet is prepared (i.e., "For Supplemental Roll 1999", etc.) If, in your best

judgment, the improvement(s) appears to have been added after January 01 of the current year, you should circle the "N" in the same section. In all cases use your best professional judgment.

2. **UNFINISHED (Y = January 01 inspection required):** Recognizing the criteria needed to request a January 01 inspection of a property "currently under construction". Marking a "Y" in the reinspect field of your inspection sheet tells the appraiser to revisit this property to determine its state of completion as of January 01, for the year indicated. Make brief note of reason for reinspection. Always indicate Yr. for reinspection.

a. When should I mark a "Y" in the "REINSPECT" field of my inspection sheet?

- i. A new residential structure or a major remodel is "actively" under construction and the appraiser is unable to reasonably determine the structure will be completed by January 01.
- ii. New building materials have recently been located on the site.
- iii. Fresh excavation work is on site or in progress.
- iv. A new foundation has recently been constructed.
- v. New survey stakes recently placed for a future structure.
- vi. Owner (or, neighbor) indicates future new construction, additions, or remodeling will take place prior to year-end.
- vii. If only minor changes are anticipated and no significant completion is anticipated for a year or more, circle Y for reinspect and indicate the year of inspection to be 2 or more years later (i.e.: if inspected in 2007 for 2008 and unfinished with no major completion anticipated for 2 years, indicate Yr. 2010).

b. When should I not mark a "Y" in the "**REINSPECT**" field of my inspection sheet?

- i. If the residence or cabin being inspected is in a finished state.
- ii. If the residence or cabin being inspected is in an unfinished state but has been in a similar condition for several years and neither completion nor significant construction is anticipated by January 01. If this is the case, fill out a completion chart on the unfinished structure and record it under Pct. Comp.
- iii. Look at old pictures in the file. If the residence hasn't changed significantly from the last inspection but is still unfinished, just do a completion estimation chart and go on with your inspection.
- iv. Read the printed notes on back of file card, these often give clues about the property. If they suggest the residence has been in a similar state of completion for several years, do not mark the "REINSPECT" field for January 01 inspection.



WHEN USING THE COMPLETION CHART AND PCT. COMP. FOR UNFINISHED, ESTIMATE THE STRUCTURE ELEMENTS AS THEY MIGHT BE IF FINISHED TODAY. MARKING FLOOR COVERING AS "NONE" DOES NOT DEDUCT VALUE. THIS IS ACCOMPLISHED BY NOTING THAT THE PERCENT COMPLETE IS LESS THAN 100%. (Estimate the structure elements "AS IF" finished then back-out those not completed.)

NOTE: When completing your "Quality Chart", it should reflect the finished quality as you anticipate it to be completed sometime in the future. Do not address the unfinished portions of the house as the "low end" on the Quality Chart. If the finished elements are to be plywood for exterior cover mark plywood (osb) and account for in quality.

## CANVASS INSPECTIONS

This is the best time to gather correct data, other than appeal inspections.

1. Inspect all improved parcels, whether improved with structures or just land features, i.e.: well, septic, drive, or fill. Fill should only be recorded if it has volume and/or substantially improves the lot, review with an Appraiser. Take picture. Record land data. Files should be completed in the field while at the property.
2. Inspect vacant parcels for new construction. Record land data if no longer vacant.
3. There is no need to review topo or wetlands maps, land appraisers will do this. If wetlands are visible while inspecting, record an estimate by percentage and mark wetlands.
4. If you do not set foot on a parcel, do not fill out data sheet, land appraisers will.
5. If a property has been inspected in the past 12 months, no onsite inspection is necessary. Drive by to verify no major changes have occurred.
6. Always walk completely around building to observe changes, conditions, quality, and construction materials.
7. Measure at least 2 sides, longest sides if possible. If dimensions are accurate and entire sketch appears accurate, no further measurements are required and redrawing is not necessary.
8. Be sure field sketch and Proval sketch on property record card match. Make sure there is a field sketch in all files.
9. Sketch changes are not required if the sketch is off by only .5 ft. or less. This includes garage offset. Do not redraw a structure solely for the fact that the sketch on file is not to scale or sloppy. If measurements are accurate and the sketch is readable, do not redraw. Use scientific rounding. If .4 or below, round down. If .5 or above, round up. During inspection, verify accuracy of all information on PRC and verify information in Proval is accurate.
10. Deck sketches can be squared for speed, capturing the majority of the square footage Do not sketch small steps/stairs that access decks. The same for concrete and paving.
11. Outbuildings should be recorded only if they are in decent condition and over 100 sq. ft. in size. Outbuildings with raw native materials (slab wood, un-peeled logs, etc., old unmaintained and small outbuildings need not be recorded. They generally do not contribute to market value. If outbuildings existed, but were not recorded by last appraiser, do not record them unless they have been improved, updated, or enlarged. Make note if not all outbuildings are valued. Do not delete sheds with a sauna, no matter what size, unless they have no market value.
12. Tiny houses should be treated similar to a Park Model mobile home if they are on a trailer frame. If they can be hooked up and driven off without causing damage to anything of value other than a deck DO NOT PICK THEM UP. If not on a trailer frame they should be treated as a cabin, cottage, or house, depending on size.

13. Mark re-inspect only when it is absolutely necessary. Do not mark re-inspect for decks, concrete, or anything else that would not be placed on a supplemental roll. Do not mark re-inspect to get a picture of a finished structure, or to confirm estimated quality, material or components. Do not mark re-inspect for a cleared lot, unless construction appears absolutely imminent or would be reasonably expected for the area. If being built by a contractor, get all information possible, estimate what you can't obtain, and run as finished. If owner built, get all information possible and estimate of level of finish for 1/1. Add RI for following year if appropriate. If at all possible, we do not want to re-inspect the same year as original inspection. Use your professional judgement.
14. When an unfinished property has had little to no progress after 2 years, or 2 previous inspections, do not add an RI for the next year, mark as long term project, check at Canvass. For properties that require an RI and must be inspected prior to winter months and bad weather, use the code RF and the inspection year, for example RF21 to have it inspected in the fall of 2021.
15. Appraisal Technicians should not change interior quality, unless an interior inspection was performed, and after reviewing with an appraiser first. If possible, check with the appraiser that performed the last inspection. For new construction, make a quality call using the quality sheet and your professional judgement.
16. If MLS listing on file, and appraisal technician determines this should be reviewed, give to an appraiser to review and make necessary changes.
17. Review all commercial cards with commercial appraiser prior to inspecting.
18. All files with C cards should be given to the commercial appraiser for review prior to input. After review, the commercial appraiser will, in a timely manner, turn the files in for the residential input. After input, the files should be returned to the land appraisers for their updates to the land data and then returned to the commercial appraiser. The commercial appraiser will forward the file, in a timely manner, to the residential appraiser for their review of the residential input and then it should be given back to the commercial appraiser for final input and review.
19. Take picture of all R and C cards. Try to capture front back and sides in pictures. Take pictures of outbuildings only if they are new or have changed since previous inspection. Take pictures of view. Try to capture the best or predominant view. Take multiple pictures if necessary.
20. Inspect in an orderly fashion, do not go back and forth from one end of inspection area to the other.
21. When working in the field, appraisers and appraisal technicians should be out of the office and traveling to their inspection area an hour after starting work. (8:30am on 10 hour days, 9:00am on 8 hour days). Camera turn in day, usually the last day of the work week, should be reserved for catching up on any office work, file review, etc., manage office time as efficiently as possible. If more time than usual is necessary, clear with appraisal manager.
22. Experienced appraisers and appraisal technicians should be able to inspect 10 to 12 properties, on average, in a 10 hour day, without compromising accuracy. Slightly less in an 8 hour day. In the heavily developed areas of the cities, this number should increase to 15 to 18. This will be monitored by the appraisal manager or an appraiser assigned by the appraisal manager. Day to day numbers will vary depending on the complexity of the properties, location, and whether an interior inspection is performed or the owner is present.

23. The appraisal manager or an appraiser assigned by the appraisal manager will conduct periodic review inspections.
24. For efficiency, and when applicable, land appraisers will provide city water/sewer maps for canvass areas.
25. Try not to meet in groups while in the field. This appears to taxpayers that we are just out wasting time. If you will be sitting in one place for an extended time, such as eating lunch, reviewing files, or finishing a file, park in an inconspicuous place or take your signs off.



## APPEAL INSPECTIONS

Appeal inspections are the result of a taxpayer questioning their assessed value. These inspections are performed to ensure total accuracy of our records. All possible care should be used to document any and all aspects of the property no matter how they might affect its value.

1. Discuss and document taxpayers concerns. Address all concerns during inspection. Look at and get copies of all appraisals, engineer's reports, contractor's reports, realtor reports, and surveys.
2. Be sure taxpayer is aware that we are inspecting to ensure our records are accurate. Do not tell them or suggest that the value will change as a result of the inspection.
3. Be prepared to provide and discuss sales, ratio studies, and state statutes with taxpayer.
4. Remember the inspection must reflect the conditions as they were as of 1/1 of the taxable year. Discuss and document any changes that may have taken place after 1/1. Add an RI to reflect changes made after 1/1, if necessary. If changes made after 1/1 are complete, fill out 2<sup>ND</sup> inspection sheet for input the following year.
5. Measure entire structure and all outbuildings. Measure primary structure as accurately as possible. Record outbuildings that have market value as set out in canvass inspection guide lines. If snow does not allow accurate measurements, refer to file records. Redraw if necessary. Measure to the ½ foot, using scientific rounding. Be sure there is a legible field sketch for the appeal packet.
6. Fill out complete inspection sheet. Verify all materials and elements. Consider quality when documenting materials and elements. Multiple levels with different qualities, need to be blended, for overall Quality determination. Functional obsolescence needs to be reviewed with, and have concurrence with the Appraisal Manager or the Assessor.
7. Look for and record any and all interior and exterior damage. Adjust for damage with percent complete. Be sure to complete the completion chart.
8. Carefully consider interior and exterior condition to determine effective year built.
9. Document all bathrooms and number of plumbing fixtures. Be sure to look for extra fixtures such as deep sinks in garages or laundry rooms, 2<sup>ND</sup> kitchen sinks, wet bar sinks, and Jacuzzis.
10. Document all fireplaces and woodstoves. Be sure to note whether a fireplace is gas or masonry.
11. Record any additional living units and whether they are designed or converted.
12. Document city utilities, wells, septic systems, cisterns, etc.
13. Be sure to document any improvements that are not valued and why they were not valued.
14. Take pictures of all structures, front and back of all primary structures. Take pictures of all damage and unfinished areas. This should include interior pictures if allowed.

15. Record all land elements and specifically note any that may affect land value. This includes topo issues such as wetlands, ravine or steep portions of the property. Take pictures of topo & write a brief description in land notes section.
16. Take pictures of the view and any land features that may affect value. Take multiple pictures if necessary. Note the current view call for the property, if you believe the view should be something different, bring pictures to land appraiser to review.
17. Sometimes it is warranted to have 2 people perform appeal inspections. In these cases, a residential appraiser and land appraiser should go, when possible. Also if the appeal load is low, having 2 people perform the inspections is a good idea.
18. If it is the only change being made, increasing the effective year by 1 or more years should be avoided, unless the Appealed Property is in a canvass area where all improvements have been recently (prior year) updated.

## RI INSPECTIONS

There are several reasons to re-inspect a property. The most common being to determine whether or not a property is complete. Other reasons include recording new structures or additions and because the owner requested an inspection. The year listed in the RI is the year the results of the inspection will be reflected in the valuation. For example: RI20. This means the inspection results will be reflected in the 2020 assessment notice. The actual inspection will occur late in 2019 or early 2020. This will usually be a more limited inspection than a canvass, sale, or appeal inspection. The inspection is usually limited to a specific improvement, with only a cursory look at other improvements.

1. Inspecting for percent complete
  - a. Check at least 2 measurements of the improvement with the RI and walk around entire structure. Redraw if necessary, ie: sketch is incorrect, footprint of structure has changed. Add new decks, porches, etc. if not minor in size, see Canvass Inspections.
  - b. Document anything that is unfinished using a completion chart.
  - c. When possible, document unfinished elements on the interior, using completion chart. If no interior access, estimate. Use professional judgement.
  - d. Verify construction elements and quality.
  - e. Do a cursory inspection of all improvements, documenting any noticeable changes or discrepancies.
  - f. If there has been little to no change in percent complete for the last 2 inspections, (including the current one) mark as LTP (long term project). It will be checked on the next canvass cycle.
2. Inspecting for new structures and additions
  - a. Measure and sketch entire structure. Use scientific rounding.
  - b. Document elements.
  - c. Document quality. Complete quality chart.
  - d. Document percent complete, if unfinished. Complete completion chart for where it is/was as of 1/1.
  - e. Document land attributes if not already documented. Do not change recorded attributes without consulting land appraiser.
  - f. Take pictures of front, rear, views, and any topo features that may affect value.
3. Inspecting at owner's request
  - a. Follow appeal inspection guidelines

## **SALE INSPECTIONS**

Sale inspections are the basis for values. Through sales, the System Analyst adjusts the values to reflect the market. Care must be used to be as accurate and complete as possible. Sale inspections will normally be performed by appraisers or System Analyst only. An interior inspection should be performed whenever possible. Always fill out a new inspection form.

1. Measure all structures completely. Redraw if necessary.
2. Perform interior inspection whenever possible.
  - a. If not possible, but owner is home, ask for confirmation of interior details, i.e.: bath count, fixture count, type of heat, etc.
  - b. Ask owner if any changes were made after the sale.
  - c. Ask owner if home was updated or remodeled prior to sale. Ask owner if they are willing to share relevant documents, (fee appraisal, building inspection, etc.) are available and if you can obtain a complete copy. If copies are made available, be sure they go to the Systems Analyst for review and electronic storage.
  - d. Discuss sale with owner.
    - i. Confirm purchase price.
    - ii. Was there any special financing or concessions.
    - iii. Are they related to the seller.
    - iv. Were they tenants that purchased or did they have any financial interest in the property prior to purchasing, or any other special relationship with the seller.
    - v. Was there any personal property included in the sale. If yes, what was it and did they assign a value to it.
  - e. Discuss exemptions with owner.
3. Document elements.
4. Document quality and complete quality chart.
5. Document percent complete and complete the completion chart.
6. Review MLS listing in Papyrus or online, when available. This can be especially helpful if an interior inspection wasn't performed. Perform DNR search for relevant transfer info.
7. Take pictures of all buildings, including outbuildings not valued, front and back of all R buildings. Make note if outbuildings were not valued.
8. Take pictures of the view, including view of trees or neighbor, all topo and any relevant features that may affect value. Be sure land appraiser has documented these for valuation.
9. Update and review any commercial improvements with commercial appraiser.
10. Complete sales questionnaire.
11. Be sure all completed files are placed in the sales input box, with sales questionnaire included.
12. Carefully review input for total accuracy.
13. Take all completed and reviewed files to System Analyst.
14. System Analyst shall have all sales files they personally inspected reviewed by Appraisal Manager after input.



## POLICY ON PROCESSING SALES QUESTIONNAIRES (SQ)

(updated 11/14/19)

1. Clerks initiate first of up to three (3) SQ letter mailings to buyer – code “1” is used by Clerk if valid ownership transfer. (approx 6,000 transfers per year)
  - a. Clerks code returned SQ “W” if sale price indicated. This stops any further mailing to the grantee.
  - b. Clerks re-mail SQ letter if no sale price is indicated, if left blank, or if there is no response. Mailing is at 1<sup>st</sup> of each month.
2. Clerks file all SQs received by map and book areas.
3. September or October, Residential Appraisal Manager assigns appraisers to qualify each SQ.
4. New inspections need to be performed on all sold properties to insure accuracy and compliance with the ProVal system.
5. After input, give all sales inspections to the Appraisal System Analyst for review.
6. Applicable codes will be as follows:

### RESIDENTIAL:

Q*	qualified residential improved sale
A*	additional or multiple parcel sales
B	below market-validated by residential appraisal manager
E	Ownership transferred to surviving relative
H	higher than market-validated by residential appraisal manager
F	further investigation will no longer be a valid code <b>(note – prior “F” code still exists from prior years in ACE system)</b>
G	gift
I	incomplete information – unable to verify
J	trustee deed or foreclosure
L	Leasehold interest transfer
N	new improvement under construction (interim conveyance)
O	old sale recently recorded
P	property transferred to interested (partial owner) individual
R	related parties
S*	qualified improved sale-holdout sample
T	trade
W	Code input by Clerk prior to investigation
Y	improvements added after sale

## **POLICY ON PROCESSING SALES QUESTIONNAIRES (SQ) CONT.**

### **COMMERCIAL:**

- K\*      qualified commercial improved sale
- X      commercial business value

### **LAND:**

- 3\*      additional or multiple parcel sales
- V\*      qualified vacant land term sales
- C\*      qualified vacant land cash sales
- Z      vacant land sale with septic, wells, drive, minimal special features (Give all 'Z' coded sales to land appraiser)

SQs are returned to Clerks for input of qualification code and filing in SQ master files by book/year.

\*These codes will be used in state annual report

## PROCESSING "Y" CODED SALES QUESTIONNAIRES

"Improvements Added After Sale"

Effective 1/1/2018

When conducting an inspection for sales qualification, and the property has been improved since the time of sale, a sales code of "Y" is required. Beginning with sales in 2018, the following procedure must be followed to capture characteristics of the property at time of sale.

1. Complete an inspection sheet and drawing for the condition and attributes of the property at time of sale. Label each inspection sheet and each drawing at the top and in red: **TIME OF SALE INPUT**. This applies to ALL property record cards on the parcel.
2. Complete an inspection sheet and drawing for the property in its current state. Label each inspection sheet and each drawing at the top and in red: **20XX INPUT**. (The "XX" is merely a placeholder for the assessment year)
  - a. If there is active construction and you are unable to determine what the attributes and/or level of completion for the following year will be, mark the file for re-inspect (same year).
3. Code the questionnaire with a "Y" and turn in the file and sales questionnaire for clerk's input.
4. The clerk will input the "TIME OF SALE INPUT" inspection and sketch sheets as the active property record(s).
5. The clerk will input the "20XX INPUT" inspection and sketch sheets as a future record(s) with a future change reason as "SALES".
6. When the Appraisal System Analyst reviews the sale file, after verifying data and input are correct on both active and future records, he/she will then archive the characteristics at time of sale from the active record(s) and then promote the future record(s).

If you inspect a property that has previously been qualified with a "Q" and it is determined that changes have been made since time of sale, complete inspection sheets according to above procedure. However, bring it to the attention of the Appraisal System Analyst **BEFORE INPUT IS DONE!** The Appraisal System Analyst will need to invalidate/unarchive the qualified sale, recode as a "Y", and then re- archive the newly coded "Y" sale.

It is imperative that the appraiser or appraiser tech inspecting the property is aware of whether it was a qualified sale or not. Look at the last inspection and whether or not it was an "S" or a "U" coded inspection. There should also be sale memos in ProVal as well.

Properties that are inspected early in the year following the year of the sale may also need to be changed. This could apply when properties that sold in the prior year but are being appealed. If the sales inspection was inaccurate and the property characteristics at time of sale were incorrect, the Appraisal System Analyst will need to be made aware of it **BEFORE INPUT IS DONE** and take appropriate actions to invalidate and then re-archive the correct characteristics at time of sale.

See the following pages for examples of how to complete inspection sheets and sketches for "Y" coded sales.



**MEMORANDUM**

**TO:** All Assessing Department Staff

**FROM:** Melanie Aeschliman, Assessment Director March 11,

**DATE:** 2020

**RE:** Manufactured Homes and RV Assessment Policy

---

AS 29.45.070 States, "Mobile homes, trailers, house trailers, trailer coaches, and similar property used or intended to be used for residential, office, or commercial purposes and attached to the land or connected to water, gas, electric, or sewage facilities are classified as real property for tax purposes unless expressly classified as personal property by ordinance. This section does not apply to house trailers and mobile homes that are unoccupied and held for sale by persons engaged in the business of selling mobile homes".

Furthermore, AS 34.85.150 defines that a manufactured is permanently affixed when it is,

"(1) anchored to real property by attachment to a permanent foundation;

(2) constructed in accordance with applicable state and local building codes and manufacturer's specifications as provided in the Model Manufactured Home Installation Standards of the Federal Department of Housing and Urban Development (24 C.F.R. 3285);  
And

(3) connected to a residential utility, including water, gas, electricity, sewer. or septic service".  
This policy memo addresses the change over the prior process regarding interpretation of "permanently affixed".

Effective immediately, all forms of "mobile homes" will be treated according to state statute and borough code. This means, if a manufactured home is to be treated in accordance with bullet items 1-3, a "camper/RV" must also be treated accordingly. Simply plugging into an electrical post does not meet the criteria of permanently affixed. Small walkways, crates, and/or insignificant platforms should not be picked up and valued either. This change in procedure will be handled moving forward during canvass area review and the current appeal period.

Property class code assignment must be based upon the assessed improvements (or lack of) on the parcel. Do not classify a parcel as mobile home unless there is a mobile which meets the criteria for permanently affixed. Licensed or Unlicensed trailers/RV's and mobile homes which do not meet the criteria as "permanently affixed" should be removed from the property record. Do not sketch, simply gather attributes and then override the value to zero. A parcel memo is sufficient for documenting these mobile homes or RV's exist is sufficient. Below are few examples of what should and shouldn't be considered "permanently affixed":





Not Permanently Affixed:











## **KPB ASSESSOR'S POLICY APRIL 2007**

### **BLOCKING DATA FROM WEB PUBLICATION**

The KPB Assessor's Office has contracted with PropertyMax (a division of Manatron Inc) to provide public information via the Internet. The Assessor's web page (<http://www.kpbassessor.com>) publishes both standard and optional parcel data.

While this information does remain public record accessible by anyone visiting the assessor's office in person, the owner of record of a property may request certain data be removed from web publication.

- The owner must make the request in writing to the Assessor. At minimum, the request must include the name of the requestor, original signature, and parcel number(s).
- The Assessor will review each request and communicate to the requestor whether or not the request has been approved.
- Upon approval, the documentation will be provided to the Office Manager for retention.
- The legal party record will be flagged confidential within the GRM application.
- A spreadsheet listing of all approved "confidential parcels" will be sent to PropertyMax and the Borough GIS department.
- Documentation of each request and approval or denial will be retained on file in the Assessor's Office.

Upon receipt of the approved "Confidential Parcel List", PropertyMax will remove the owner's name and address from the Standard parcel data and all Optional Parcel Data from the web.

A search by name for a confidential parcel would result in a message of "record not found" or the name being omitted from a general soundex search set.

Search by physical address or parcel number will not be affected.

## **PARCEL SPLITS/MERGERS PROCEDURES**

Keep all split packets in the drawer. When an appraiser needs files for field inspection, they can take:

1. The original parcel files.
2. Copies of the maps if they choose.
3. A copy of the master check off list.
4. A copy of the Parent /Child Improvement Assignment Worksheet.
5. Leave an Out Card, initialed and dated, listing parcel files taken to inspect.

This way:

1. If the files do not get back to where they belong, we know who had them last.
2. The land sheets and maps are not missing when the land appraiser is ready to review and set the land types and influences.

During inspection:

1. Complete the Parent /Child Assignment Worksheet.

After inspection:

1. Review all files and add pictures.
2. Add any pertinent paperwork or old pictures to the new parcel files from the inactive parcel files. Inactive files will go to Archiving.
3. Flag completed files as 'SPLIT RETURN TO APPRAISER', and directly turn into a Clerk for input.
4. Review returned files after input.
5. Return to the Split Drawer the complete input files, and the filled out Parent/Child Assignment Worksheet.
6. Sign and date the original master check off list.
7. Remove Out Card

# **LISTS, RESOURCES & CHEAT SHEETS**



## INSPECTION REASON CODES

### Active Codes:

- A** Appeal Inspection with interior inspection
- B** Appeal Inspection **NO** interior inspection
- D** Change from desk. Desk change.
- F** Flagged with RI for re-inspect for % complete or addition, interior inspection
- G** Flagged with RI for re-inspect for % complete or addition, **NO** interior inspection
- J** New construction (New structure/Specifically inspected to locate new structure) with interior inspection.
- K** New construction (New structure/Specifically inspected to locate new structure) **NO** interior inspection.
- L** Canvass inspection with interior inspection.
- M** Canvass inspection, **NO** interior inspection.
- S** Sales inspection with interior inspection.
- U** Sales inspection, **NO** interior inspection.

### PROPERTY CLASS CODES

Code	Description
010	Historical
020	Business
040	Personal
100	100 Residential Vacant
105	105 Residential Improved Land
110	110 Residential Units Single
112	112 Residential Dwellings 2-4
120	120 Residential Cabin - single
122	122 Residential Cabins 2-4
130	130 Residential Mobile Home
131	131 Mobile Home Imp Only
132	132 Residential MHomes 2-4
140	140 Residential Condo
141	141 Condo Underlying Parcel
190	190 Residential Accessory Bldg
210	210 Oil & Gas
300	300 Commercial Vacant
305	305 Commercial Improved Land
310	310 Commercial Apts 5+ Units
320	320 Commercial Mobile Hm Park
325	325 Commercial RV Park
330	330 Commercial Mobile Home
331	331 Boardwalk Bldg Imp Only
332	332 Commercial MHomes 2-4
335	335 Lodge/Multiple Cabins
336	336 Commercial Fish Processing
340	340 Commercial Condo
341	341 Condo Underlying Parcel
350	350 General Commercial
360	360 Commercial Parking Lot
390	390 Commercial Accessory Bldg
550	550 General Farm/Agricultural
600	600 Leased Vacant Land
605	605 Leased Improved Land
610	610 Leased Residential
620	620 Leased Cabin
630	630 Leased Mobile Home
651	651 Leased Commercial
652	652 Leased Industrial
653	653 Leased Institutional
654	654 Leased School
690	690 Leased Accessory Bldg
750	750 General Industrial
770	770 Industrial Mining
800	800 Institutional Vacant
810	810 Senior Apts/Housing
820	820 Institutional School
840	840 Institutional Church
850	850 General Institutional
860	860 Institutional Parking Lot
890	890 Institutional Accssry Bldg
910	910 Tidelands
920	920 Timber Harvest

## HOUSE TYPES

11	1 L FRAME
13	1 L MASONRY
15	1 L LOG
21	2+ L FRAME
23	2+ L MASONRY
25	2+ L LOG
31	BI-L FRAME
33	BI-L MASONRY
35	BI-L LOG
41	1 1/2 L FRAME
43	1 1/2 L MASONRY
45	1 1/2 L LOG
49	AOG
61	SPLIT/TRI-L FRAME
63	SPLIT/TRI-L MASONRY
65	SPLIT/TRI-L LOG
71	CABIN
72	COTTAGE 1 L
73	COTTAGE MULTI L
76	DUPLEX
77	TWN END
78	TWN INT
80	CONDO
81	CONDO-1 <sup>ST</sup> FLOOR
82	CONDO-UPPER STORY
84	CONDO-UPPER HALF
85	MULTI-FAMILY
91	MHS
92	MHD
99	UNCONVENTIONAL STRUCTURE

## **SALES CODE DEFINITIONS**

(updated 11/14/19)

### **A Additional Parcels (Multiple Parcel Transaction):**

Example: Three parcels sell for \$30,000 as a group. Each of the three questionnaires must be marked with an 'A', and a sales price of \$30,000 written on each questionnaire. The notes section of each questionnaire needs to list all of the other parcels included in that transaction. For example, if parcels 063-580-14 and 063-580-15 sold together, the notes section of 063-580-14 would need to read "Incl 063-580-15" and the notes section of 063-580-15 would need to read "Incl 063-580-14". The clerks will input all applicable notes in the Sales Memos for each parcel included in the transaction. Since multiple parcel transactions are recorded under one recording number, the system will not allow individual qualification of these parcels, as the market recognizes a discount for multiple parcel sales.

### **B BELOW NORMAL MARKET:**

Improved sales used by System Analyst only.

### **C CASH SALE:**

To be used for vacant (raw land) sales only. No owner financing, seller receives full cash value at closing from buyer. Sale may be financed through a lending institution. A raw land sale that has a new improvement added after the purchase date can still be qualified as a vacant land sale. This sale will be used for the vacant land sales ratio study.

### **E ESTATE SETTLEMENT:**

Ownership transferred to surviving relative.

### **G GIFT:**

A property that is given to another person, or donated to a church or other organization.

### **H HIGHER THAN NORMAL MARKET:** (system analyst only) Be hesitant to use this code. What may seem high to us as individuals, could be an upswing in the market. Several different sales would need to be looked at to determine which is the case.

### **I INCOMPLETE INFORMATION:**

Use when not enough information is available to determine if the sale is an 'arm's length' transaction.

### **J TRUSTEES DEED AND OR FORECLOSURES:** Foreclosures on a property by the deed trustee, IRS, etc.

### **K QUALIFIED SALE WHEN A FORCED IMPROVEMENT IS USED:**

Commercial code only. Sale of a property valued by the commercial appraiser.



## **SALES CODE DEFINITIONS CONT:**

(updated 11/14/19)

### **L LEASEHOLD INTEREST:**

Applies to government owned properties. Leasehold interest has changed ownership. The fee simple title remains in the name of the original governmental agency.

### **N NEW IMPROVEMENT (CONSTRUCTION CONVEYANCE):**

Transfer of title from an individual to a builder for a construction loan, or transfer of title from the builder back to the individual after construction is complete. Do not qualify these types of transfers as a "Q". Many times the questionnaire is returned but the indicated sale price only includes the cost of construction and not the land. This is not a market transaction.

### **O OLD SALE RECENTLY RECORDED:**

A sale is recorded during the current year that actually sold in prior years. IE: A real estate sales contract that was made in 1987, paid off in 2007, and the deed is now recorded.

### **P PARTNERSHIP TRANSFER:**

A property is transferred from a partnership to an individual who previously owned only a partial interest in the property or vice versa.

### **Q QUALIFIED IMPROVED SALE:**

Appraiser has verified sales price, and has confirmed the accuracy of property record card at the time of the sale. This sale now can be used for the sales ratio study.

### **R RELATED PARTIES:**

A transfer that has taken place between related parties.

### **S QUALIFIED IMPROVED SALE-HOLDOUT SAMPLE:**

Same as "Q". However, this sale was qualified after model calibration began.

### **T TRADES:**

Any real property, personal property, chattel, etc. or any form of barter that is exchanged for real property.

## **SALES CODE DEFINITIONS CONT:**

(updated 11/14/19)

### **V QUALIFIED VACANT LAND:**

Appraiser has verified the sales price. The assessed raw land value is confirmed as of the first of the inspection year. A raw land sale that has a new improvement added after the purchase date can still be qualified as a vacant land sale. This sale will be used for the vacant land sales ratio study.

### **W WITHOUT INVESTIGATION:**

Code the input clerk puts in the ProVal system. It will remain on the parcel until the appraiser determines the proper code.

### **X COMMERCIAL BUSINESS VALUE:**

Commercial code only. It is used to indicate the sales price also includes the business value for the property.

### **Y IMPROVEMENTS ADDED AFTER AN IMPROVED PROPERTY SALE:**

Substantial additional improvements added or remodeling done after the sale. Write in the note section what improvements that were made after the sale were noted. The appraisal system analyst may still be able to use the sale if the improvement value is not a large percentage of the sales price.

### **Z VACANT SALES WITH MINIMAL VALUE OF SWL OR OUTBUILDINGS:**

A vacant land sale that has minor improvements. (drive, well, septic, shed, barn, etc.) Give all 'Z' coded sales to land appraiser.

### **3 VACANT LAND SALES WITH MULTIPLE PARCELS:**

Give all vacant land sales with multiple parcels to land appraiser

# DEFINITIONS

## STRUCTURE ELEMENT DEFINITIONS

### **FOUNDATION**

Normal for class:	Typical for the type of foundation walls
Piers-no Wall:	Concrete, wood, or steel piers
Mono Slab:	Monolithic pour.
None	<u>Must</u> be addressed in percent complete

### **FOUNDATION WALLS**

Formed Concrete:	A combination of cement and sand, broken stone, or gravel
Piers – no Wall	Concrete, wood or steel piers.
Chemonite	Pressure treated wood. (Not to be confused with skirting on pier type foundations.)
Cinder Block	Cinder blocks are made from coal cinders and Portland cement
Mono Slab:	Monolithic pour.
None:	Must be addressed in percent complete.

### **ROOF**

Gable:	A pitched roof typically having a gable at each end.
Gambrel:	A ridged roof with two slopes on either side, the lower slope having the steeper pitch. (barn style) Sketch most upper levels with a gambrel roof as 1/2 SFR Upper and adjust percent finished area accordingly. An exception would be if the gambrel roof has pony walls built along the exterior. In that case, sketch as 3/4 SFR Upper and adjust percent finished area accordingly.

### **PITCH**

Self-explanatory, rise and run.



## STRUCTURE ELEMENT DEFINITIONS

### **ROOF MATERIAL**

Built up:	Plies of roof felt, tar, and gravel. Comp Sh to
235:	235# per square.
Comp Sh 240-260:	240# or more per square. (thicker / architectural)
Comp Roll:	Roll roofing in which all nails are driven into the underlying course of roofing and covered by a cemented, overlapping course.
Metal:	Sheeted metal roofing.
Other:	Non-typical, sod etc.
Shake Shingle:	An 18" shake is applied at 7 1/2" to the weather. (typically) Wood
Shingle:	An 18" shingle is applied at 5 1/2" to the weather. (typically)

RE: Shingles applied at 5 1/2" become a 3 ply roof which means that there are 3 *layers* of shingles at any location on the roof. Shakes are 2 ply. Shakes are layered with felt between each layer, thus having two layers of felt at any location. No felt is required between each layer of the shingle application. ([www.stoneycedar.com/faq01.htm](http://www.stoneycedar.com/faq01.htm))

### **HEAT**

Hot Water:	Boiler system with base board radiation.
No Heat:	Self explanatory, reduces value. If wood stove is the only heat source, check no heat and record the wood stove in the 'Fireplaces' section.
Radiant Ceiling:	Not typical, seen in some local commercial buildings.
Radiant Floor:	Typically efficient, heating coils usually installed in concrete or gypcrete.
Electric BB:	In-efficient heat source, still in some older structures.
Forced Air:	Ducted hot air furnace.
Space Heater:	This category is for space furnaces and monitor style heaters.

## STRUCTURE ELEMENT DEFINITIONS

### **FEATURES**

Bsmt Garage:	Number of garage doors accessing basement garage. If there is only one double wide door servicing a 2 car garage mark 2C. Do not label sketch with Fin or Heat, the number of cars you mark for the basement garage (1C, 2C, or 3C) will value this.
Egress Win:	Number of egress windows in a B or B-WO. If structure is B-WO do not count egress windows on the WO wall.
Monitor:	Record monitor heater if in basement garage or if in addition to the main heat source.

### **PLUMBING**

Record all plumbing fixtures, sinks, toilets, tubs, stand-up showers, bidets, etc. Do not count washer I dryer hook-ups.

### **SPECIAL PLUMBING**

Sauna Bath:	Located inside of structure, not typical of average or below average structures.
Whirlpool:	Large higher quality jetted tub. Also count as a fixture in the PLUMBING section.

### **FIREPLACES**

Fireplace:	Value is linked to quality of structure. Circle <b>M</b> for Masonry fireplace and <b>G</b> for gas. Indicate quantity. If no interior inspection and there are two exhaust pipes observed in the flue, it is safe to assume that there are two fireplaces. Record number of units.
Wood Stove:	Value is linked to quality of structure. Record number of units.

### **EXTERIOR COVER**

None:	Structure is sheathed but has no cover. Avoid selecting, usually best to address in percent complete.
Alum or Steel:	Metal
Board & Batten	Perpendicular board siding with battens covering seams.
Log Rustic:	Traditional log construction, machined, 2 or 3 sided, rustic
Log Solid	Wood siding planed to resemble log construction.
Plywood	Self-explanatory

## **STRUCTURE ELEMENT DEFINITIONS**

### **EXT. COVER CONT.**

- Stucco: An aggregate, a binder and water which is applied wet, and hardens when it dries.
- T1 - 11 Economy: 4' X 8' wood sheet typically with a 4", 8", or 12" groove pattern. Vinyl: Low maintenance siding, typically on A - G quality structures.
- Wood: Typically hung horizontally, exists in a wide range of quality.

### **DORMERS (must have floor space, not decorative)**

- Shed: Single angled roof. Does value for some finish area and floor area. Record linear feet.
- Gable: Gabled roof like the end of a house. Does value for some finish area and floor area. Record linear feet.
- RE:** Decorative dormers need to be considered in quality.

### **ELECTRICITY**

- None: This can be used to record a structure not having electrical wiring throughout, or just in an area. Do not additionally reduce percent complete in reference to the lack of electricity when checking this box on the inspection sheet.

### **FLOOR TYPE**

Self-explanatory.

### **FINISH (FLOORING) (can check one or use percentages for more than one)**

- None: No finish on sub-floor, reduce percent complete to reflect the lack of flooring.
- Base Allowance: ProVal automatically values flooring typically found in similar structures matched to overall quality, usually the best call.
- Concrete: Concrete flooring, sealed or not.
- Carpet: Carpet flooring.
- Ceramic Tile: Ceramic tile flooring.
- Vinyl: Vinyl flooring.

## STRUCTURE ELEMENT DEFINITIONS

### **FINISH (FLOORING) CONT.**

Hard Wood:	Hard wood flooring.
Pergo or Equal:	Pergo or similar laminate floor covering.

### **INTERIOR WALLS (can check one or use percentages for more than one)**

Normal for class:	Automatically values typical wall finish associated with the overall quality.
None:	Open structure with no walls. If the only walls present enclose the bathroom still record as None.
Log:	Log interior walls.
Panel A or G:	Paneled interior walls. Circle A for average, or G for good. Plywood:  Plywood interior walls.
Sheetrock:	Sheetrock interior walls.

### **CEILING FINISH:**

Normal for class:	Automatically values typical ceiling finish associated with the overall quality.
Suspended:	Suspended ceiling finish.
Acoustic Tile:	Acoustic tile ceiling finish.
Plywood:	Plywood ceiling finish.
Sheetrock.	Sheetrock ceiling finish.
Wood:	Wood ceiling finish.
Other:	Ceiling finish that doesn't fit the norm.



## Building Levels

**Basements**--Below grade but not "L" or Lower Levels (See below). Coded B on sketch. If it has a walkout feature code it as B-wo. If the basement is finished, code as B-wo (Fin). If no walkout but it is finished living area, code as B (Fin). Different areas of the basement can be drawn separately if needed to distinguish between finished and unfinished. Also, you can put % finished on the drawing for a basement that will eventually be finished living area but has yet to be completed. On new homes, it is best to put the basement area as 100% finished living area, but consider the fact that it is not complete in the overall percent complete box. On older homes or those where the above grade levels are complete and the basement is yet to be completed, show the percent complete box for the house as 100% but reflect the level of finished area for the basement on the sketch. For instance, you could just show the basement as B and not have any finish if no finish work has been done. Or you could show it as "B (Fin) 50%" if half of its area is finished living area or if all of its area will be finished living area but it is currently half complete.

**Egress Windows**--Add the number of egress windows except on those basements that have a walkout feature. If the basement does have a walkout feature but also has an additional exposed side or sides, the egress windows on the additional side, or sides, can be added up and put on the inspection sheet. DO NOT add egress windows on "L" levels.

**Lower Levels**--Coded as "L" on the sketch. Below grade but approximately only half way. Typically for split foyer entry or Split/Tri Level house types. If you have any hesitation about calling it an "L" level, it probably should be ran as a "B" level. Those basements that have a half submerged basement but not a split foyer entry should be ran as "B" (see above) and add for egress windows.

**1SFR**--Normally the level of the house that is at grade. It is an abbreviation for 1 story frame. If the house has masonry framing such as cinderblock, you would label the sketch as 1S MAS.

**1SFR Upper**--Any upper levels with full exterior wall height.

**1/2 SFR Upper**--Upper half story. Upper 1/2 stories currently default to 60% finished living area. If you feel the finished area of an upper 1/2 story has more or less than 60% finished living area, you can reflect that as well. Some houses will be better classified this way rather than giving them an attic or loft. Attics and lofts are mentioned below. If you need to reflect the percentage of finished area as something other than the default of 60% on the upper half, just write that percentage on the sketch. When you have the file returned to you, check to be sure the input was done correctly. You will need to calculate what the finished area would be and check that against ProVal. Add dormers that have flooring in them accordingly. Do not add additional finished living area for the dormers as this is calculated in the dormer value. Code the drawing as "1/2 SFR Upper" and measure to the extent of the floored area.

**3/4 SFR Upper**-- An upper level characterized by a full 8' wall height along one side of the upper level with the other side being sloped like an upper half story. The upper 3/4 story can also have the roof slope on both sides like an upper half story, but the exterior walls are built up 3 to 5 feet. The default percent finished on these is 80%. This can be overridden if the appraiser feels there is more or less finished living area. Dormers can be added to this level as well. Do not add additional finished living area for the dormers as this is calculated in the dormer value. Code the drawing as "3/4 SFR Upper" and measure to the extent of the floored area.

## Building Levels cont.

**Attic**—Upstairs area that has limited access and headroom. Code the drawing as "A" and measure to the full extent of the base area beneath it. Access will be limited such as a steep or narrow stairwell. Most of these attics were not originally designed to be accessible area. If the area has finish, code the sketch as "A (Fin)". The default percentage for attics is 50%. If you had a 20 x 20 area that is finished attic for example, it is calculated that 50% or 200 square feet would be finished area. This is accounting for the fact that the attic will have limited headroom. As with upper half stories, if you feel that the finished area is different than 50%, you can write that on the sketch. Be sure to double-check to make sure it was entered correctly. Attics are not considered a level for classifying the house type.

**Loft**-Upstairs area that has limited access and headroom. Coded on the sketch as "Loft (Upper)". Keep in mind that lofts value the least of any upper level. This code is best used when there is a sleeping loft usually accessed by a ladder. At present, there is no way to add and value any finish in a Loft. Lofts are not considered a level for classifying the house type.

**Stairwells**— Do not exclude stairwells from the sketch. Rather, sketch them as a part of the upper floor levels

**Crawl**—Although not technically a building level, ProVal used to deduct value if a house is not sketched as having a crawl space and could again in the future. This is typical with houses that are built on a slab (1SFR/S) or for houses that are built on piers or with no foundation (just 1SFR). The determining factor is not the height of the crawl space but whether or not it has a stemwall. In extreme cases, there may be a short stemwall but the crawl space is so short as to be unusable. In these instances, sketch the house as having a crawl space, but consider the limited access in overall quality, and/or add additional functional obsolescence for the lack of access. Base this call on your best judgment and experience.

**Carports**-When sketching the carport as a part of the dwelling, label the sketch as CP/C for a frame carport over concrete, or CP/G when it's over gravel. If the carport is not attached to the dwelling, or if you wish to give it its own effective age and/or quality, run it as an outbuilding with the appropriate code (FlatCP) and include the necessary information in the outbuilding section on the inspection sheet. See the outbuilding section of this manual for more information.

### Building Levels cont.

**Solarium**-A solarium is a room built largely of glass to afford exposure to the sun. Solariums have glass roofs (and often curved glass corners), unlike sunrooms. Solariums are designed for warmth, whereas sunrooms are designed for scenic view. One key difference is the amount of glass used. Remember that a true solarium has a high value associated with it. If it appears to be just a sunroom, call it either an EFP or EMP depending on the floor structure. If it has the same degree of finish as the level it is associated with and is heated, you can run it as part of that building level such as 1SFR or 1SFR Upper. If the quality is low, you may consider running it as a greenhouse. If this is the case, please be sure to address it in the notes. Some solarium examples are shown below.





**Building Levels cont.**  
**Unfinished Level At Grade**

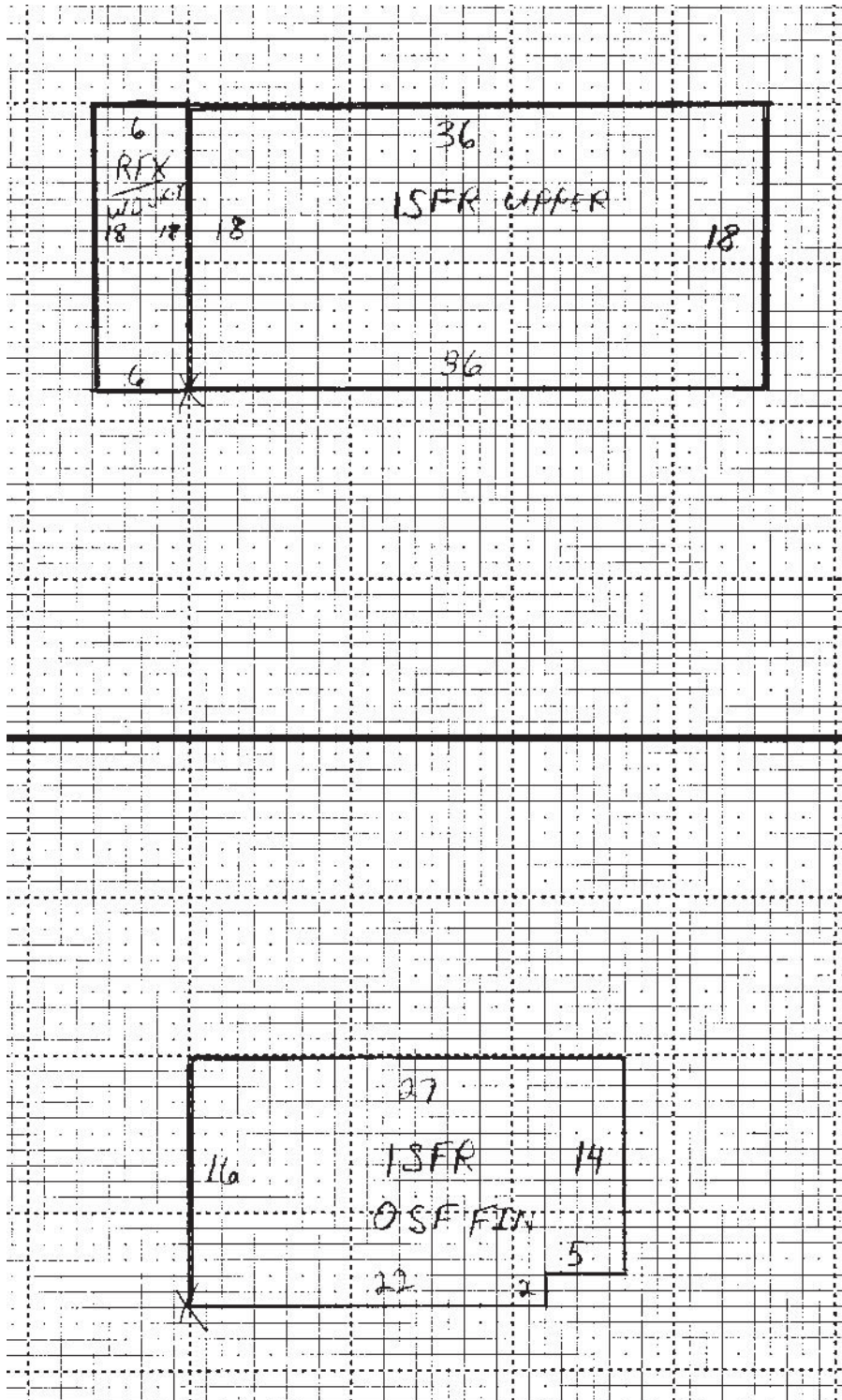
Within the Kenai Peninsula Borough there are many structures with more than one level where the level at grade is used primarily as a workshop but does not have garage doors and is not a basement. In the past, we have called this area a GPO Shop. This is misleading on a property record card since there is no actual additional outbuilding.

From now on, these areas may be ran as a part of the house but with no finish. Sketch the area as usual (1SFR for example) but note on the sketch that there is 0 SF finish on that level. The clerks should adjust the finish for that area. If some of the area for this level is finished, adjust accordingly using square footage of the finished area only. That way the override is easy to accomplish. **Do not** use percentage here. **Do not** back out additional percent complete for lack of finish items on this level. **Do** use this level in determining the house type. Fill in the details on the inspection sheet as though it had finish similar to the rest of the house. If the quality of this level appears to be different than the rest of the house, then blend it to be reflected in overall quality. Keep in mind that you are looking at it as though it were finished. If the house is built on a dock and the area beneath the house is included in that dock, then you still need to back out overall percent complete on the house to reflect this.

The following illustrations represent this procedure:

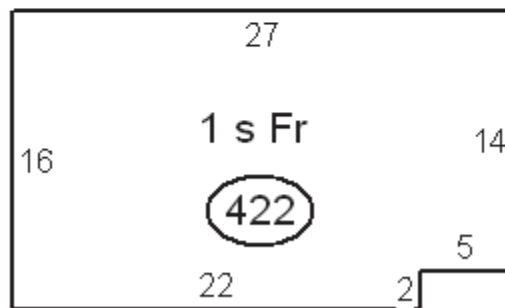
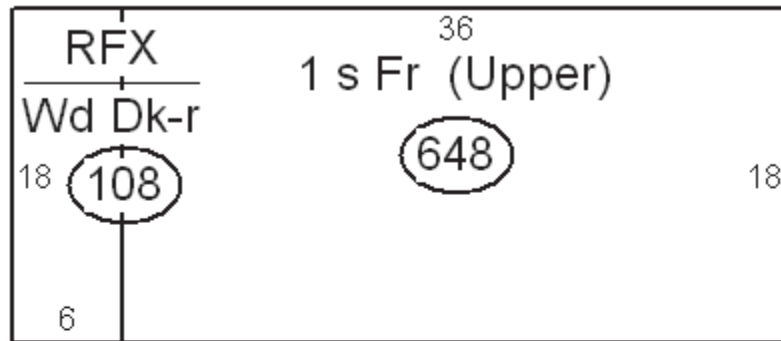


**Building Levels cont.**  
**Unfinished Level At Grade**



Field Sketch

**Building Levels cont.**  
**Unfinished Level At Grade**



Computer Sketch

## Building Levels cont. Unfinished Level At Grade

**Clerk's override of finished area.**

**Dwelling Information**

**Exterior Construction Detail**

Exterior Interior Rooms

Floor: 1.0 ☐ Walkout basement

Base area: 422

Finished area: 0

Perimeter: 0 Wall height: 0

Wall framing: Wood frame

Exterior cover 1: T 111 plywood-economy 100 %

Exterior cover 2: % Shape: Typical

Windows

Description (all windows): Typical

Standard: 0 Bow: 0 Bay: 0 Fixed: 0

Doors

Sliding patio: 0

Hinged patio: 0

Exterior passage: 0

Number Size Type

Number: Type: LF:

Number: Type: LF:

Save Exit

Cooling: None Typical

Save Exit

**Dwelling Information**

House type: 2+ L FRAME Occupancy: Single family

Extra living units

Designed: 0

Converted: 0

Story configuration

Stories: 2.0 Attic: None

Split foyer/bi-level Basement: None

Split level/tri-level Crawl: None

Quality class/grade: Avg- Overall condition: AV

Year built: 1981 Pot Complete: 90

Effective year: 1997

Year remodeled: 0

Depreciation: 19

Market RDF: 94

Sound value

Foundation

Footing: None

Walls: None

Roof

Type: Flat or Shed

Material: Metal

Frame: Std for class

Pitch: Low 4/12 or less

Heating: No Heat

Cooling: None

Construction detail: Exterior Interior Rooms

Floor	Base Area	Fin Area	Baths	F	H	BRs
1.0	422	0	5	1	0	3
2.0	640	640	0	0	0	0
Totals	1070	640	5	1	0	3

2-fix baths: 0

3-fix baths: 1

4-fix baths: 0

5-fix baths: 0

Extra fixtures: 0

Special plumbing

No plumbing

Blend with income

Save Exit

Dwelling Information Tabs



## Building Levels cont. Unfinished Level At Grade

Summary   History   Buildup			
<b>Residential Values</b>			
Floor	Size	Finished	Value
1. 0	422	0	35820
2. 0	648	648	40640
Floor Base Value		<b>1070</b>	<b>648</b>
			<b>76460</b>
Crawl/Slab			(-1140)
Total Base Value			75320
Row Type Adjustment		100 %	
Base Rate			\$116.23
Subtotal Adj. & Features			(-9370)
Sub-total, 1 unit			65950
Sub-total, all units			65950
Subtotal Garages & Porches			2960
Total Adjusted Base Value			68910
Grade Adjustment		95 %	(-3440)
Grade Adjusted Value			65470
Adjusted Base Rate			\$101.03
Physical Depreciation		19 %	12440
Functional Depreciation		0 %	
External Depreciation		0 %	
Total Depreciation			12440
RCN Less Depreciation			53030
Relative Desirability Factor		100 %	0
Location Adjustment		84 %	(-8484.8)
% Complete		90 %	6151.48
Total Adjustments			(-2333.32)
Final Value (rounded)			40100
Rate per Size			\$61.88
Unit count			
<b>Total This Card 56900</b> <b>Total All Active Cards 56900</b>			

Property Card: **Residential record #01**

Adjustments & Features

Frame/Siding/Roof/Dormers	850
Loft/Cathedral	0
Interior Finish	(-12000)
Basement Finish	0
Heating	(-2290)
Cooling	0
Plumbing	2820
Fireplaces	1250
Other Features	0
Extra Living Units	0
<hr/>	
Attached/Integral Garage	0
Carport	0
Basement Garage	0
Porch/Deck/Patio, etc.	2960

ID	Type	Year Built	Eff Year	Cond	Grade	Net Value
D	DWELL	1981	1997	AV	Avg-	40100
01	SWL	3000	3000	AV	Avg	6000
04	BOATD	1981	1994	AV	Avg	10800

Amount backed out for no finish on first level.

### Values Buildup Tab

## ATTACHED GARAGE & FEATURES

Attached garages, (FRG) can have a number of features to value them appropriately. If the attached garage has features they must be labeled on the structure drawing. Attached garages can be ran as a stand-alone feature. However, this makes the garage depreciate separately from the house. Only run an attached garage as a stand-alone feature when the quality and/or condition of the garage is considerably different than that of the dwelling.

### AVAILABLE FEATURES

**Gravel Floor:** Subtracts value for sub-standard floor. If only a portion of the flooring is gravel note the dimensions.

**Code as;** FRG GRV

**Interior Finish:** Add if garage appears to be finished, insulated, sheet rocked, taped and mudded.

**Code as;** FRG FIN

**Heat:** Add for a primary heat source. Usually found where a garage has interior finish, but can be in an unfinished garage as well.

**Code as;** FRG FIN H for finished garage with heat or FRG H for an unfinished garage that has heat.

**Interior Finish Rec. Quality:** Add when an attached garage has been converted into a recreational area. Adds value for flooring, trim, paint, etc. Garage door replaced. If the interior- finish Recreation quality area is less than the footprint of the FRG, record sq ft or dimensions that is finished. Doesn't value plumbing fixtures.

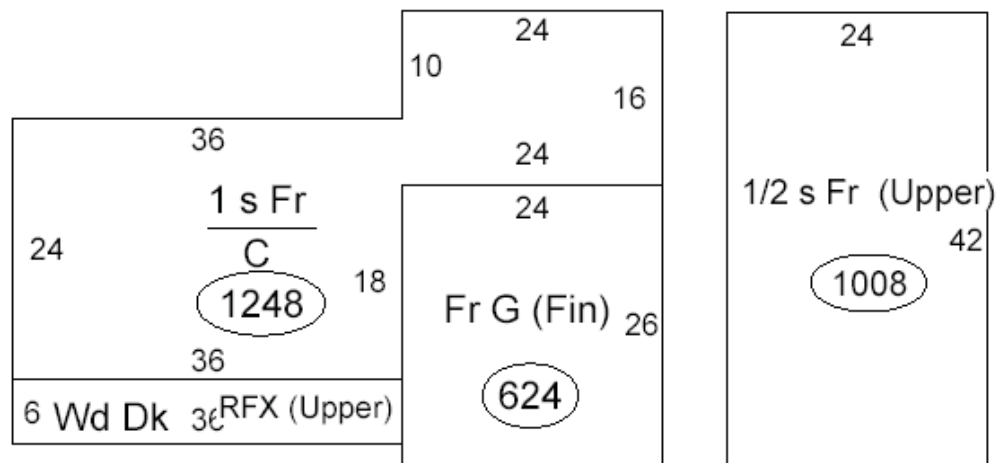
**Code as;** FRG FIN H REC (With square footage if appropriate.)

**Interior Finish Apartment Quality:** Use when an attached garage has been converted into living space. Values partition walls, flooring, cabinetry, etc. doesn't value plumbing fixtures. Garage door replaced. If the interior-finish apartment quality area is less than the footprint of the FRG, record sq ft, or dimensions of the area that is finished.

**Code as;** FRG FIN H APT (With square footage if appropriate.)

NOTES: Fireplaces, wood stoves, and plumbing fixtures, that are in a converted garage, need to be added into the total for the entire structure. If you have a partition wall in the garage that separates the garage into areas of Heat/No Heat and/or Finish/Unfinished, do not sketch as two FrGs. The system will incorrectly calculate them as separate garages with size adjustments for each. The proper way is to sketch as one garage and label as FrG. Then denote the area that has heat and the area that has finish. For example, you have a 30 x 32 foot garage (960 sf) with a partition wall that separates it into 10 x 32 and 20 x 32 foot sections with the 10 x 32 foot area as having no heat but is finished with tape and texture. The remaining 20 x 32 would have heat and finish. Sketch the entire 30 x 32 foot area and label as "FrG Fin 960 sf H 640 sf".

## ATTACHED GARAGE SKETCH and FEATURES



### Feature Options:

- Fin- Interior finished (drywall or plywood covering studs and ceiling).
- H - Heat
- Gravel- Assumed to be the entire floor area unless stated differently.
- IF-Rec- Added value for flooring, trim, etc. within the garage walls at grade level.  
Garage door may be replaced with framing, possibly some window area.
- IF-Apt- Added value for partition walls, plumbing, cabinets, flooring, trim, etc. within the garage at grade level. Garage door may be replaced with framing, possibly some window area.

**NOTE:** There are no features for a LQH over the FrG or loft in an FrG. In this example the home was ran as 1 1/2 Levels with the upper area ran as a 1/2 sFr. If this were an apartment, an "extra living unit" would be added and the fixtures in the apartment would be added to the total number of fixtures. A storage loft in the FrG may be drawn in as an attic.

## House Types

**1 L**-One Level. Depending on the material type you check in the box below, it will either be 1 L Frame, 1 L Log, or 1 L Mas. If the house has a "B" level, do not consider it in determining house type. If the house has an Attic or Loft, do not consider them in determining the house type. Only above grade levels are considered for this house type.

**1 1/2 L**-One and one half levels. Depending on the material type you check in the box below, it will either be 1 1/2 L Frame, 1 1/2 L Log, or 1 1/2 L Mas. If the house has a "B" level, do not consider it in determining house type. If the house has an Attic or Loft, do not consider them in determining the house type. If the house has a 3/4 story level, still classify the house as 1 1/2 L. Only above grade levels are considered for this house type.

**2+ L**-Two Or More Levels. Depending on the material type you check in the box below, it will either be 2+ L Frame, 2+ L Log, or 2+ L Mas. This type of house will have a 1 SFR level and a 1 SFR Upper level with full exterior wall height. The house may have additional levels above the 2nd level. Sketch them appropriately. If the house has a "B" level, do not consider it in determining house type. If the house has an Attic or Loft, do not consider them in determining the house type. Only above grade levels are considered for this house type. If a house has an upper story and an upper half on the 2nd level, the house should be classified as 2+ L. An exception would be if the appraiser feels that the upper story does not contribute a large percentage to the overall area of the structure, then it could be classified as a 1 1/2 L. This is rare and should not be used very often. If in doubt, take plenty of photos and ask the Appraisal System Analyst.

**Bi-L**-Split Foyer houses. Main characteristics are split foyer entry and the lower level is approximately half submerged below grade. Depending on the material type you check in the box below, it will either be BI-L Frame, BI-L Log, or BI-L Mas. This type of house will have a 1 SFR level over an "L" level. This and the split/tri levels are the only house types that consider any below grade areas in their classifications. If there are additional stories above the 1 SFR, do not classify as a BI-L but run the bottom level as a "B" level and classify according to the above grade stories as mentioned previously.

**Split/Tri-L**-Split-level or Tri-Level residences have three levels of finished living area: lower level (L), intermediate or at grade (1SFR), and upper level (1SFR). The upper level is usually over the "L" level and is drawn with the intermediate level-all as 1SFR. Depending on the material type you check in the box below, it will either be Split/Tri-L Frame, Split/Tri-L Log, or Split/Tri-L Mas. If the house has an Attic or Loft, do not consider them in determining the house type.



### **House Types cont.**

**Cottage 1L**—One level cottage. Determined by size of the above grade areas. The typical square footage range for this house type is 501-800 square feet. This area is the total of the base areas and not the calculated finished areas. If the house has a "B" level, do not consider it in determining house type. If the house has an Attic or Loft, do not consider them in determining the house type. Only above grade levels are considered for this house type. Cottages are generally used as a full time residence.

**Cottage MultiL**—A cottage with more than one level of living area. The typical square footage range for this house type is 501-800 square feet. This area is the total of the base areas and not the calculated finished areas. If the house has a "B" level, do not consider it in determining house type. If the house has an Attic or Loft, do not consider them in determining the house type. Only above grade levels are considered for this house type. Cottages are generally used as a full time residence.

**Cabin**—Determined by size of the above grade areas. The typical square footage range for this house type is 0-500 square feet. This area is the total of the base areas and not the calculated finished areas. If the house has a "B" level, do not consider it in determining house type. If the house has an Attic or Loft, do not consider them in determining the house type. Only above grade levels are considered for this house type. Cabins are typically intended for seasonal or recreational use.

**Condo**—Condominium is a form of ownership. However, within the Kenai Peninsula Borough, we will occasionally use Condo as a house type. This house type will remain active but will not be used going forward. It is used to show the entire condo project on the underlying parcel and will have a \$0 value applied. It was used for valuation in the past but is still useful to see the layout of the condo project. New condo house types are listed below.

**Condo-1<sup>st</sup> Floor** A condominium unit at grade level. It will be sketched as 1 SFR. Used when other units are above it.

**Condo-UPPER STORY**—A full story condominium unit as an upper level. It will be sketched as 1 SFR UPPER. Used when other units are below it.

**Condo-UPPER HALF**—A half or three quarter story condominium unit as an upper level. It will be sketched as 1/2 SFR UPPER or as 3/4 SFR UPPER. Used when other units are below it.

**MHS**—Mobile home single wide. Also use with travel trailers that are hooked up permanently and not licensed. Label sketch as "MH".

**MHD**—Mobile-home double-wide.

**Duplex**—A house with two living units usually, but not necessarily, side by side. Sketch as one house, classify as a duplex, and count (or estimate if you don't have access) the total number of fixtures for both units. If the duplex is a zero lot line, that is to say two individual parcels, do not classify as a duplex but rather as TWN END units as shown next.

**Twn End**—Townhouse End Unit. See the UNUSUAL DWELLINGS section for more info.

**Twn Int**—Townhouse Interior Unit. See the UNUSUAL DWELLINGS section for more info.

**AOG**—An upper 1/2 Story or an upper 3/4 Story over a detached garage when the living area is finished out like a regular house. Use the same quality guidelines as you do for houses. Sketch as either 1/2 SFR Upper over FrG or as 3/4 SFR Upper over FrG. Add appropriate garage features such as heat and finish for the garage level and fill out the inspection sheet for the upper level in the #1.5 or 1.75 spaces provided for the upper level.

## **CABIN & COTTAGE DEFINITIONS**

The categories for 'Cabin' house type and the 'Cottage' house type are defined by the overall above grade square footage of the structure. A cabin is defined as a residential structure of 500 square feet or less. A cottage, (either 1L or Multi-L) is defined as a residential structure of 800 square feet or less but more than 500 square feet.

## **CABIN OR COTTAGE VS GPO/SHOP**

This section is intended to help the appraiser determine whether a structure should be classified as a Cabin/Cottage, or a GPO/shop.

While use or intended use should be considered, it may not be the only determining factor. Other things to be considered are the finished construction elements, both quantity and quality.

A finished or unfinished structure that consists of a single room that is wired and finished with drywall, paneling, plywood, osb, etc., but has no kitchen or partition walls should be considered a GPO/Shop. It might have a bathroom or workbenches. Heat source would normally be none, woodstove, or space heat. Although it might be used as a temporary or recreational living quarters, it is more suited to use as a workshop, and should be classified as a GPO/Shop. **Would using it as a shop or workspace cause any serious damage or problems?**

A structure similar to the one described above which may also have partition walls, kitchen with cabinets, and possibly a central heating system (not required) and used for residential use, temporary or permanent, should be classified as a Cabin or Cottage (depending on square footage). **Cabinets should have doors or intended to have doors. Cabinets may be store bought or homemade.** **If it is classified as a Cabin or Cottage, the appraiser must look closely at quality and percent complete. When considering quality, the amount and type of cabinets should be considered. The type and size of appliances should also be considered. If there is no foundation, mark 'None' and adjust for in percent complete.**

**If the structure is unfinished and the owner/builder intends to put in a kitchen, then it should be classified as a Cabin or Cottage and the percent complete adjusted accordingly.**

**If the last inspection was an appeal inspection, the inspecting appraiser should be consulted prior to making major changes.**

The appraiser should use their best professional judgment, **especially if there is no access or information on the interior.** Questions should be directed to the Appraisal System Analyst or the Appraisal Manager for clarification.

## **DUPLEX or SFR with Extra Living Unit**

Recognizing the criteria needed to distinguish between a Duplex and a Single Family Residence with an extra living unit. Because of the differing markets, SFR's with extra living units should not be confused with actual Duplexes

1. What to look for in order to properly classify a structure as a Duplex.
  - a. Units numbered or lettered (1 & 2, A & B etc.) on or near entry doors.
  - b. Both units were designed and constructed as one structure during the original year built of the structure, and are similar in size and design.
  - c. Each unit has a separate exterior entrance or separate entrances inside a common foyer.
  - d. A garage or storage area may separate units.
  - e. Commonly has two electric meters (a third meter is occasionally found and may be connected to well, boiler/furnace, common areas and appliances.
  - f. "For Rent" signs on one or more units. May be listed on the internet as a rental/duplex.
  - g. "Owner" or "Manager" sign on one unit.
  - h. Person answering door refers to himself or herself as a tenant.
2. What to look for in order to properly classify as single-family residence with an extra living unit designed or converted within the primary structure.
  - a. Minimal conversion to change back into single-family residence.
  - b. The extra living unit is significantly smaller than the primary residence (may be only 1-3 rooms).
  - c. The smaller extra living unit usually does not, but may have a separate or private entrance
  - d. The smaller extra living unit has a private entrance but also enters into the main structure.
  - e. The smaller extra living unit has shared space (living room, bath, kitchen, etc. with main portion of the structure.
  - f. Usually, there is only one electric meter, in some cases there may be two.



## EXTRA LIVING UNITS

### DESIGNED:

A designed extra living unit needs to be recorded when a structure which has a 'Mother in Law' type of apartment that was incorporated in the original design of the structure at the original year built of the structure.

A designed extra living unit is different from a Duplex, whereas the intent of the extra living unit is usually for the convenience of the owner to have semi private living quarters for family or friends to utilize. Typically, only 1 electric meter is present (However, 2 electric meters do not always reflect a duplex).

A designed extra living unit values the additional kitchen cabinetry. Record any plumbing fixtures, special plumbing fixtures and fireplaces / wood stoves, along with those for the rest of the structure.

### CONVERTED:

A converted extra living unit needs to be recorded when a structure that has been remodeled with a 'Mother in Law' type of apartment and has been incorporated into the structure.

A converted extra living unit is different from a Duplex, whereas the intent of the extra living unit is usually for the convenience of the owner to have semi private living quarters for family or friends to utilize. Typically, only 1 electric meter is present. (However 2 electric meters does not always reflect a duplex.).

A converted extra living unit is different from a designed extra living unit, whereas the remodeling of the original structure typically indicates that effective year built and quality for the entire building needs to be considered.

A converted extra living unit also values the additional kitchen cabinetry. Record any plumbing fixtures, special plumbing fixtures and fireplaces / wood stoves, along with those for the rest of the structure.

Many single family residences have been temporarily converted for the benefit of the current owner/occupant, often to satisfy the needs of aging or ailing relatives, grown children in temporary need, or to accommodate a commercial venture (fish guides, B&Bs, etc.) from their home. These types of structures should have occupancy as single family, and extra living units (Designed or Converted) should be checked.

A duplex is normally constructed or converted with the intent to be full time rental units. If constructed in the obvious or normal style of a duplex and it is used as such, call it a duplex. If constructed as a single family residence with *some* conversion or add-on, call it a single family residence and mark either Designed or Converted. In the end, **USE YOUR BEST PROFESSIONAL JUDGEMENT.**

# EXAMPLES

## HOUSE TYPES



1L



1L



1L



1L



1 ½ L



1 ½ L



## HOUSE TYPES

013-020-78  
10/20/05  
CARD 1



1 1/2L

013-100-88  
10/18/05  
CARD 1



1 1/2L

055-423-40  
10/6/05  
CARD 1



2+L

055-421-88  
10/10/05  
CARD 1



2+L

055-580-04  
10/04/05  
CARD 1 REAR



2+L

012-130-78  
10/05/05  
CARD 1

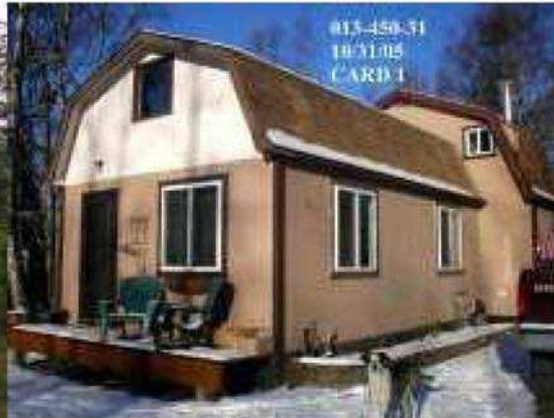


2+L

C



## HOUSE TYPES



**1 1/2 L (Gambrel)**

**1 1/2 L (Gambrel)**

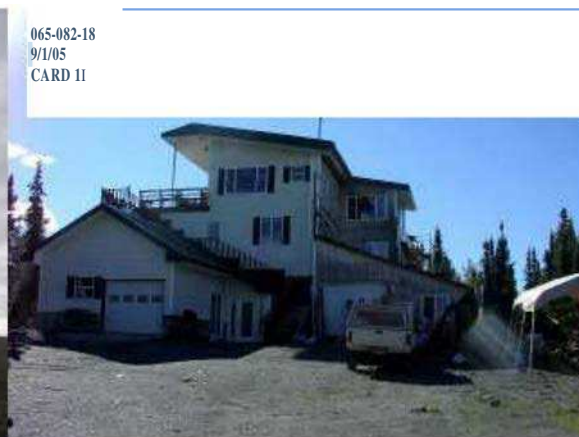


**1 1/2 L (Gambrel)**

**1 1/2 L (Gambrel)**



**2+L**



**2+L**

## HOUSE TYPES



**Bi-L**

**Bi-L**



**Bi-L**

**Bi-L**



**Split/Tri**

**Split/Tri**



## HOUSE TYPES (With ¾ SFR UPPER)



1 1/2L

1 1/2L



1 1/2L

1 1/2L



1 1/2L

1 1/2L

**1 1/2L With Upper Labeled as 3/4 SFR:** This Category Defaults the Living/Finish area @ 80%. This category will also add value for Upper Exterior wall framing and Exterior Cover, Dormers need to be recorded on 3/4 SFR levels. (Default Living/ Finish area for 1/2 SFR is 60%.)

## HOUSE TYPES: 2+ L vs 1 1/2 L



**2+L**



**2+L**



**1 1/2L**



**1 1/2L**

**1 1/2L:** This Category Defaults for Living / Finish area @ 60%. Always Draw the whole Upper Floor (Upper Floor Joist Area) minus any open / vaulted to below. If an Interior inspection is done and there are walled off areas, measuring off the actual Living / Finish area is appropriate, the measured Finish area can be entered as a forced sq. ft. or as a percentage. In general relying on the system to default@ 60% is the best option.

Do not call a 1/2 SFR a 1SFR Upper with measured off Living / Finish area. Doing so will inappropriately add value for exterior framed walls and siding, additionally it will be mixing 1 1/2L L with 2 L which will skew Sales Analysis.



## CONDOS

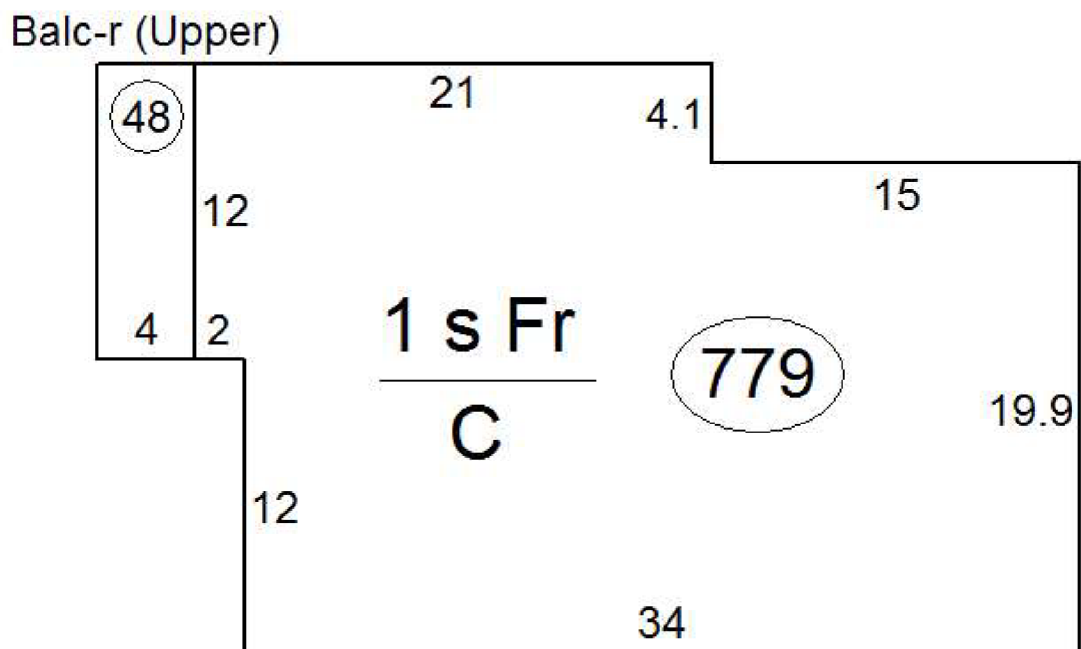


In this example, the units are individual parcel numbers but some units are over other units. In this scenario, these units cannot be valued using the typical ProVal methods. Each unit is sketched individually per condo PIN and are calibrated based on sales within the condo project. A portion of the underlying parcel land value is allocated to each unit by the Land Appraiser.

HOUSE TYPES



CONDO-1<sup>ST</sup> FLOOR

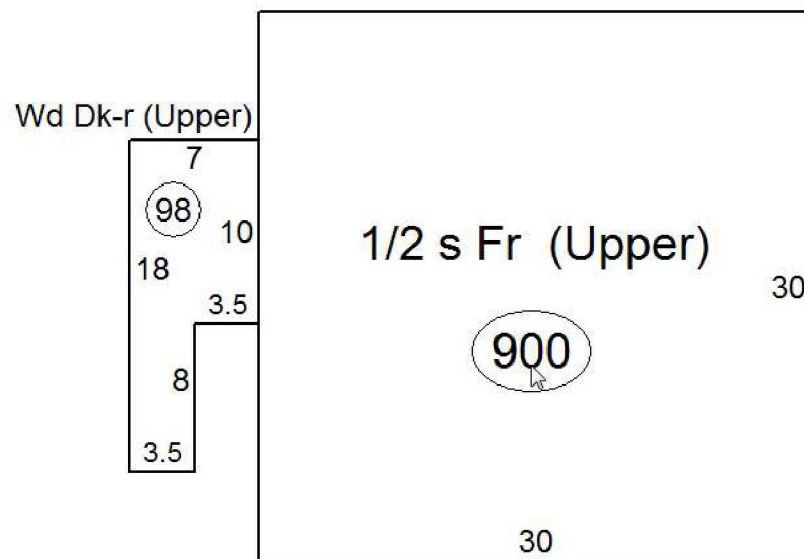


SKETCH FOR UNIT SHOWN ABOVE

**HOUSE TYPES**



**CONDO-UPPER HALF**

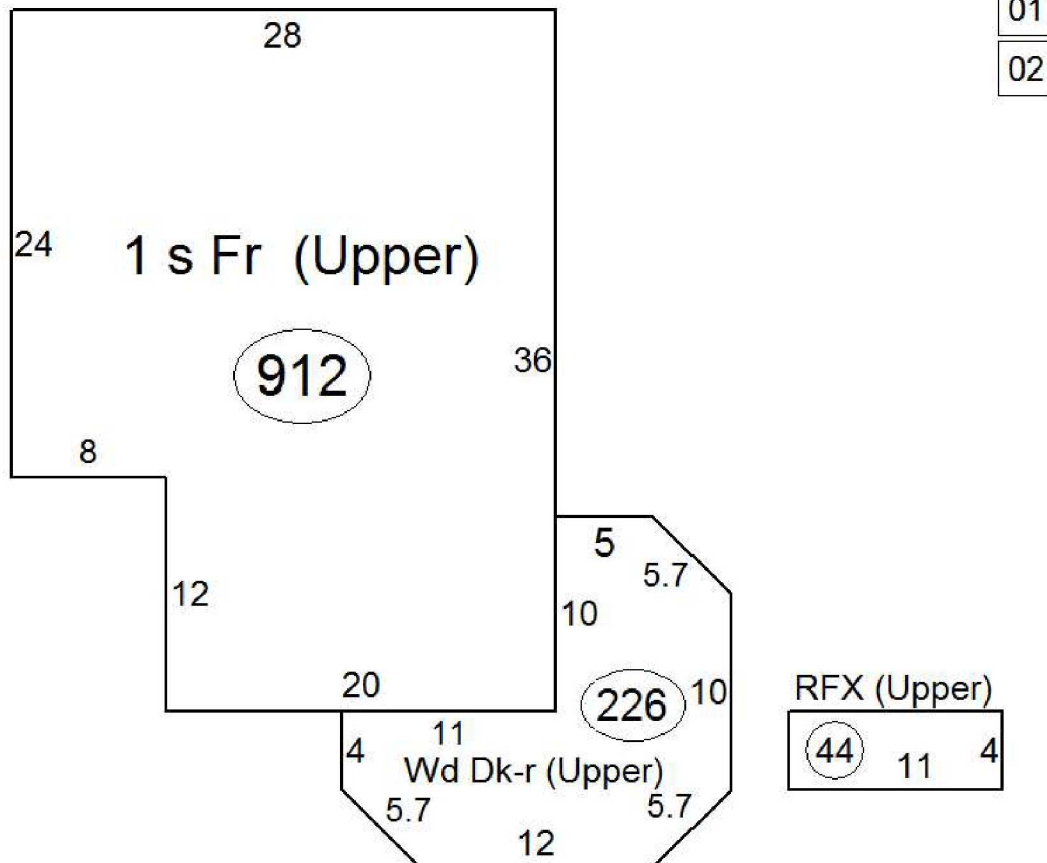


**SKETCH FOR UNIT SHOWN ABOVE**

# HOUSE TYPES



## CONDO UPPER STORY



SKETCH FOR UNIT SHOWN ABOVE



## COMPLEX ROOF



**COMPLEX ROOF:** The complex roof selection in ProVal does not take into consideration the added cost to build, or added drive up appeal that is reflected in the market for this type of roof. In ProVal, a complex roof is valued the same as a gable roof. Therefore, the added market value of a complex roof needs to be addressed in overall quality.



## 1/2 STORY SUPPORT AND FINISHED AREA



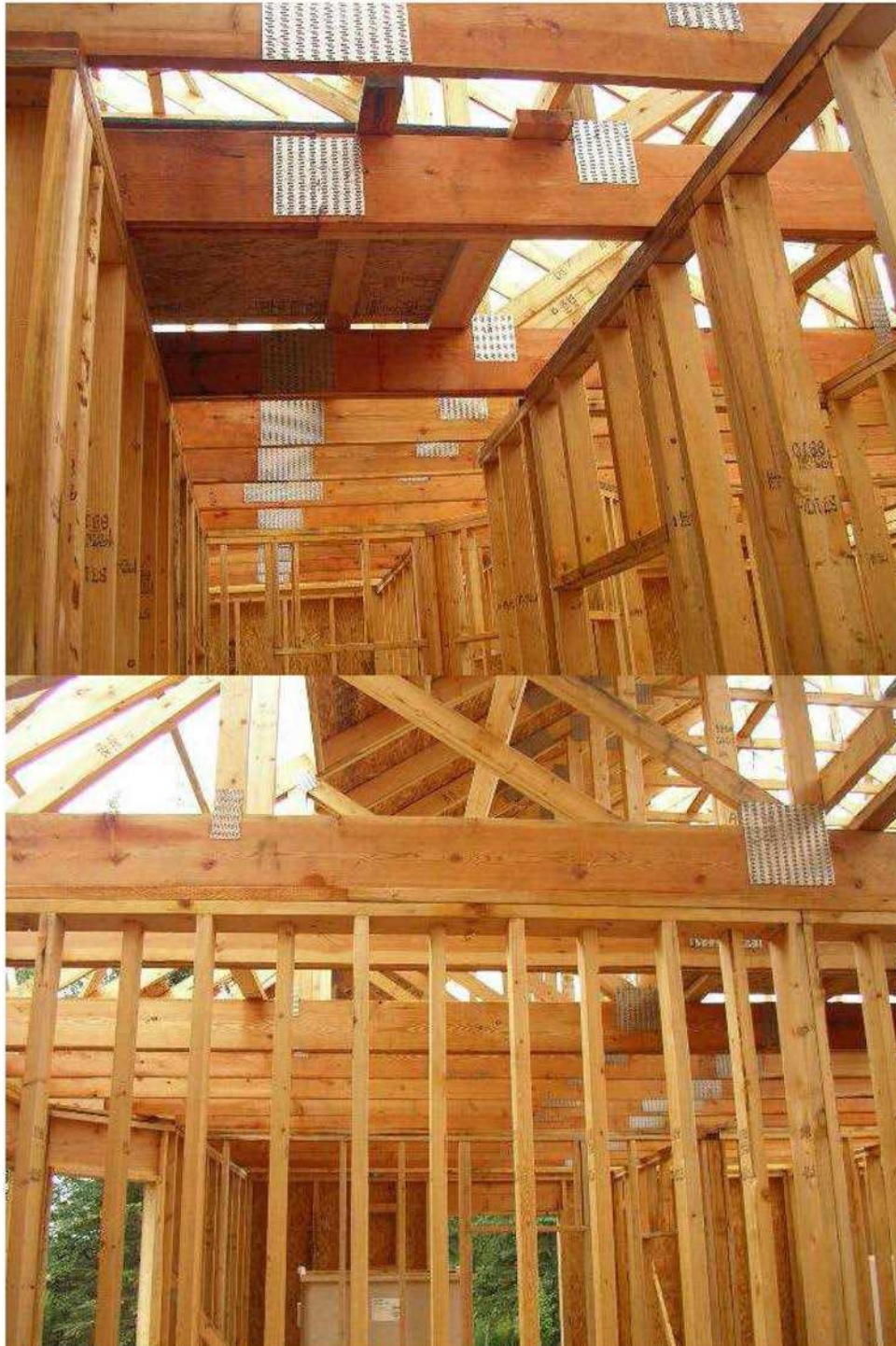
Walled  
Finish  
Area-  
Default  
is 60% of  
Base  
Area.

Sketch to  
extent of  
supported  
area.

**1/2 STORY:** Typically, a 1/2 story is supported by 2x10s, and needs to be drawn the full length and width of a structure minus any open area, even if the 1/2 Story has walled in finished area (Top pic). Areas in a structure that do not support an upper level typically have 2x6 joists (Bottom pic). 1/2 Stories default finished area @ 60%. Remember that this is Mass Appraisal and letting the system default the finished area is usually best, however an Appraiser adjusting the percentage up or down through observation is appropriate.



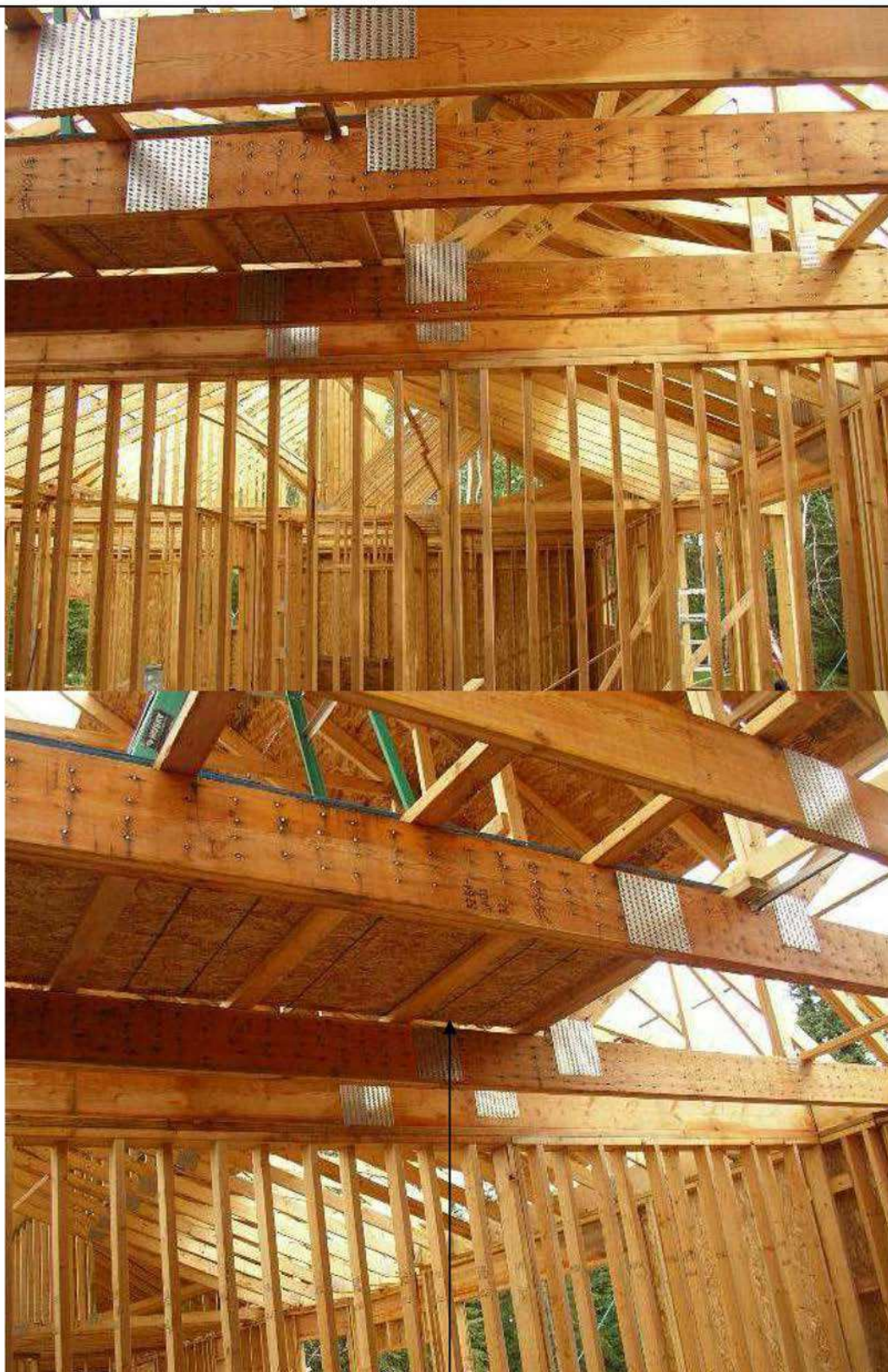
### **1/2 STORY SUPPORT AND FINISHED AREA**



**1/2 STORY:** Note that the area that is not intended to be finished area, (Bottom pic) and that is actually partitioned off from the intended finished area, has the same structural support as the living / finished area, and has typical construction costs that are valued in ProVal.



**½ STORY SUPPORT AND FINISHED AREA**



**Stairwell**



**HOUSE TYPES 1 1/2 L With 3/4 SFR UPPER**

**055-540-26  
10/18/06 GG  
CARD 1**



**1 1/2 L With Upper Labeled as 3/4 SFR Assessed Value example: Labeled as:**

**1SFR Upper:** @ 100% Complete @ 100% Finish/Living area (upper) = \$67,358

**1/2 SFR Upper:** @ 100% Complete @ (default) 60% Finish/Living area ( upper ) = \$55,283

**1/2 SFR Upper:** @ 100% Complete @ 80% Finish/Living area (upper) = \$57,736

**3/4 SFR Upper:** @ 100% Complete @ (default) 80% Finish/Living area (upper) = \$63,208 Labeled

as 3/4 SFR adds appropriate value for the Upper Exterior wall Framing and Siding.

## **1SFR UPPER OR 3/4 SFR UPPER**

To eliminate confusion about whether to call an upper level that appears to be a  $\frac{3}{4}$  story upper from the exterior, but inside is more like a full upper that's adjacent to an area open to below/vaulted, the following guidelines will need to be followed.

If the appraiser is able to determine that there is an open area adjacent to the living area, then sketch the living area as 1SFR UPPER and call the structure a 2L House Type if it has the required square footage (See sketch example #1). If only a portion is adjacent to the open area but another portion is not open/vaulted, then sketch each area independently of the other (1SFR UPPER and 3/4 SFR UPPER) and use the one with the majority of base area to make the proper call for house type (See sketch example #2). Be sure to include any stairwell in both the upper and main levels.

Area that's open to below/vaulted in the interior of the house.



Interior open to below/vaulted portion of same house.

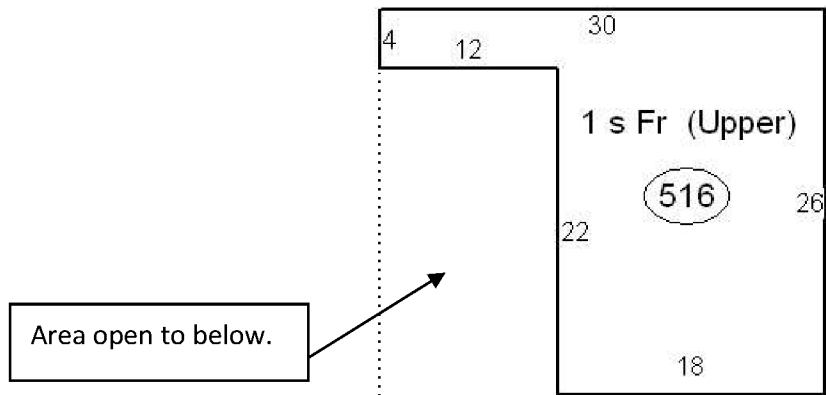
Don't forget the stairs.



**1SFR UPPER OR ¾ SFR UPPER**

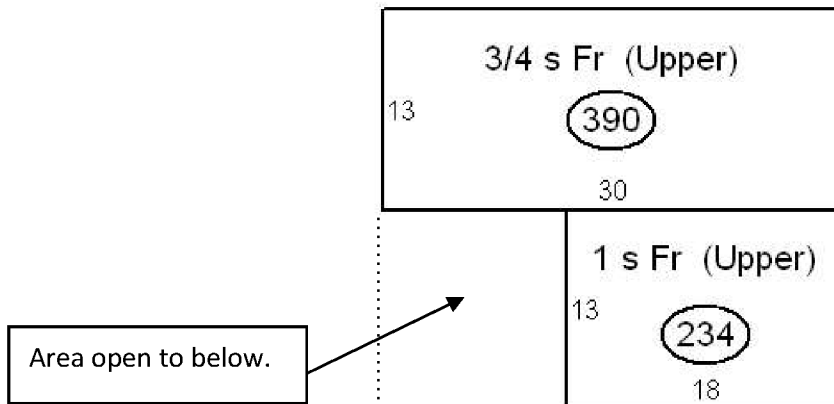
**SKETCH EXAMPLE #1 OF AREA IN QUESTION**

**ACTUAL UPPER LEVEL FOOTPRINT OF SAMPLE HOUSE**



**SKETCH EXAMPLE #2 OF AREA IN QUESTION**

**SCENARIO WHERE ONLY A PORTION IS OPEN TO BELOW**



## **A FRAME LEVELS**

This section is intended to assist the appraiser in determining how to classify the upper levels of an A Frame structure (cabin, cottage, or house).

An A Frame structure has a very steep pitched roof that extends from the peak to the foundation. In some cases, there may be pony walls on the 1<sup>st</sup> level. The 1<sup>st</sup> level will always be classified as a 1 SFR, in the case of a frame or log structure, or 1SMas, in the case of a masonry or concrete structure.

The upper level or levels may be classified as ½ SFR upper, A or Afin (Attic), or Lof(Loft). Access and headroom are the primary determining factors.

An upper level that has normal stairs for access and standard headroom in the center, either finished or unfinished, should be classified as a ½ SFR upper. If unfinished, this should be considered in the percent complete.

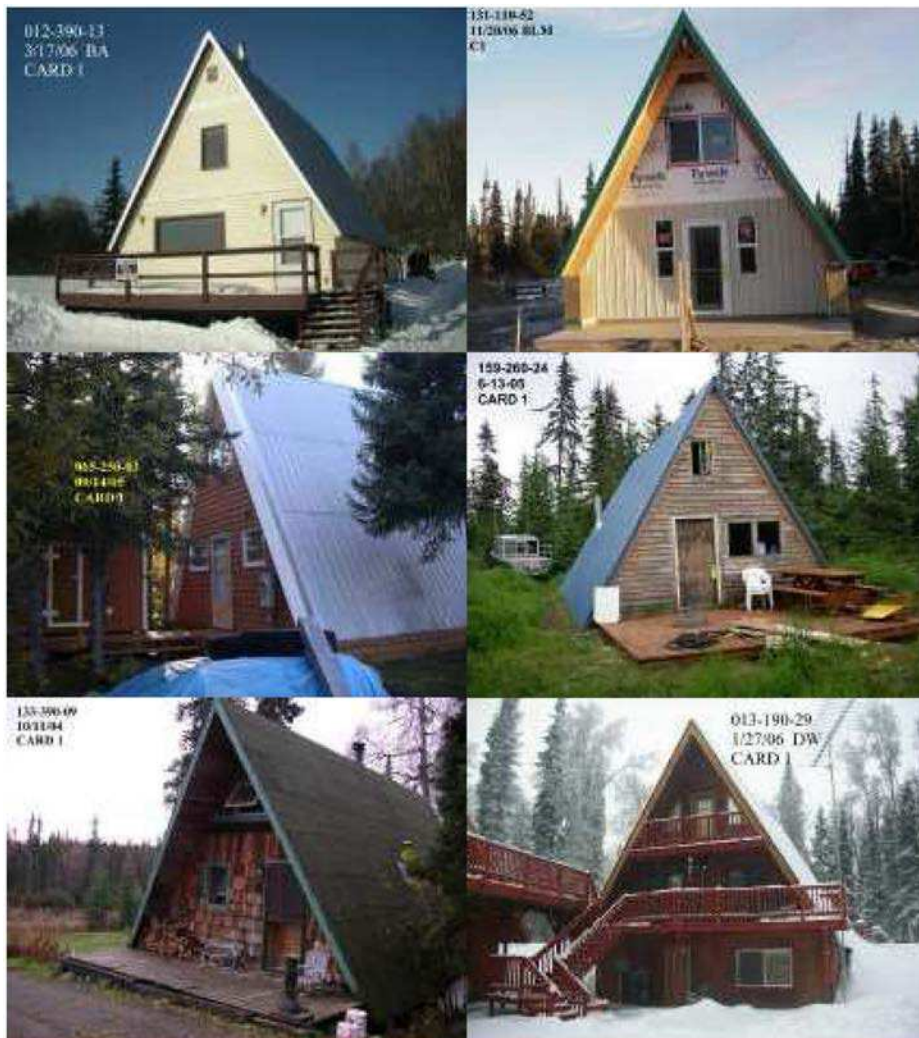
An upper level with ladder access or very steep/narrow stairs, either finished or unfinished, and standard headroom in the center, should be classified as an Attic. The proper code would be Afin for a finished level and A for an unfinished level. The appraiser should keep in mind that an attic is **not considered living space**. This must be considered when determining the structure type.

An upper level with ladder access or very steep/narrow stairs that is just a wood deck with no finish of any kind, and minimal or standard headroom in the center, should be classified as a Loft. The proper code is 'Lof'. The appraiser should keep in mind that a Lof only values the wood deck. The appraiser should keep in mind that a loft is **not considered living space**. This must be considered when determining the structure type.

The appraiser should use their best professional judgment. Questions should be directed to the Appraisal Manager or the Appraisal System Analyst for clarification.



## A-FRAME SKETCH PROCEDURES



### SKETCHING A-FRAMES:

On an A-Frame structure, begin the drawing, for the first story above grade, at the point where it is estimated that the interior will have about 5' head clearance, facing the gabled end. On most A-Frames, the drawing will begin 3'-4' from where the angled roof and the first floor joists meet. Typically, if an A-Frame is 20' wide at the gable end, the actual drawing will be 12' - 14' wide. This un-drawn 'dead' space is inferior and not valued as finished area. (pics 3-5)

Note that on an A-Frame structure that has short exterior walls, (2'-3') the drawing will begin closer to the physical end, typically 2' - 3'. (pics 1 & 2)

If there is a basement under the A-Frame, draw it like any other basement, and indicate where the first floor common corner begins. (pic 6)

Upper stories are drawn to their full floor area, with either the default finished area or estimated finished area. 1/2 SFR (default@ 60%), Loft (decking only), A, or A Fin (default@ 50%) can be used. Record Dormers on 1/2 SFRs.

### **AOG or Attic (Over Garage)**

Apartment Over Garage (AS HOUSE TYPE "AOG"): Upper  $\frac{1}{2}$  Story or an Upper  $\frac{3}{4}$  Story over a detached garage when the living area is or will be finished out like a regular house. The intent is the property will have:

- An adequate kitchen (or designed to have a kitchen)
- Plumbing
- Finished and used as independent living space

In this example you would use the same quality guidelines as you do houses. Sketch as either  $\frac{1}{2}$  SFR Upper over FrG or as  $\frac{3}{4}$  SFR Upper over FrG. Add appropriate garage features such as heat and finish for the garage level and fill out the inspection sheet for the upper level in the #1.5 or 1.75 spaces provided for the upper level. Add dormers if applicable. Adjust the percent complete to reflect what would need to be completed to be independent living space.

**Attic (Over Garage as a feature):** When there is upper  $\frac{1}{2}$  Story or Upper  $\frac{3}{4}$  Story over a detached garage when the intent is not to be used as an independent living space:

- No kitchen
- Used as a bonus area (extra sleeping area, office area, play room)
- Or the intended use is for storage/shop type area

In this example on the Data Sheet you would list Det Gar adding features that exist (Interior Finish, Heat, Bath) you will also need to list as a FEATURE:

- Attic dimensions (outside wall to outside wall)
- Heat – If attic is heated calculate the usable space dimensions
- Rec Fin – If attic is finished calculate the usable space dimensions
- Do not record or value Dormers

**AOG**--Apartment Over Garage. Use when there is an upper 1/2 story or an upper 3/4 story over a detached garage. Sketch as "1/2SFR/FrG " and add "Fin" for finish and "H" for heat in the garage portion if necessary.

173-594-11  
1/19/06 JJ  
DFG



179-080-51  
12/14/06 BLM  
DET GAR







### AOG (Apartment Over Garage)

Use this category for a type of structure that has either 1/2 SFR, or 3/4 SFR, built over a garage. 1/2 SFR defaults @ 60% finish living area, and 3/4 SFR defaults @ 80% finish living area. These structures need to be sketched, with the 1/2 or 3/4 SFR drawn above a FRG (Fin, H, etc.), and the field appraisal data form needs to be filled out. Record the type and size of dormers.

This house type is a regular residential structure that has less than one full story built over a garage.

This house type can be a primary or secondary structure card.



# LAND

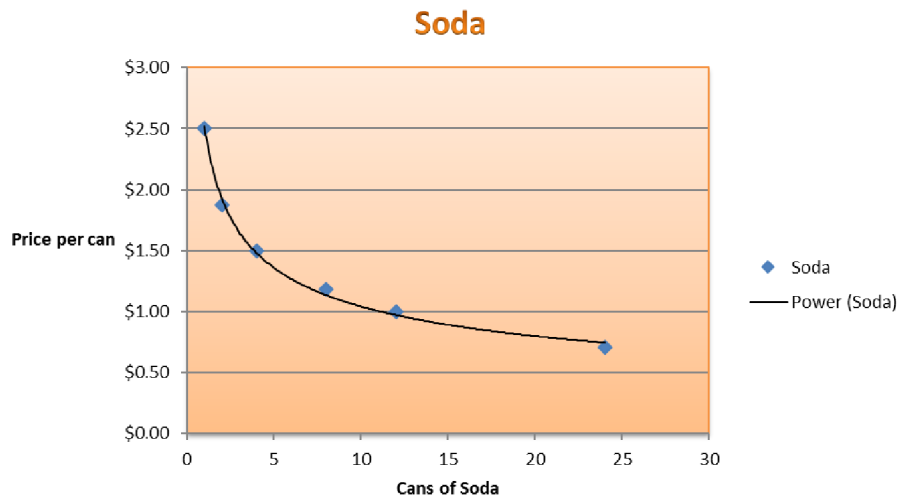
## Land Valuation

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

Raw land is valued on a **Price per acre** basis in an inversely proportional relationship.

Simply stated, as the number of units (acres) increases and the overall price increases, the value per unit decreases.

# of Cans	Total Price	Price/Unit
1	\$2.50	\$2.50
2	\$3.75	\$1.88
4	\$6.00	\$1.50
8	\$9.50	\$1.19
12	\$12.00	\$1.00
24	\$17.00	\$0.71



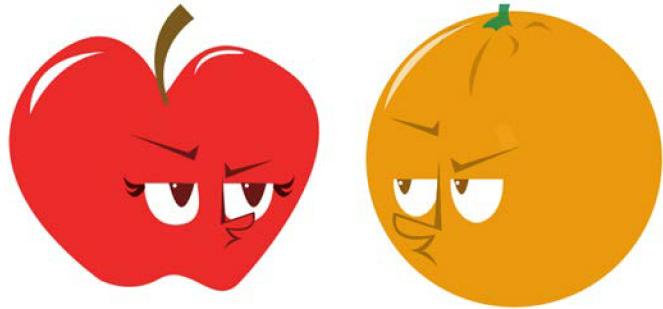
**Currently  
Land Types**

**Available**

LandType	Land_Type_Desc
1	Primary Site
2	Residential City
3	Waterfront Rural
5	Commercial Rural
6	Commercial City
13	Remote
20	Residential Rural
79	Conservation Easment
80	Zero Value Lots
89	Remaining/Wetlands
90	Possessory Interest
91	Grazing Lease
92	Forced Value

### Price per Acre Comparison

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



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

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

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

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

## Influence Definitions

### View

- **None:** No view other than immediate surroundings, could have a view if trees on adjoining properties were removed.
- **Limited:** Less than 45° viewable unobstructed, greater than 45° view angle with obstructions, mountain top view, view from 2<sup>nd</sup> story, able to view beyond adjacent lots, overlooking an area that would provide increased viewing opportunities for wildlife (rule of thumb, distance greater than football field).
- **Good:** 45°-90° view, unobstructed view, at least 1 feature, **mountain, river, lake, inlet etc.** Able to view beyond adjacent lots. (*River, Lake and Inlet frontage property will always have at least a Good or Excellent View*)
- **Excellent:** 90° or greater view, unobstructed, 2 or more features.

### Street Access

- **Paved Access:** Paved road & government maintained.
- **Gravel Maintained:** Gravel road & maintained by the borough or another organized entity.
- **Gravel Unmaintained:** Gravel road but is not maintained by the borough (check Arcmap), could be maintained by the subdivision, HOA or private owner(s).
- **Trail:** *No longer used. If can be driven to year round, use gravel unmaintained, otherwise platted.*
- **Platted:** Road platted but not built.
- **Limited/NA:** Section line easement. No platted access. To include water, beach only access.

### Utilities

- **Gas & Electric Yes/No:** To be considered as having gas & electric utilities must be at the property, directly across the street from property (not paved), or on the same side of the road and 1 lot away or less than 300 feet away. If street is paved & influence is across the road, parcel to be marked at not having service available.
- **Public/Community Water & Sewer:** Service is provided by municipality or by HOA. City lots are presumed to have this service though certain subdivision do not and need private well/septic influence. If only 1 of the services is available, mark Yes. Add well or septic if necessary for service not available. If street is paved & influence is across the road, parcel to be marked at not having service available.

### Water Front

- **Ocean:** Fronts on major body of Saltwater, *Cook Inlet, Kachemak Bay, Resurrection Bay.*
- **River:** Fronts on a major navigable river, *Kenai River, Kasilof River.*
- **Lake:** Fronts on major lake, big enough to get a float plane on & off (approx. 3000') *Mackey Lake, Longmere Lake, Island Lake.*
- **Pond/Stream/Canal:** Fronts on smaller body of water, may be a fair size, but typically not able to get float plane on/off. *Arc Lake, Sport Lake, Echo Lake.* Not generally navigable by boat. *Funny River, Deep Creek, Anchor River, Swanson River.*

### Topo

- **Steep:** Topography that is greater than usual incline/decline, making access & building difficult. At least 15 feet in elevation change and no less than 45% average slope (*4.5 feet vertical per 10 feet horizontal*)
- **Ravine:** Ravine or swale, a long deep hollow in the surface with wall height of at least 15 feet and average slope of 500% (*5 feet vertical per 1 foot horizontal*)
- **Other:** Any additional topographical feature that would have an influence on property, value. Topo features not described in the form.
- **Wetlands:** Water within 1 foot of the surface is considered wetlands. A typical indicator of wetlands is scrubby black spruce.

**Protective CCR's / HOA:** Covenants, Conditions & Restrictions for individual subdivisions, Homer Owners Association. *Check S Drive or Contact title company.*

**Airstrip:** Private dirt/grass/gravel strip, off strip access.

**Airstrip Improved:** Gravel/ Paved, maintained, lights.

**Agriculture Rights:** Restrictions on property, limiting use of property or portion of property to agriculture use.

**Easement:** Description of a typical easements. Such as Overhead Power Line, Gas Line or other. Typical easements would include utility easements for providing utilities to local subdivision. Usually the front 10'-20' of the property.

**Other:** Other features not mentioned in form, describe in notes section.

**Notes Section:** Further description of influences or describe influences not accounted for in input sheet. Example, a Power Line easement running across property. Private Boat launch for subdivision.

For any properties that are not typical and fall outside of these parameters, See land appraiser for final determination.



Influences currently modeled	Influences that are <b>NOT</b> modeled
Gas/ No gas Electric/ No electric Road maintained/ Not maintained Waterfront (Ocean, river, lake, pond/creek) View (none, limited, good, excellent) Wetlands Non usable/ non developable portions of land	Neighbor has a few junk cars in his yard Maintenance on land Retaining wall systems Cleared land vs. non cleared land, Trees vs. no trees No Fish in the River No Snow in the Mountains Gravel Pits

*\*May be adjusted as a dollar (\$) value or Percent (%) of value.*

### Calculation of influences & values.

Within the Pro-Val CAMA system, KPB is using the "additive" method for calculating land values. Below is a sample of the "additive" method to arrive at the overall land value.

39.98	Acres	Base Land	\$	110,400	
PIN	Influence	Influence %	Price Adjustment		
	Gas No	-10	\$	(11,040)	
	Elec Yes	0	\$	-	
	View Good	100	\$	110,400	
	Platted	-44	\$	(48,576)	
		<b>Total</b>	<b>\$</b>	<b>161,200</b>	<b>Ratio</b>
		<b>Sales Price</b>	<b>\$</b>	<b>170,000</b>	<b>94.82%</b>

### Anadromous Waterbodies

Every year the assessing department receives questions about the effect on land value of the current 50' set back requirement from an anadromous waterbody. Each year the land appraiser reviews all sales, conducts a ratio study and any additional analysis needed of qualified sales to see in any negative or positive adjustment is needed for properties that are located on an anadromous waterbody. Currently no adjustment has been warranted based on reported sales.

### View Potential:

We can't always see the view when we are inspecting the property, usually due to poor weather conditions, trees and/or foliage blocking the view. Just because we can't physically see it, does not mean that it's not there. We rely on our local knowledge, mapping tools such as contours and LIDAR to help determine if the topography will provide a view.

View Examples  
None



**Limited View**





**Good View**





**Excellent View**





## **Septic, Well & Landscaping (SWL)**

**Crib:** Sewage disposal system which has a tank usually made out of logs or wood; but might be made out of steel, concrete or plastic, fish totes, old cars etc. Cribs typically do not have leach fields.

**Septic 3-4 plex:** A Sewage disposal system serving a Multi Family Structure with three or more Units.

**Septic Duplex:** A Sewage disposal system serving a Multi Family Structure with only two Units.

**Private Septic:** A Sewage disposal system serving a Single Family Home. Typically, cleanouts are visible for both the Septic Tank and the Leach Field.

**Septic Holding Tank:** A septic holding tank is a watertight tank used to catch and contain wastewater from a home or business. They are normally used in places where city sewer is not available and which are also poorly suited for septic systems. All wastewater generated by the home or business must be contained in the septic holding tank, until it can be removed (pumped out) for treatment and disposal.

**Sand Point:** A driven point well — sometimes called a "sand point" — is a small diameter well made by connecting lengths of 1-1/4" or 2" diameter steel pipe together with threaded couplings. Threaded to the bottom of the string of pipe is a drive point well screen. The screen is usually 2 to 3 feet long with a hardened steel tip or "drive point" at the bottom. The purpose of the screen is to allow groundwater to flow into the well but keep the surrounding sand out.

**Spring:** A water collection system that utilized a natural flowing water source.

**Private Water:** A Private drilled well. Drilled wells are constructed by either cable tool (percussion) or rotary drilling machines. Drilled wells that penetrate unconsolidated material require installation of casing and a screen to prevent inflow of sediment and collapse. The Well Head is usually visible.

**Cistern:** A heavy duty plastic Tank used for water supply primarily found in areas where having a Drilled Well is cost prohibitive. Can be found within Main Structure or in an outbuilding. Plastic Bladders used for water supply (usually found in crawl space) also fall into this category.

## Developmental Fill Rates

Pit Run		Premium							
Book	Zone	PPSF	Zone	PPSF	PPSF by Zone		Old Ace Codes		
012	ZONE03	0.45	ZONE06	0.75	ZONE01	0.25	DVA	0.05	
013	ZONE03	0.45	ZONE06	0.75	ZONE02	0.35	DVB	0.10	
014	ZONE03	0.45	ZONE06	0.75	ZONE03	0.45	DVC	0.15	
015	ZONE03	0.45	ZONE06	0.75	ZONE04	0.55	DVD	0.20	
017	ZONE03	0.45	ZONE06	0.75	ZONE05	0.65	DVE	0.25	
025	ZONE03	0.45	ZONE06	0.75	ZONE06	0.75	DVF	0.30	
035	ZONE03	0.45	ZONE06	0.75	ZONE07	0.85	DVG	0.35	
039	ZONE03	0.45	ZONE06	0.75	ZONE08	0.95	DVH	0.40	
040	ZONE03	0.45	ZONE06	0.75	ZONE09	1.05	DVI	0.45	
041	ZONE03	0.45	ZONE06	0.75	ZONE10	1.15	DVJ	0.50	
043	ZONE03	0.45	ZONE06	0.75			DVK	0.55	
045	ZONE03	0.45	ZONE06	0.75			DVL	0.60	
047	ZONE03	0.45	ZONE06	0.75			DVM	0.65	
049	ZONE03	0.45	ZONE06	0.75			DVN	0.70	
055	ZONE03	0.45	ZONE06	0.75			DVO	0.75	
057	ZONE03	0.45	ZONE06	0.75			DVP	0.80	
058	ZONE03	0.45	ZONE06	0.75			DVQ	0.85	
059	ZONE02	0.35	ZONE06	0.75			DVR	0.90	
060	ZONE03	0.45	ZONE06	0.75			DVS	0.95	
063	ZONE02	0.35	ZONE06	0.75			DVT	1.00	
065	ZONE02	0.35	ZONE06	0.75			DVU	1.05	
066	ZONE02	0.35	ZONE06	0.75			DVV	1.10	
119	ZONE03	0.45	ZONE06	0.75			DVW	1.15	
125	ZONE02	0.35	ZONE05	0.65			DVX	1.20	
131	ZONE03	0.45	ZONE06	0.75			DVY	1.25	
133	ZONE03	0.45	ZONE06	0.75			DVZ	1.30	
135	ZONE03	0.45	ZONE06	0.75					
137	ZONE03	0.45	ZONE06	0.75					
139	ZONE03	0.45	ZONE06	0.75					
144	ZONE01	0.25	ZONE03	0.45					
145	ZONE01	0.25	ZONE03	0.45					
147	ZONE01	0.25	ZONE03	0.45					
148	ZONE01	0.25	ZONE03	0.45					
149	ZONE01	0.25	ZONE03	0.45					
157	ZONE02	0.35	ZONE06	0.75					
159	ZONE01	0.25	ZONE03	0.45					
165	ZONE02	0.35	ZONE06	0.75					
169	ZONE02	0.35	ZONE06	0.75					
171	ZONE03	0.45	ZONE06	0.75					
172	ZONE03	0.45	ZONE06	0.75					
173	ZONE03	0.45	ZONE06	0.75					
174	ZONE03	0.45	ZONE06	0.75					
175	ZONE03	0.45	ZONE06	0.75					
177	ZONE03	0.45	ZONE06	0.75					
179	ZONE03	0.45	ZONE06	0.75					
181	ZONE03	0.45	ZONE06	0.75					
185	ZONE03	0.45	ZONE06	0.75					
191	ZONE03	0.45	ZONE06	0.75					



# OUTBUILDINGS

## **OUTBUILDINGS**

Outbuildings need to be recorded by the appraiser if they exceed 100 sq. ft. and/or have market value. Record on the input sheet with any applicable features. If an outbuilding has an irregular shape it needs to be sketched to value properly. If it is sketched, in the size column of the input sheet write 'see draw' so the clerk doing the input will know it is sketched. If an outbuilding is not complete, mark the percent complete in the features column of the outbuilding section.

**Detached Garage (Det Gar):** Reference Detached Garages & Features page.

**Shed General Purpose (Shed GP):** A common utility shed usually has a quality of G, A, F, or L. With a Shed GP, default eave height is 10', recording a lower eave height will reduce value, higher than 10' will increase value.

**Features:**      **Dirt** reduces value for lack of flooring.  
                         **IF** adds value for interior finish.  
                         **Loft** adds value for the decking of the loft (record size).  
                         **Sauna** adds value for a sauna bath.

**Green House (Grn Hse):** A residential greenhouse usually made from wood framing and corrugated fiberglass panels. Usually has a quality of G, A, F, or L. A green house with glass instead of fiberglass would usually be G quality. Do not record a greenhouse made with visqueen.

**Flat Carport (Flat CP):** A residential carport which usually has a quality of G, A, F, or L. If the carport is of inferior size or height record it as a Canopy.

**Features:**      **Concrete** floor is the default value.  
                         **Gravel** floor reduces value, (record size for gravel).

**General Purpose Outbuilding (GPO):** A building that has more value than a Shed GP, but less than a Det Gar, common qualities are G, A, F, or L.

**Features:**      **Shop** adds value for a workshop interior finish.  
                         **Heat** adds value for a primary heat source.  
                         **Monitor** adds value for a monitor as a secondary heat source.  
                         **Wood Stove** adds value for a wood stove as a secondary heat source.  
                         **Loft** adds value for the decking of a loft. (record size)  
                         **Attic** adds value for storage above GPO.

**Rec Fin** adds value for recreational finish, has no, or an inadequate kitchen.

**Full Bath** adds value for a three fixture bath.

**Half Bath** adds value for a two fixture bath.

**Extra Fixtures** adds value for each extra fixture.

**Note:** When deciding whether to call an outbuilding a Detached Garage vs. a GPO, consider the following:

1. A detached garage is frame construction.
2. A detached garage has a reinforced concrete floor.
3. A detached garage has garage doors.

Anything less should be called a GPO with proper adjustments for quality. For example, if the building is frame construction and has a reinforced concrete floor but no garage doors, call it a good quality GPO.

### **OUTBUILDINGS CONTINUED**

**General Purpose Outbuilding Quonset Hut (GPO Quonset):** A quonset hut style building typically used for storage. Common qualities are G, A, F, or L. If one end is open, list "1 End Open" as a feature. If both ends are open, list "2 Ends Open" as a feature. For each open end, 12% is deducted from the overall cost. A concrete floor is the default so no change in features is needed if the building has a concrete floor. Currently, the deduction for dirt floor and gravel floor are the same so for consistency everyone should use dirt floor when no concrete is present. The full list of features for quonset hut outbuildings are as follows:

- Features:**
- Shop** adds value for a workshop interior finish.
  - Dirt Floor** deducts for no concrete on a per foot basis.
  - Gravel Floor** deducts for no concrete on a per foot basis.
  - Open End** deducts 12% from the total structure value for each open end.





## **OUTBUILDINGS CONTINUED**

Barn (Barn): A Barn is generally used for livestock or storage, common qualities are G, A, F, or L. A barn defaults with a dirt floor in ProVal. Do not record, or value, chicken coops.

Features:       Concrete Floor adds value, (record size).  
                     Loft adds value for a secondary level. (record size)

Lean To (Lean to): An attached storage unit. Can be attached to main structure, or an outbuilding, and is only accessed from the exterior of the main structure. A Lean to usually has a quality of G, A, F, or L.

Paving (Pav): Record square footage or dimensions. If paving is damaged and needs to be replaced, do not record.

Conex (Conex): Record width and length, commonly 8'X40' or 8'X20', values at a flat rate based on size.

General Purpose Wood Pole Frame (Pole Bldg): A roof system with Pole supports that may or may not have sides, common qualities are G, A, F, or L. This outbuilding can be used to value a secondary roof system over a mobile home or for a Flat CP that has one or more sides enclosed.

Features:       1SO adds value for three sheathed sides. 2SO adds  
                     value for two sheathed sides. 3SO adds value for one  
                     sheathed side.  
                     4SO does not value any sheathing.

Storage Hay Cover (Hay Cover): A framed roof system that has some contributory value, but that is inferior to a Flat CP, common qualities are G, A, F, or L. Do not value wood sheds.

Light Penetrating Stairway (LPS): A steel grated stairway with rails or not. Typical qualities are G and A. A typical LPW or LPS that has a hand rail should be ran as G quality.  
(Shows up in ProVal as ELP Stairs.)

## **OUTBUILDINGS CONTINUED**

Light Penetrating Walkway (LPW): A steel grated walkway with rails or not. Typical qualities are G, A, or L. (Shows up in ProVal as ELP Walk.)

Residential Gazebo (Gazebo): A multi-sided partially enclosed structure with a wood deck and a roof. Common qualities are G, A, F, or L.

Residential Basement Standalone (Bsmt): A basement that is not intended to have a 1SFR or other level above it except for perhaps a mobile home. This code is used primarily for a basement under a mobile home. Common qualities are G, A, F, or L. (Also see the section for Basement Homes).

Features: Bsmt Gar adds value for garage door etc.  
Rec Fin adds value for recreational room finish.  
Apt Fin adds value for finish, partition walls, kitchen, minimal plumbing, etc. If full plumbing and finish equivalent to above grade residences, reflect in quality.

**RE:** Bsmt, A qual, yr blt 2007, eff yr 2007, 24X24, = \$9,700

**RE:** Bsmt, A qual, yr blt 2007, eff yr 2007, 24X24, Bsmt Gar = \$11,450 **RE:** Bsmt, A qual, yr blt 2007, eff yr 2007, 24X24, Rec Fin = \$16,400 **RE:** Bsmt, A qual, yr blt 2007, eff yr 2007, 24X24, Apt Fin = \$24,800

**Residential Hot Tub (HTB):** Exterior hot tubs. built in or not, will be considered personal property and will not be assessed

**Memos (Notes):** Record pertinent information for input and the next inspection. If a Structure Card is deleted note the reason. (removed, burned etc.) Keep in mind that these files are open to the public, record notes professionally.

## **POLE BUILDING/CARPORT**

Carport: A stand-alone structure that has all sides open. Default is concrete floor. If gravel or dirt floor, add as a feature. If asphalt, pick up as paving.

Pole Building: A stand-alone pole frame structure. It may have one or more sides open. If so, indicate the number of open sides as a feature (1SO, 2SO, 3SO, or 4SO). Default is gravel floor. If it has concrete or paving for the floor, consider such in quality.

## OUTBUILDINGS - WATERFRONT BOAT DOCK

**Boad D- (L)** Light Construction: Wood Girders Nailed  
2" Decking  
Piling 10" Diameter or Smaller

**Boad D – M** Medium Construction: Wood Girders Bolted  
2" to 3" Decking  
Piling 12" to 14" Diameter

**Boad D – (H)** Heavy Construction: Large Wood Girders  
4" Decking  
Piling 16" Diameter and Bigger

**Quality:**

<b>L</b> Low	Untreated Wood Decking
<b>A</b> Average	Treated Wood Decking
<b>G</b> Good	Metal, Concrete, or Composite Decking

**Features:**

<b>Floating</b> (Units in SF)
<b>Pilings</b> (Units in SF)

Outbuildings-Waterfront Boat Dock		
Quality	L	\$25.17
	Light	\$15.10
	Medium	\$25.17
	Heavy	\$50.34

Quality	A	\$31.46
	Light	\$18.88
	Medium	\$31.46
	Heavy	\$62.92

Quality	G	\$37.75
	Light	\$22.65
	Medium	\$37.75
	Heavy	\$75.50

Floating (Multiplier)	None
Pilings (Multiplier)	Adds 25%



## **DETACHED GARAGES & FEATURES**

Detached garages can have a number of features to value them appropriately. If the detached garage has multiple features it may be simpler to sketch the detached garage and list the features on the drawing, the appraiser still needs to enter the detached garage info on the outbuilding section of the input sheet, (Quality, year built, etc.) but under features just add the note 'see drawing'. If there are attachments to the detached garage that exceed 100 sq. ft. and/or have contributory value, (Flat CP, OFP, WD DK, LEAN TO, RFX/BALC, etc.) they can either be drawn in the sketch (If they have the same quality and effective year as the detached garage), or entered in the outbuilding section on the input sheet as stand-alone features.

### **AVAILABLE FEATURES**

**Attic (A):** Add for storage above a detached garage with exterior, or scuttle access. Can have full head height if only designed as storage space. If full head height area is finished, add interior finish to the garage for 100% of the attic floor area.

**Full Bath (FB):** Add for a three-fixture bathroom.

**Interior Finish Rec. Quality (IF REC):** Add when a detached garage has been converted into a recreational area. Values flooring, trim, paint, etc. Garage door usually replaced.

**Extra Fixtures (EF #):** Add for plumbing fixtures. (Kitchen sink, water heater etc.) Gravel floor (GF): Reduces value for substandard floor. (Record dimensions) Heat (H): Add for primary heat.

**Half bath (HB):** Add for a two-fixture bathroom.

**Interior Finish (IF):** Add for insulation, and sheet rock, taped and mudded. (Walls and lid) Loft (LOFT): Add for Mezzanine storage area. (Note dimensions)

**Monitor (MON):** Add for monitor heater that is used for supplemental heat, if primary heat source simply record as heat.

**Sauna (SAU):** Add for a built in sauna, fairly unusual.

**Wood stove (WS):** Add for wood stove that is used for supplemental heat. If used for primary heat source simply record as heat.

## **Mobile/Manufactured Home and RV Sites**

Grading and engineering are calculated into the base values for all qualities except Poor. The Poor quality is the same as Low with the exception of not having engineering included in the base value. Different quality MH/RV Sites will have different depreciation schedules where the higher qualities will not depreciate as fast as the lower ones.

### **Features available are:**

Electric     Gas  
Sewer  
Street Paving Water

## **MH and RV Site Quality Definitions:**

### **Good:**

The typical good park is a manufactured park catering to the larger manufactured homes and represents the median for permanent parks. It will accommodate large manufactured homes with private patios and gardens, and offers complete recreational facilities.

### **Average:**

These are built more or less for permanent occupancy and represent the low end mid-point for permanent parks. They have spaces to accommodate manufactured homes up to 60 feet long, as well as large transient trailers.

### **Fair:**

Typical site is developed for transient use in outlying rural or resort areas where there are minimal or no building codes. They will be closely spaced, have new facilities, and are designed for smaller trailers and recreational vehicles.

### **Poor:**

Typical site is developed for transient use in outlying rural or resort areas where there are minimal or no building codes. They will be closely spaced, have new facilities, and are designed for smaller trailers and recreational vehicles. Usually a Mom & Pop type operation where engineering was not a major concern.

Very few RV sites within the Kenai Peninsula Borough will be higher than Fair quality. Consult with the commercial appraiser before assigning a quality of Average or Good.

### Mobile/Manufactured Home and RV Sites (cont.)

The following chart is a new addition on the commercial input sheet. This is where you will record the basic info for the Mobile/Manufactured Home and RV Sites. Group similar sites together and use additional boxes if necessary. Enter year built, enter the number of spaces that have similar quality and features, check the appropriate quality rating, and check the available features. Keep in mind that if you pick up paving here as an RV Site feature, you do not need to capture it elsewhere.

MH/RV PARK SPACES INFORMATION	
YR BLT	# OF SPACES
QUALITY	
GD ( ) AVG ( ) FAIR ( ) LOW ( ) POOR ( )	
FEATURES	
ELEC ( ) GAS ( ) SEWER ( ) PAV ( ) H2O ( )	

**2/28/17**

Normally RV spaces must be obvious and easily identified to be valued. They would normally have a post with underground utilities attached. If there is only one RV space, whether or not there is an RV hooked up, it should not be valued. If there is another dwelling such as a MH or R01, then the RV site should be valued. The value of the hookups to one structure are considered in the valuation of the well and septic or other utilities. Any additional RV sites should be valued on a C card. RV sites do not have to be in an RV park to be valued nor do they have to have an RV in place. Contact the appraisal manager with any questions. The quality on the RV sites we find in this area will usually be P (poor). Any quality above P should be discussed with the commercial appraiser.

## 2003 COST FOR LIGHT PENETRATING WALKWAY



**066-103-08  
11/16/05  
LPS & LPW**

	<u>Total Square Footage</u>	<u>Actual Cost</u>	<u>Assessed Value</u>
<u>Light Penetrating Walkway</u>	249	\$7,300	\$5,230
<u>Light Penetrating Stairs</u>	162	<u>\$9,553</u>	<u>\$3,400</u>
		\$16,853	\$8,630
<u>Light Penetrating Walkway Per Sq. Ft. Values</u>		\$29.32	\$21.00
<u>Light Penetrating Stairs Per Sq. Ft. Values</u>		\$58.97	\$20.99



## BATH HOUSE QUALITY

**FAIR**

**LOW**

**AVERAGE**



**BATH HOUSE QUALITY:** ProVal has six different Qualities that Appraisers can use in valuing Bath Houses. The base rates do include plumbing and fixtures. When determining quality, consider both the quality of the structure itself, and the number of fixtures. The higher the number of fixtures, the better the quality (estimated or not). Bath Houses less than 100 sq. ft. should be valued if they have contributory value. Review such with Appraisal Manager.

**NOTE:** There are no features available for Bath Houses.

### **Rates with no Depreciation:**

Quality	Yr. Bit.	Eff. Yr.	Size	Assessed Value
L	2007	2007	16 X 30	\$11,700
F	2007	2007	16x30	\$22,300
A	2007	2007	16 X 30	\$33,000
G	2007	2007	16 X 30	\$45,500
VG	2007	2007	16x30	\$61,900
EX	2007	2007	16x30	\$63,200



## **YURT**

**Definition:** A circular heavy canvas tent structure consisting of weather tight covers, tension bands, and a wood frame including a lattice wall, radial rafters that go up to a central compression ring, and a framed door, attached to a wood deck.

### **Standard Sizes:**

12' diameter/115 square feet	14' diameter/155 square feet
16' diameter/200 square feet	20' diameter/314 square feet
24' diameter/452 square feet	30' diameter/706 square feet

**Average Quality:** This will include the tent with 2 windows, single door, full insulation, heat source and a deck (foundation). Standard wall height is approximately 6'. May include carpet or other types of floor coverings, tinted or clear dome (with or w/o opener), and window twist locks.

**Good Quality:** Same as avg but may have such amenities as a kitchen, partition walls, skylight, multiple windows, French door, awnings, snow/wind kit, or water catchment system. May also have tall walls, approximately 7'.

**Low Quality:** This will include the tent and deck (foundation) with 6' or less walls. It will have few or no amenities, such as: less than 2 windows, no heat source, no insulation, or no floor coverings.

**Note:** Low, Average, and Good are the only quality levels to be used for Yurts.

**Input:** List in the outbuilding section of the inspection sheet. If the Yurt is the only structure on the parcel and is not being used as a residence, mark property class as AB 190. Otherwise, just enter the yurt information as an outbuilding in addition to anything else that is on the property. If the yurt is being used as a residence and is the primary structure, use property class RS 110. The yurt has rates for the nearest sizes with no interpolation. It can be drawn, but it doesn't have to be drawn to value.

**Note:** All decks, porches, etc. should be entered as stand-alone features. As noted above, the decking under the yurt is included in the yurt value and should not be added again. Only sketch or calculate the deck or porch area not actually under the yurt.

# UNUSUAL DWELLINGS



## **BASEMENT HOMES**



Basement homes are unique in the fact that they are built like a daylight basement but do not have a full story above them. They differ from a stand-alone basement because the basement home will generally have all the same features as above grade homes, but one or more sides are below grade. They can have an upper half story (as the photo on the right above), a loft, an attic, or an upper 3/4 story. If there is a full upper story, do not call it a basement home but run it as the appropriate level and house type (See the section on Building Levels and House Types).

If the walls are masonry, code the drawing as 1 MAS over Slab. Classify the house type as though it were above grade such as 1L Mas, 1 1/2 L Mas, etc. Fill out the entire inspection sheet or enter the dwelling characteristics as though the entire structure is above grade. Be sure there is a DOR (Depreciation Override) Memo ID with a note stating **"BASEMENT HOME"**. The correct Memo ID is imperative so that the Appraisal System Analyst can query the database to determine all that need the basement home adjustment applied. The Appraisal System Analyst will determine and apply any necessary adjustment for basement homes based upon market analysis and prior to notices being mailed for each new tax year.

When deciding whether to call it a basement home vs a stand-alone basement, keep in mind the intent as well as the features that it has. Many stand-alone basements were originally intended to be only a basement but the upper floors never got built. Use a stand-alone basement for basements that are underneath mobile homes. Stand-alone basements usually have minimal plumbing, in fact, additional plumbing fixtures cannot be added to a stand-alone basement. You can only add basement garage, interior finish rec quality, and interior finish apartment quality. Any other adjustments can only be made by adjusting the overall quality. The basement home, however, can have all the features as any above grade home including exterior cover, floor coverings, number of baths and plumbing fixtures, etc. There is just an additional market adjustment for lack of some exterior siding, the loss of some window area, and the estimated reduced marketability for a house that is below grade.

If you have any questions, see the Appraisal System Analyst.

## TWN END& TWN INT



In the photo above, the yellow dotted lines represent zero lot lines. The house types for each parcel is shown in the boxes below the photo. For example, TWN END for the end unit, and TWN INT for the interior units even though the type of ownership for these particular units is condominium. The occupancy for these units would be "Condo" and the property class would be "140 Residential Condo". Also, these types of units are often on an underlying land parcel and a portion of the land value will need to be allocated to each unit. If the parcel has its own acreage associated with its parcel number, the entire parcel value would go to that parcel number. (If this were the case, the property would probably not be condo ownership but rather townhouse ownership.) See the land appraiser if you have any questions about the land value. See the Appraisal System Analyst if you have any questions about house type, occupancy, or property class.

## TWN END

047-150-16  
4/20/06 BW  
CARD 1



In the photo above the units are zero lot lines in a duplex style building. Each unit, or parcel, is individually owned. The house type for each unit is TWN END. The occupancy is townhouse (no condominium ownership), and the property class is "RS110". If this same building were on its own lot, the house type would be Duplex, occupancy would be Duplex, and property class would be "RS110".

### **Modular Homes**

1. Modular homes are sectional prefabricated houses that consist of multiple modules or sections which are manufactured in a remote facility and then delivered to their intended site of use. The modules are assembled into a single residential building using either a crane or trucks onto a prepared foundation.
2. Modular homes are considerably different from manufactured/mobile homes. They differ from manufactured/mobile homes largely in their absence of axles or a frame, meaning that they are transported to their site by means of flat-bed trucks. Many modular homes are of multi-level design. Once assembled, modular buildings are essentially indistinguishable from typical site-built homes. Appropriate quality and condition adjustments are the same as for site built residential structures.
3. Modular homes **will not** have a HUD data plate or a HUD certification label.
4. They **will not** have a VIN number and will not have been registered through DMV.
5. The codes that govern the construction of modular homes are the exact same codes that govern the construction of any site constructed home. Unlike manufactured homes, modular homes conform to all state, local and regional codes where the home is to be located.
6. Modular homes are considered appropriate comparables for stick built homes and stick built homes are appropriate comparables for modular homes in both fee and mass appraisals.

I:\Proval\Modular Definitions.doc



## Modular Homes



BUILDER'S CHOICE MODULAR HOME FACTORY IN ANCHORAGE



SIX MODULAR HOME EXAMPLES

## PARK MODEL HOMES



**Vaulted Ceiling**



**Steel Chassis**

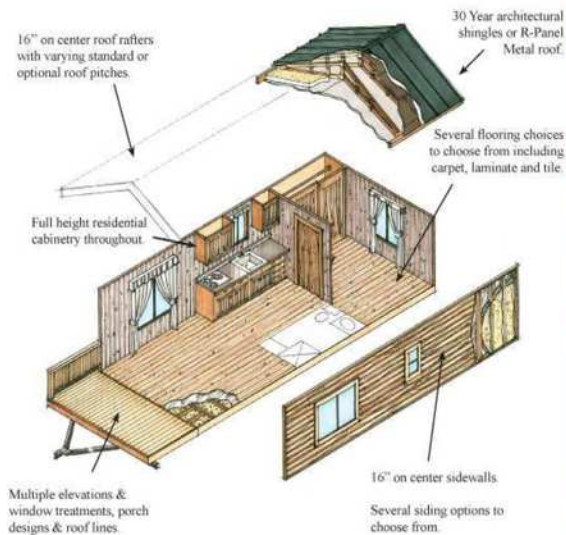
Park Model Homes are classified as recreational vehicles, Park Models will have a VIN number and will have an original Title.

It is important to note that these homes are usually a much higher quality than the "A" quality Mobile / Manufactured Home.

Park Model Homes sometimes have Lofts . The Loft areas need to be drawn as MH EXT (Mobile Home Room Extension), do not record dormers.



## PARK MODEL HOMES



- 1) Park Model Homes need to be recorded with a MH 130 Property Class, House Type is MHS.
- 2) Park Model Homes are built on a steel chassis for transportation with a removable hitch.
- 3) Park Model Homes are not required to have a HUD Data Plate, or Certification Label.
- 4) If a Park Model Home has a porch, deck, EFP, RFX/deck, etc. that is an integral part of the home (such as the one shown in the upper left photo above) and was not something added on later, then have those features sketched to run with the Manufactured Home for depreciation and any additional factors that the manufactured home has applied to it. To do this, just sketch them as normal and make a note on the sketch to run with the MHome. Do not add them to the outbuildings or stand alone features section in addition to the sketch. Double check the input to be sure they weren't ran as stand alone features.

## Park Model Structure Review



1. Typically Travel Trailers are 8'6" or less in width, designed to be aerodynamic, and lend themselves to 'Hook up and go' lifestyle. Additionally, Travel Trailers are designed to be self-contained temporary housing.
2. Park Model structures, usually 10' or wider, are built as tiny homes on an 'upper deck' trailer bed which is designed to be a flat deck above the wheels. They are affordable and can be transported to a destination for setup and use either in a Mobile Home / RV Park, or private property. Tow hitches are designed to be removed. Recommended set-up is to block the corners and install skirting.
3. Park Models are not regulated by HUD, however they are regulated by ANSI.
4. Park Models are not designed for frequent mobility as they typically have decks, porches, skirting, and permanent hook-ups to utilities.
5. On August 18<sup>th</sup> 2020 I contacted Brad Pickett, Assessor for the Matanuska Susitna Borough, concerning



Park Models and what their Policy is on valuing them as real property. According to Brad, Mat-Su does value Park Models as real property, however if the property owner produces a current registration for the unit they will put a zero value on the Park Model. Brad also noted that Mat-Su is seeing increasing numbers of this type of structure.

6. In conclusion Park Model structures should be valued as real property if they are set-up and hooked up to utilities, the same as all other Manufactured Homes.

#### References:

1. Park Model structures are exempt from HUD regulations as manufactured homes, however HUD does require certification under either ANSI or NFPA as Park Model Recreational Vehicles, PMRV.

"For recreational vehicles that are exempt from HUD regulation as manufactured homes, HUD requires certification with either the American National Standards Institute's (ANSI) standard for Park Model Recreational Vehicles (PMRV), A119.5-15 or the National Fire Protection Association's NFPA 1192, Standard on Recreational Vehicles, 2015 Edition"

<https://www.federalregister.gov/documents/2020/06/29/2020-13967/30-day-notice-of-proposed-information-collection-manufactured-home-construction-and-safety-standards>

2. Park Homes definition

Finally, a park home (or better to say a park model PMRV), is a relatively new phenomenon and is just starting to gain its popularity among other factory built homes.

Park home is neither an RV nor a manufactured home. This type of home is built according to RV industry code but usually in the same factories that produce manufactured homes, so the same rules for quality and modern design are applied.

The Recreation Vehicle Industry Association (RVIA) defines park model RVs (<http://www.rvia.org/?ESID=PMRV>) as a unique trailer-type RVs that are designed to provide temporary accommodation for recreation, camping or seasonal use. PMRVs are built on a single

chassis, mounted on wheels and have a gross trailer area not exceeding 400 square feet in the set-up mode.

Still, they are primarily designed for a long-term or permanent placement at a destination where an RV or mobile homes are allowed - trailer parks, mobile home parks. When setting up, park models (https://en.wikipedia.org/wiki/Park\_model) are connected to the utilities necessary to operate home style fixtures and appliances.

<https://www.thehomesdirect.com/blog/mobile-vs-manufactured-vs-modular-vs-park-homes>

# 1. Legal requirements specifically for PMRVs.

**Park Model RV Standard Requirements**

State and Citation	Required Standard	Term used for Park Model RVs	Provision for 3 <sup>rd</sup> Party Inspection	Required Seal	Law or Regulation	Notes
<b>Alabama</b> Ala.Code 1975 § 36-19-30	ANSI A119.5	Recreational Park Trailer Or Park Models	Yes	RPTIA Seal	Law	Manufacturers must submit to a third party inspection. A unit eligible to bear the RPTIA seal meets all requirements.
<b>Alaska</b>	None stated	N/A	N/A	No	N/A	Park Model RVs are not mentioned in any law or regulation in Alaska.
<b>Arizona</b> A.R.S. § 33-2102 (18) (d)	ANSI A119.5	Park Trailer or Park Model	No	No	Law	If a unit requires a size or weight permit, it shall be manufactured to the A119.5 standard for Park Model RVs.
<b>Arkansas</b>	None stated	N/A	N/A	No	N/A	Park Model RVs are not mentioned in any law or regulation in Arkansas.
<b>California</b> Ann. Cal. Health & Safety Code §18027.3(a)(2) §18009.3 §18033 §18033.1	ANSI A119.5	Park Trailer	No	Yes	Law	All Park Model RVs must bear a label indicating compliance with ANSI A119.5. Units that do not bear the label are not allowed in RV parks.  Park models cannot be more than 14 feet in width at the maximum horizontal projection. There are additional requirements (§18033) for lofts that are intended to be occupied. Storage lofts that are not intended to be occupied do not have to meet these additional standards but must be labeled according to §18009.3
<b>Colorado</b> C.R.S.A. § 24-32-904.5 (b)	ANSI A119.5	Recreational Park Trailer	No	No	Law	All Park Model RVs must be manufactured in compliance with ANSI A119.5.

*The information contained in this chart is intended for informational purposes only and is not necessarily comprehensive. It is important to consult with your legal counsel on the interpretation and applicability of the state laws. RVLA assumes no responsibility for any inaccuracies or omissions.*

**2. Applicable Statute:**

**AS 29.45.070. Mobile Homes.**

Mobile homes, trailers, house trailers, trailer coaches, and similar property used or intended to be used for residential, office, or commercial purposes and attached to the land or connected to water, gas, electric, or sewage facilities are classified as real property for tax purposes unless expressly classified as personal property by ordinance. This section does not apply to house trailers and mobile homes that are unoccupied and held for sale by persons engaged in the business of selling mobile homes.

# **MOBILE/MANUFACTURED HOMES**



## **MOBILE/MANUFACTURED HOMES**

Prior to the enactment of the National Manufactured Housing Construction and Safety Standards Act on June 16, 1976, commonly known as the HUD code, a factory-built house on a permanent chassis was called a mobile home. After the enactment of the HUD code, a factory-built house on a permanent chassis is called a manufactured home when used in the specific sense of the term. The Kenai Peninsula Borough Assessing Department uses the terms mobile home and manufactured home synonymously. Differentiation is made using overall quality and effective age as shown below and in other sections of the manual relating to mobile or manufactured homes.

As in residential structures, a mobile home's effective year built may or may not represent the actual or chronological age since remodeling and maintenance or lack thereof are factors that may remediate or accelerate physical depreciation.

If there has been inadequate maintenance, the effective year built may be closer to the actual age of the structure. In rare instances of severe neglect, effective age could conceivably even exceed actual (chronological) age.

For our purposes the 'rule of thumb' for effective year built is to start at 3/4 the actual age and adjust appropriately.

Example: A mobile home built in 1976 chronologically is 32 years old for the tax year of 2008, ( $32 \text{ years} \times 0.75 = 24 \text{ years}$  so  $2008 - 24 = 1984$ ) so begin at 1984. If deferred maintenance is observed the appraiser may record an effective year built of 1980. If the structure is well maintained or remodeled the appraiser may set the effective year built at 1990. This is a judgment call reached through observation and experience.

Observation is the key to accurately determine the effective year built. Has the mobile home been maintained, remodeled, does it have new vinyl slider windows, new cabinets, new flooring, new exterior cover, etc?

Things to consider are that the plumbing, electrical (some older mobile homes have aluminum wiring), and heating on a remodeled mobile home may still be original. This needs to be considered when determining the effective year built.

### MOBILE/MANUFACTURED HOMES (Cont.)

The standard quality for Mobile/Manufactured Homes built no earlier than 1976 is A (100). If the mobile home has been remodeled, has new windows that are better than the original etc, it is appropriate for the appraiser to record a higher quality A+ (105) G- (110) etc. The standard quality for Mobile/Manufactured Homes built between 1960 and 1976 is Fair (85). These Mobile/Manufactured homes are usually inferior in quality compared to Mobile/Manufactured Homes built after 1976. The standard quality for Mobile/Manufactured Homes built before 1960 is Low (70). These Mobile/Manufactured homes are usually inferior in quality compared to Mobile/Manufactured Homes built between 1960 and 1976.

(Note: Poor and cabin qualities are not applicable for Mobile/Manufactured Homes and will not value correctly. **DO NOT USE POOR OR CABIN AS MOBILE/MANUFACTURED HOME QUALITIES.**)

Consider remodeled Mobile/Manufactured Homes carefully, (interior and exterior remodeling) it may be appropriate to increase the quality, shorten the effective age, or both.



NOTE: Mobile home skirting is not valued in ProVal.

## Mobile Homes/Manufactured Homes

HUD has specific guidelines and rules concerning Mobile Homes, (also referred to as Manufactured Homes) for financing purposes, and for Appraisers. These guidelines will be followed for equity and consistency. A **Modular** Home should not be confused with a Mobile Home (see section: Modular Home).

1. Mobile Homes are built with a permanent chassis for initial and continued transportability (Axles may be present or may have been removed).
2. Mobile Homes built after 1976 must contain a HUD certification label and Data plate.
3. Mobile Homes are built with HUD's construction and safety standards (Federal). Not to local building codes.
4. Mobile Homes cannot be used as a comparable sale in an Appraisal for a 'stick built' house.
5. Fee Appraisals are required by (by HUD) to list the Manufactured unit's label number(s) on the appraisal report in one of the comment sections, and complete VC14a on the HUD 92564-VC (Notice to Lender –Valuation Conditions).
6. Mobile Homes typically do not have a permanent foundation, and may or may not be skirted.
7. Mobile Homes originally have a Manufacturer's Statement of Origin (MSO), and may be transferred through a DMV Title of Ownership, or a Bill of Sale.
8. Reliance on a fee appraisal to determine whether a structure is a Mobile/Manufactured Home is not recommended, see examples for parcel number 012-050-40.

During inspection of a Mobile Home/Manufactured Home, take into consideration any remodeling and/or upgrades. It may be appropriate to adjust the quality accordingly, A+, G-, G, VG, etc, or adjust the effective year, or both.

I:\Proval\Mobile Home Definitions.doc



## MOBILE/ MANUFACTURED HOMES



**"A" Quality Mobile Home with Pole Bld. 1SO**



**"A-" Quality Mobile Home**



**"A" Quality Mobile Home**



**"A" Quality Mobile Home**



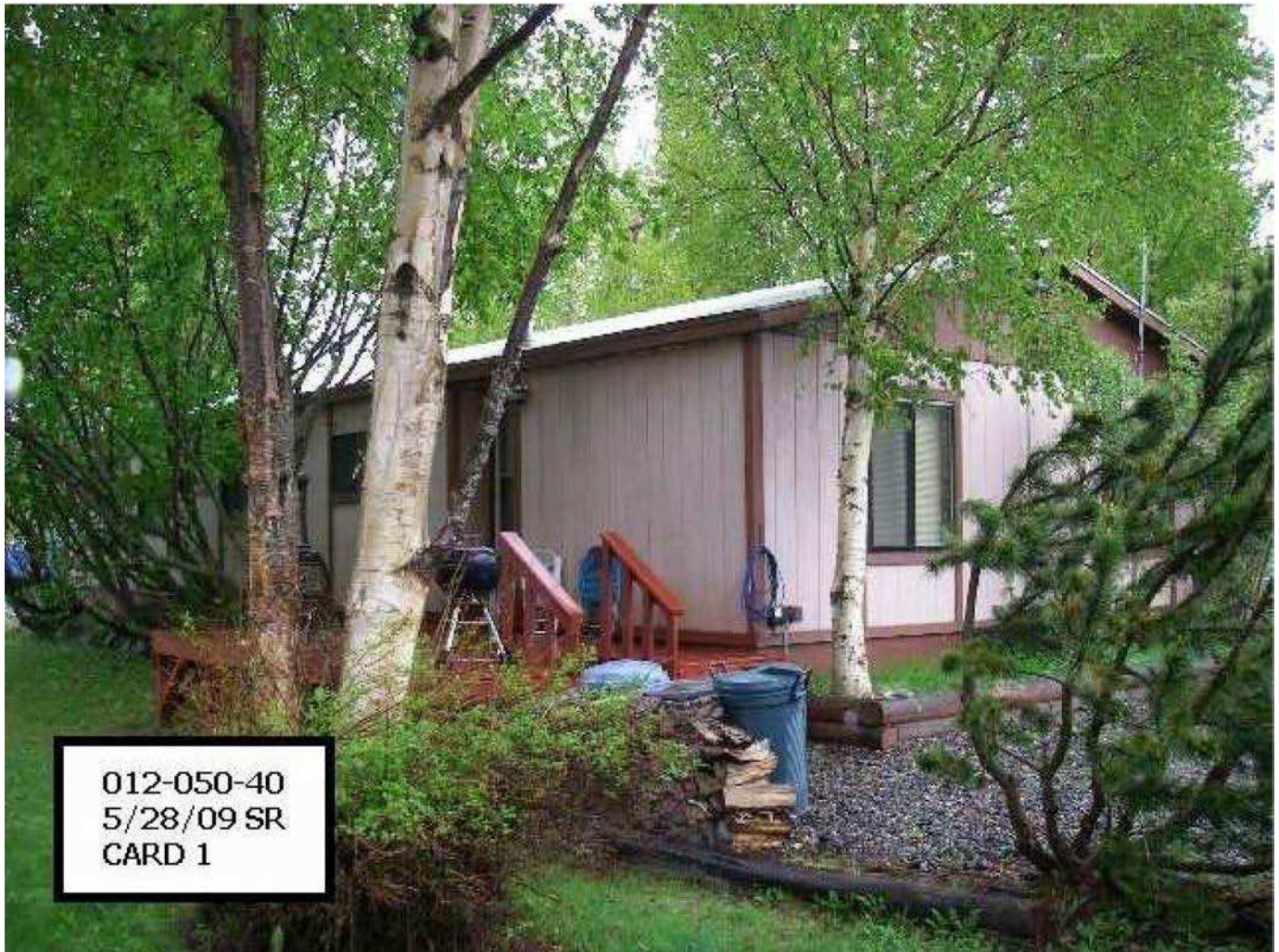
**"A-" Quality Mobile Home**



**"A-" Quality Mobile Home with Pole Bld.1SO**



## MOBILE/MANUFACTURED HOMES



### **"G" Quality Mobile Home**

This particular structure was appraised by a Fee Appraiser on 10/24/2000; there were two errors in the appraisal report.

1. The Fee Appraiser stated that the subject was a "manufactured modular home, not a mobile home." That was and is incorrect. Manufactured and Mobile Home describe the same type of structure, a Modular Home is an entirely different type (stick built) of structure (see Modular Home).
2. The Fee Appraiser used regular 'stick built' residential structures for Comparables contrary to specific HUD guidelines.

Research through DMV records yielded proof that this structure is a Redman Mobile Home.

## MOBILE/MANUFACTURED HOMES



### **"A" Quality Mobile Home**

At inspection recorded as A Quality, with Log Solid siding, and an effective year of 2000. This Mobile home did not have a visible HUD Certification Label but was confirmed to be a Mobile Home through DMV records.

The Basement on this property was ran as a 'Stand-alone' Basement.

## **DOUBLE-WIDE MOBILE/MANUFACTURED HOMES**

Mobile Homes also known as Manufactured Homes that are designed and assembled as Double-Wides are in general a higher quality structure than single-wide Mobile Homes.

The appropriate starting point for quality is 'A'. Keep in mind that during the inspection of this type of structure it is the appraiser's call to either decrease or increase the quality based on the structure and the appraiser's experience.

Also keep in mind the following:

1. Masonry or Gas is not an option for recording a fireplace in a Mobile Home, only record the number of fireplaces.
2. Whirlpool is not an option for Mobile Homes, consider them in quality.

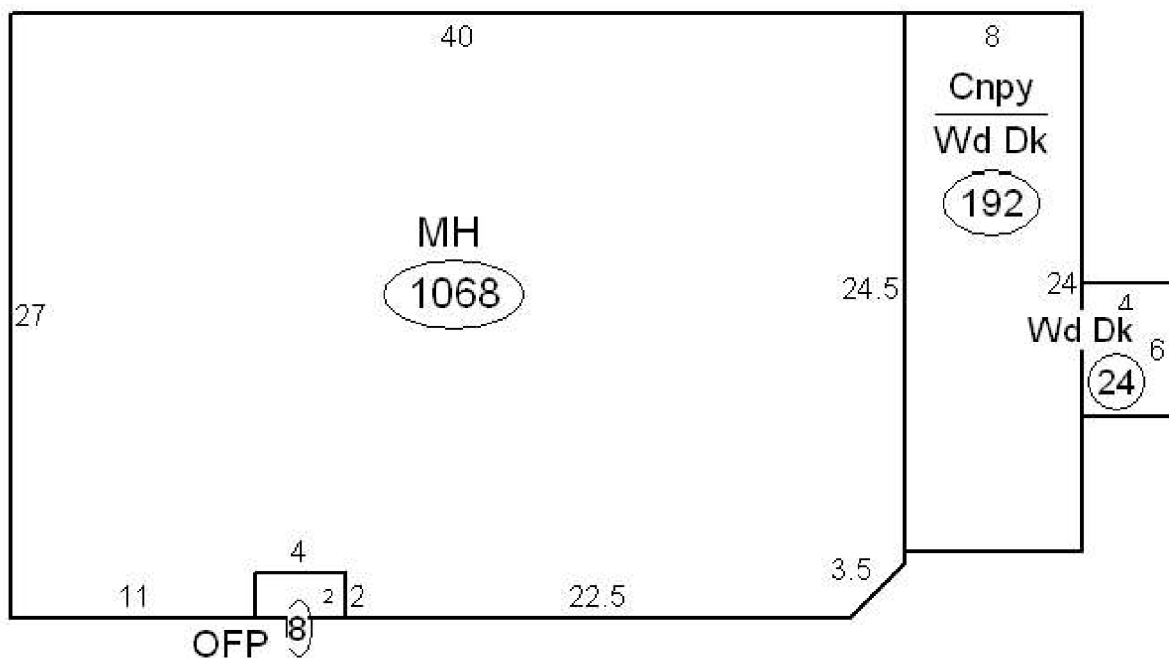
## **SINGLE-WIDE MOBILE/MANUFACTURED HOMES MARRIED TOGETHER**

When two or more single-wides have been joined together, whether side by side or end to end, they have to be sketched in a particular manner so they will value correctly. The clerks do not know this procedure. Therefore, all that fit into this category need to be brought to the Appraisal System Analyst for sketching. This also applies where a single-wide has been married to a double-wide. Anytime you have mobile/manufactured homes married together, be sure to include a note that clearly states the configuration such as: "Two single-wides side by side" or "Single-wide married to double-wide". Be sure to note on the sketch the individual widths of the individual units even though they will be sketched as one.

## MOBILE/MANUFACTURED HOME SKETCHING

When sketching mobile/manufactured homes, it is critical to sketch the widest end first followed by the longest side. The mobile/manufactured home value tables are driven by the overall width. There are different values set up for single-wides, double-wides, and triple-wide homes. If the first width entered is within the guideline for single-wide when in fact it is a double-wide, it will have the wrong value associated with it. Even though the appraisers do not enter their own sketches, they need to be familiar with the process so they will know where to check to be sure the input has been entered correctly.

In the following example #1, the 2 ft. section to the right of the OFP was the first line sketched. The next segment was the 22.5 ft. section to the right of it.



Example #1



## MOBILE/MANUFACTURED HOME SKETCHING (Cont)

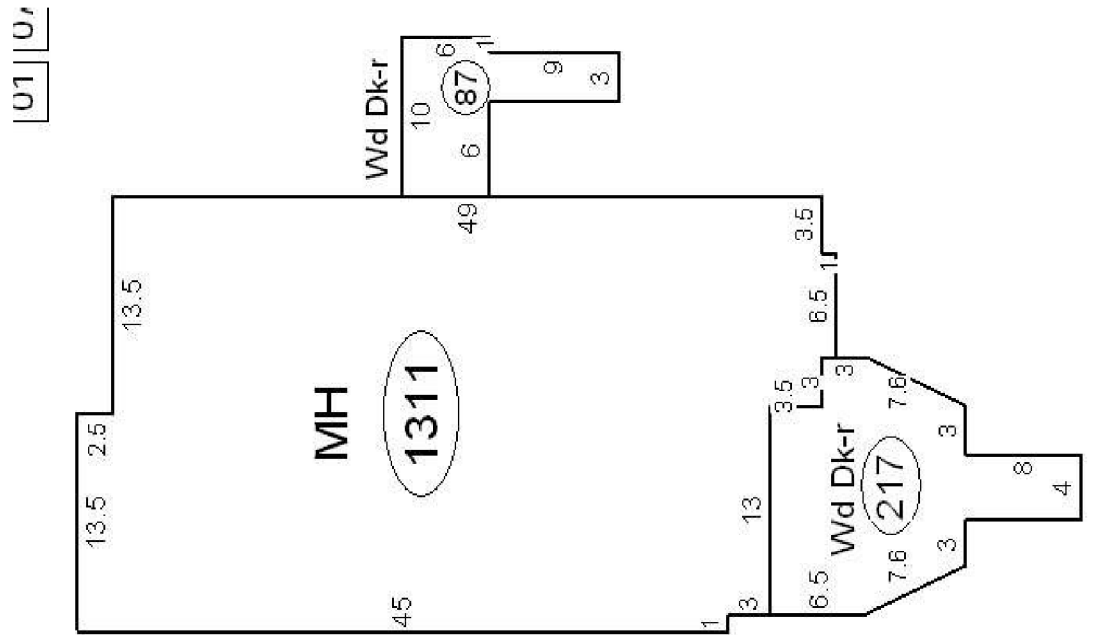
As shown in example #2 below (taken from the "MHome" tab), the width shows 2 ft. and the length shows 23 ft. This caused the home to value from the single-wide tables. The correct way to have sketched it would have been to have started with the 27 ft. end followed by the 40 ft. length. Even though it may have been sketched in the incorrect sequence to begin with, it can easily be corrected by overriding the width and length on the MHome tab. When doing this the area does not change. It simply places the home in the correct width range for pricing.

The screenshot shows a software interface with a tabbed menu at the top. The tabs are: Parcel, Records, Land, Sketch, M.Home, Other, Comps, Values, and Images. The 'M.Home' tab is selected and highlighted with a red rectangle. Below the tabs, there is a section titled 'Structure' with a dropdown menu showing 'Manufactured Home'. Underneath, the title 'Manufactured Housing Profile' is displayed. At the bottom, there are three input fields: 'Width:' with the value '2', 'Length:' with the value '23', and 'Area:' with the value '1068'. Red lines are drawn under the 'Width' and 'Length' input fields.

Example #2

## MOBILE/MANUFACTURED HOME SKETCHING (Cont)

In example #3 shown below, it is not possible to sketch the entire width of the home at any one place because of the way it is broken up. When this is the case, the width and length on the MHome tab must be overridden. For example, width: 27 and length: 49.



## **ADDITIONS & ATTACHMENTS**

Record additions (ADDNs) or attachments on manufactured homes that exceed 100 sq. ft. and/or have market value. Smaller attachments that do have utility and value in use, (example 6' x 8' Enclosed Porch) should be recorded.

Usually, the quality of additions and attachments for manufactured/mobile homes are inferior in comparison to additions and attachments recorded for site built frame, log, or masonry residential dwellings.

Therefore, when recording additions or attachments on manufactured/mobile homes, the appropriate quality, in general, should be C (cabin), C+ (cabin +) or C- (cabin -). Cabin quality is a percentage (50%) of Poor quality as it relates to traditional site built residential dwellings.

Additions need to be recorded on the input sheet in the Additions/Stand-alone Structures section, record all applicable elements in this section.

Attachments to manufactured/mobile homes (EFP, OFP, WD DK, etc.) are to be drawn on the sketch and also recorded in the outbuildings section. Information that needs to be recorded for attachments is, quality, year built, effective year, size, features, and value if the appraiser wants to have a forced value entered. (See section regarding override values.) Items that are freestanding can also be entered in this section if they need to be valued by themselves. An example of this would be a deck that is not adjacent to a house.

## **MOBILE/MANUFACTURED HOMES**

### **(TRAVEL TRAILERS, 5TH WHEELS, MOTOR HOMES)**

Travel trailers, 5<sup>th</sup> wheels, and motor homes in general will not be valued, see Travel Trailer Policy.

If valuing, follow year built and effective year built parameters in the Manufactured Home section of the manual.

The standard quality for travel trailers and 5th wheels is L (70). If this type of Mobile/Manufactured home is better than average (Air stream) a quality of L+ (75) could be appropriate. The reverse can also be true. If this type of Mobile/Manufactured home is inferior to the average, record a lower quality L- (65) etc.

The standard quality for motor homes is F (85), adjust when appropriate.

**(DO NOT USE POOR OR CABIN AS MOBILE/MANUFACTURED HOME QUALITIES.)**



### Examples of Travel Trailers Incorporated Into Structure



The above examples illustrate Travel Trailers that **are** incorporated into a site built structure. Travel Trailers and Motor Homes, will be valued for assessment purposes when they have a similar configuration as the above examples. Rule of thumb on effective year is  $\frac{3}{4}$  of actual age, adjust from there.

The standard quality for this type of Mobile/Manufactured home is L (70). If this type of Mobile/Manufactured home is better than average (Air stream) a quality of L+ (75) could be appropriate. The reverse can also be true. If this type of Mobile/Manufactured home is inferior to the average, record a lower quality L- (65) etc.

The standard quality for motor homes is F (85). If an appraiser estimates that the motor home is lower, or higher than the average, an adjustment of 5% one way or the other is appropriate.

In the event that this type of (built in) Travel Trailer, 5<sup>th</sup> Wheel, or Motor Home is documented to be currently registered through the Department of Motor Vehicles, DMV, adjust the assessed value to zero and add a memo note to the file for explanation.

### Examples of Travel Trailers not to value



The above examples illustrate Travel Trailers that are **not** incorporated into a site built structure. Both examples show a 'Hook-up and Go' status, where the removal of the Travel Trailer will cause little to no damage to any surrounding improvements. Do **not** value this type of Travel Trailer, see 'Manufactured Homes and RV Assessment Policy' dated March 11<sup>th</sup>, 2020.

# **SPECIAL INSTRUCTIONS**

## **REDRAW GUIDELINES**

When a sketch needs to be redrawn a new inspection sheet will need to be completed in certain instances. The reason for this is because when the clerks edit certain portions of the sketch, the dwelling information details will revert to their defaults. This can make a difference in value. The following guidelines will assist you in determining when a new inspection sheet is needed and when it isn't.

### **NEEDS A NEW INSPECTION SHEET**

Things that can't be changed without resetting the details to the defaults and therefore **WOULD** need a new inspection sheet:

1. Any at grade living areas that are designated by "1S" (1SFR, 1SMAS, 1S STEEL, etc.)
2. Upper story living area levels (ATTIC, UPPER 1/2, UPPER 3/4, UPPER LEVEL, LOFT)
3. Below grade areas (BASEMENT, BASEMENT W/O, LOWER LEVEL, BASEMENT GARAGE). Crawl spaces and slabs are usually sketched as stacked underneath the portion of living area above them, but in those situations where the crawl space or slab alone has to be changed, it will change the exterior cover on any basement or lower level back to the defaults so a new inspection sheet would need to be completed.
4. Manufactured Home sketch
5. Manufactured Home Additions (Although we haven't been filling out the details on these anyway)

### **DOES NOT NEED A NEW INSPECTION SHEET**

Things that can be changed without resetting the details to the defaults, upper level or at grade and also if they have a Rail (-r) or not, therefore **WOULD NOT** need a new inspection sheet (as long as the adjacent living area dimensions don't need changing):

1. Carport (Fr CP)
2. Attached Garage (FrG) Anytime garage dimensions are changed, be sure that any corresponding features such as heat and/or finish match up to the square footage of the re-sketched area
3. Concrete (Conc)
4. Wood patio (WdP) (no longer used but may be some still out there)
5. Masonry Stoop (M Stp)
6. Open Frame Porch (OFP)
7. Enclosed Frame Porch (EFP)
8. Open Masonry Porch (OMP)



9. Enclosed Masonry Porch (EMP)
10. Wood Deck (Wd Dk)
11. Solarium (Sol)
12. Roof Extension Canopy (RFX)
13. Conventional Canopy (Cnpy (Upper) )
14. Balcony (Balc (Upper)

## POLICY TO USE CURRENT PROPERTY RECORD CARD AS INSPECTION SHEET

- Use current property record card only, DO NOT make any marks on older record cards
- Write the inspection year clearly on top of current property record card
- Make changes in RED and **erase all other pencil marks**
- Draw a line through the item and make change clearly
- NO CHANGES TO SKETCH ALLOWED
- You must also complete the Land Data grid on the back of the record card

Example A: changing cistern to spring and updating effective year

**2016** Insn: 55613

**PHYSICAL CHARACTERISTICS**  
 Style: 2 L LOG  
 Occupancy: Single Family  
 Story Height: 2.0  
 Finished Area: 1,776  
 Attic: None

**ROOFING**  
 Material: Metal  
 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  
 2.0 Plywd sub Base Allowance

**EXTERIOR COVER**  
 1.0 Log rustic 80 Stucco 20  
 2.0 Stucco

**INTERIOR WALLS**  
 1.0 Normal for Class  
 2.0 Normal for Class

**HEATING AND PLUMBING**  
 Primary Heat: Space heater  
 2-Fixt Baths: 0 0 Kit sink: 1 1  
 3-Fixt Baths: 1 3 Water Htr: 1 1  
 4-Fixt Baths: 0 0 Extra fix: 0  
 5-Fixt Baths: 0 0 TOTAL fix: 5

2017 Input

R01 **171-361-09**

Construction	BaseArea	floor	FinArea	Value
Wood Frame	1032	1.0	1,032	97,270
Wood Frame	744	2.0	744	56,890
Crawl			0	0
<b>TOTAL BASE</b>				<b>154,160</b>

**INTERIOR**

Frame/Siding/Roof/Dormers	0,170
Loft/Cathedral	0
Interior finish	0
Basement finish	0
Heating	-4,800
Plumbing	3,930
Fireplaces/woodstoves	1,250
Other (Ex.Liv, AC, Attic, ...)	0
<b>TOTAL INT</b>	<b>6,550</b>

**Ext Features**

Description	Value
1 EFP	9,350
2 WDDK	380
3 CNPY	1,190
<b>Ext Features</b>	<b>10,920</b>

**GARAGES**

Att Garage	0
Att Carport	0
Basmt Garages	0
<b>Ext Features</b>	<b>10,920</b>

**TOTAL GAR/EXT FEAT** **10,920**  
**SUB-TOTAL** **171,630**  
 Quality Class/Grade Avg 1.00  
**GRADE ADJUSTED VALUE (rounded)** **171,630**

**SPECIAL FEATURES**

Description	Value
D TWO STOVE	1250
02-1 CISTERN	3600
02-1 CRIB	1000
06-1 ATTIC	3,64
06-1 SHOP	780.00
06-1 WOODSTOVE	700.00

Add Spring

**SUMMARY OF IMPROVEMENTS**

Description	Value	Improvement	Story or Ht	Grade	Yr-Blt	Eff Const	Count	Base Rate	Adj Rate	W L	Size/ Area	Comp Value	Pys	Obs	Fric	Loc	%	Value	
D DWELL	2.0 Avg	2002	2007	2016	0.00	0.00	0	0	0	0	0	171,630	13	0	0	100	93	100	138,900
02 SWL	0.00 Avg	3000	3000	0.00	0.00	0	0	0	0	0	1	4,500	0	0	0	0	100	4,500	
03 DRIVE	0.00 Avg	3000	3000	1,500.00	1,500.00	0	0	1	1,500	0	0	0	0	0	0	0	100	1,500	
04-1 HAYCOVER	0.00 Low	1985	1990	8.21	8.21	13	20	260	1,300	80	0	0	0	0	0	0	100	300	
06 MACHINE	0.00 Low	1978	1982	28.44	19.55	10	20	240	5,550	71	0	0	0	0	0	0	100	1,600	
07 WDDK-R	0.00 Avg	1960	1996	0.00	0.00	0	0	588	7,470	79	0	0	0	0	0	0	0	1,600	
<b>TOTAL IMPROVEMENT VALUE (for this card)</b>																		<b>148,400</b>	

02/16/2016 Last Inspected 08/17/2011 by DJ; Code: M; Data Entry by: cilly

## Example B: Changing several items:

**2016** Iran: 55613

**PHYSICAL CHARACTERISTICS**  
 Style: 2 L LOG  
 Occupancy: Single Family  
 Story Height: 2.0  
 Finished Area: 1,776  
 Altic: None

**ROOFING**  
 Material: Metal *Shinglen 285*  
 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  
 2.0 Plywd sub Base Allowance

**EXTERIOR COVER**  
 1.0 Log rustic 80 Stucco 20  
 2.0 Stucco

**INTERIOR WALLS**  
 1.0 Normal for Class  
 2.0 Normal for Class

**HEATING AND PLUMBING**  
 Primary Heat: Space heater *FA*  
 2-Fixt Baths: 0 0 Kit sink: 1 1  
 3-Fixt Baths: 1 3 Water Hdr: 1 1  
 4-Fixt Baths: 0 0 Extra fix: 0 0  
 5-Fixt Baths: 0 0 TOTAL fix: 5

**2017 Input**

171-361-09 R01

**Construction** BaseArea floor FinArea Value  
 Wood Frame 1032 1.0 1,032 97,270  
 Wood Frame 744 2.0 744 56,890

Crawl 0 0  
**TOTAL BASE 154,160**

**INTERIOR**  
 Frame/Siding/Roof/Dormers 6,170  
 Loft/Cathedral 0  
 Interior finish 0  
 Basement finish 0  
 Heating -4,800  
 Plumbing 3,630  
 Fireplaces/woodstoves 1,250  
 Other (Ex Lin, AC, Attic, ...) 0  
**TOTAL INT 6,550**

**Ext Features** Value Att Garage 0  
 1 ESP 8,350 Att Carport 0  
 2 WDDK 380 Barn Garages 0  
 3 CNPY 1,190 Ext Features 10,920

**GARAGES**  
 Description Value Att Garage 0  
 1 ESP 8,350 Att Carport 0  
 2 WDDK 380 Barn Garages 0  
 3 CNPY 1,190 Ext Features 10,920

**TOTAL GAR/EXT FEAT 10,920**  
**SUB-TOTAL 171,630**  
 Quality Class/Grade Avg 1.00  
**GRADE ADJUSTED VALUE (rounded) 171,630**

**SPECIAL FEATURES**

Description	Value	Improvement	Story or Ht	Yr Bld	Eff Grade	Const	Count	Base Rate	Adj Rate	W L	Steel Area	Comp	Pys	Obs	Fnc	Loc	%	Value
D DWELL	2.0	Avg	2002	1907	3000	95	0.00	0.00	0.00	0	0	0	171,630	13	0	100	93	138,900
02 IGISTERN	3500	0.00	Avg	3000	3000	9.00	0.00	0.00	0.00	0	0	1	4,500	0	0	0	100	4,500
02 ICRIB	1900	0.00	Avg	3000	3000	1,500.00	0.00	0.00	0.00	0	0	1	1,500	0	0	0	100	1,500
04 HAYCOVER	3.04	0.00	Low	1985	1990	5.21	13	26	260	1,350	80	0	0	0	0	100	360	
06 MACHINE	780.00	0.00	Low	1978	1982	195.44	18.55	10	20	240	5,850	71	0	0	0	100	1,600	
06 WDWSTOVE	700.00	0.00	Avg	1990	1996	0.00	0.00	0.00	0.00	0	0	568	7,470	79	0	0	1,500	
07 WDDK-R	0.00	Avg	1990	1996	0.00	0.00	0.00	0.00	0.00	0	0	568	7,470	79	0	0	1,500	
<b>TOTAL IMPROVEMENT VALUE (for this card) 148,400</b>																		

**SUMMARY OF IMPROVEMENTS**

02/16/2016 Last Inspected 08/17/2011 by DJZ; Code: M; Data Entry by: cilly

You MUST complete a new field data form if you are:

- Making certain changes to the sketch (see the redraw guidelines on the following page)
- Not enough room to clearly make all the changes to outbuildings
- **ERASE ALL PENCIL MARKS THIS IS**

NOT ACCEPTABLE:

**2016** Iran: 13319

**PHYSICAL CHARACTERISTICS**  
 Style: 1 L FRAME  
 Occupancy: Single Family  
 Story Height: 1.0  
 Finished Area: 1,068  
 Altic: None

**ROOFING**  
 Material: Comp sh to 2358 ✓  
 Type: Gable ✓  
 Framing: Std for class ✓  
 Pitch: Low 4/12 or less ✓

**FOUNDATION**  
 Footing: Normal for class ✓  
 Walls: Cinder block ✓

**DORMERS**  
 None

**FLOORING**  
 1.0 Plywd sub Base Allowance

**EXTERIOR COVER**  
 1.0 T11 plywood

**INTERIOR WALLS**  
 1.0 Normal for Class

**HEATING AND PLUMBING**  
 Primary Heat: Hot Water ✓  
 2-Fixt Baths: 0 0 Kit sink: 1 1  
 3-Fixt Baths: 1 3 Water Hdr: 1 1  
 4-Fixt Baths: 0 0 Extra fix: 0 0  
 5-Fixt Baths: 0 0 TOTAL fix: 6

**049-012-26 R01**

**Construction** BaseArea floor FinArea Value  
 Wood Frame 1066 1.0 1,066 99,940

Crawl 1,066 0  
**TOTAL BASE 99,940**

**INTERIOR**  
 Frame/Siding/Roof/Dormers 0  
 Loft/Cathedral 0  
 Interior finish 0  
 Basement finish 0  
 Heating 1,990  
 Plumbing 3,800  
 Fireplaces/woodstoves 0  
 Other (Ex Lin, AC, Attic, ...) 0  
**TOTAL INT 8,820**

**Ext Features** Value Att Garage 13,510  
 1 CONCP 190 Att Carport 0  
 2 WDDK 1,410 Barn Garages 0  
 3 WDDK-R 1,890 Ext Features 3,490

**TOTAL GAR/EXT FEAT 17,000**  
**SUB-TOTAL 122,860**  
 Quality Class/Grade Avg 1.92  
**GRADE ADJUSTED VALUE (rounded) 122,860**

**SPECIAL FEATURES**

Description	Value	Improvement	Story or Ht	Yr Bld	Eff Grade	Const	Count	Base Rate	Adj Rate	W L	Steel Area	Comp	Pys	Obs	Fnc	Loc	%	Value
001 DWELL	2.25	1.0	Avg	1983	2002	0.00	0.00	0.00	0.00	0	0	122,860	18	0	0	100	128	128,000
001 ATTGAR	0.00	0.00	0	0	0	30.00	40.21	14	24	330	13,510	0	0	0	0	0	100	0
01 DRIVE	0.00	Avg	3000	3000	1,500.00	1,500.00	0.00	0.00	0.00	0	0	1	1,500	0	0	0	100	1,500
02 DW	0.00	Avg	1986	1996	2.35	2.35	10	48	480	1,130	0	0	0	0	0	100	1,100	
<b>TOTAL IMPROVEMENT VALUE (for this card) 131,600</b>																		

02/16/2016 Last Inspected 02/12/2013 by DGM; Code: M; Data Entry by: CILLY

## **INCOMPLETE STRUCTURE ELEMENTS/FOUNDATION, PLUMBING, HEAT**

### **Foundation:**

"Footing and walls" selections do not change value. They are descriptive.

On new construction select what it will be when completed and back out percent complete for what isn't done.

On houses where construction is complete or is no longer being actively worked on, call it what it is. If no foundation, mark "None" and back out percent complete for the foundation portion.

### **No Plumbing:**

Checking "No Plumbing" does not affect value, it is descriptive. Only the number of fixtures affects value.

On new construction do not check "No Plumbing". Estimate the number of fixtures and bathrooms for when the house will be completed and then back out percent complete for the plumbing fixtures not being in.

On houses where construction is complete or is no longer being actively worked on, count when possible, or estimate when necessary, the number of baths and plumbing fixtures. If the house does not have plumbing and isn't expected to have plumbing, then check the "No Plumbing" box, do not add any fixtures, and do not back out percent complete since no fixtures have been added that would need to be backed out. Also, rough-in plumbing would not need to be backed out either.

### **No Heat:**

Checking "No Heat" does affect value. It backs out a dollar amount per square foot of living area.

On new construction if the heat source hasn't been installed yet do not check "No Heat". Instead, select the heat source that the house is expected to have when completed and back out appropriate percent complete for the portion of heat that is yet to be done.

On houses where construction is complete or is no longer being actively worked on, select the appropriate heat source. If wood stove is the only heat source, check "No Heat" and record the wood stove in the 'Fireplaces' section. At this point there is no need to back out percent complete for no heat, since selecting "no heat" has already deducted for that.

I:\Projects\INCOMPLETE.docx



## Foundation Only

Foundations will only be valued when they are complete, and ready to build on.

1. A completed foundation whether it is piers, cinder block, concrete, or chemonite, must be tied in together, and include the first floor decking.
2. A completed slab foundation will include the pour, water/sewer rough-in, and necessary fasteners to receive a sill plate and walls.
3. Document a complete foundation following guidelines in the field manual.
4. An incomplete foundation:
  - a. Will not be valued.
  - b. Will not change the property class code.
  - c. Must be noted in a Memo ID.
  - d. May be re-inspected following current inspection parameters.

## MEMO IDs

MEMO IDs are simply categories for placing notes in ProVal. The clerks pick the Memo ID from a list and then place the note within that Memo. Reports and queries can then be ran to get lists of properties that contain the Memo ID requested. In your notes at the bottom of the inspection sheet, put the appropriate Memo ID so the clerk knows which one to select for entering your notes. For example: "BLD: R01 percent complete reflects foundation problems."

The following is a list of Memo IDs currently used.

- APPR APPRAISAL ON FILE—A PDF copy of an appraisal is on file in the "S" drive under "FEE APPRAISALS".
- BLD BUILDING NOTES—Notes relating to the dwellings.
- BLUF BLUFF EROSION PROPERTY—Notes relating to bluff erosion measurements and discounts for bluff erosion.
- CFP COMMERCIAL FISH PROCESSING—Notes pertaining to a Commercial Fish Processing Facility.
- DET4 DETACHED FOURPLEX—For detached fourplex adjustments.
- DOR DEPRECIATION OVERRIDE—Notes required anytime the depreciation has been overridden.
- EXE EXEMPT VALUE NOTES—Notes for exemption clarification.
- FEA FEATURE NOTES—Used mainly for light penetrating walkways and stairways where the data was obtained through the River Center.
- FLD 2013 K-BEACH FLOOD—Notes for the 2013 K-Beach flood properties.
- LAND LAND NOTES—Notes pertaining to land.
- OUTB OUTBUILDING DATA ADJUSTMENT—Notes for outbuildings such as "Unable to obtain shed dimensions due to fence".
- RI18 REINSPECT (YEAR 2018 THIS EXAMPLE)—Used when a reinspection of the property is needed and the tax year for the inspection.
- RLST REAL ESTATE LISTING ON FILE—Listing data contained in Papyrus.
- ROP RESIDES ON PARCEL—Used to denote the underlying parcel for condos, leaseholds, and manufactured homes that have a parcel number but no associated land.
- SAFE STAFF SAFETY WARNING—Used to warn staff of potentially hostile property owners or other safety concerns associated with the parcel.
- SALE SALE COMMENTS—Contains document number for the transfer, sale price, appraiser's initials, and any other pertinent information associated with the sale of a property.
- SP17 SUPPLEMENTAL ROLL (YEAR 2017 THIS EXAMPLE)—Used on properties that are to be put on a supplemental roll. Denotes the year of the supplemental. Also include notes as to what is being supplemented.

## BALCONY



**BALCONY** The BALC code should only be used when the decking is eight feet or more above grade, with no exterior access, and there are no support posts from grade to the decking. Additionally if the Balcony has a roof over it, which is part of the designed truss system, it should be coded RFX over BALC-R, if the roofing over the balcony is an attached roof it should be coded CNPY-UP over BALC-R.

## RFX OR NOT

RFX  
WD DK-R

OFP-R



**RFX:** The RFX code should only be used when the roofing (over WD DK, Gravel, etc.) is part of the designed truss system

If the roofing over the WD DK, WD DK-R, etc. is an attached roof it should be coded OFP, if it is over gravel and is of a carport size it should be coded CP/G, if it is more of a Breezeway size it should be coded CNPY. (Reference cheat sheet.)



## PARCELS WITH MULTIPLE STRUCTURES

This section is intended to aid the appraiser and technician in determining how to classify and record multiple residential structures on a single parcel. This is only a guideline and the appraiser and technician must use their professional judgment.

As a general policy, all residential structures will be classified by their appropriate type, (GPO, cabin, cottage, 1L, etc.) and be recorded on a residential inspection form.

The appropriate property class must be assigned to the entire parcel.

- If there is a lodge and/or multiple residences, usually 5 or more, the property class would be 335. This would include GPO's used as cabins.
- If there is more than one, up to and including four residential structures, and not used as a lodge, the property class would be:
  - Houses and cottages: RS112
  - Mobile Homes: MH132
  - Recreational Cabins: RC122
  - Commercial Mobile Homes: CM332

A property **with only one** residential structure would remain:

- Houses and cottages: RS110
- Mobile Homes: MH130
- Recreational Cabins: RC120

Commercial cards should only be used for commercial buildings or those residential buildings that will not value on the residential estimator, ie: shop/residence, etc.

For those parcels with more than 12 residential structures, contact the appraisal manager or systems analyst.

## Upper Levels Over An Attached Garage



Full Upper Story Over An  
Above Grade Attached  
Garage.

When there is an attached garage with a full upper level over it as in the photo above, sketch the main part of the house at ground level as 1SFR. Sketch the area above the garage as a 1SFR Upper. Sketch the garage as FrG and add Heat and Finish accordingly. Classify the house as a 2+ Level home. If the upper level were a 1/2 story or 3/4 story, then sketch accordingly as 1/2 Upper or 3/4 Upper, and classify as a 1 1/2 L house type.

If the garage is not at grade like the base level (1SFR) of the house, and the garage is below grade enough to be called a basement garage, then sketch the portion over the garage as 1SFR (**NOT Upper**) with the rest of the base and classify the house type accordingly such as 1L Frame. In this type of scenario, the house would appear to be similar to a split level except that the below grade area would be basement garage and not living area. If this basement garage area has an upper 1/2 or an upper 3/4 story over it, sketch accordingly and classify the house as a 1 1/2 L.

## WHIRLPOOL



**WHIRLPOOL:** Under Special Plumbing on the Appraisal form, record the number of Whirlpools for each structure. Also, count whirlpools as a fixture in the plumbing section.

In ProVal, whirlpools value @ \$ 1,800 each in an average quality home and will show up in the Special Features section, this value is added to the plumbing fixture value in the cost break down. In higher quality homes, whirlpools won't add as much, if any, because this type of fixture is typical for the higher quality homes and is included as part of the overall quality.

### SPECIAL FEATURES

Description	Value
D :BGAR2C	3115
FP	6500
WH	3600
01 :PRIVSEPT	3000
SWL-PRV	2500

2 Whirlpools

## ELEVATOR



Home Elevators: Record the count of elevators on the field inspection form in the box beside "ELEV" in the dwelling features section.

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

When inputting elevators into ProVal, select the detail button on the Dwelling tab.

Parcel: 110 110 Residential Units Single

Structure: Dwelling (D)

Attached Items:

Item	Size
WDDK-R	665



Next, select the Built-ins button.

The screenshot shows the 'Dwelling Information' dialog box. The 'House type' is set to '1 L FRAME'. The 'Occupancy' is 'Single family'. The 'Story configuration' shows 'Stories: 1.0', 'Attic: None', 'Basement: Full', and 'Crawlt: None'. The 'Quality class/grade' is 'VG'. The 'Overall condition' is 'AV'. The 'Year built' is '2002', 'Effective year' is '2011', and 'Year remodeled' is '0'. The 'Depreciation' is '8' and 'Market RDE' is '177'. The 'Foundation' is 'Normal for class'. The 'Walls' are 'Cinder block'. The 'Roof' is 'Complex'. The 'Material' is 'Shake shingles-med'. The 'Frame' is 'Std for class'. The 'Pitch' is 'Medium 5/12-8/12'. The 'Heating' is 'Radiant - floor' and 'Cooling' is 'None'. The 'Access' is 'Typical'. The 'Construction detail' tabs are 'Exterior', 'Interior', and 'Rooms'. The 'Rooms' tab is selected, showing a table with columns: Floor, Base Area, Fin Area, Rms, Baths, F, H, BRs. The table has one row with values: 1.0, 2519, 2621, 7, 2, 2, 4. The 'Totals' row shows: 5140, 3626, 7, 2, 2, 4. The 'Built-ins' button is highlighted with a red box.

Select Elevator-Residential and hit the Add button.

The screenshot shows the 'Built-ins' dialog box. The 'Improvement ID' is 'D' and the 'Improvement Type' is 'DWELL'. The 'Available Features' list contains 'Basic allowance' and 'Elevator - Residential'. The 'Elevator - Residential' item is selected. The 'Add >>' button is highlighted with a red box. The 'Existing Features' list is empty. The 'Add >>' button is highlighted with a red box.

In the box next to Items, enter the quantity of elevators to add. (The other options such as height or stories, width/diameter, length and capacity are not needed.)

The screenshot shows the 'Improvement Feature Information' dialog box. The 'Feature' is 'Elevator - Residential'. The 'Construction type' is empty. The 'Height or Stories' is '0.00', 'Capacity' is '0.00', 'Width or Diameter' is '0.00', 'Effective Perimeter' is empty, 'Length' is '0.00', and 'Effective PAR' is empty. The 'Size' field is set to '1' and is highlighted with a red box. The 'Save' and 'Exit' buttons are at the bottom.

## ELEVATORS AS STAND ALONE FEATURES

If the elevator appears to be of lesser (or greater) quality than the structure it serves, it is possible to run it as a stand-alone feature. To do this, record elevators in the Out Building section on the input form. Elevator values when ran as stand-alone features are based on Quality, and number of Stops. For instance you can have an Average Quality Elevator in a Very Good quality structure. Extra stops need to be added as a feature when an Elevator serves more than two floors.

Residential Elevator		Added Stops (per stop)
	\$13,750	
Fair Quality	\$18,375	\$2,155
Average Quality	\$25,000	\$2,500
Good Quality	\$35,000	\$6,000
Very Good Quality	\$44,500	\$8,000

Example:

Code	Qual	Yr. Blt	Eff Yr.	Size	Value	Feature
ELEV RES	A	2006	2007			1 stop

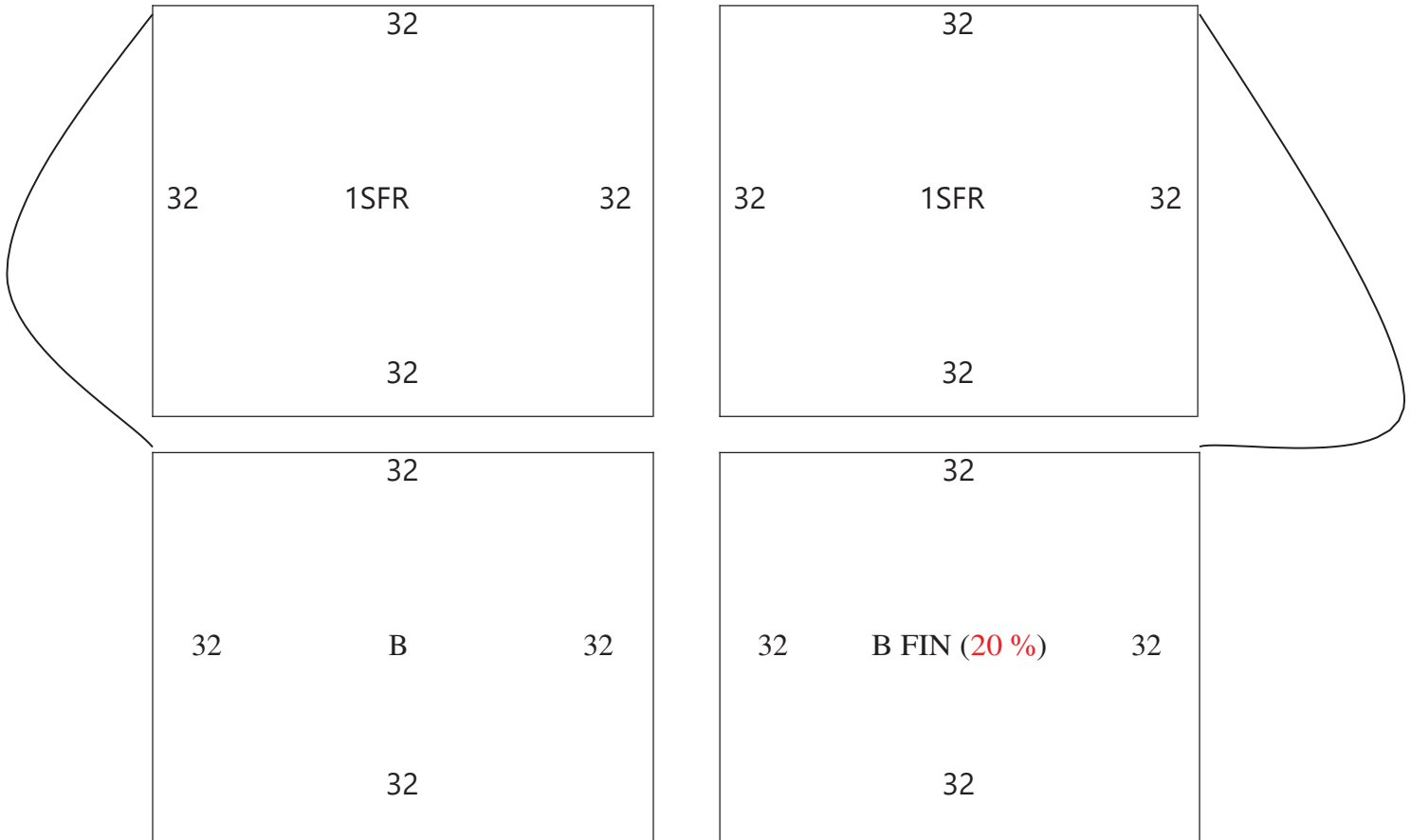
The following illustrations show the drop-down screens where the information is entered into Pro-Val.

The first screenshot shows the 'Improvement Information' window. It contains fields for Improvement ID (05), Type (ELEVRES), Quality class/Grade (Avg), Condition (AV), % complete (100), Year Built (2006), Effective Year (2006), and Year Remodeled (0). There are also checkboxes for 'Determine Effective Year Built', 'Feature', and 'Sound Value'. The 'Sound Value' section has a 'Field' dropdown set to '(None)' and a 'Value' field.

The second screenshot shows the 'Features' window. It displays two lists: 'Available Features' and 'Existing Features', both currently empty. Between the lists are buttons for 'Add >>', '<< Remove', 'Done', and 'Cancel'.

The third screenshot shows the 'Improvement Feature Information' window. It is for the 'Stops' feature. It includes a 'Construction type' dropdown, and input fields for Height or Stories, Width or Diameter, Length, Capacity, Effective Perimeter, and Effective PAR. The 'Size' field is set to 1 with the unit '(Units)'. There are 'OK' and 'Cancel' buttons at the bottom.

## PERCENT COMPLETE ON BASEMENTS



**PERCENT COMPLETE:** Percent of Interior Finish of B, or B-WO, needs to be identified on the drawing and not considered in percent complete of above grade levels.

The exception to this will be when the homeowner or builder is finishing the B, or B-WO at virtually the same stage as the above grade levels with the intent to utilize the B, or B-WO as finished living space (Typically with Egress Windows), in this instance the B, or B-WO needs to be labeled FIN and percent complete needs to be calculated considering the entire structure. Keep in mind that when you show a percent complete of less than 100, the system will back out value on the entire structure including the basement.

If it is easy to discern between which areas of the basement are finished living area and those areas that are unfinished, they can be sketched separately. This is actually the preferred method because it gives a visual representation on the sketch rather than just an estimate. In the above example, if one half of the 32 x 32 basement were finished living area, you could sketch 16 x 32 as B Fin (100%) and the remaining 16 x 32 as B.

"L" levels on bi-level or split/tri-level homes are considered living space in ProVal and do need to be considered in overall percent complete.



## WEIGHTED MEANS CALCULATIONS FOR % COMPLETE, EFFECTIVE YEAR, & QUALITY

(Updated 06/27/07)

An appraiser can use weighted means to calculate the overall percent complete, effective year, and quality. This is useful when an older structure has additions that do not have the same year built, where there are different levels of completion, and/or there is a different quality than the original structure.

Clear the calculator by first pushing the tan 'f' key and then the 'clx' button, and then push the 'g' key and then the 'clx' button.

Always enter the # you want to change first (i.e. % complete, quality, or eff. Yr.) for the first section.

Next enter the square footage that correlates to that % complete, quality, or eff. Yr. for the first section. Push the "E+" button near the bottom right corner of the calculator. When this has been done correctly you will see a '1.0' come up in the calculator.

Repeat for a second (or third etc.) section by entering the # of % complete, quality, or eff. Yr. and it's correlating square footage as in steps 2 and 3. You will see a '2.0' (or 3.0) come up on the calculator.

When you are ready to get the weighted mean, push the blue "g" button and the '6'.

Example:

	<u>Sq. footage</u>	<u>% comp.</u>	<u>eff. Yr.</u>	<u>quality</u>
New Addition:	2000 sq. ft.	65%	2006	115%
Original structure:	1000 sq. ft.	100%	1994	90 %

Percent complete: Clear register. Enter '65' for new addition. Push 'enter'. Enter '2000' for sq. ft. Push 'E+'. Enter '100' for old section. Push 'enter'. Enter '1000' for sq. ft. Push 'E+'. Push blue 'g' key. Push '6'. Weighted means percent complete is 76.66 round to 77%.

Effective year: Clear register. Enter '2006' for new addition. Push 'enter'. Enter '2000' for sq. ft. Push 'E+'. Enter '1994' for old section. Push 'enter'. Enter '1000' for sq. ft. Push 'E+'. Push blue 'g' key. Push '6'. Weighted means of effective year is 2002.

Quality: Clear register. Enter '115' for new addition. Push 'enter'. Enter '2000' for sq. ft. Push 'E+'. Enter '90' for old section. Push 'enter'. Enter '1000' for sq. ft. Push 'E+'. Push blue 'g' key. Push '6'. Weighted means for quality is 106.66, round to 105 or A+.

## DWELLING WITH NO VALUE

When you have a property that has a dwelling with \$0 value, do the following:

1. Mark the "STR. OVERRIDE VALUE" box with \$0. This will be a flag to the clerks that there will be no value given to this structure. In the "Sound Value" section, the clerks will select the "No Value" field for the dwelling (See example shown below).
2. Fill in all data pertaining to the structure as with any inspection.
3. The sketch can also be drawn as usual. The clerks will fill in all data as they would a house with normal pricing but will mark the "Sound Value" field as shown below in red and as previously mentioned in step 1.
4. Add a note that explains why the dwelling has a \$0 value.

The screenshot shows the 'Dwelling Information' window with the following details:

- House type: 1 L FRAME
- Occupancy: Single family
- Story configuration:
  - Stories: 1.0
  - Altic: None
  - Split foyer/bi-level
  - Basement: None
  - Split level/tri-level
  - Crawl: Full
- Extra living units:
  - Designed: 0
  - Converted: 0
- Quality class/grade: Avg
- Overall condition: AV
- Year built: 1995
- Effective year: 2000
- Year remodeled: 0
- Pct Complete: 100
- Depreciation: 11
- Market RDP: 116
- Sound value: ☒ (circled in red)
- Foundation:
  - Footing: Normal for class
  - Walls: Cinder block
- Roof:
  - Type: Gable
  - Material: Comp sh 240-260#
  - Frame: Std for class
  - Pitch: Medium 5/12-8/12
- Heating: Hot water
- Cooling: None
- Rooms:
  - 2-fix baths: 1
  - 3-fix baths: 2
  - 4-fix baths: 0
  - 5-fix baths: 0
  - Extra fixtures: 0
  - Special plumbing: ☒
  - No plumbing: ☐

The 'Sound Value' dialog box is open, showing:

- Field: No value (circled in red)
- Value:
- Size:
- Buttons: OK, Cancel

At the bottom of the 'Dwelling Information' window are buttons for 'Save' and 'Exit'.

The reason for doing these this way, is so that the dwelling, if improved in the future, will be easy to fix in the system. Also, the file and the ProVal system will accurately reflect the structure elements even though the override value is \$0. Properties that have a sound value field that is set to "No Value" will be left alone when we reprice at the end of the year.

## DWELLING WITH A SALVAGE VALUE

When you have a property with a dwelling that has a salvage value, do the following:

1. Mark the "STR. OVERRIDE VALUE" box with your salvage value. Fill out the structure elements and sketch the house.
2. Clerks: Select "Sound Value", then "True Tax Value" and enter the salvage value the appraiser has in the STR. OVERRIDE VALUE section near the top of the inspection sheet.
3. Add a note that explains why the dwelling has a salvage value.

**Dwelling Information**

House type: 1 L FRAME Occupancy: Single family

Story configuration:  
☒ Stones: 1.0 Attic: None  
☐ Split foyer/bi-level Basement: None  
☐ Split level/bi-level Crawl: Full

Extra living units:  
 Designed: 0  
 Converted: 0

Quality class/grade: Avg Overall condition: AV  
 Year built: 1995 Pot Complete: 100  
 Effective year: 2000 Depreciation: 11  
 Year remodeled: 0 Market RDE: 116  
☒ Sound value

Foundation:  
 Footing: Normal for class  
 Walls: Cinder block

Roof:  
 Type: Gable  
 Material: Comp sh 240-260#  
 Frame: Std for class  
 Pitch: Medium 5/12-8/12

Heating: Hot water Cooling: None  
 Access: Typical

Construction detail: Exterior Interior Rooms

Floor	Base Area	Fin Area	Rms	Baths	F	H	BRs
1.0	2050	2050	5	2	1	4	
Totals: 2050 2050 5 2 1 4							

2-fix baths: 1  
 3-fix baths: 2  
 4-fix baths: 0  
 5-fix baths: 0  
 Extra fixtures: 0  
☒ Special plumbing  
☐ No plumbing

Save Exit

**Sound Value**

Field: True tax value  
 Value: 2000  
 Size:

OK Cancel

## OUTBUILDING WITH A SALVAGE VALUE

When you have a property that has a structure other than a dwelling that you want to put a salvage value on, do the following:

1. DO NOT mark anything for the structure override value.
2. In the outbuildings section of the inspection sheet, write in the outbuilding code, quality, year built, effective year built, size, and the override value that you want for the salvage value.
3. Add a note that explains why the outbuilding has a salvage value.
4. Clerks: For an outbuilding with a salvage value, select "True Tax Value" from the "Sound Value" field and put the appropriate value in the value box.

This procedure is basically the same as before, but without showing a dwelling. The following example shows how the clerks would input this information.

The screenshot shows a software window titled "Improvement Information". It contains several input fields and sections. Two red circles highlight specific areas: one around the "Type" field which is set to "SHEDGP", and another around the "Sound Value" section where the "Field" is set to "True tax value" and the "Value" is "200".

Improvement Information	
Improvement ID: 03	Type: SHEDGP
Quality class/Grade: Low	Year Built: 1995
Condition: AV	Effective Year: 1999
% complete: 100	Year Remodeled: 0
<input type="checkbox"/> Determine Effective Year Built	
Depreciation:	Stories or Height: 10.00
Physical: 33	Size: 100 Square feet
Obsolescence:	Width or Diameter: 10.00
Functional: 0	Count: 1
Economic: 0	Length: 10.00
Location Adj Factor: 100	Capacity:
Composite: 0	Attached: Not attached
	Framing: Wood frame
	Exterior cover:
Sound Value:	<input type="checkbox"/> Feature:
Field: True tax value	
Value: 200	
Save Exit	



## OUTBUILDING WITH NO VALUE

When you have a property that has a structure other than a dwelling that you want to put a \$0 value on, do the following:

1. DO NOT mark anything for the structure override value.
2. In the outbuildings section of the inspection sheet, write in the outbuilding code, quality, year built, effective year built, size, and \$0 for the value.
3. Add a note that explains why the outbuilding has a \$0 value.
4. Clerks. For \$0 value outbuildings, select "No Value" from the Sound Value field. The value box is not available so no further action is necessary.

Improvement Information

Improvement ID: 03 Type: SHEDGP

Quality class/Grade: Low  
Condition: AV  
% complete: 100

Year Built: 1995  
Effective Year: 1999  
Year Remodeled: 0

☐ Determine Effective Year Built

Depreciation:  
Physical: 33  
Obsolescence:  
Functional: 0  
Economic: 0  
Location Adj Factor: 100  
Composite: 0

Stories or Height: 10.00  
Width or Diameter: 10.00  
Length: 10.00  
Capacity:   
Size: 100 Square feet  
Count: 1

Attached: Not attached  
Framing: Wood frame  
Exterior cover:   
Feature: ☐

Sound Value:  
Field: No value  
Value: \$0

Save Exit

The example shown below shows how the previously mentioned examples value and appear on the Values Buildup screen when they are priced.

ID	Type	Year Built	Eff Year	Cond	Grade	Net Value
D	DWELL	1995	2000	AV	Avg	0
GO1	ATTGAR			AV		0
01	DRIVE	3000	3000	AV	Avg	1000
02	SWL	3000	3000	AV	Avg	3000
03	SHEDGP	1995	1999	AV	Low	500
04	SWL	3000	3000	AV	Avg	2500

Dwelling  
No Value

ID	Type	Year Built	Eff Year	Cond	Grade	Net Value
D	DWELL	1995	2000	AV	Avg	2000
GO1	ATTGAR			AV		0
01	DRIVE	3000	3000	AV	Avg	1000
02	SWL	3000	3000	AV	Avg	3000
03	SHEDGP	1995	1999	AV	Low	500
04	SWL	3000	3000	AV	Avg	2500

Dwelling  
Salvage  
Value

ID	Type	Year Built	Eff Year	Cond	Grade	Net Value
D	DWELL	1995	2000	AV	Avg	205300
GO1	ATTGAR			AV		0
01	DRIVE	3000	3000	AV	Avg	1000
02	SWL	3000	3000	AV	Avg	3000
03	SHEDGP	1995	1999	AV	Low	200
04	SWL	3000	3000	AV	Avg	2500

Outbuilding  
Salvage  
Value

ID	Type	Year Built	Eff Year	Cond	Grade	Net Value
D	DWELL	1995	2000	AV	Avg	205300
GO1	ATTGAR			AV		0
01	DRIVE	3000	3000	AV	Avg	1000
02	SWL	3000	3000	AV	Avg	3000
03	SHEDGP	1995	1999	AV	Low	0
04	SWL	3000	3000	AV	Avg	2500

Outbuilding  
No Value

Remember to set the Property Class Codes for all these properties as though they had no adjustments for salvage or no value. This will make it easier for anyone looking on the system to know more about what is there rather than showing for example, a parcel as being vacant, when it actually has a \$0 value structure on it. The notes put in the Memo IDs will also be very helpful.

## IDENTIFYING PERSONAL PROPERTY

Personal Property such as vessels and aircraft display identifying numbers that provide necessary information to determine ownership and further verify if the item is being taxed and in the appropriate (TAG) Taxing Authority Group based on its physical location in the Kenai Peninsula Borough.

GETTING THE INFORMATION; "ALWAYS TAKE A PHOTO WHEN POSSIBLE" NOTE; PARCEL NUMBER, DATE AND WRITE DOWN ANY AND ALL NUMBERS OR BOAT NAME VISIBLE. IF DMV LIC PLATE AVAILABLE, TAKE A PHOTO AND WRITE IT DOWN TOO.

AK# (Issued by the State of Registration) consists of AK(State)1234 (4 numbers) AB (1 or 2 letters)  
*SAMPLE AK1234AB*

Location; AK numbers are found on the Bow (Front) of the boat and usually on both sides.



AK NUMBERS USUALLY LOCATED ON BOTH SIDES OF BOW

**BOAT NAME;** Can be located anywhere but usually on the Stern (back of the boat) the forward Cabin Area or either side.



VESSEL NAME ON FORWARD CABIN OR STERN

ADFG# (Issued by the Department of Fish and Game) Vessels that "Generate commerce" or "make money" are required to apply for and display the ADF&G number. This is a Five-digit number such as displayed on the vessel below 36585. These boats are usually involved in Commercial fishing industry and/or Charter operators. If not painted on the boat look for a 6" diamond plate on the Port side that shows the ADFG # in 1 inch black numbers.



ADFG&G NUMBER USUALLY DISPLAYED ON PORT (LEFT) SIDE OF BOAT





SAMPLE OF ADFG DIAMOND PLATE ON PORT SIDE # 56136

CERTIFICATE OF DOCUMENTATION NUMBER; (Document numbers are issued by the Coast Guard Documentation center in West Virginia) This 6 to 9-digit number is rarely displayed on the boat but is required on vessels weighing 2 net tons and are used to Generate Commerce (make money). These vessels have the Certificate of Documentation instead of the state registration AK#. You should never have both an AK# and Certificate of Documentation it is one or the other type of registration.

Where to look for additional information that will assist in determining ownership:

**LIFE RINGS:** If a boat has life rings; usually the name of the vessel will be displayed on them.



**BUOYS:** look at the buoys attached to the boat; most often they will display some sort of information such as the ADFG or boat name.

**TRAILER LICENSE PLATE:** Look to the rear fender of the boat trailer and write down the license plate number. This will provide additional information when other numbers are not available. Note expiration tab when possible.

**AIRCRAFT:** Aircraft N# consists of any series of numbers up to 6 usually followed by a letter or several letters. N#'s are usually located on the body of the fuselage or on the tail feather itself.



AIRCRAFT N#S LOCATED ON FUSELAGE OR TAIL FEATHER N1618M

Remember; always take a photo when possible, notate any and all numbers or name available. Include the parcel number and date photo was taken. This information is then provided by the Field Appraisers to the Personal Property Appraiser for follow-up.

# **ADMINISTRATIVE INSTRUCTIONS**

## PHOTO LOGS

Photo logs must be typed **completely**, printed, and turned in correctly by the appraiser or appraisal tech to minimize system errors occurring during photo download. During Photo Log download, if system errors occur, the clerk performing the download has to either guess at the appraiser's/tech's intent, or put the process on hold until the appraiser/tech returns to the office to correct the photo log. There are four selections to designate how a photo is handled in Pro Val.

**Leave blank:** Photos are downloaded to Pro Val, Papyrus, and Printed for the file. (This is for the main photos of the property, R cards and C cards, if there are multiple pictures of the same R or C Card they must be further designated to avoid system errors)

**R:** Photos are downloaded to Papyrus only. (R01 SIDE, SHED, R01 INTERIOR, miscellaneous out buildings etc.)

**X:** Photos are downloaded to Papyrus and Printed for the file. (GPO, BATH HOUSE, DET GAR, only major out buildings, usually when no R01 is present should have this selection.)

**P:** Photos are downloaded to the Personal Property Appraisers and Papyrus. (BOAT, PLANE, TOWER etc.) Multiple outbuildings on the same Parcel, of the same type, must be additionally designated, otherwise they cannot be downloaded properly and a system error will occur. Also PIN numbers that are Condo or Lease Hold must be recorded in full, i.e. 131-591-19CO01 or 131-591- 19LH01. Photos of out buildings with no value should be avoided, it is more appropriate to record a memo: Misc. out buildings NV. **Do not use quotations in Photo Log.**

IMAGE NO	DATE	FO	PARCEL NO	PICTURE INFO
1	6/18/2013		131-591-19	R01
2	6/18/2013	R	131-591-19	BACK R01
3	6/18/2013	R	131-591-19	DAMAGE R01
4	6/18/2013	R	131-591-19	INTERIOR R01
5	6/18/2013	R	131-591-19	INTERIOR 2 R01
6	6/18/2013		131-591-19	C01
7	6/18/2013	X	131-591-19	DET GAR
8	6/18/2013	P	131-591-19	BOAT AK 9119
9	6/18/2013	P	131-591-19	TOWER
10	6/18/2013	R	131-591-19	SHED
11	6/18/2013	R	131-591-19	SHED 2
12	6/18/2013		800-260-19	SP 26 R01



## PROCEDURE FOR SKETCHING MULTIPLE IDENTICAL SEGMENTS (STACKING)

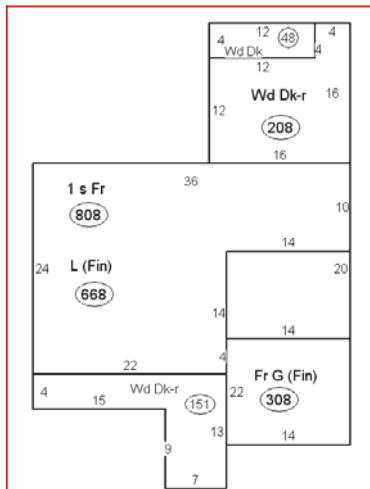
On the following pages are examples of how the clerks will and will not be sketching drawings in Proval, specifically related to stacking or separating segments. They may vary from how the appraiser draws them in the field. **The appraiser can continue to draw all segments separately, but the clerks will draw them according to the examples below.** If a drawing is stacked and there is a good and definable reason for separating the segments, bring it to the appraisal manager for review and return to the clerks to be redrawn.

Appraisers often sketch each segment (Below Grade, At Grade, Above Grade) separately. When the sketch is entered into Proval this is not always necessary.

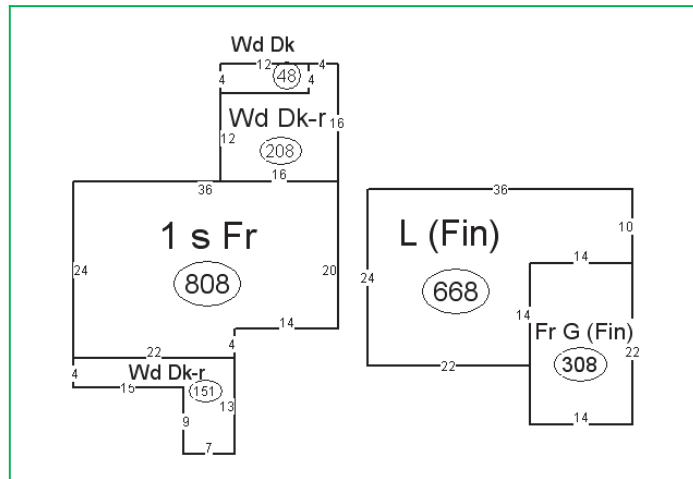
Proval sketching should be done as efficiently as possible, while still maintaining an easily readable end result.

If the footprint is not the same, do not attempt to stack the sketch labels.

### STACKED SKETCH CONFUSING



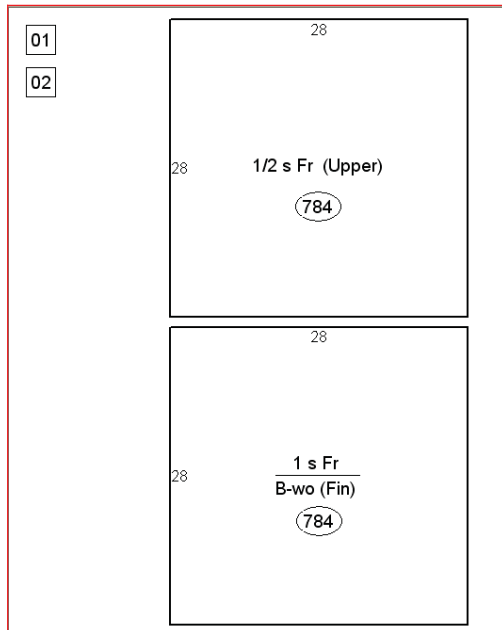
### PREFERRED SKETCH METHOD



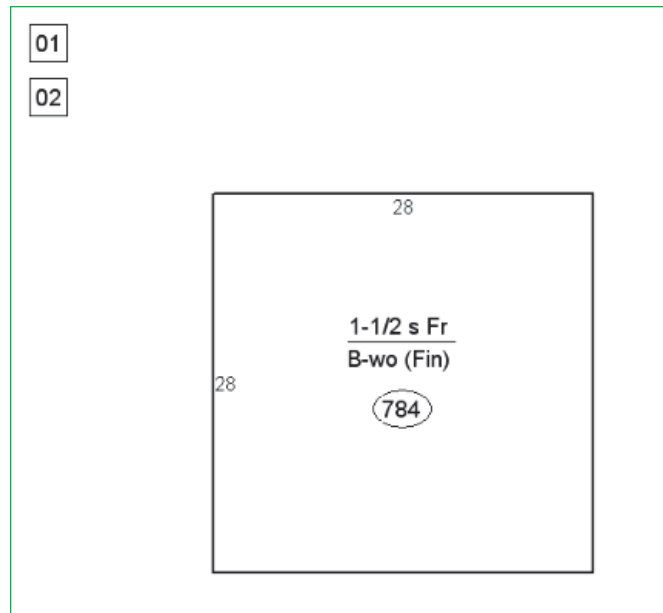
Building segments with identical footprint should be stacked, unless there are overlapping attachments.

## PROCEDURE FOR SKETCHING MULTIPLE IDENTICAL SEGMENTS (STACKING)

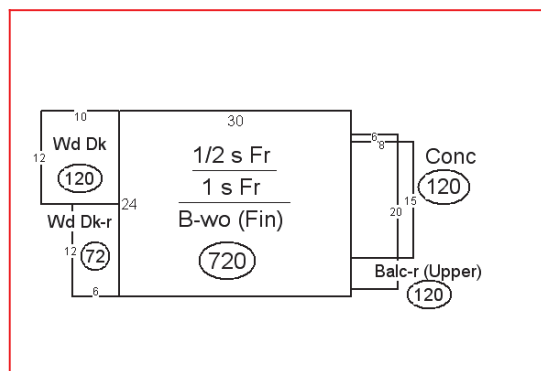
### UNNECESSARY SPLIT OF SEGMENTS



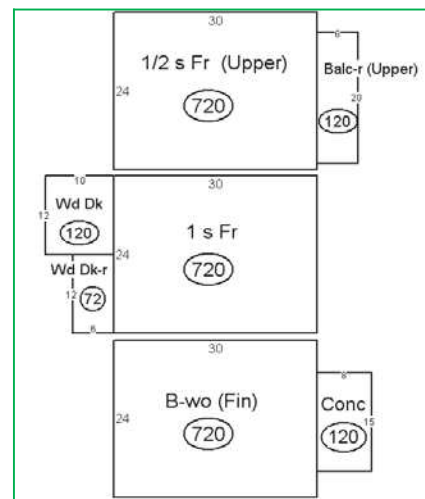
### EFFICIENT STACKING



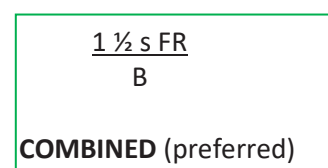
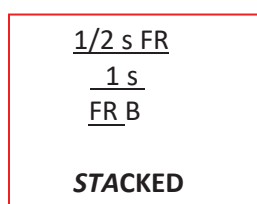
### STACKED SKETCH DIFFICULT TO READ



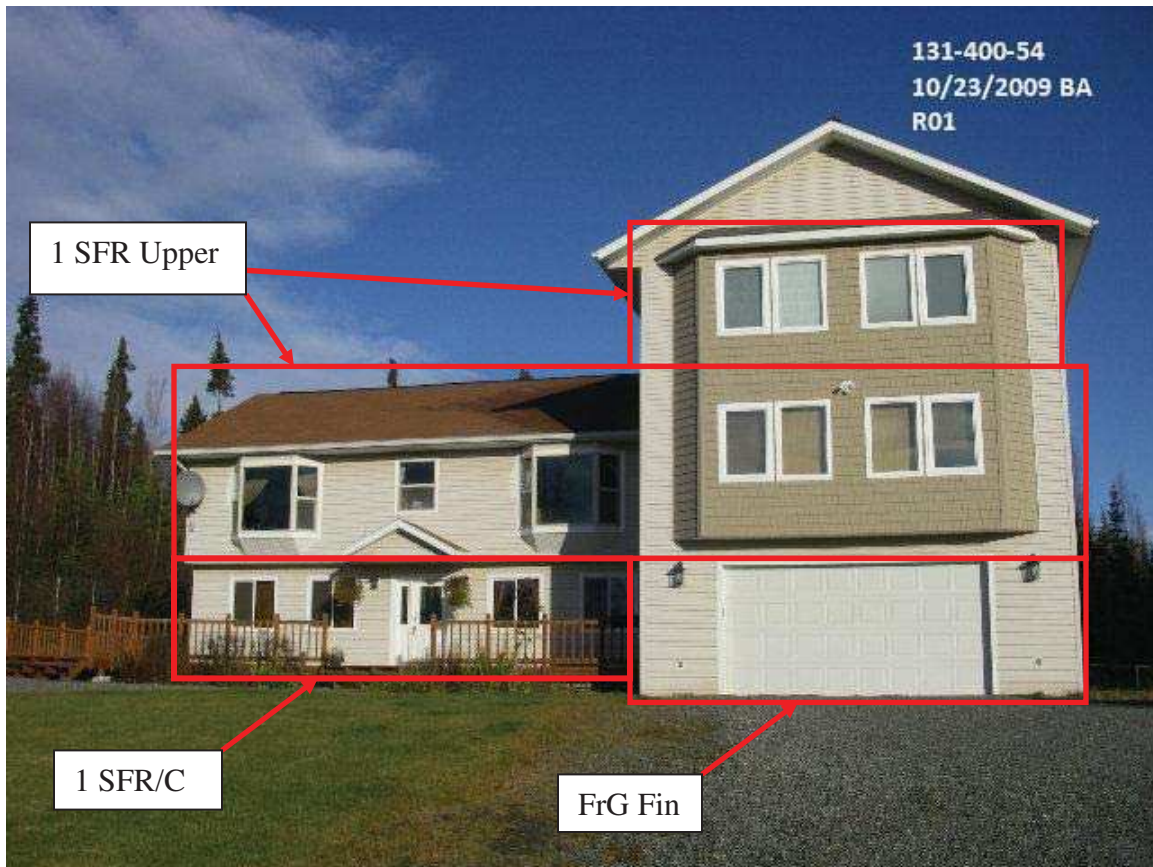
### SEPARATED FOR CLARITY



Building segments with identical footprints and the same label should also be combined to a single selection.



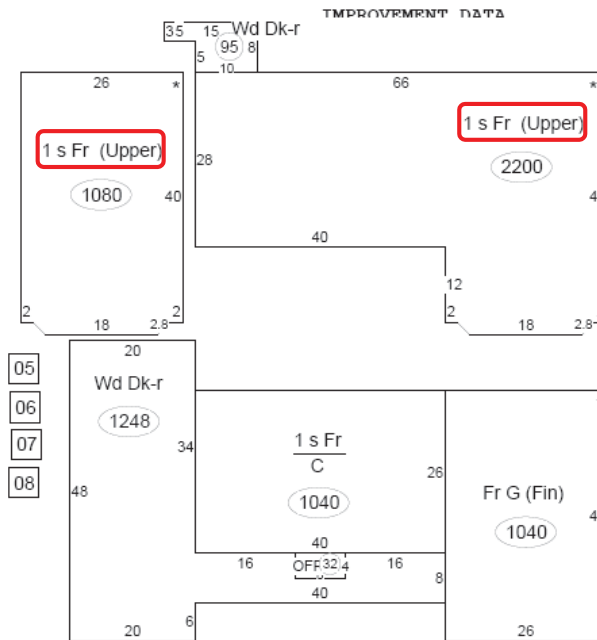
## Guidelines For Sketching Multiple Upper Levels



Example

### Correct Way To Sketch Example Shown In Photo

HEATING AND AIR CONDITIONING			
Primary Heat: Hot water			
	Lower	Full	Part
	/Bsmt	1	Upper
PLUMBING			
		\$	
3 Fixt. Baths	3	9	
Kit Sink	1	1	
Water Heat	1	1	
TOTAL		11	
REMODELING AND MODERNIZATION			
	Amount	Date	



### IMPROVEMENT DATA

13140054	48218	TOTE RD	Property Class: 110			
			Finished			
	Construction	Base Area	Floor Area	Sq Ft	Value	
1	Wood frame	1040	1.0	1040	98170	
1	Wood frame	3280	2.0	3280	200590	
1040 Crawl					----	0
TOTAL BASE					298760	
Row Type Adjustment					1.00*	
SUB-TOTAL					298760	
0 Interior Finish					0	
0 Ext Lvg Units					0	
0 Basement Finish					0	
Fireplace(s)					0	
Heating					6310	
Air Condition					0	
Frame/Siding/Roof					-2540	
Plumbing Fint: 11					13275	
SUB-TOTAL ONE UNIT					315805	
SUB-TOTAL 0 UNITS					315805	
Exterior Features						
Description	Value	Garages				
OFF	1320	0	Integral	0		
WDDK-R	12740	1040	Att Garage	36200		
WDDK-R	1720	0	Att Carports	0		
		0	Emt Garage	0		
Ext Features					15780	
SUB-TOTAL					367785	
Quality Class/Grade					G	
GRADE ADJUSTED VALUE					349400	



## Guidelines For Sketching Multiple Upper Levels

### PHYSICAL CHARACTERISTICS

Style: 2+ L FRAME  
Occupancy: Single family  
Story Height: 3.0  
Finished Area: 4820  
Attic: None  
Basement: None

### ROOFING

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

### FLOORING

16 ONJ+plywd sub 1.0, 2.0, 3.0  
Base Allowance 1.0, 2.0, 3.0

### EXTERIOR COVER

Vinyl siding-econom 1.0, 2.0, 3.0

### INTERIOR FINISH

Normal for Class 1.0, 2.0, 3.0

### ACCOMMODATIONS

Finished Rooms 5  
Bedrooms 3

### HEATING AND AIR CONDITIONING

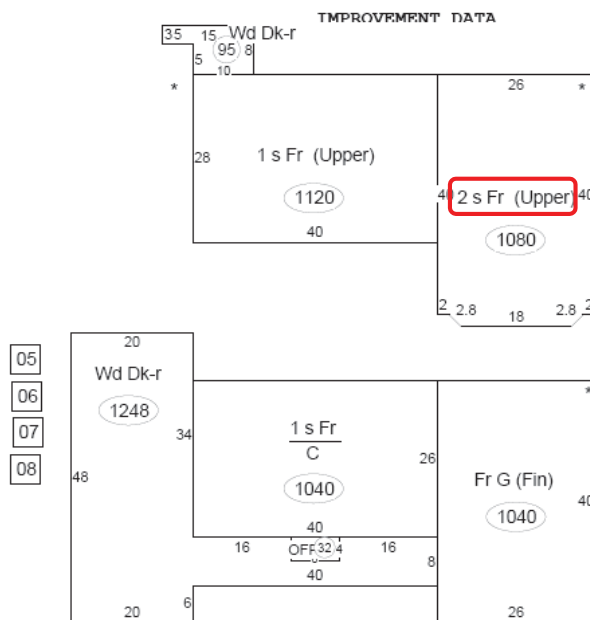
Primary Heat: Hot water  
Lower Full Part  
/Bmnt 1 Upper Upper

### PLUMBING

#  
3 Fint. Baths 3 9  
Kit Sink 1 1  
Water Heat 1 1  
TOTAL 11

### REMODELING AND MODERNIZATION

Amount Date



Construction	Base Area	Floor Area	Finished Sq Ft	Value
1 Wood frame	1040	1.0	1040	98170
1 Wood frame	2200	2.0	2200	148570
1 Wood frame	1080	3.0	1080	78730

1040 Crawl	----	0
TOTAL BASE		320470
Row Type Adjustment		1.00%
SUB-TOTAL		320470
0 Interior Finish		0
0 Ext Lvg Units		0
0 Basement Finish		0
0 Fireplace(s)		0
Heating		6910
Air Condition		0
Frame/Siding/Roof		-2540
Plumbing Fint: 11		13275

Exterior Features	SUB-TOTAL ONE UNIT	337515
Garages	SUB-TOTAL 0 UNITS	337515
0 Integral		0
1040 Att Garage		36200
0 Att Carports		0
0 Bmnt Garage		0
Ext Features		15780
SUB-TOTAL		389495
Quality Class/Grade		G
GRADE ADJUSTED VALUE		370020

### Incorrect Way To Sketch Example Shown In Photo

3rd

At first glance it appears that this would be the way to sketch the property in question as it now designates a 3<sup>rd</sup> floor. However, by sketching this way, both levels value at a higher rate per foot because of their smaller segment sizes. Ratio studies on the sales we have of homes with multiple upper levels indicate that they value too high when those upper levels are "stacked" as opposed to sketching them separately.

## Guidelines for Sketching Multiple Upper Levels

Structures that have multiple levels will have those levels sketched separately and not stacked on top of each other. This makes it easier to view the layout of each individual level and it also values more appropriately when there are multiple upper levels. Common corners will need to be indicated on the field sketch as well as on the ProVal sketch.

Sketching upper levels in this manner will total all square footage of identical segment labels together. Any sketched level that has different structure elements will need to have them indicated as a percentage of the total for that particular sketched level. Keep in mind that this applies whether it is the same floor level with different elements or if it is different floor levels that have the same sketch level designation.

The field inspection form has been modified to reflect these sketching policy changes. It is now more in line with the work flow the clerks follow when doing input. As shown in the following example, each segment area is now designated. Anything that is sketched as being at grade (1 SFR) is included in the level designated "1". Anything that is sketched as an upper half story is included in the level designated "1.5". Anything that is sketched as an upper three-quarter story is included in the level designated "1.75". Anything that is sketched as an upper story (1 SFR Upper) is included in the level designated "2". Anything that is sketched as an attic is included in the level designated "A".

In the previously mentioned example, parcel #131-400-54, suppose that the very top level (1 SFR Upper) were to have an exterior cover of wood and the floor below it (also sketched as 1 SFR Upper) has an exterior cover of vinyl. If this were the case, in the column labeled "2" for Ext. Cover, wood would get 33% and vinyl would get 67% as shown below. This is due to the fact that approximately 1/3 of the total area sketched as 1 SFR Upper ( $1080/3280=32.9\%$ ) has wood siding and the remainder is vinyl. This same scenario can be applied to the other levels and can apply to interior finish as well.

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

**KPB ASSESSOR'S POLICY**  
**VALUING ACTIVELY ERODING BLUFF IMPROVEMENTS**

**January, 2017**

**INTRODUCTION:**

Sales data shows that dwellings that are near an eroding bluff suffer a loss in value due to their proximity to the bluff. As a result, the following procedures will need to be implemented to reflect this loss in value.

**SINGLE FAMILY RESIDENCES:**

The following example is a sale of a single family residence that was approximately 70 feet from the bluff at the time of sale. As shown in the spreadsheet, a reduction of 30% for Economic Obsolescence needs to be made to the dwelling to adjust the assessed value to the sales price.

047-150-31

		VALUES NEEDED FOR 100% RATIO	PERCENTAGE NEEDED TO DISCOUNT STR
AV	IMPROVEMENT		
167400	STR	116700	30.29%
1500	DRV	1500	
900	SHED	900	
900	PAV	900	
48000	LAND	48000	
218700	TOTAL	168000	

168000 SALE PRICE  
SOLD 10/20/2015

DISTANCE TO BLUFF  
AT TIME OF SALE  
APPX 70'

130.18% RATIO BEFORE ADJUSTMENT  
100.00% RATIO AFTER ADJUSTMENT

**SFR**

Distance To Bluff	% Good	Economic Obsolescence (Amt to discount)
0	0%	100%
5	5%	95%
10	10%	90%
15	15%	85%
20	20%	80%
25	25%	75%
30	30%	70%
35	35%	65%
40	40%	60%
45	45%	55%
50	50%	50%
55	55%	45%
60	60%	40%
65	65%	35%
70	70%	30%



## TOWNHOMES:

Recent sales of townhomes on an eroding bluff suggest a much higher Economic Obsolescence discount is necessary to bring costs in line with market. Townhomes are different than a single family residence in the fact that they share a common wall.

Therefore, the entire structure is much less likely to be moved once the bluff gets too close to the structure as both parties would have to agree and share the costs of moving the structure. The following study was performed to determine the discount used for townhomes. The distance to bluff at the time of their sales was approximately 55 feet. A discount to the dwelling(s) needs to be near 75% Economic Obsolescence to bring their overall value to 100% of their sales prices.

### 047-150-17 TOWNHOME

		VALUES NEEDED FOR 100% RATIO	PERCENTAGE NEEDED TO DISCOUNT STR		
AV	IMPROVEMENT				
152700	STR	37300	75.57%		
1500	DRV	1500			
<hr/>					
36200	LAND	36200			
190400	TOTAL	75000		75000	SALE PRICE SOLD 06/09/2016
					DISTANCE TO BLUFF AT TIME OF SALE APPX 55'
				253.87%	RATIO BEFORE ADJUSTMENT
				100.00%	RATIO AFTER ADJUSTMENT

047-150-19 TOWNHOME

AV	IMPROVEMENT	VALUES NEEDED FOR 100% RATIO	PERCENTAGE NEEDED TO DISCOUNT STR
155500	STR	35000	77.49%
1500	DRV	1500	
2300	PAV	2300	
36200	LAND	36200	
195500	TOTAL	75000	

75000 SALE PRICE  
SOLD 03/27/2015

DISTANCE TO BLUFF  
AT TIME OF SALE  
APPX 55'

260.67% RATIO BEFORE ADJUSTMENT  
100.00% RATIO AFTER ADJUSTMENT

TOWNHOMES		
Distance To Bluff	% Good	Economic Obsolescence (Amt to discount)
0	3%	97%
5	5%	95%
10	7%	93%
15	9%	91%
20	11%	89%
25	13%	87%
30	15%	85%
35	17%	83%
40	19%	81%
45	21%	79%
50	23%	77%
55	25%	75%
60	27%	73%
65	29%	71%
70	31%	69%

## **FOR ADJUSTMENTS TO OTHER STRUCTURE TYPES, REFER TO THE SPECIFIC SECTION:**

### **COTTAGES AND CABINS:**

Common foundation types are skids, treated wood or concrete pier, which minimizes the cost and time to move the structure. Cost analyses to relocate and set up a structure of this type do not typically exceed 45% to 55% of the overall value of the structure. If the Cottage or Cabin appears to be easily moved due to the size and type of foundation, an appraiser may reduce the overall value by 45% to 50%. One such example would be a structure on posts that is 12 to 14 feet wide and on easily accessed level ground.

If the structure is on a slab foundation, there is the additional cost to cross brace and later remove the bracing. In this case an appraiser may discount up to 55%.

Adjustments may be made at the time it is believed that the bluff erosion is impacting the value. Until further market evidence is gathered, guidelines to adjust the value may be at the time the bluff is within 10 feet of the foundation in an area where typical erosion is 3 to 5 feet per year. A buyer in this situation would have to consider an additional cash outlay within a limited period of time. No further reduction would appear to be warranted, as similar structures are being offered and sold as portable units in various lumberyards. Limited analysis indicates that when portable structures are assessed, the resulting values are reasonable and not excessive.

### **MANUFACTURED HOMES:**

Typically built on steel frames and are designed to be moved with minimal effort and cost. Manufactured homes are generally blocked and skirted. No increased market value has been recognized or warranted by the Assessing Department for this cost to set up. The overall impact of bluff erosion to the value of the manufactured home is considered minimal and therefore, under this policy and normal conditions would not be adjusted.

### **DETACHED GARAGES, SHOPS, EQUIPMENT SHEDS, AND CARPORTS:**

Structures that are built on slabs or have no flooring are not easily moved without possible damage. These structures may be discounted along the guidelines set up for permanent type dwellings (discounted 51% to 89% for economic obsolescence in final year). The Appraiser may use their discretion as to the final salvage value during the last year of anticipated use.

### **LEAN-TO'S AND UTILITY SHEDS:**

Built on skids or posts and typically small in size: these should not be discounted.



## **AREAS OF CONCERN:**

Any property that has Cook Inlet bluff frontage may be considered for a bluff erosion discount. If you feel that the bluff has active erosion, give the structure the appropriate discount within the previously mentioned guidelines. If the bluff appears stable, no discount is necessary. A distance to bluff measurement should be done in either case. This will make it easier to determine any rate of erosion based on this and subsequent measurements. If you feel any other areas you inspect have bluff erosion problems, make the measurement and bring it to the appraisal manager's attention.

## **WHAT TO LOOK FOR IN THE FIELD INSPECTION:**

Each time a bluff property with improvements is inspected, a measurement from the bluff to the affected structure needs to be made and documented in the BLUFF EROSION MEMO ID (BLUF). Measure and record to the nearest foot. Each measurement should be noted and dated. When reviewing older notes, the older bluff measurements should never be deleted. This will insure that subsequent measurements can be utilized in the future for documenting the rate of erosion. Also, the information concerning the inspection and measurements need to be given to the Land Appraiser who will keep a spreadsheet to make calibration easier in the future. No structure with a distance greater than seventy (70) feet to the bluff should be given a discount.

## **HOW TO DISCOUNT IN PROVAL:**

After a bluff erosion inspection has been performed, the proper amount of Economic Obsolescence should be determined from the previously shown formulas. For the purpose of the discount, round your measurement to the nearest 5-foot increment. The amount of discount should be noted in **RED** as Economic Obsolescence on the top of the inspection form along with a note to give to GR (appraisal system analyst) after input. For example: "**30% Economic Obsolescence. Give to Appraisal System Analyst after input.**" This is to insure the depreciation and notes have been entered in the appropriate places. A BLUFF EROSION (BLUF) MEMO ID should be put in the notes section explaining the discount. An example would be as follows: "BLUF MEMO ID: 30% Economic Obsolescence to R01 for bluff erosion at 70 ft. 01/31/2017 LC". This memo ID will supersede the Depreciation Override Memo ID so no Depreciation Override MEMO ID will need to be entered on Bluff Erosion properties (even though the depreciation override will be entered).

By using the depreciation override we will eliminate having to override the structure values at a locked in rate in any one particular year, and thus allow the value to change with the market while still keeping the discount percentage for bluff erosion.

**Energy Efficient Package (5 star)**  
**(Information only. Not used in ProVal, Consider In Quality)**

Alaska has established an energy efficiency rating based on a 5 Star point system with 5 Star plus (5\*+) being the highest rating. Ratings are based on a number of factors including efficiency of the furnace, water heater, orientation toward the South, window area and insulation value.

Since 1992 Alaska Housing Finance Corporation, a predominant mortgage lender, has required all new construction to be built to 4\* standards if they ever intended on receiving an AHFC loan in the future. In 1994, they increased the standards to the 4\*+ level. This will be reflected in the quality.

**5 Star Indicators for Appraisers:**

(Need both ventilation & energy efficient furnace to estimate the likelihood of a 5 Star)

**EXTERIOR**

*HRV system (heat recovery ventilation).* May appear as two larger dryer vents exiting to the outside from the crawl space or occasionally from the attic. These vents are normally positioned about 3 to 6 feet apart. Another acceptable method of ventilating is by using an *exhaust system* that may also be incorporated with a forced air furnace. Venting to the outside will be similar to HRV with one fresh air intake duct and the other being the exhaust duct.

*High Efficiency Furnace.* Two plastic pipes protruding from either the roof or a wall near an area likely to contain the furnace such as the garage. These intake and exhaust vents are similar in size to normal plumbing vents. They are usually located next to each other. One vent pipe may be curved at the end. Forced air furnaces with the exhaust system described above will not have these separate vent pipes and may be impossible to estimate the home as a 5\* package.

**INTERIOR**

*HRV system and exhaust system.* Circular vents mounted in high moisture areas such as bathroom, kitchen, laundry area and possible bedrooms or hallways. These will typically be mounted on a wall near the ceiling. More expensive HRV units may have a manual wall switch located in the bathrooms. HRV units are typically mounted in the crawl space or attic. These units look like a metal cabinet and are roughly 3 x 2 x 1.5 feet thick.

*High Efficiency Furnace.* Usually the rating is indicated on a label on the furnace. A Weil McLain hot water boiler will have a beige jacket with a gold label.

*Boiler Mate water heater.* A hot water furnace may be directly plumbed to a storage tank. By circulating the preheated water through a core within this tank, the domestic water is heated without the need for a separate heat source such as a gas burner or electric heating element. Normal water heaters may be converted to accomplish this. Locally there is a commercial version of this that looks like a blue cylindrical tank slightly smaller and squattier than a water heater.

*\*Note: A Monitor stove can also be used in a 5 Star Package\*\**

### **EFFECTIVE YEAR BUILT**

Effective year built may or may not represent the actual or chronological age since maintenance, additions, or remodeling are factors that may increase or decrease the aging process. If a building has better than average maintenance, its effective year may be far less than its' actual age.

If there has been inadequate maintenance, the effective year may be closer to the actual age of the structure.

For our purposes the 'rule of thumb' is to start at 1/2 the actual age and adjust appropriately.

Example: A House built in 1988 chronologically is 20 years old for the tax year of 2008, so begin at 1998, if deferred maintenance is observed the Appraiser may record an effective year of 1994. If the structure is well maintained or remodeled the Appraiser may set the effective year at 2000. This is a judgment call reached through observation and experience.

Observation is the key to accurately determine effective year. Has the structure been maintained, remodeled, does it have new roofing or siding, new cabinets, carpets, etc? Has it been modernized and have a better energy rating, does it have new low 'E' windows?

Things to consider are that the plumbing, electrical, framing, and foundations on remodeled structures may still be original. This needs to be considered when determining the effective year.

In our local market, outbuildings tend to age more rapidly than residential or commercial structures and in general should have an effective year closer to the chronological age. A good 'rule of thumb' for outbuildings would be to start at 3/4 of the actual age and adjust appropriately.

CONCLUSION: There is no exact formula to mathematically determine effective year. An appraiser's observation and professional judgment must be used.



## DEPRECIATION

**PHYSICAL:** Physical depreciation is the loss in value due to wear and tear in service and the disintegration of an improvement from the forces of nature. Among the most common causes of physical deterioration (depreciation) are wear and tear through use, breakage, negligent care, infestation of termites, dry rot, moisture, and the elements.

Normally it should be accounted for in the ProVal system by use of effective year built. (See the section of the manual entitled "EFFECTIVE YEAR BUILT".) If a structure has major problems the completion chart may be used along with a note stating why. For example, a home may have flooding problems in the basement. If the basement has interior finish that is damaged then percent complete can be used for removal and replacement of floor covers, drywall damage, foundation repair, etc. Keep in mind that the percentages for removal and replacement will be more for a structure already built than it would if you were estimating the percent complete on a new structure. Also remember that if you use percent complete, the effective year built should reflect the house as though the repairs have been made. Otherwise you are "double dipping" and showing too much depreciation. Any override of physical depreciation not handled with effective year built or with percent complete, should be addressed with a salvage value and noted accordingly.

**FUNCTIONAL:** Functional utility is the overall usefulness and desirability of a property; the ultimate criterion is whether the improvement efficiently satisfies the wants and needs of a typical participant in the local or regional marketplace. What may qualify as functional obsolescence in other parts of the country, may not necessarily be functional obsolescence here in Alaska. For example, a property without city water or a well in the Lower 48 would suffer from functional obsolescence but a similar property in Homer would be quite normal with their water delivery services. Functional obsolescence is the loss of value in a property improvement due to changes in style, taste, technology, needs, and demands. Functional obsolescence exists where a property suffers from poor or inappropriate architecture, lack of modern equipment, wasteful floor plans, inappropriate room sizes, inadequate heating or cooling capacity, and so on. Once again though, remember that it is determined by the local market. Before putting a functional override on a structure, be sure it has been approved either by the Assessor, the Appraisal Manager, or the Appraisal System Analyst. All functional obsolescence overrides must have a note stating what the override is for.

## **DEPRECIATION (Cont.)**

**ECONOMIC (EXTERNAL):** External obsolescence is loss in value as a result of an impairment in utility and desirability caused by factors external to the property (outside the property's boundaries) and is generally deemed to be incurable. External obsolescence can be caused by a variety of factors such as changes in the highest and best use of a property due to market shifts or governmental actions, restrictions on income, zoning, neighborhood decline, lack of property demand and national economic conditions. External influences can cause both land and improvements to lose value.

However, the loss in value to the land is reflected in the land value and is not shown as depreciation. Any time an appraiser feels there is economic obsolescence that should be applied to a structure; that call should only be made after a group discussion that includes the Assessor, the Appraisal Manager, and the Appraisal System Analyst at a minimum.


All economic obsolescence overrides must have a note stating what the override is for.

## **DEPRECIATION NOTES**

All depreciation override notes should be shown under the Memo ID "DOR: Depreciation Overrides". This does not apply to properties that have been addressed with percent complete only. These should be annotated under the Memo ID "BLD: Building Notes".

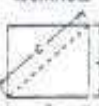
## USEFUL INFO

**SQUARE**




A = Length of side  
B = Length of side  
C = Diagonal distance across corners  
A = B  
A = C x .707 B = C x .707  
A =  $\sqrt{Area}$  B =  $\sqrt{Area}$   
C = A x 1.414 C = B x 1.414  
Area = A x B  
Perimeter = A + A + B + B

**RECTANGLE**




A = Length of short side  
B = Length of long side  
C = Diagonal distance across corners  
A = Area ÷ B B = Area ÷ A  
A =  $\sqrt{C^2 - B^2}$  B =  $\sqrt{C^2 - A^2}$   
C =  $\sqrt{A^2 + B^2}$  Area = A x B  
Perimeter = A + A + B + B

**TRAPEZOID**



A = Length of short horizontal side  
B = Length of long horizontal side  
H = Vertical height  
Area =  $\frac{A+B}{2} \times H$


**PARALLELOGRAM**



B = Length of horizontal side  
H = Vertical height  
B = Area ÷ H  
H = Area ÷ B  
Area = B x H


202

**RIGHT TRIANGLE**



A = Vertical height  
B = Base  
C = Hypotenuse  
A =  $\sqrt{C^2 - B^2}$   
B =  $\sqrt{C^2 - A^2}$   
C =  $\sqrt{A^2 + B^2}$   
Area = B x .5A  
Perimeter = A + B + C

**OBLOQUE TRIANGLE**



A = Vertical height  
B = Base  
C = Length of slanting side  
D = Length of slanting side  
Area = B x .5A  
Perimeter = B + C + D

**To Find Area With 3 Sides Known**

$$S = \frac{A+B+C}{2}$$


$$Area = \sqrt{S \times (S-A) \times (S-B) \times (S-C)}$$

**Equilateral Triangle**

$$Area = .433 \times B^2$$


203

**AREA OF A FILLET**




A = Area  
R = Radius  
A = .2145 x R<sup>2</sup>

**REGULAR HEXAGON**



A = Distance across corners  
B = Distance across flats  
C = Length of side  
A = B x 1.594  
A = C x 2.598  
B = A x .6063  
B = C x 1.732  
C = A x .57735  
C = B x .57735  
Area = A<sup>2</sup> x .866  
Area = B<sup>2</sup> x .866  
Area = C<sup>2</sup> x 2.598

**REGULAR OCTAGON**



A = Distance across corners  
B = Distance across flats  
C = Length of side  
A = B x 1.0824  
A = C x 1.6327  
B = A x .92388  
B = C x 2.4142  
C = A x .38268  
C = B x .41421  
Area = A<sup>2</sup> x .828  
Area = B<sup>2</sup> x .828  
Area = C<sup>2</sup> x 4.828

206

### Area of a polygon

# Sides	Multiplier	Length (squared)
5	1.720177	
6	2.598150	
7	3.633875	
8	4.828427	
9	6.181875	
10	7.694250	
11	9.365675	
12	11.196300	

### WEIGHTED AVERAGE Statistical Data

Year Built	Sq. Ft.	% Complete
1982	400	100%
1985	250	70%
1990	900	35%

### Keystroke Solution

Effective Age - 1982 (Enter) 400 (E)  
1985 (Enter) 250 (E)  
1990 (Enter) 900 (E)

(g) (Xw) = 1987.129 eff. age

% Complete - 100 (Enter) 400 (E)  
70 (Enter) 250 (E)  
35 (Enter) 900 (E)

(g) (Xw) = 57.419% complete

## USEFUL INFORMATION

### DECIMAL AND FRACTIONAL EQUIVALENTS OF FEET (In./Ft. Equivalents)

Inch	Decimal	Fraction	Inch	Decimal	Fraction	Inch	Decimal	Fraction
1"	.06	1/12	5"	.42	5/12	9"	.75	3/4
2"	.17	1/6	6"	.50	1/2	10"	.83	5/6
3"	.25	1/4	7"	.58	7/12	11"	.92	11/12
4"	.33	1/3	8"	.67	2/3	12"	1.00	1

### WEIGHTS

1 ounce .....	16 drams (dr.)	4 quarters ....	one-hundred wt. (cwt.)
1 pound .....	16 ounces (oz.)	1 short ton .....	2,000 pounds (s.t.)
1 quarter .....	25 pounds (lb.)	1 long ton .....	2,240 pounds (l.t.)

### MEASURES: LINEAR MEASURE

1 inch: .0833 ft.	1 chain: 66 ft.	1 acre: 208.71033 ft. sq.
1 link: 7.92 in.	4 rods	132 ft. x 330 ft.
1 foot: 12 in.	100 links	110 ft. x 396 ft.
1 yard: 3 ft.	1 mile: 5,280 ft.	145.2 ft. x 306 ft.
1 rod: 16.5 ft.	1,760 yds.	198 ft. x 220 ft.
25 links	320 rods	or any rectangular tract the
	80 chains	area of which is 43,560 sq. ft.

### SQUARE MEASURE

1 sq. ft.: 144 sq. in.	1 acre: 43,560 sq. ft.	1 Board ft.: 144 cu. in.
1 sq. yrd.: 9 sq. ft.	4,840 sq. yds.	1 cu. ft.: 1,728 cu. in.
1 sq. rod: 272.25 sq. ft.	160 sq. rods	1 cu. yd.: 27 cu. ft.
30.25 sq. yds.	10 sq. chains	1 cu. ft.: 7.481 gal.
1 sq. chain: 4,356 sq. ft.	1 sq. mile: 640 acres	
16 sq. rods	1 full section: 1 sq. mile	
	1 township: 36 sections	

### CUBIC MEASURE

### METRIC CONVERSION TABLE

LINEAR MEASURE	SQUARE MEASURE	CUBIC MEASURE
Inches x 2.54 = CM	Sq. In. x 6.452 = Sq. CM	Cu. In. x 16.387 = Cu. CM
Feet x .305 = M.	Sq. Ft. x .093 = Sq. M.	Cu. Ft. x .0283 = Cu. M.
Yards x .914 = M.	Sq. Yd. x .836 = Sq. M.	Cu. Yd. x .7645 = Cu. M.

- NOTES: (1) Cost per linear foot x 3.281 = cost per meter  
(2) Cost per square foot x 10.764 = cost per square meter  
(3) Cost per cubic foot x 1.358 = cost per cubic meter

### COMPUTING IRREGULAR AREAS

#### PARALLELOGRAM

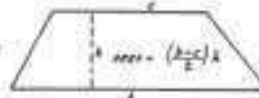
A quadrilateral having its opposite sides parallel.



The altitude (h) of a parallelogram or trapezoid is the perpendicular distance between the parallel sides.

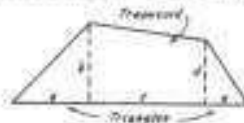
#### TRAPEZOID

A quadrilateral having two and only two sides parallel.

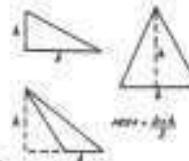


#### TRAPEZIUM

A quadrilateral having no two sides parallel. The area of a trapezium can only be determined by dividing the figure into triangles, parallelograms and/or trapezoids and totalling the individual areas.



$$\text{Area} = \left(\frac{a+b}{2}\right)h + \left(\frac{c+d}{2}\right)h$$



#### TRIANGLE

A three-sided polygon.

The altitude (h) of a triangle is the perpendicular from any vertex to the opposite side (extended if necessary).




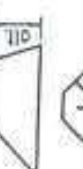

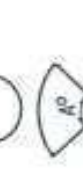






#### PROPERTIES OF A CIRCLE

Area =	D <sup>2</sup> x .7854	Circumference =	D x 3.1416
	R <sup>2</sup> x 3.1416		R x 6.283185
	C <sup>2</sup> x .07968	Radius =	D ÷ 2
Diameter =	R x 2		C ÷ 3.1416
	C ÷ 3.1416		



## Areas of Plane Surfaces

Form	Name	Area
	Triangle	$\frac{\text{Altitude} \times \text{Base}}{2}$
	Trapezium Irregular quadrilateral	Divide into two triangles and compute as above
	Parallelogram	Either parallel side $\times$ altitude
	Trapezoid	$\frac{1}{2}$ sum of parallel sides $\times$ altitude
	Regular Polygon	$\frac{1}{2}$ sum of all sides $\times$ inside radius
	Circle	$\pi r^2$ or $.7854 d^2$ or $.0796 c^2$ $\pi = 3.1416$
	Sector of Circle	$\frac{A^\circ}{360^\circ} \times \pi r^2$ or length of arc $\times \frac{1}{2}$ radius
	Segment of Circle	$\frac{r^2}{2} \left( \frac{\pi A^\circ}{180} - \sin A^\circ \right)$ or subtract triangle from sector
	Ellipse	Major axis $\times$ minor axis $\times .7854$
	Parabola	Base $\times \frac{1}{3}$ altitude

230

## Useful Rules

<b>To Find Circumference</b> Multiply diameter by ..... 3.1416 Or divide diameter by ..... 0.3183
<b>To Find Diameter</b> Multiply circumference by ..... 0.3183 Or divide circumference by ..... 3.1416
<b>To Find Radius</b> Multiply circumference by ..... 0.1591 Or divide circumference by ..... 6.28319
<b>To Find Side of an Inscribed Square</b> Multiply diameter by ..... 0.7071 Or multiply circumference by ..... 0.2251 Or divide circumference by ..... 4.4429
<b>To Find Side of an Equal Square</b> Multiply diameter by ..... 0.8662 Or divide diameter by ..... 1.1284 Or multiply circumference by ..... 0.2621 Or divide circumference by ..... 3.8153
<b>Square</b> A side multiplied by 1.4142 equals diameter of its circumscribing circle. A side multiplied by 4.443 equals circumference of its circumscribing circle. A side multiplied by 1.128 equals diameter of an equal circle. A side multiplied by 3.547 equals circumference of an equal circle.
<b>To Find the Area of a Circle</b> Multiply circumference by one-quarter of the diameter. Or multiply the square of diameter by ..... 0.7854 Or multiply the square of circumference by ..... 0.07958 Or multiply the square of $\frac{1}{4}$ diameter by ..... 3.1416
<b>To Find the Surface of a Sphere or Globe</b> Multiply the diameter by the circumference. Or multiply the square of diameter by ..... 3.1416 Or multiply four times the square of radius by ..... 3.1416
<b>To Find the Cubic Inches (Volume) in a Sphere or Globe</b> Multiply the cube of the diameter by .5236.

231



# KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

017-328-06

Card R01

Assessor's Exhibits

2021

7571

<b>ADMINISTRATIVE INFORMATION</b>  Neighborhood: 140 Central Peninsula - Nikiski  Property Class: 190 Residential Accessory Bldg  TAG: 55 - NIKISKI SN.	<b>LEGAL DESCRIPTION:</b>  T 7N R 11W SEC 35 Seward Meridian KN 0860203 KONOVALOF LAKE SUB AMENDED TRACT 33  <b>ACRES:</b> 44.04	<b>PRIMARY OWNER</b> MOLL CATHERINE M 1011 1ST ST KENAI, AK 99611-7205  <div>Residential Accessory Bldg</div>
--	--	--

EXEMPTION INFORMATION	VALUATION RECORD						
	Assessment Year	2016	2017	2018	2019	2020	Worksheet
	Land	25,800	25,800	25,800	25,800	25,800	65,500
	Improvements	11,900	13,000	12,900	12,700	12,900	12,900
	Total	37,700	38,800	38,700	38,500	38,700	78,400

## LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Remote/Residential M	49 User Definable Land Formul		44.04	901	901	39,700	G Waterfront Lake	100	39,700	65,500
							9 View Good	40	15,880	
							t Topo Wetlands			
							O Gas No	-15	-5,955	
							Y Elec No	-20	-7,940	
							V Platted	-40	-15,880	

ASSESSED LAND VALUE (Rounded) :

25,805 65,500

## MEMOS

**Building Notes**  
10/16 TB NO CHANGE  
**Land Notes**  
07/20 TB/TJ 40% WET

ASG 323

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				

601

PHYSICAL CHARACTERISTICS

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

ROOFING

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

FOUNDATION

Footing: N/A  
Walls: N/A

DORMERS

None

FLOORING

EXTERIOR COVER

INTERIOR WALLS

HEATING AND PLUMBING

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



Construction BaseArea floor FinArea Value

TOTAL BASE

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

EXT FEATURES

Description

GARAGES

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

TOTAL GAR/EXT FEAT 0

SUB-TOTAL 0

Quality Class/Grade

GRADE ADJUSTED VALUE (rounded) 0

SPECIAL FEATURES

Description			
01 ATTIC	192	2.91	
01 WDSTOVE	1	700.00	

SUMMARY OF IMPROVEMENTS

Improvement	Story or Ht	Grade	Yr.Bl't. Const	Eff Const	Count	Base Rate	Adj Rate	W	L	Size/ Area	Comp Value	Pys Depr	Obs Depr	Fnc Depr	Loc RDF	% Adj Comp	Value
01 MACHINE	0.00	Avg	2014	2015		26.44	29.35	16	20	320	11,990	9	0	0	0	100	10,900
02 DRIVE	0.00	Avg	3000	3000		2,000.00	2,000.00	0	0	1	2,000	0	0	0	0	100	2,000
TOTAL IMPROVEMENT VALUE (for this card)																	12,900





PHYSICAL CHARACTERISTICS

Style: 1 L FRAME  
Occupancy Single Family  
Story Height: 1.0  
Finished Area 1,152  
Attic: None

ROOFING

Material: Comp sh 240-260#  
Type: Gable  
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

EXTERIOR COVER

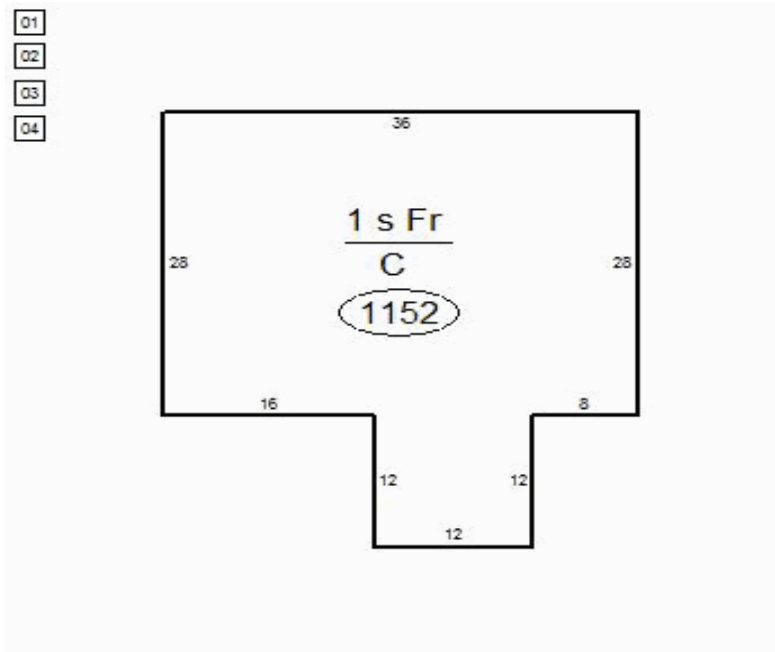
1.0 Board & batter

INTERIOR WALLS

1.0 Normal for Class

HEATING AND PLUMBING

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



Construction	BaseArea	floor	FinArea	Value
Wood Frame	1152	1.0	1,152	106,550

TOTAL BASE		106,550
INTERIOR	Frame/Siding/Roof/Dorme	0
	Loft/Cathedral	0
	Interior finish	0
	Basement finish	0
	Heating	-3,110
	Plumbing	3,930
	Fireplaces/woodstoves	1,250
	Other (Ex.Liv, AC, Attic, ...)	0
	TOTAL INT	2,070

EXT FEATURES

Description

GARAGES

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

TOTAL GAR/EXT FEAT	0
SUB-TOTAL	108,620
Quality Class/Grade	Avg- .95

GRADE ADJUSTED VALUE (rounded) 103,190

SPECIAL FEATURES

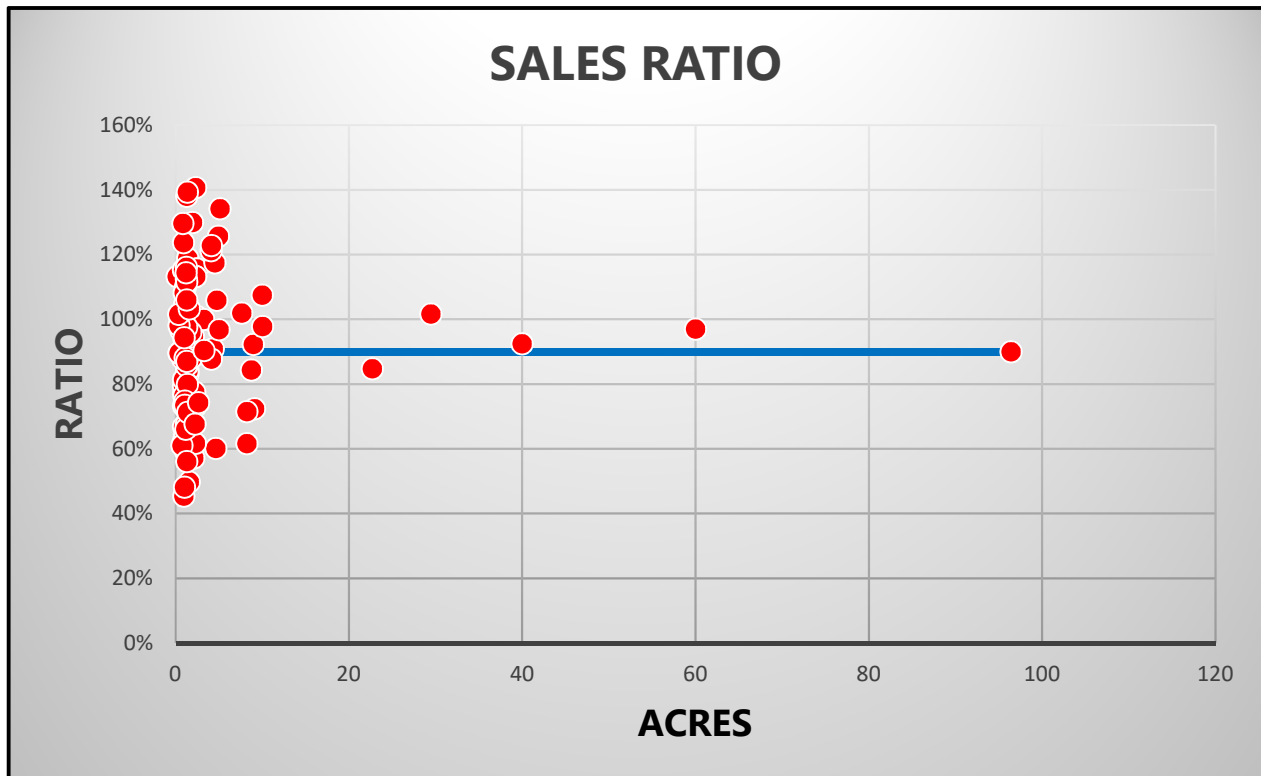
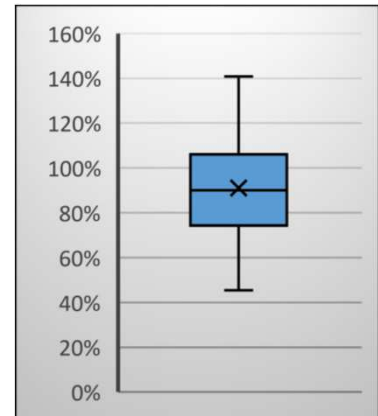
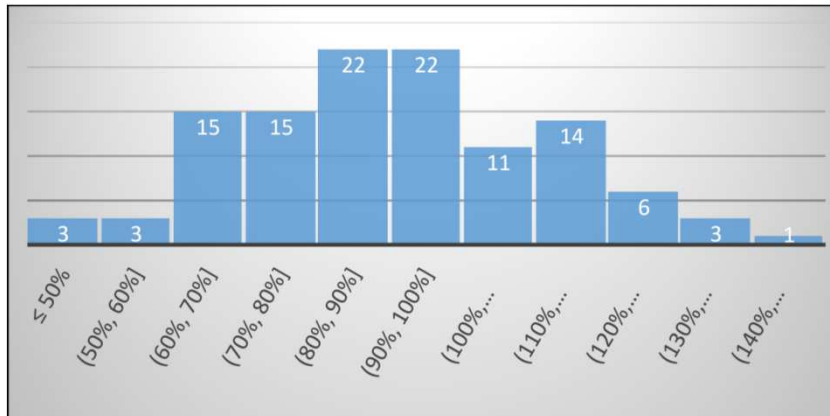
Description

D	WDSTOVE	1	1,250
03	SHOP	576	1,872
03	WDSTOVE	1	700.00

SUMMARY OF IMPROVEMENTS

Improvement	Story or Ht	Grade	Yr.Blt. Const	Eff Const	Count	Base Rate	Adj Rate	W	L	Size/ Area	Comp Value	Pys Depr	Obs Depr	Fnc Depr	Loc RDF	% Adj	Comp	Value
D	DWELL	1.0	Avg-	2017	2019	0.00	0.00	0	0	0	103,190	2	0	0	100	128	58	75,100
01	DRIVE	0.00	Avg	3000	3000	2,000.00	2,000.00	0	0	1	2,000	0	0	0	0		100	2,000
02	SHEDGP	10.00	Avg	2014	2015	15.70	15.70	8	13	104	1,630	24	0	0	0		100	1,200
03	MACHINE	0.00	F	2013	2015	25.69	20.55	24	24	576	13,890	9	0	0	0		100	12,600
04	GRNHSEFS	0.00	F	2020	2021	5.77	5.77	12	16	192	1,110	0	0	0	0		100	1,100
TOTAL IMPROVEMENT VALUE (for this card)																		92,000

<b>Mean</b>	90.96%		3.00	<b>Excluded</b>	0
<b>Median</b>	90.00%	<b>Earliest Sale</b>	9/6/2017	<b># of Sales</b>	115
<b>WtdMean</b>	87.53%	<b>Latest Sale</b>	9/4/2020	<b>Total AV</b>	\$ 2,254,100
<b>PRD:</b>	1.04	Outlier Information		<b>Total SP</b>	\$ 2,575,291
<b>PRB:</b>	0.01	Range	1.5	<b>Minimum %</b>	45.45%
<b>COD:</b>	18.65	<b>Lower Boundary</b>	26.87%	<b>Maximum %</b>	140.81%
<b>St.Dev</b>	0.2120	<b>Upper Boundary</b>	153.48%	<b>Min Sale Amt</b>	\$ 3,000
<b>COV:</b>	23.31			<b>Max Sale Amt</b>	\$ 198,000



<b>Rural Residential Land Type #20</b>		
<b>2021 NBH_140 LT#20 &amp; Influence Factors</b>		
Influence Factor Model # <u>2021-140</u>		
Base	\$9,200	
Power	-0.4	
Gas Yes	0.00	0%
Gas No	<u>-0.15</u>	<u>-15%</u>
Elec Yes	0.00	0%
Elec No	<u>-0.20</u>	<u>-20%</u>
Paved	<u>0.05</u>	<u>5%</u>
Gravel Maint	0.00	0%
Gravel Unmaint	<u>-0.20</u>	<u>-20%</u>
Trail	0.00	<u>n/a</u>
Platted Not Built	<u>-0.40</u>	<u>-40%</u>
Limited/NA	<u>-0.48</u>	<u>-48%</u>
View None	0.00	0%
View Limited	<u>0.20</u>	<u>20%</u>
View Good	<u>0.40</u>	<u>40%</u>
View Excellent	<u>0.80</u>	<u>80%</u>
Ocean	<u>1.25</u>	<u>125%</u>
River	0.00	0%
Lake	<u>1.00</u>	<u>100%</u>
Pond	<u>0.50</u>	<u>50%</u>
CCRs	<u>0.20</u>	<u>20%</u>
Airstrip 1	0.00	0%
Airstrip 2	<u>0.10</u>	<u>10%</u>
Airstrip 3	0.00	0%
Public Water No	0.00	0%
Public Sewer No	0.00	0%
NBH Adj A	0.00	0%
NBH Adj B	0.00	0%
NBH Adj C	0.00	0%
NBH Adj D	0.00	0%
NBH Adj E	<u>1.80</u>	<u>180%</u>

<b>Remote Land Type #13</b>		
<b>2021 NBH_140 LT#13 &amp; Influence Factors</b>		
Influence Factor Model # <u>2021-140</u>		
Base	\$4,100	
Power	-0.4	
Gas Yes	0.00	0%
Gas No	<u>-0.15</u>	<u>-15%</u>
Elec Yes	0.00	0%
Elec No	<u>-0.20</u>	<u>-20%</u>
Paved	<u>0.05</u>	<u>5%</u>
Gravel Maint	0.00	0%
Gravel Unmaint	<u>-0.20</u>	<u>-20%</u>
Trail	0.00	<u>n/a</u>
Platted Not Built	<u>-0.40</u>	<u>-40%</u>
Limited/NA	<u>-0.48</u>	<u>-48%</u>
View None	0.00	0%
View Limited	<u>0.20</u>	<u>20%</u>
View Good	<u>0.40</u>	<u>40%</u>
View Excellent	<u>0.80</u>	<u>80%</u>
Ocean	<u>1.25</u>	<u>125%</u>
River	0.00	0%
Lake	<u>1.00</u>	<u>100%</u>
Pond	<u>0.50</u>	<u>50%</u>
CCRs	<u>0.20</u>	<u>20%</u>
Airstrip 1	0.00	0%
Airstrip 2	<u>0.10</u>	<u>10%</u>
Airstrip 3	0.00	0%
Public Water No	0.00	0%
Public Sewer No	0.00	0%
NBH Adj A	0.00	0%
NBH Adj B	0.00	0%
NBH Adj C	0.00	0%
NBH Adj D	0.00	0%
NBH Adj E	<u>1.80</u>	<u>180%</u>

LT #13 ROUND<100> ((4100 \* ACREAGE ^-0.4) \* ACREAGE)

NBH	SALE DATE	PIN	ACRES	LAND VAL	SALE PRICE	RATIO
140	9/24/2018	01201012	4.93	\$ 53,300	\$ 42,400	125.71%
140	11/8/2019	01203026	5.14	\$ 22,400	\$ 16,681	134.28%
140	1/23/2019	01204015	0.19	\$ 3,400	\$ 3,000	113.33%
140	7/8/2019	01211112	1.07	\$ 7,700	\$ 12,000	64.17%
140	11/1/2017	01214118	1.02	\$ 7,900	\$ 12,500	63.20%
140	10/16/2017	01214138	0.92	\$ 7,500	\$ 11,200	66.96%
140	8/21/2018	01235005	1.59	\$ 10,400	\$ 14,900	69.80%
140	6/10/2019	01235007	1.23	\$ 8,800	\$ 10,500	83.81%
140	6/12/2018	01236002	1.43	\$ 7,400	\$ 8,900	83.15%
140	8/14/2018	01236006	1.45	\$ 7,500	\$ 8,900	84.27%
140	3/8/2019	01236013	1.42	\$ 7,400	\$ 8,000	92.50%
140	10/17/2018	01236038	1.48	\$ 9,900	\$ 12,950	76.45%
140	4/23/2018	01236039	1.96	\$ 11,700	\$ 13,000	90.00%
140	12/29/2017	01242019	1.96	\$ 9,000	\$ 9,000	100.00%
140	12/19/2017	01243107	0.95	\$ 20,000	\$ 44,000	45.45%
140	11/9/2018	01301015	40	\$ 64,800	\$ 70,000	92.57%
140	9/27/2017	01309119	1.57	\$ 22,400	\$ 45,000	49.78%
140	5/29/2018	01309274	0.95	\$ 8,900	\$ 11,500	77.39%
140	9/9/2019	01309275	1.3	\$ 13,000	\$ 16,200	80.25%
140	1/8/2018	01314010	1.49	\$ 14,500	\$ 16,320	88.85%
140	6/8/2020	01314051	29.45	\$ 53,900	\$ 53,000	101.70%
140	3/12/2019	01314131	1.17	\$ 4,500	\$ 6,200	72.58%
140	8/22/2018	01314306	22.71	\$ 50,900	\$ 60,000	84.83%
140	7/18/2018	01317015	0.93	\$ 18,000	\$ 20,000	90.00%
140	11/12/2019	01317023	1.4	\$ 23,200	\$ 19,500	118.97%
140	8/22/2018	01320014	0.7	\$ 3,300	\$ 3,300	100.00%
140	5/19/2020	01320161	0.92	\$ 7,500	\$ 12,000	62.50%
140	11/20/2017	01321432	0.92	\$ 7,500	\$ 6,500	115.38%
140	5/29/2020	01321442	0.92	\$ 7,500	\$ 8,500	88.24%
140	9/3/2019	01321525	0.92	\$ 11,900	\$ 15,000	79.33%
140	12/9/2019	01321538	0.92	\$ 13,600	\$ 15,000	90.67%
140	10/17/2017	01321549	0.92	\$ 7,500	\$ 6,500	115.38%
140	7/3/2018	01321612	96.42	\$ 178,400	\$ 198,000	90.10%
140	3/18/2019	01321616	2.42	\$ 13,300	\$ 11,500	115.65%
140	10/25/2019	01321635	2.42	\$ 13,300	\$ 11,500	115.65%
140	1/8/2019	01321651	2	\$ 6,300	\$ 7,000	90.00%
140	11/27/2018	01321652	2.26	\$ 6,800	\$ 6,000	113.33%
140	10/13/2017	01321654	2.3	\$ 6,800	\$ 6,000	113.33%
140	6/25/2019	01321655	2.31	\$ 6,800	\$ 7,500	90.67%
140	9/14/2017	01321655	2.31	\$ 6,800	\$ 6,000	113.33%
140	2/25/2019	01321831	2.22	\$ 6,700	\$ 8,638	77.56%
140	5/2/2019	01324014	0.93	\$ 8,800	\$ 12,000	73.33%
140	8/15/2018	01329004	9.12	\$ 8,700	\$ 12,000	72.50%
140	6/25/2019	01330057	2.39	\$ 10,100	\$ 9,999	101.01%
140	2/25/2019	01332033	1	\$ 6,000	\$ 6,400	93.75%
140	10/24/2017	01334049	1.13	\$ 9,900	\$ 9,000	110.00%



NBH	SALE DATE	PIN	ACRES	LAND VAL	SALE PRICE	RATIO
140	7/13/2018	01335011	8.98	\$ 48,000	\$ 52,000	92.31%
140	6/8/2018	01336010	1.96	\$ 10,400	\$ 8,000	130.00%
140	1/19/2018	01336012	1.26	\$ 9,000	\$ 7,750	116.13%
140	8/30/2018	01336013	1.12	\$ 8,300	\$ 14,000	59.29%
140	8/21/2018	01336033	0.92	\$ 5,700	\$ 7,000	81.43%
140	12/12/2018	01337031	1.06	\$ 14,700	\$ 14,000	105.00%
140	4/2/2018	01338007	2.07	\$ 14,200	\$ 15,000	94.67%
140	7/8/2020	01339004	3.24	\$ 12,100	\$ 12,100	100.00%
140	7/31/2018	01340037	0.93	\$ 19,800	\$ 16,000	123.75%
140	11/1/2019	01343011	1.39	\$ 11,200	\$ 13,000	86.15%
140	10/4/2018	01344005	10.04	\$ 51,400	\$ 52,500	97.90%
140	5/7/2019	01348016	1.26	\$ 9,000	\$ 8,000	112.50%
140	10/7/2019	01350037	1.76	\$ 14,800	\$ 15,400	96.10%
140	5/4/2018	01351020	4.54	\$ 19,400	\$ 16,500	117.58%
140	3/1/2019	01359006	2.27	\$ 12,800	\$ 17,500	73.14%
140	9/6/2017	01359021	2.08	\$ 14,300	\$ 25,000	57.20%
140	8/7/2020	01364009	2.33	\$ 38,300	\$ 27,200	140.81%
140	9/29/2017	01370206	4.64	\$ 47,400	\$ 78,800	60.15%
140	10/29/2019	01373119	1.28	\$ 13,400	\$ 9,700	138.14%
140	3/12/2020	01373130	1.04	\$ 6,100	\$ 9,800	62.24%
140	6/12/2019	01373201	0.99	\$ 10,500	\$ 9,700	108.25%
140	8/26/2020	01373308	1.07	\$ 6,200	\$ 9,800	63.27%
140	8/11/2020	01373309	1.09	\$ 6,300	\$ 9,800	64.29%
140	1/9/2018	01408012	0.85	\$ 8,300	\$ 6,400	129.69%
140	2/15/2018	01412006	0.62	\$ 16,900	\$ 17,500	96.57%
140	9/28/2018	01412017	1.25	\$ 25,700	\$ 30,000	85.67%
140	9/18/2019	01412017	1.25	\$ 25,700	\$ 38,000	67.63%
140	2/15/2018	01413308	4.09	\$ 18,200	\$ 15,000	121.33%
140	7/26/2018	01413311	4.13	\$ 21,500	\$ 17,500	122.86%
140	7/24/2018	01413327	8.24	\$ 17,900	\$ 25,000	71.60%
140	2/19/2019	01413328	8.24	\$ 17,900	\$ 29,000	61.72%
140	8/21/2018	01413429	1	\$ 9,200	\$ 10,029	91.73%
140	1/3/2020	01418069	60	\$ 124,300	\$ 128,000	97.11%
140	2/28/2020	01418208	1.27	\$ 17,100	\$ 17,500	97.71%
140	3/28/2019	01418303	2.27	\$ 6,800	\$ 11,000	61.82%
140	11/14/2019	01418312	4.34	\$ 10,000	\$ 11,000	90.91%
140	9/26/2019	01418320	4.77	\$ 10,600	\$ 10,000	106.00%
140	8/9/2019	01419012	8.73	\$ 30,400	\$ 36,000	84.44%
140	3/16/2020	01420006	9.98	\$ 12,800	\$ 11,900	107.56%
140	9/28/2018	01426005	1.83	\$ 11,900	\$ 13,500	88.15%
140	2/3/2020	01428018	1.28	\$ 9,600	\$ 11,000	87.27%
140	4/13/2020	01431026	0.96	\$ 15,300	\$ 20,000	76.50%
140	2/28/2018	01501009	0.73	\$ 11,000	\$ 18,000	61.11%
140	2/24/2020	01508005	0.38	\$ 5,400	\$ 5,500	98.18%
140	9/29/2017	01508024	0.81	\$ 35,600	\$ 40,500	87.90%
140	2/2/2018	01510011	0.37	\$ 6,100	\$ 6,000	101.67%

NBH	SALE DATE	PIN	ACRES	LAND VAL	SALE PRICE	RATIO
140	9/21/2017	01511004	1.37	\$ 48,800	\$ 35,000	139.43%
140	10/2/2019	01511004	1.37	\$ 48,800	\$ 61,000	80.00%
140	9/9/2019	01511021	0.4	\$ 23,300	\$ 26,000	89.62%
140	9/9/2019	01511023	0.4	\$ 23,300	\$ 26,000	89.62%
140	4/15/2020	01518005	4.13	\$ 21,500	\$ 24,500	87.76%
140	9/24/2019	01519215	1.27	\$ 10,600	\$ 9,500	111.58%
140	6/7/2018	01519254	1.09	\$ 9,700	\$ 11,000	88.18%
140	5/21/2019	01524066	1.05	\$ 11,400	\$ 15,225	74.88%
140	1/3/2019	01524067	1.05	\$ 11,400	\$ 15,499	73.55%
140	5/18/2020	01702002	5	\$ 21,800	\$ 22,500	96.89%
140	11/21/2017	01702105	7.65	\$ 45,900	\$ 45,000	102.00%
140	1/17/2019	01703025	1	\$ 13,600	\$ 14,400	94.44%
140	3/5/2020	01708080	1.17	\$ 25,800	\$ 39,000	66.15%
140	8/16/2018	01711139	1.21	\$ 10,300	\$ 9,000	114.44%
140	7/11/2018	01724109	1.03	\$ 16,900	\$ 35,000	48.29%
140	3/15/2019	01726527	1.39	\$ 27,400	\$ 38,400	71.35%
140	8/2/2019	01726555	1.57	\$ 30,900	\$ 29,900	103.34%
140	10/26/2018	01726557	1.3	\$ 24,300	\$ 22,900	106.11%
140	7/16/2019	01726558	1.27	\$ 24,300	\$ 27,900	87.10%
140	11/7/2019	01726571	2.26	\$ 33,800	\$ 49,900	67.74%
140	6/30/2020	01726576	1.29	\$ 24,100	\$ 42,900	56.18%
140	9/4/2020	01726588	2.65	\$ 37,100	\$ 49,900	74.35%
140	1/8/2020	01727046	3.26	\$ 21,700	\$ 24,000	90.42%
<b>140</b>	<b>5/24/2019</b>	<b>01732901</b>	<b>42.4</b>	<b>\$ 36,900</b>	<b>\$ 50,000</b>	<b>73.80%</b>

\* Moved from #180 Market Area to #140 Market Area

Market Area  
Names

Market Area #	Market Area Name	AREA NAME
110	Central Peninsula-Soldotna	Soldotna
<b>111</b>	<b>Soldotna Riverfront</b>	<b>Soldotna Riverfront</b>
<b>115</b>	<b>Ridgeway</b>	<b>Ridgeway</b>
<b>116</b>	<b>Ridgeway Riverfront</b>	<b>Ridgeway Riverfront</b>
120	Central Peninsula-Kenai	Kenai
<b>121</b>	<b>Kenai Riverfront</b>	<b>Kenai Riverfront</b>
<b>125</b>	<b>K-Beach</b>	<b>K-Beach</b>
<b>126</b>	<b>K-Beach Riverfront</b>	<b>K-Beach Riverfront</b>
130	Central Peninsula Kenai River	Central Peninsula with Kenai River Frontage
140	Central Peninsula - Nikiski	Central Peninsula - Nikiski
150	Cent.Pen. - South of Soldotna	Central Peninsula - So. of Soldotna w/o Nat. Gas
160	Central Peninsula - Sterling	Central Peninsula - Sterling w/o Kenai River Frontage
161	Sterling-Kenai Riverfront	Sterling Riverfront
170	Central Pen. - Funny River Rd	Central Peninsula - Funny River Road w/o Kenai River Frontage
171	Funny River Riverfront	Funny River Riverfront
180	Cen.Pen. -Grey Cliiff Moose Pt	Central Peninsula - Grey Cliff to Moose Point
190	Central Peninsula Kasilof Rv	Kasilof River Frontage
210	Homer - Core Area	Homer - Core Area
215	HOMER NON-CITY	HOMER
230	Homer - East Road to McNeil	Homer - East End Road to McNeil Canyon
250	Homer - Anchor Point	Homer - Anchor Point North Along Sterling Hiway
260	Homer - North Fork Road Area	Homer - North Fork Road Area
270	Homer - Olsen Mtn Area	Homer - Olsen Mountain Area North of Homer
280	Homer - End of East End Road	Homer - End of East End Road w/o Russian Villages
290	Homer - Russian Village 1	Homer - Russian Village 1 Nikolaevsk
295	Homer - Russian Village 2	Homer Russian Village 2 ( Fox River Area)
310	Ninilchik and Vicinity	Ninilchik and Vicinity
330	Ninilchik - Oilwell Rd Area	Ninilchik - Oilwell Road Area
350	Ninilchik - Kasilof River Area	Ninilchik - Kasilof River Area
360	Ninilchik Kasilof River	Ninilchik South Shore of Kasilof Rv
360	Ninilchik Kasilof River	Ninilchik South Shore of Kasilof Rv
390	Ninilchik - Spl.Caribou Hills	Ninilchik - Special Caribou Hills State Cabins
410	Moose Pass - Cooper Landing	Moose Pass and Vicinity - Cooper Landing Area
440	Moose Pass and Vicinity	Moose Pass and Vicinity
480	Moose Pass - Hope Area	Moose Pass - Hope Area
510	Seward and Vicinity	Seward and Vicinity
550	Seward - Bear Creek Area	Seward - Bear Creek Area
610	Remote - Seldovia and Vicinity	Remote - Seldovia to Barabara Heights
630	Remote - Kachemak Bay	Remote - Kachemak Bay
635	Remote - Port Grahm Area	Remote - Port Graham and Nanwalek(English Bay)
660	Remote - Day Harbor Area	Remote - Day Harbor and Resurrection Bay south of Seward
680	Remote - West Cook Inlet	Remote - West Cook Inlet
801	MH ONLY-GOOD	Manufactured Only-Good Nbhd
802	MH ONLY-AVG	Manufactured Only-Avg Nbhd
803	MH ONLY-FAIR	Manufactured Home Only-Fair Nbhd
804	MH TRAVEL TRAILER ONLY-AVG	Manufactured Home Only-TRAVEL TRAILERS-Avg Nbhd
805	MH TRAVEL TRAILER ONLY-FAIR	Manufactured Home Only-TRAVEL TRAILERS-Fair Nbhd
*New Market Areas listed in <b>BOLD</b>		

# HOUSE TYPES FOR 2021

11	1 L FRAME
13	1 L MASONRY
15	1 L LOG
21	2+ L FRAME
23	2+ L MASONRY
25	2+ L LOG
31	BI-L FRAME
33	BI-L MASONRY
35	BI-L LOG
41	1 1/2 L FRAME
43	1 1/2 L MASONRY
45	1 1/2 L LOG
49	AOG
61	SPLIT/TRI-L FRAME
63	SPLIT/TRI-L MASONRY
65	SPLIT/TRI-L LOG
71	CABIN
72	COTTAGE 1 L
73	COTTAGE MULTI L
76	DUPLEX
77	TWN END
78	TWN INT
80	CONDO
81	CONDO-1ST FLOOR
82	CONDO-UPPER STORY
84	CONDO-UPPER HALF
85	MULTI-FAMILY
91	MHS
92	MHD
99	UNCONVENTIONAL STRUCTURE



**Grade Factors For 2021**

Default Grade Model #00		
Description	Grade	Factor
Cbn-	11	70
Cbn	12	80
Cbn+	13	90
P-	15	95
P	17	100
P+	19	105
Low-	22	95
Low	25	100
Low+	28	105
Fair-	32	95
Fair	35	100
Fair+	38	105
Avg-	42	95
Avg	45	100
Avg+	48	105
G-	52	95
G	55	100
G+	58	105
VG-	62	95
VG	65	100
VG+	68	105
X-	72	95
Exc	75	100
X+	78	105
H1-	83	95
H1	85	100
H1+	87	105
H2-	90	95
H2	95	100
H2+	97	105

**Grade Factors For 2021**

Grade Model #01		
Description	Grade	Factor
Cbn-	11	70
Cbn	12	80
Cbn+	13	90
P-	15	95
P	17	100
P+	19	105
Low-	22	95
Low	25	100
Low+	28	105
Fair-	32	95
Fair	35	100
Fair+	38	105
Avg-	42	95
Avg	45	100
Avg+	48	105
G-	52	90
G	55	95
G+	58	100
VG-	62	86
VG	65	90
VG+	68	94
X-	72	86
Exc	75	90
X+	78	94
H1-	83	86
H1	85	90
H1+	87	94
H2-	90	86
H2	95	90
H2+	97	94

**Grade Factors For 2021**

Grade Model #02		
Description	Grade	Factor
Cbn-	11	70
Cbn	12	80
Cbn+	13	90
P-	15	95
P	17	100
P+	19	105
Low-	22	90
Low	25	95
Low+	28	100
Fair-	32	86
Fair	35	90
Fair+	38	95
Avg-	42	95
Avg	45	100
Avg+	48	105
G-	52	86
G	55	90
G+	58	94
VG-	62	86
VG	65	90
VG+	68	94
X-	72	86
Exc	75	90
X+	78	94
H1-	83	86
H1	85	90
H1+	87	94
H2-	90	86
H2	95	90
H2+	97	94

**Grade Factors For 2021**

Grade Model #03		
Description	Grade	Factor
Cbn-	11	60
Cbn	12	70
Cbn+	13	80
P-	15	90
P	17	95
P+	19	100
Low-	22	90
Low	25	95
Low+	28	100
Fair-	32	86
Fair	35	90
Fair+	38	95
Avg-	42	95
Avg	45	100
Avg+	48	105
G-	52	86
G	55	90
G+	58	94
VG-	62	80
VG	65	84
VG+	68	88
X-	72	80
Exc	75	84
X+	78	88
H1-	83	80
H1	85	84
H1+	87	88
H2-	90	80
H2	95	84
H2+	97	88

**Grade Factors For 2021**

Grade Model #04		
Description	Grade	Factor
Cbn-	11	60
Cbn	12	70
Cbn+	13	80
P-	15	90
P	17	95
P+	19	100
Low-	22	90
Low	25	95
Low+	28	100
Fair-	32	86
Fair	35	90
Fair+	38	95
Avg-	42	95
Avg	45	100
Avg+	48	105
G-	52	85
G	55	87
G+	58	89
VG-	62	78
VG	65	82
VG+	68	86
X-	72	78
Exc	75	82
X+	78	86
H1-	83	78
H1	85	82
H1+	87	86
H2-	90	78
H2	95	82
H2+	97	86

**Grade Factors For 2021**

MANF HOME DEFAULT MODEL		
Description	Grade	Factor
Cbn-	11	80
Cbn	12	85
Cbn+	13	90
P-	15	95
P	17	100
P+	19	105
Low-	22	95
Low	25	100
Low+	28	105
Fair-	32	95
Fair	35	100
Fair+	38	105
Avg-	42	95
Avg	45	100
Avg+	48	105
G-	52	95
G	55	100
G+	58	105
VG-	62	95
VG	65	100
VG+	68	105
X-	72	95
Exc	75	100
X+	78	105
H1-	83	95
H1	85	100
H1+	87	105
H2-	90	95
H2	95	100
H2+	97	105

## 2021 Market Area Model Info

Market Area	Res_Model_Serial	Nbh_Age_#	Nbh_Grade_#	HF_Model_#
110	2021	3	4	2021110
111	2021	3	0	2021111
115	2021	3	4	2021115
116	2021	3	0	2021116
120	2021	3	4	2021120
121	2021	3	0	2021121
125	2021	3	4	2021125
126	2021	3	0	2021126
140	2021	3	2	2021140
150	2021	3	3	2021150
160	2021	3	2	2021160
161	2021	3	0	2021161
170	2021	3	2	2021170
171	2021	3	0	2021171
180	2021	3	2	2021180
190	2021	3	2	2021190
210	2021	3	2	2021210
215	2021	3	2	2021215
230	2021	3	2	2021230
250	2021	3	2	2021250
260	2021	3	2	2021260
280	2021	3	2	2021280
290	2021	3	2	2021290
295	2021	3	2	2021295
310	2021	3	2	2021310
350	2021	3	2	2021350
390	2021	3	2	2021390
410	2021	3	2	2021410
440	2021	3	2	2021440
480	2021	3	2	2021480
510	2021	3	2	2021510
550	2021	3	2	2021550
610	2021	3	2	2021610
630	2021	3	2	2021630
635	2021	3	2	2021635
660	2021	3	2	2021660
680	2021	3	2	2021680
801	2021	3	2	2021801
802	2021	3	2	2021802
803	2021	3	2	2021803
804	2021	3	2	2021804
805	2021	3	2	2021805

## HT Factor Model Numbers

Market Area	HT_FM_#	Low	High	Multiplier
<b>110</b>	2021110	11	15	135
	2021110	21	21	127
	2021110	23	23	104
	2021110	25	25	127
	2021110	31	35	137
	2021110	41	43	144
	2021110	45	45	125
	2021110	49	49	144
	2021110	61	65	127
	2021110	71	73	112
	2021110	76	76	142
	2021110	77	77	119
	2021110	78	78	119
	2021110	85	85	110
	2021110	91	91	90
	2021110	92	92	100
	2021110	99	99	90
<b>111</b>	2021111	11	15	138
	2021111	21	25	123
	2021111	31	35	110
	2021111	41	49	130
	2021111	61	65	121
	2021111	71	73	120
	2021111	76	76	105
	2021111	77	78	170
	2021111	85	85	105
	2021111	91	91	90
	2021111	92	92	100
	2021111	99	99	90
<b>115</b>	2021115	11	15	135
	2021115	21	25	125
	2021115	31	35	132
	2021115	41	43	140
	2021115	45	45	121
	2021115	49	49	140
	2021115	61	65	123
	2021115	71	73	120
	2021115	76	76	142
	2021115	77	77	119
	2021115	78	78	119
	2021115	85	85	113
	2021115	91	91	90
	2021115	92	92	100
	2021115	99	99	90

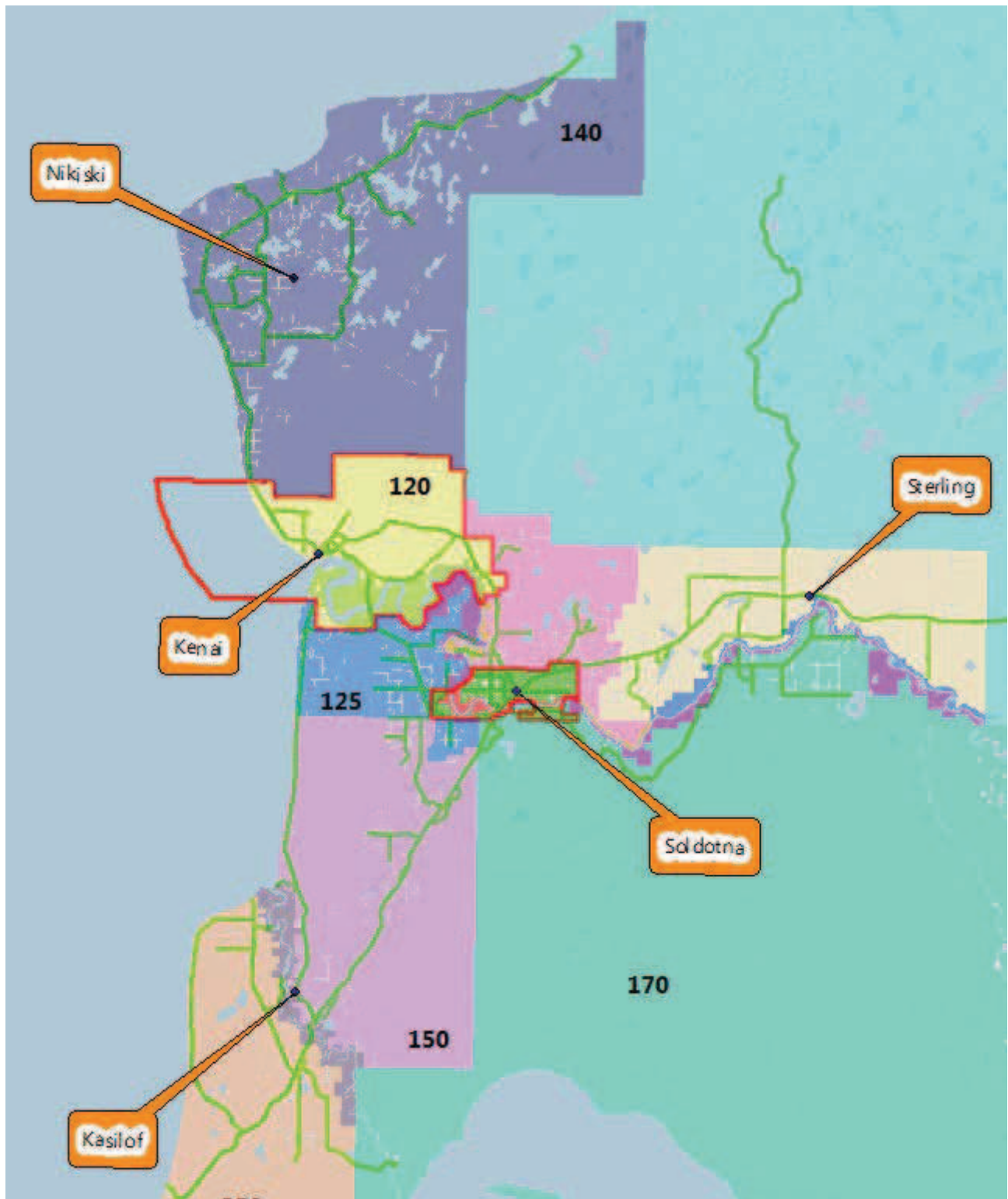
## HT Factor Model Numbers

Market Area	HT_FM_#	Low	High	Multiplier
<b>116</b>	2021116	11	15	138
	2021116	21	25	123
	2021116	31	35	110
	2021116	41	49	130
	2021116	61	65	121
	2021116	71	73	120
	2021116	76	76	105
	2021116	77	78	170
	2021116	85	85	105
	2021116	91	91	90
	2021116	92	92	100
	2021116	99	99	90
	2021116	99	99	90
<b>120</b>	2021120	11	15	138
	2021120	21	25	121
	2021120	31	35	141
	2021120	41	49	128
	2021120	61	65	140
	2021120	71	73	150
	2021120	76	76	126
	2021120	77	77	105
	2021120	78	78	99
	2021120	85	85	114
	2021120	91	91	90
	2021120	92	92	100
	2021120	99	99	90
<b>121</b>	2021121	11	15	138
	2021121	21	25	123
	2021121	31	35	110
	2021121	41	49	130
	2021121	61	65	121
	2021121	71	73	120
	2021121	76	76	105
	2021121	77	78	170
	2021121	85	85	105
	2021121	91	91	90
	2021121	92	92	100
	2021121	99	99	90
	2021121	99	99	90



## HT Factor Model Numbers

Market Area	HT_FM_#	Low	High	Multiplier
<b>125</b>	2021125	11	15	137
	2021125	21	25	125
	2021125	31	35	148
	2021125	41	49	132
	2021125	61	65	126
	2021125	71	73	150
	2021125	76	76	122
	2021125	77	77	105
	2021125	78	78	99
	2021125	85	85	112
	2021125	91	91	90
	2021125	92	92	100
	2021125	99	99	90
	2021126	11	15	138
<b>126</b>	2021126	21	25	123
	2021126	31	35	110
	2021126	41	49	130
	2021126	61	65	121
	2021126	71	73	120
	2021126	76	76	105
	2021126	77	78	170
	2021126	85	85	105
	2021126	91	91	90
	2021126	92	92	100
	2021126	99	99	90
	2021140	11	15	128
	2021140	21	25	128
	2021140	31	35	125
<b>140</b>	2021140	41	49	120
	2021140	61	65	113
	2021140	71	73	106
	2021140	76	76	100
	2021140	77	77	92
	2021140	78	78	88
	2021140	85	85	102
	2021140	91	91	90
	2021140	92	92	100
	2021140	99	99	90

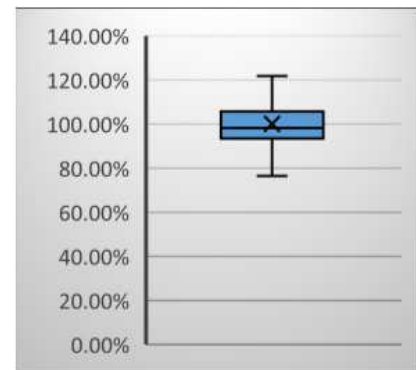
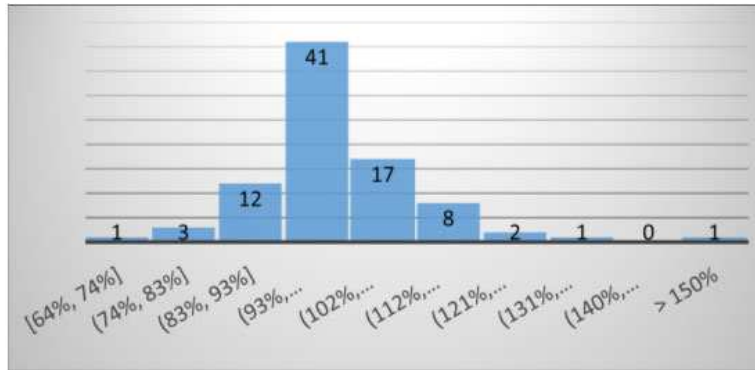


NBH # 140

HT ALL

POST

<b>RATIO SUM:</b>	86.08		2.94	<b># OF SALES:</b>	86
<b>MEAN:</b>	100.09%	<b>Earliest Sale</b>	12/4/2017	<b>TOTAL AV:</b>	\$ 18,121,500
<b>MEDIAN:</b>	98.19%	<b>Latest Sale</b>	11/10/2020	<b>TOTAL SP:</b>	\$ 18,223,525
<b>WTD MEAN:</b>	99.44%	<b>Outlier Information</b>		<b>MINIMUM:</b>	64.00%
<b>PRD:</b>	100.66%	<b>Range</b>	1.5	<b>MAXIMUM:</b>	154.67%
<b>COD:</b>	8.51%	<b>Lower Boundary</b>	75.19%	<b>MIN SALE AMT:</b>	\$ 45,000
<b>St. Dev:</b>	12.14%	<b>Upper Boundary</b>	123.94%	<b>MAX SALE AMT:</b>	\$ 499,000
<b>COV:</b>	12.13%				



## RATIO STUDY

<b>RATIO SUM:</b>	86.08	2.94		<b># OF SALES:</b>	86
<b>MEAN:</b>	100.09%	<b>Earliest Sale</b>	12/4/2017	<b>TOTAL AV:</b>	\$ 18,121,500
<b>MEDIAN:</b>	98.19%	<b>Latest Sale</b>	11/10/2020	<b>TOTAL SP:</b>	\$ 18,223,525
<b>WTD MEAN:</b>	99.44%	<b>Outlier Info</b>		<b>MINIMUM:</b>	64.00%
<b>PRD:</b>	100.66%	<b>Range</b>	1.50	<b>MAXIMUM:</b>	154.67%
<b>COD:</b>	8.51%	<b>Lower Bound</b>	75.19%	<b>IN SALE AMT:</b>	\$ 45,000
<b>St. Dev:</b>	0.1214	<b>Upper Bound</b>	123.94%	<b>EX SALE AMT:</b>	\$ 499,000
<b>COV:</b>	12.13%				\$ -

SALE DATE:	2021
HOUSE TYPE:	ALL
MKT AREA:	140
	POST

PIN	AREA	IMPS	LAND	AV	SP	RATIO	HTYPE	DATE	QUAL
01203022	140	\$ 47,100	\$ 21,700	\$ 68,800	\$ 56,500	121.77%	71	3/29/2018	F+
01212018	140	\$ 200,900	\$ 19,600	\$ 220,500	\$ 233,000	94.64%	85	6/29/2018	A-
01214115	140	\$ 128,800	\$ 7,700	\$ 136,500	\$ 142,000	96.13%	11	8/15/2018	A+
01214141	140	\$ 83,300	\$ 7,500	\$ 90,800	\$ 91,000	99.78%	72	8/30/2019	A-
01217033	140	\$ 126,900	\$ 21,600	\$ 148,500	\$ 155,000	95.81%	25	9/12/2018	A-
01228005	140	\$ 248,900	\$ 9,000	\$ 257,900	\$ 265,000	97.32%	11	2/11/2020	A
01238026	140	\$ 431,100	\$ 25,200	\$ 456,300	\$ 499,000	91.44%	11	4/30/2019	VG-
01241007	140	\$ 194,300	\$ 8,800	\$ 203,100	\$ 167,000	121.62%	11	2/16/2018	A
01241026	140	\$ 230,700	\$ 8,900	\$ 239,600	\$ 256,000	93.59%	61	2/28/2018	A
01241028	140	\$ 162,200	\$ 8,700	\$ 170,900	\$ 197,000	86.75%	11	3/16/2020	A
01241051	140	\$ 152,000	\$ 11,400	\$ 163,400	\$ 170,000	96.12%	11	5/21/2019	A
01302042	140	\$ 69,200	\$ 12,500	\$ 81,700	\$ 80,000	102.13%	11	9/3/2019	F-
01302102	140	\$ 121,500	\$ 16,600	\$ 138,100	\$ 155,000	89.10%	11	9/14/2018	A
01309262	140	\$ 49,700	\$ 20,700	\$ 70,400	\$ 110,000	64.00%	71	6/11/2020	A
01320061	140	\$ 189,300	\$ 9,300	\$ 198,600	\$ 195,000	101.85%	11	3/2/2020	A+
01322013	140	\$ 274,500	\$ 10,700	\$ 285,200	\$ 317,500	89.83%	11	7/10/2020	A
01326013	140	\$ 165,200	\$ 12,500	\$ 177,700	\$ 152,500	116.52%	11	8/15/2018	F+
01327016	140	\$ 321,500	\$ 21,000	\$ 342,500	\$ 326,526	104.89%	11	12/22/2017	G-
01328068	140	\$ 213,300	\$ 18,000	\$ 231,300	\$ 236,500	97.80%	76	11/10/2020	A-
01330056	140	\$ 105,800	\$ 13,300	\$ 119,100	\$ 140,000	85.07%	72	7/24/2019	A
01334019	140	\$ 229,700	\$ 23,300	\$ 253,000	\$ 269,500	93.88%	15	1/3/2020	A-
01334052	140	\$ 470,500	\$ 34,800	\$ 505,300	\$ 445,000	113.55%	11	11/2/2018	A+
01336011	140	\$ 72,800	\$ 10,200	\$ 83,000	\$ 99,900	83.08%	71	10/4/2018	F
01338002	140	\$ 256,000	\$ 15,200	\$ 271,200	\$ 354,500	76.50%	41	10/16/2020	G+
01342004	140	\$ 130,000	\$ 9,900	\$ 139,900	\$ 140,000	99.93%	11	10/4/2019	A
01345017	140	\$ 106,800	\$ 9,600	\$ 116,400	\$ 100,000	116.40%	11	5/8/2020	F+
01348020	140	\$ 193,500	\$ 9,000	\$ 202,500	\$ 205,000	98.78%	41	12/14/2017	A
01348023	140	\$ 223,800	\$ 13,600	\$ 237,400	\$ 249,900	95.00%	15	4/29/2019	G-
01349030	140	\$ 65,700	\$ 9,000	\$ 74,700	\$ 94,000	79.47%	71	12/7/2017	G
01351008	140	\$ 143,000	\$ 19,800	\$ 162,800	\$ 163,000	99.88%	41	6/29/2018	A-
01354012	140	\$ 232,400	\$ 32,000	\$ 264,400	\$ 284,000	93.10%	45	1/22/2020	A+
01355010	140	\$ 287,200	\$ 19,500	\$ 306,700	\$ 301,000	101.89%	41	6/28/2019	A-
01355017	140	\$ 260,100	\$ 32,200	\$ 292,300	\$ 297,900	98.12%	21	4/5/2019	A
01358024	140	\$ 397,100	\$ 21,200	\$ 418,300	\$ 425,000	98.42%	11	6/1/2020	G-
01362006	140	\$ 312,000	\$ 20,700	\$ 332,700	\$ 295,000	112.78%	11	1/9/2018	G-
01366008	140	\$ 268,900	\$ 24,300	\$ 293,200	\$ 264,900	110.68%	11	4/23/2019	A+
01368001	140	\$ 349,200	\$ 39,500	\$ 388,700	\$ 330,000	117.79%	11	4/27/2020	A+
01370084	140	\$ 342,300	\$ 34,700	\$ 377,000	\$ 335,000	112.54%	21	4/15/2020	G
01370098	140	\$ 143,600	\$ 28,800	\$ 172,400	\$ 192,500	89.56%	11	2/15/2018	F+
01410007	140	\$ 212,500	\$ 8,200	\$ 220,700	\$ 215,000	102.65%	21	12/20/2019	A+
01411014	140	\$ 87,300	\$ 16,300	\$ 103,600	\$ 99,000	104.65%	72	1/23/2019	A-
01412007	140	\$ 222,500	\$ 17,600	\$ 240,100	\$ 220,000	109.14%	11	3/2/2018	A-
01413147	140	\$ 223,400	\$ 12,800	\$ 236,200	\$ 229,000	103.14%	31	11/27/2019	A+
01413170	140	\$ 182,500	\$ 6,900	\$ 189,400	\$ 179,000	105.81%	41	3/10/2020	A-
01413177	140	\$ 84,400	\$ 5,700	\$ 90,100	\$ 92,500	97.41%	72	12/31/2019	A-
01413256	140	\$ 128,200	\$ 22,200	\$ 150,400	\$ 145,000	103.72%	41	10/8/2019	F+
01415024	140	\$ 117,300	\$ 39,900	\$ 157,200	\$ 160,000	98.25%	72	1/17/2018	F
01416052	140	\$ 216,800	\$ 9,200	\$ 226,000	\$ 214,000	105.61%	11	3/2/2020	A
01419034	140	\$ 199,200	\$ 11,000	\$ 210,200	\$ 187,000	112.41%	11	3/31/2020	A-
01419037	140	\$ 207,200	\$ 13,600	\$ 220,800	\$ 205,500	107.45%	11	6/19/2018	G-
01419039	140	\$ 169,700	\$ 15,000	\$ 184,700	\$ 195,000	94.72%	31	7/31/2018	A-
01423015	140	\$ 144,000	\$ 7,500	\$ 151,500	\$ 160,000	94.69%	41	7/3/2019	A
01424022	140	\$ 70,100	\$ 8,800	\$ 78,900	\$ 78,000	101.15%	71	6/4/2019	A-
01426013	140	\$ 254,000	\$ 19,400	\$ 273,400	\$ 295,000	92.68%	31	10/29/2018	G-
01427010	140	\$ 251,500	\$ 14,500	\$ 266,000	\$ 243,000	109.47%	11	8/12/2019	A
01431005	140	\$ 248,000	\$ 21,100	\$ 269,100	\$ 316,000	85.16%	11	3/25/2020	A+
01432006	140	\$ 188,800	\$ 8,800	\$ 197,600	\$ 190,000	104.00%	61	3/27/2018	A
01511036	140	\$ 264,300	\$ 20,200	\$ 284,500	\$ 247,500	114.95%	21	8/2/2019	A
01511040	140	\$ 203,600	\$ 25,200	\$ 228,800	\$ 225,000	101.69%	11	10/22/2020	A
01516114	140	\$ 190,500	\$ 9,300	\$ 199,800	\$ 206,000	96.99%	11	10/31/2019	A+
01516121	140	\$ 148,900	\$ 8,900	\$ 157,800	\$ 149,000	105.91%	11	12/4/2017	G-
01516128	140	\$ 167,100	\$ 9,200	\$ 176,300	\$ 180,000	97.94%	11	7/2/2019	G
01516130	140	\$ 158,300	\$ 8,900	\$ 167,200	\$ 189,999	88.00%	11	8/21/2020	G-
01517218	140	\$ 167,100	\$ 10,000	\$ 177,100	\$ 195,000	90.82%	11	5/29/2020	A+

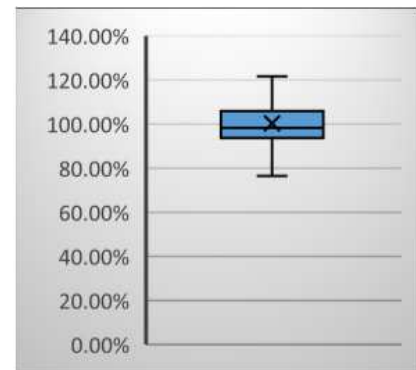
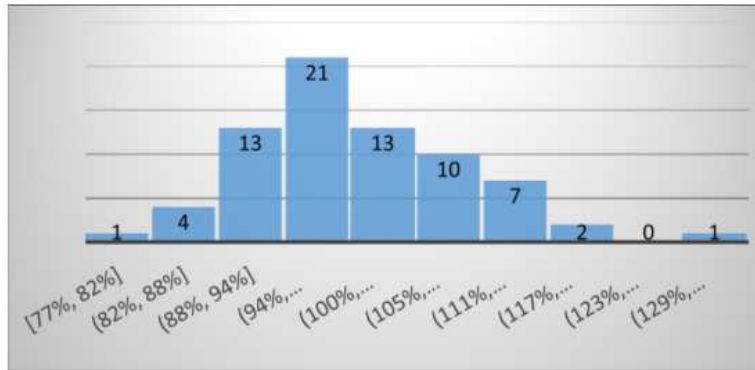


# RATIO STUDY

PIN	AREA	IMPS	LAND	AV	SP	RATIO	HTYPE	DATE	QUAL
01517340	140	\$ 254,200	\$ 11,300	\$ 265,500	\$ 280,000	94.82%	21	4/28/2020	A
01519119	140	\$ 116,100	\$ 13,900	\$ 130,000	\$ 142,500	91.23%	41	6/17/2019	F+
01519219	140	\$ 239,100	\$ 14,000	\$ 253,100	\$ 245,000	103.31%	85	12/19/2017	A
01519255	140	\$ 251,000	\$ 10,100	\$ 261,100	\$ 260,000	100.42%	31	4/24/2019	A
01521008	140	\$ 208,800	\$ 8,800	\$ 217,600	\$ 234,500	92.79%	31	1/7/2020	A-
01521011	140	\$ 240,500	\$ 8,800	\$ 249,300	\$ 230,000	108.39%	31	7/30/2019	A+
01522006	140	\$ 171,400	\$ 41,200	\$ 212,600	\$ 192,000	110.73%	15	9/3/2019	A
01524022	140	\$ 145,900	\$ 15,300	\$ 161,200	\$ 188,000	85.74%	11	3/22/2019	A-
01524042	140	\$ 186,200	\$ 16,300	\$ 202,500	\$ 210,000	96.43%	11	8/22/2018	G-
01524051	140	\$ 244,900	\$ 8,800	\$ 253,700	\$ 259,000	97.95%	11	6/28/2019	G-
01525016	140	\$ 231,000	\$ 8,500	\$ 239,500	\$ 236,500	101.27%	31	7/26/2019	A
01525024	140	\$ 202,700	\$ 9,200	\$ 211,900	\$ 216,500	97.88%	11	6/29/2018	G
01525036	140	\$ 180,000	\$ 23,800	\$ 203,800	\$ 219,000	93.06%	11	9/27/2019	A+
01702009	140	\$ 191,000	\$ 24,200	\$ 215,200	\$ 223,000	96.50%	21	12/19/2018	A
01702009	140	\$ 191,000	\$ 24,200	\$ 215,200	\$ 243,000	88.56%	21	3/6/2020	A
01702033	140	\$ 237,700	\$ 12,400	\$ 250,100	\$ 269,500	92.80%	31	1/24/2020	A
01708033	140	\$ 40,400	\$ 29,200	\$ 69,600	\$ 45,000	154.67%	72	5/11/2018	F
01711144	140	\$ 207,900	\$ 8,800	\$ 216,700	\$ 225,000	96.31%	11	8/25/2020	A+
01725123	140	\$ 143,700	\$ 9,700	\$ 153,400	\$ 159,900	95.93%	11	5/15/2018	A+
01725505	140	\$ 189,000	\$ 7,000	\$ 196,000	\$ 179,000	109.50%	11	8/16/2019	A
01725545	140	\$ 249,900	\$ 9,100	\$ 259,000	\$ 260,000	99.62%	11	2/26/2019	A+
01726505	140	\$ 106,900	\$ 27,400	\$ 134,300	\$ 100,000	134.30%	11	4/17/2020	A-

**NBH # 140****HT SFR****POST**

<b>RATIO SUM:</b>	72.23		2.88	<b># OF SALES:</b>	72
<b>MEAN:</b>	100.32%	<b>Earliest Sale</b>	12/4/2017	<b>TOTAL AV:</b>	\$ 16,410,400
<b>MEDIAN:</b>	98.27%	<b>Latest Sale</b>	10/22/2020	<b>TOTAL SP:</b>	\$ 16,443,125
<b>WTD MEAN:</b>	99.80%	<b>Outlier Information</b>		<b>MINIMUM:</b>	76.50%
<b>PRD:</b>	100.52%	<b>Range</b>	1.5	<b>MAXIMUM:</b>	134.30%
<b>COD:</b>	7.58%	<b>Lower Boundary</b>	75.34%	<b>MIN SALE AMT:</b>	\$ 80,000
<b>St. Dev:</b>	9.75%	<b>Upper Boundary</b>	124.21%	<b>MAX SALE AMT:</b>	\$ 499,000
<b>COV:</b>	9.72%				



# RATIO STUDY

<b>RATIO SUM:</b>	72.23		2.88	<b># OF SALES:</b>	72
<b>MEAN:</b>	100.32%	<b>Earliest Sale</b>	12/4/2017	<b>TOTAL AV:</b>	\$ 16,410,400
<b>MEDIAN:</b>	98.27%	<b>Latest Sale</b>	10/22/2020	<b>TOTAL SP:</b>	\$ 16,443,125
<b>WTD MEAN:</b>	99.80%	<b>Outlier Info</b>		<b>MINIMUM:</b>	76.50%
<b>PRD:</b>	100.52%	<b>Range</b>	1.50	<b>MAXIMUM:</b>	134.30%
<b>COD:</b>	7.58%	<b>Lower Bounda</b>	75.34%	<b>IN SALE AMT:</b>	\$ 80,000
<b>St. Dev:</b>	0.0975	<b>Upper Bounda</b>	124.21%	<b>EX SALE AMT:</b>	\$ 499,000
<b>COV:</b>	9.72%				\$ -

<b>SALE DATE:</b>	2021
<b>HOUSE TYPE:</b>	SFR
<b>MKT AREA:</b>	140
	POST

PIN	AREA	IMPS	LAND	AV	SP	RATIO	HTYPE	DATE	QUAL
01214115	140	\$ 128,800	\$ 7,700	\$ 136,500	\$ 142,000	96.13%	11	8/15/2018	A+
01217033	140	\$ 126,900	\$ 21,600	\$ 148,500	\$ 155,000	95.81%	25	9/12/2018	A-
01228005	140	\$ 248,900	\$ 9,000	\$ 257,900	\$ 265,000	97.32%	11	2/11/2020	A
01238026	140	\$ 431,100	\$ 25,200	\$ 456,300	\$ 499,000	91.44%	11	4/30/2019	VG-
01241007	140	\$ 194,300	\$ 8,800	\$ 203,100	\$ 167,000	121.62%	11	2/16/2018	A
01241026	140	\$ 230,700	\$ 8,900	\$ 239,600	\$ 256,000	93.59%	61	2/28/2018	A
01241028	140	\$ 162,200	\$ 8,700	\$ 170,900	\$ 197,000	86.75%	11	3/16/2020	A
01241051	140	\$ 152,000	\$ 11,400	\$ 163,400	\$ 170,000	96.12%	11	5/21/2019	A
01302042	140	\$ 69,200	\$ 12,500	\$ 81,700	\$ 80,000	102.13%	11	9/3/2019	F-
01302102	140	\$ 121,500	\$ 16,600	\$ 138,100	\$ 155,000	89.10%	11	9/14/2018	A
01320061	140	\$ 189,300	\$ 9,300	\$ 198,600	\$ 195,000	101.85%	11	3/2/2020	A+
01322013	140	\$ 274,500	\$ 10,700	\$ 285,200	\$ 317,500	89.83%	11	7/10/2020	A
01326013	140	\$ 165,200	\$ 12,500	\$ 177,700	\$ 152,500	116.52%	11	8/15/2018	F+
01327016	140	\$ 321,500	\$ 21,000	\$ 342,500	\$ 326,526	104.89%	11	12/22/2017	G-
01334019	140	\$ 229,700	\$ 23,300	\$ 253,000	\$ 269,500	93.88%	15	1/3/2020	A-
01334052	140	\$ 470,500	\$ 34,800	\$ 505,300	\$ 445,000	113.55%	11	11/2/2018	A+
01338002	140	\$ 256,000	\$ 15,200	\$ 271,200	\$ 354,500	76.50%	41	10/16/2020	G+
01342004	140	\$ 130,000	\$ 9,900	\$ 139,900	\$ 140,000	99.93%	11	10/4/2019	A
01345017	140	\$ 106,800	\$ 9,600	\$ 116,400	\$ 100,000	116.40%	11	5/8/2020	F+
01348020	140	\$ 193,500	\$ 9,000	\$ 202,500	\$ 205,000	98.78%	41	12/14/2017	A
01348023	140	\$ 223,800	\$ 13,600	\$ 237,400	\$ 249,900	95.00%	15	4/29/2019	G-
01351008	140	\$ 143,000	\$ 19,800	\$ 162,800	\$ 163,000	99.88%	41	6/29/2018	A-
01354012	140	\$ 232,400	\$ 32,000	\$ 264,400	\$ 284,000	93.10%	45	1/22/2020	A+
01355010	140	\$ 287,200	\$ 19,500	\$ 306,700	\$ 301,000	101.89%	41	6/28/2019	A-
01355017	140	\$ 260,100	\$ 32,200	\$ 292,300	\$ 297,900	98.12%	21	4/5/2019	A
01358024	140	\$ 397,100	\$ 21,200	\$ 418,300	\$ 425,000	98.42%	11	6/1/2020	G-
01362006	140	\$ 312,000	\$ 20,700	\$ 332,700	\$ 295,000	112.78%	11	1/9/2018	G-
01366008	140	\$ 268,900	\$ 24,300	\$ 293,200	\$ 264,900	110.68%	11	4/23/2019	A+
01368001	140	\$ 349,200	\$ 39,500	\$ 388,700	\$ 330,000	117.79%	11	4/27/2020	A+
01370084	140	\$ 342,300	\$ 34,700	\$ 377,000	\$ 335,000	112.54%	21	4/15/2020	G
01370098	140	\$ 143,600	\$ 28,800	\$ 172,400	\$ 192,500	89.56%	11	2/15/2018	F+
01410007	140	\$ 212,500	\$ 8,200	\$ 220,700	\$ 215,000	102.65%	21	12/20/2019	A+
01412007	140	\$ 222,500	\$ 17,600	\$ 240,100	\$ 220,000	109.14%	11	3/2/2018	A-
01413147	140	\$ 223,400	\$ 12,800	\$ 236,200	\$ 229,000	103.14%	31	11/27/2019	A+
01413170	140	\$ 182,500	\$ 6,900	\$ 189,400	\$ 179,000	105.81%	41	3/10/2020	A-
01413256	140	\$ 128,200	\$ 22,200	\$ 150,400	\$ 145,000	103.72%	41	10/8/2019	F+
01416052	140	\$ 216,800	\$ 9,200	\$ 226,000	\$ 214,000	105.61%	11	3/2/2020	A
01419034	140	\$ 199,200	\$ 11,000	\$ 210,200	\$ 187,000	112.41%	11	3/31/2020	A-
01419037	140	\$ 207,200	\$ 13,600	\$ 220,800	\$ 205,500	107.45%	11	6/19/2018	G-
01419039	140	\$ 169,700	\$ 15,000	\$ 184,700	\$ 195,000	94.72%	31	7/31/2018	A-
01423015	140	\$ 144,000	\$ 7,500	\$ 151,500	\$ 160,000	94.69%	41	7/3/2019	A
01426013	140	\$ 254,000	\$ 19,400	\$ 273,400	\$ 295,000	92.68%	31	10/29/2018	G-
01427010	140	\$ 251,500	\$ 14,500	\$ 266,000	\$ 243,000	109.47%	11	8/12/2019	A
01431005	140	\$ 248,000	\$ 21,100	\$ 269,100	\$ 316,000	85.16%	11	3/25/2020	A+
01432006	140	\$ 188,800	\$ 8,800	\$ 197,600	\$ 190,000	104.00%	61	3/27/2018	A
01511036	140	\$ 264,300	\$ 20,200	\$ 284,500	\$ 247,500	114.95%	21	8/2/2019	A
01511040	140	\$ 203,600	\$ 25,200	\$ 228,800	\$ 225,000	101.69%	11	10/22/2020	A
01516114	140	\$ 190,500	\$ 9,300	\$ 199,800	\$ 206,000	96.99%	11	10/31/2019	A+
01516121	140	\$ 148,900	\$ 8,900	\$ 157,800	\$ 149,000	105.91%	11	12/4/2017	G-
01516128	140	\$ 167,100	\$ 9,200	\$ 176,300	\$ 180,000	97.94%	11	7/2/2019	G
01516130	140	\$ 158,300	\$ 8,900	\$ 167,200	\$ 189,999	88.00%	11	8/21/2020	G-
01517218	140	\$ 167,100	\$ 10,000	\$ 177,100	\$ 195,000	90.82%	11	5/29/2020	A+
01517340	140	\$ 254,200	\$ 11,300	\$ 265,500	\$ 280,000	94.82%	21	4/28/2020	A
01519119	140	\$ 116,100	\$ 13,900	\$ 130,000	\$ 142,500	91.23%	41	6/17/2019	F+
01519255	140	\$ 251,000	\$ 10,100	\$ 261,100	\$ 260,000	100.42%	31	4/24/2019	A
01521008	140	\$ 208,800	\$ 8,800	\$ 217,600	\$ 234,500	92.79%	31	1/7/2020	A-
01521011	140	\$ 240,500	\$ 8,800	\$ 249,300	\$ 230,000	108.39%	31	7/30/2019	A+
01522006	140	\$ 171,400	\$ 41,200	\$ 212,600	\$ 192,000	110.73%	15	9/3/2019	A
01524022	140	\$ 145,900	\$ 15,300	\$ 161,200	\$ 188,000	85.74%	11	3/22/2019	A-
01524042	140	\$ 186,200	\$ 16,300	\$ 202,500	\$ 210,000	96.43%	11	8/22/2018	G-
01524051	140	\$ 244,900	\$ 8,800	\$ 253,700	\$ 259,000	97.95%	11	6/28/2019	G-
01525016	140	\$ 231,000	\$ 8,500	\$ 239,500	\$ 236,500	101.27%	31	7/26/2019	A
01525024	140	\$ 202,700	\$ 9,200	\$ 211,900	\$ 216,500	97.88%	11	6/29/2018	G
01525036	140	\$ 180,000	\$ 23,800	\$ 203,800	\$ 219,000	93.06%	11	9/27/2019	A+

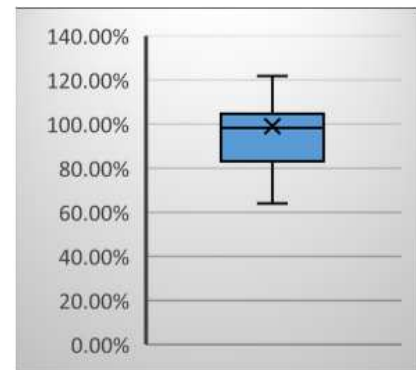
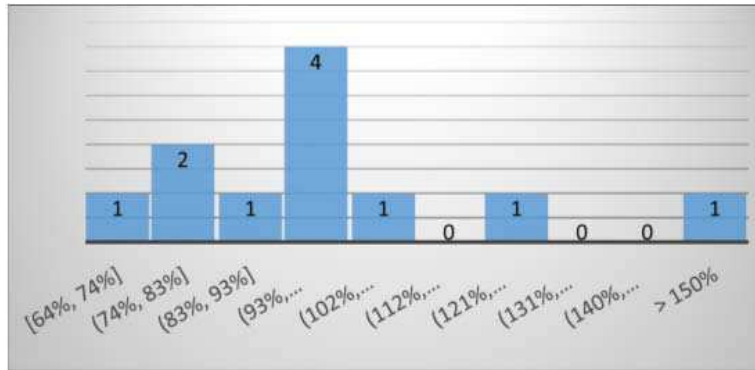
# RATIO STUDY

PIN	AREA	IMPS	LAND	AV	SP	RATIO	HTYPE	DATE	QUAL
01702009	140	\$ 191,000	\$ 24,200	\$ 215,200	\$ 223,000	96.50%	21	12/19/2018	A
01702009	140	\$ 191,000	\$ 24,200	\$ 215,200	\$ 243,000	88.56%	21	3/6/2020	A
01702033	140	\$ 237,700	\$ 12,400	\$ 250,100	\$ 269,500	92.80%	31	1/24/2020	A
01711144	140	\$ 207,900	\$ 8,800	\$ 216,700	\$ 225,000	96.31%	11	8/25/2020	A+
01725123	140	\$ 143,700	\$ 9,700	\$ 153,400	\$ 159,900	95.93%	11	5/15/2018	A+
01725505	140	\$ 189,000	\$ 7,000	\$ 196,000	\$ 179,000	109.50%	11	8/16/2019	A
01725545	140	\$ 249,900	\$ 9,100	\$ 259,000	\$ 260,000	99.62%	11	2/26/2019	A+
01726505	140	\$ 106,900	\$ 27,400	\$ 134,300	\$ 100,000	134.30%	11	4/17/2020	A-



**NBH # 140****HT CAB-COTT****POST**

<b>RATIO SUM:</b>	10.89		2.51	<b># OF SALES:</b>	11
<b>MEAN:</b>	99.03%	<b>Earliest Sale</b>	12/7/2017	<b>TOTAL AV:</b>	\$ 1,006,200
<b>MEDIAN:</b>	98.25%	<b>Latest Sale</b>	6/11/2020	<b>TOTAL SP:</b>	\$ 1,065,900
<b>WTD MEAN:</b>	94.40%	<b>Outlier Information</b>		<b>MINIMUM:</b>	64.00%
<b>PRD:</b>	104.90%	<b>Range</b>	1.5	<b>MAXIMUM:</b>	154.67%
<b>COD:</b>	16.01%	<b>Lower Boundary</b>	50.74%	<b>MIN SALE AMT:</b>	\$ 45,000
<b>St. Dev:</b>	23.90%	<b>Upper Boundary</b>	136.99%	<b>MAX SALE AMT:</b>	\$ 160,000
<b>COV:</b>	24.13%				



## RESIDENTIAL SALES RATIO



# RATIO STUDY

<b>RATIO SUM:</b>	10.89	2.51		<b># OF SALES:</b>	11
<b>MEAN:</b>	99.03%	<b>Earliest Sale</b>	12/7/2017	<b>TOTAL AV:</b>	\$ 1,006,200
<b>MEDIAN:</b>	98.25%	<b>Latest Sale</b>	6/11/2020	<b>TOTAL SP:</b>	\$ 1,065,900
<b>WTD MEAN:</b>	94.40%	<b>Outlier Info</b>		<b>MINIMUM:</b>	64.00%
<b>PRD:</b>	104.90%	<b>Range</b>	1.50	<b>MAXIMUM:</b>	154.67%
<b>COD:</b>	16.01%	<b>Lower Bound:</b>	50.74%	<b>IN SALE AMT:</b>	\$ 45,000
<b>St. Dev:</b>	0.2390	<b>Upper Bound:</b>	136.99%	<b>EX SALE AMT:</b>	\$ 160,000
<b>COV:</b>	24.13%				\$ -

<b>SALE DATE:</b>	2021
<b>HOUSE TYPE:</b>	CAB-COTT
<b>MKT AREA:</b>	140
	POST

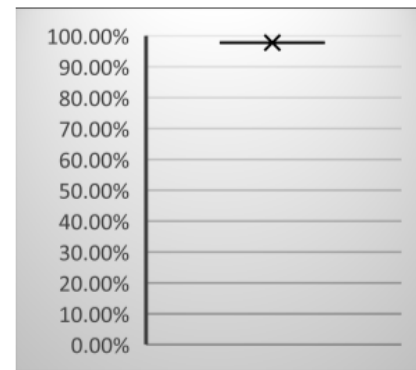
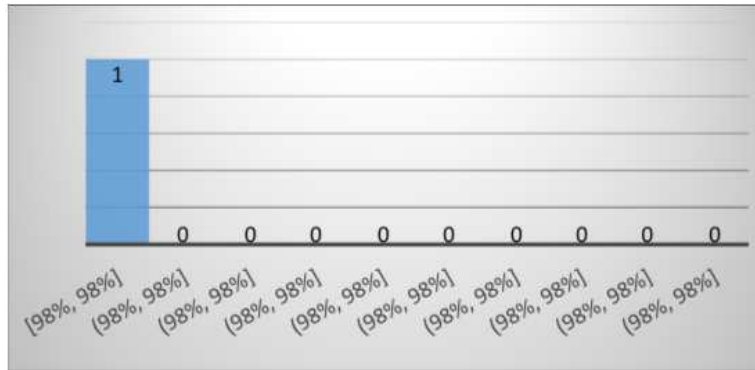
PIN	AREA	IMPS	LAND	AV	SP	RATIO	HTYPE	DATE	QUAL
01203022	140	\$ 47,100	\$ 21,700	\$ 68,800	\$ 56,500	121.77%	71	3/29/2018	F+
01214141	140	\$ 83,300	\$ 7,500	\$ 90,800	\$ 91,000	99.78%	72	8/30/2019	A-
01309262	140	\$ 49,700	\$ 20,700	\$ 70,400	\$ 110,000	64.00%	71	6/11/2020	A
01330056	140	\$ 105,800	\$ 13,300	\$ 119,100	\$ 140,000	85.07%	72	7/24/2019	A
01336011	140	\$ 72,800	\$ 10,200	\$ 83,000	\$ 99,900	83.08%	71	10/4/2018	F
01349030	140	\$ 65,700	\$ 9,000	\$ 74,700	\$ 94,000	79.47%	71	12/7/2017	G
01411014	140	\$ 87,300	\$ 16,300	\$ 103,600	\$ 99,000	104.65%	72	1/23/2019	A-
01413177	140	\$ 84,400	\$ 5,700	\$ 90,100	\$ 92,500	97.41%	72	12/31/2019	A-
01415024	140	\$ 117,300	\$ 39,900	\$ 157,200	\$ 160,000	98.25%	72	1/17/2018	F
01424022	140	\$ 70,100	\$ 8,800	\$ 78,900	\$ 78,000	101.15%	71	6/4/2019	A-
01708033	140	\$ 40,400	\$ 29,200	\$ 69,600	\$ 45,000	154.67%	72	5/11/2018	F

NBH # 140

HT DUP

POST

<b>RATIO SUM:</b>	0.98		0.00	<b># OF SALES:</b>	1
<b>MEAN:</b>	97.80%	<b>Earliest Sale</b>	11/10/2020	<b>TOTAL AV:</b>	\$ 231,300
<b>MEDIAN:</b>	97.80%	<b>Latest Sale</b>	11/10/2020	<b>TOTAL SP:</b>	\$ 236,500
<b>WTD MEAN:</b>	97.80%	<b>Outlier Information</b>		<b>MINIMUM:</b>	97.80%
<b>PRD:</b>	100.00%	<b>Range</b>	1.5	<b>MAXIMUM:</b>	97.80%
<b>COD:</b>	0.00%	<b>Lower Boundary</b>	#NUM!	<b>MIN SALE AMT:</b>	\$ 236,500
<b>St. Dev:</b>	#DIV/0!	<b>Upper Boundary</b>	#NUM!	<b>MAX SALE AMT:</b>	\$ 236,500
<b>COV:</b>	#DIV/0!				



# RATIO STUDY

<b>RATIO SUM:</b>	0.98	0.00		<b># OF SALES:</b>	1
<b>MEAN:</b>	97.80%	<b>Earliest Sale</b>	11/10/2020	<b>TOTAL AV:</b>	\$ 231,300
<b>MEDIAN:</b>	97.80%	<b>Latest Sale</b>	11/10/2020	<b>TOTAL SP:</b>	\$ 236,500
<b>WTD MEAN:</b>	97.80%	<b>Outlier Info</b>		<b>MINIMUM:</b>	97.80%
<b>PRD:</b>	100.00%	<b>Range</b>	1.50	<b>MAXIMUM:</b>	97.80%
<b>COD:</b>	0.00%	<b>Lower Bound:</b>	#NUM!	<b>IN SALE AMT:</b>	\$ 236,500
<b>St. Dev:</b>	#DIV/0!	<b>Upper Bound:</b>	#NUM!	<b>EX SALE AMT:</b>	\$ 236,500
<b>COV:</b>	#DIV/0!				\$ -

<b>SALE DATE:</b>	2021
<b>HOUSE TYPE:</b>	DUP
<b>MKT AREA:</b>	140
	POST

PIN	AREA	IMPS	LAND	AV	SP	RATIO	HTYPE	DATE	QUAL
01328068	140	\$ 213,300	\$ 18,000	\$ 231,300	\$ 236,500	97.80%	76	11/10/2020	A-

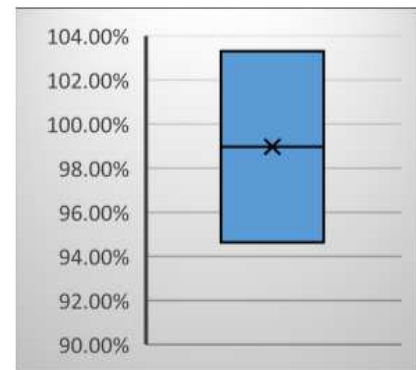
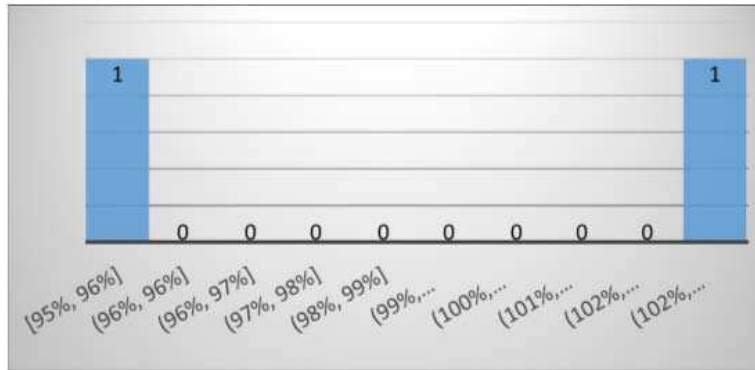


**NBH # 140**

**HT MULT**

**POST**

<b>RATIO SUM:</b>	1.98		0.53	<b># OF SALES:</b>	2
<b>MEAN:</b>	98.97%	<b>Earliest Sale</b>	12/19/2017	<b>TOTAL AV:</b>	\$ 473,600
<b>MEDIAN:</b>	98.97%	<b>Latest Sale</b>	6/29/2018	<b>TOTAL SP:</b>	\$ 478,000
<b>WTD MEAN:</b>	99.08%	<b>Outlier Information</b>		<b>MINIMUM:</b>	94.64%
<b>PRD:</b>	99.89%	<b>Range</b>	1.5	<b>MAXIMUM:</b>	103.31%
<b>COD:</b>	4.38%	<b>Lower Boundary</b>	#NUM!	<b>MIN SALE AMT:</b>	\$ 233,000
<b>St. Dev:</b>	6.13%	<b>Upper Boundary</b>	#NUM!	<b>MAX SALE AMT:</b>	\$ 245,000
<b>COV:</b>	6.20%				



# RATIO STUDY

<b>RATIO SUM:</b>	1.98	0.53		<b># OF SALES:</b>	2
<b>MEAN:</b>	98.97%	<b>Earliest Sale</b>	12/19/2017	<b>TOTAL AV:</b>	\$ 473,600
<b>MEDIAN:</b>	98.97%	<b>Latest Sale</b>	6/29/2018	<b>TOTAL SP:</b>	\$ 478,000
<b>WTD MEAN:</b>	99.08%	<b>Outlier Info</b>		<b>MINIMUM:</b>	94.64%
<b>PRD:</b>	99.89%	<b>Range</b>	1.50	<b>MAXIMUM:</b>	103.31%
<b>COD:</b>	4.38%	<b>Lower Bound:</b>	#NUM!	<b>IN SALE AMT:</b>	\$ 233,000
<b>St. Dev:</b>	0.0613	<b>Upper Bound:</b>	#NUM!	<b>EX SALE AMT:</b>	\$ 245,000
<b>COV:</b>	6.20%				\$ -

<b>SALE DATE:</b>	2021
<b>HOUSE TYPE:</b>	MULT
<b>MKT AREA:</b>	140
	POST

PIN	AREA	IMPS	LAND	AV	SP	RATIO	HTYPE	DATE	QUAL
01212018	140	\$ 200,900	\$ 19,600	\$ 220,500	\$ 233,000	94.64%	85	6/29/2018	A-
01519219	140	\$ 239,100	\$ 14,000	\$ 253,100	\$ 245,000	103.31%	85	12/19/2017	A



**DEPARTMENT OF COMMERCE, COMMUNITY  
AND ECONOMIC DEVELOPMENT  
Division of Community and Regional Affairs  
Board of Equalization (BOE) Training  
Office of the State Assessor  
Assessment Year: 2021**

**Director Sandra Moller**

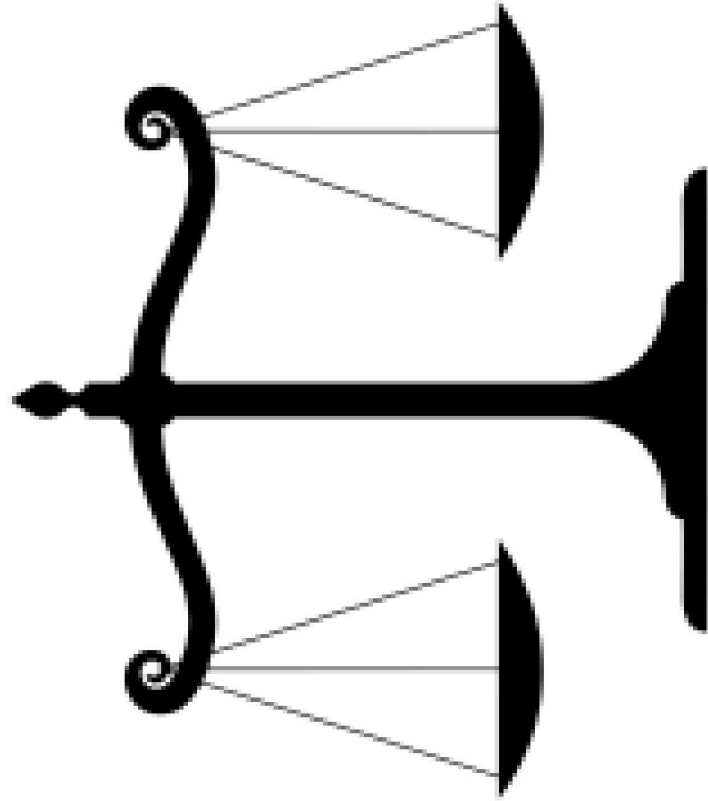
**January 1, 2021**





# The Board of Equalization (BOE) and the Appeal Process

Assessor's Exhibits



**Prepared by:  
Office of the State Assessor  
2021**

ASG 353





## Taxpayer Confidence in a Fair Property Tax

- Listen to the case presented**
- Decide based on the evidence presented**
- Establish a record that supports the decision**
- Ask questions on the record**
- Follow due process**

Assessor's Exhibits

ASG 354



## Citizen interaction with Government

### **Property tax system**

- Assessment
- Tax billing and collection

### **Annual interaction**

### **Meaningful and productive**

### **Opinions and observations given consideration**

Assessor's Exhibits

ASG 355



## Mass Appraisal

**“The process of valuing a group of properties as of a given date, using standard methods, employing common data, and allowing for statistical testing.”**

### **USPAP Standard 6**

**Establish:**

**What group of properties?**

**What are the standard methods?**

**What is the common data?**

**The results of the statistical testing?**

Assessor's Exhibits

ASG 356



## BOE - Points of Discussion

- **What is the assessment process?**
- **What is the role of the BOE?**
- **What is expected of the BOE?**
- **What is an administrative hearing?**
- **How should an appeal be decided?**
- **What is expected of the Assessor?**
- **What is the responsibility of the Appellant?**

Assessor's Exhibits

ASG 357





## Administrative Hearing

### Adjudicator

Assessor's Exhibits

- Judge
- Jury
- Cross-Examiner

**The Board of Equalization fulfills all three roles in the hearing of a real or personal property appeal.**

ASG 358



## Judicial Process

**You are a judge!**  
**Think Like a judge!**  
**Act like a judge!**  
**Presume decision will be reviewed by a higher court!**  
**Appellate court does not want to substitute judgment on facts.**  
**Follow due process and existing law.**

Assessor's Exhibits

ASG 359



# The Appeal Process

Assessor's Exhibits

**The Assessor is the government official responsible for establishing the value of all property within a municipality's boundaries for ad valorem purposes, not the Board of Equalization (BOE)**

**The BOE listens to appeals, and if necessary, adjusts the assessment of individual properties, higher, or lower.**

**Statutory mandates for filing an appeal and scheduling a hearing at the BOE may be found at AS 29.45.190**

ASG 360



# The Appeal Hearing

## AS 29.45.210(b) - Hearing

Assessor's Exhibits

- The Appellant bears the burden of proof
- A successful appeal must establish that valuation is unequal, excessive, improper or undervalued based on facts stated in a valid written appeal or proven at the appeal hearing.

ASG 361





# Unequal, Excessive, Improper

## The interpretation of meaning from the court decisions:

**EXCESSIVE** – To show that an assessment is excessive, an appellant must show that the assessment is more than just overvalued. It must be shown that the assessment is grossly disproportionate when compared to other assessments (*or, it can be shown that there is an intentional or fraudulent purpose to place an excessive valuation on the property.*)

**UNEQUAL** – To show that an assessment is unequal, the appellant must show that there are other properties in the same class as the property being appealed and that there is no basis that would justify different valuations of the property.

**IMPROPER** – To show that an assessment is improper, it must be shown that the assessor used an improper method of valuation, which amounts to fraud or a clear adoption of a wrong principle of valuation.

**UNDERVALUED** – Rare, but yes it does happen from time to time.

ASG 362



## Unequal, Excessive, Improper

- **Currently no definition in statute or municipal code**
- **Assessment professional standards provide specific definitions that are measurable**
- **Ratio of assessed value to sale price and dispersion from the median sale price**
- **Uniform use of an accepted method of valuation**

Assessor's Exhibits

ASG 363



## Role of The Board

**By statute, is comprised of assembly members; or  
Assembly may delegate this authority to one or more lay  
boards**

- **Appointed Boards may not be less than 3 members**
- **May be made up of assembly members, members of the public or a combination of the two**
- **Listens to presentations by the assessor and the appellant, asks questions, DOES NOT present its own evidence**
- **Makes a determination based upon the facts presented at the hearing**

ASG 364



## Role of the Assembly/Council

Assessor's Exhibits

**The assembly/council acts as the Board of Equalization unless it appoints a BOE made up of individuals that are knowledgeable of Real Property Value and the local real estate market**

**The BOE is the interpreter/finder of facts**

- ***only facts presented at the hearing***

ASG 365





## Role of the Appellant

**The appellant bears the burden of proof:**

- This is because the appellant is the one seeking a change of the status quo
- The appellant must present salient facts, not rumor, not anecdotes, no vague innuendos, but facts, about the property that supports the allegation of an assessment that has been made in error
- The appellant needs to convince you, using those facts, that a mistake has been made in the valuation of the property

Assessor's Exhibits

ASG 366



## Role of the Assessor

- **Appointed by Mayor, Manager, or Assembly**
- **Administration of Property Assessments**
- **Determination of exemption requests**
- **Discovery of all taxable property (both real and personal)**
- **Requires adequate mapping for real property**
- **Personal property: self-reporting; monitoring by assessor, force filings if necessary**
- **Listing (description) of all property**
- **Valuation of all taxable (real & personal) property**
- **Notification to all property owners of values**
- **Appearance before the BOE to defend assessments**

Assessor's Exhibits

ASG 367



## **Role of the Assessor (cont.)**

**Establish a foundation proving:**

- **Equal treatment of all taxpayers**
- **Uniform assessed values**
- **Proper use appraisal methods**

**(See AS 29.45.210)**

Assessor's Exhibits

ASG 368



## Role of the Assessor (cont.)

**Goal is to achieve uniform assessments, consequently, will use “mass appraisal” techniques, not fee appraisal techniques.**

Assessor's Exhibits

**In order to produce equality in the tax burden, there must be uniformity in the manner of assessments.**

**Between standards of actual value and uniformity of assessments, courts generally prefer the latter.**

ASG 369





## Assessor's Appeal Response

### Explain the case

#### Present evidence of:

- equity in assessment
- relationship to market value
- correct application of appraisal method

Assessor's Exhibits

ASG 370



## The Appeal

Property owners may appeal to the BOE for relief from inaccurate assessments.

Assessor's Exhibits

**Remember:** The Appellant, not the Assessor bears the burden of proof

**BUT:** Once the Appellant meets this burden, then the burden falls to the Assessor to rebut the evidence presented

Appeal should be in a written format with evidence why owner feels assessment is unjust

ASG 71

**Not** sufficient for appellant merely to establish there is a disagreement with the assessor's value



## The Hearing

**Rules should be set down in writing and known to all prior to the hearing.**

- **Adjudicative hearing**
- **On the record**
- **Based on law**
- **Based on evidence and argument presented at the hearing**
- **Potential judicial review by a higher court**

Assessor's Exhibits

ASG 372



## Due Process

Assessor's Exhibits

1. Prior notice and hearing
2. Trial-type hearing (on record)
3. Right to counsel
4. Impartial decision-makers
5. Findings of fact and conclusions of law

ASG 373





## Evidence and Argument

Assessors Exhibits

- Both parties have the opportunity to present evidence and argument to support their position.
- Both parties have an opportunity to see the evidence and argument prior to the hearing.
- Both parties have the opportunity to rebut the evidence and argument presented at the hearing.
- Evidence (more to do with presentation of fact)
- Argument (more to do with interpretation of law)
- ASG 374



## Finding of Facts/Conclusions of Law

### Findings of Fact-

Determinations setting forth all the facts found to be true at the hearing. Facts being those elements of evidence provided by either the appellant or the assessor that the Board found to be decisive and/or significant.

### Conclusion of Law-

The conclusions reached based on the legal premises for the decision.

Assessor's Exhibits

ASG 375



## Finding of Facts/Conclusions of Law (cont.)

**Treat every case as though it will be appealed to the courts.**

**The courts will review the record of the hearing – an appellant does not receive a new hearing.**

**Courts need to know how you made your decision.**

**Place yourself in court's position and determine if you can understand why BOE made the decision it made.**

**Make sure your findings of fact relate to the issues brought forth.**

**If the appellant has made an assertion as to why the value should be lower, make sure your conclusions address the assertion as to why it was or was not considered appropriate. If the court can't understand your findings, it will probably send the case back to the Board.**

Assessor's Exhibits

AS 3



## Appeal Review Law, Fact, and Discretion

### Legal authority, correct application of law

#### Substantial evidence test:

- Whole record
- Relevant evidence for and against

#### Abuse of discretion test:

- Arbitrary and Capricious – willful and unreasonable action without consideration or in disregard of facts or law or without determining principle

Assessor's Exhibits

ASG 377





## Late Filed Appeals

Assessor's Exhibits

**The BOE may allow a late filing if the owner was unable to comply with the 30 day appeal period.**

**The BOE should have, in place, written criteria of why someone may file late appeal.**

**Be consistent with approval/denials with applications of late file requests.**

**Assessor's office mails notification to last known address or owner.**

**A sale of property that occurs after the mailing of notice does not negate the original 30 day filing period, because notice was made.**

ASG 378



## Alaska Statutes

Assessor's Exhibits

**AS 29.45.110 through AS 29.45.210 provide the legal authority of the Board of Equalization to hear appeals of an alleged error in valuation. See appendix attached to this presentation for a copy of these statutes as of 2017.**

**Assessments are guided both by statute, and by Alaska Court cases. There have been several court cases through the years which assist the assessor in applications of standards, such as Possessory Interests, Farm Use, and other disputed issues.**

ASG 379



## **Some (Bad) Reasons Given for Value Reduction**

- **Taxes are too high**
- **Value increase too much**
- **No improvements made to property**
- **Neighbors house valued less**
- **Not enough services from Municipality for taxes paid**
- **Value is just plain excessive, improper and unequal**
- **Didn't receive assessment notice**

Assessor's Exhibits

ASG 380



## Some BOE “Don’ts”

- DO NOT offer a small deduction to “help out” the appellant
- DO NOT bring in your own comparables; you should consider only what is presented at the hearing
- DO NOT expect your assessor to provide a long narrative appraisal report
- DO NOT try to review a case where the question is a matter of law, not value
- DO NOT attempt to re-appraise the property unless the burden of proof has been met by the appellant. Then make a determination of value based upon the information provided or you may also remand the appeal back to the assessor
- DISASTERS – All assessments are made as of January 1 of the tax year. Post-Assessment date property tragedies cannot be changed by the BOE. See AS 29.45.230 provided in the appendix.

Assessor's Exhibits

ASG 381





## BOE "Do's"

Assessor's Exhibits

- **Do show both the appellant and the assessment staff the courtesy of your attention, discuss weight given to issues**
- **Do make your decisions based upon ONLY the facts presented at the hearing**
- **Do leave your "appraisal calculator" at the front door**
- **Do remember that the Assessor's staff are professional appraisers who have been to schools on appraisal standards and techniques; the appellant, typically, has not**

ASG 382



## Summary

Assessor's Exhibits

**The BOE sits in review of the assessments prepared by the Assessor**

**The BOE does not make a new appraisal**

**The BOE should make a determination of value based upon issues presented at the hearing**

**Your determination should include all findings of fact that led to the decision by the BOE**

ASG 383



**THANK YOU**  
**FOR YOUR TIME**  
**AND YOUR WILLINGNESS**  
**TO SERVE ON THE BOE**



## Appendix A: Alaska Statutes

### Sec. 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.

(b) Assessment of business inventories may be based on the average monthly method of assessment rather than the value existing on January 1. The method used to assess business inventories shall be prescribed by the governing body.

(c) In the case of cessation of business during the tax year, the municipality may provide for reassessment of business inventories using the average monthly method of assessment for the tax year rather than the value existing on January 1 of the tax year, and for reduction and refund of taxes. In enacting an ordinance authorized by this section, the municipality may prescribe procedures, restrictions, and conditions of assessing or reassessing business inventories and of remitting or refunding taxes.

(d) The provisions of this subsection apply to determine the full and true value of property that qualifies for a low-income housing credit under 26 U.S.C. 42:

(1) when the assessor acts to determine the full and true value of property that qualifies for a low-income housing credit under 26 U.S.C. 42, instead of assessing the property under (a) of this section, the assessor shall base assessment of the value of the property on the actual income derived from the property and may not adjust it based on the amount of any federal income tax credit given for the property; for property the full and true value of which is to be determined under this paragraph, to secure an assessment under this subsection, an owner of property that qualifies for the low-income housing credit shall apply to the assessor before May 15 of each year in which the assessment is desired; the property owner shall submit the application on forms prescribed by the assessor and shall include information that may reasonably be required to determine the entitlement of the applicant;

(2) the governing body of the municipality shall determine by ordinance whether the full and true value of all property within the municipality that first qualifies for a low-income housing credit under 26 U.S.C. 42 on and after January 1, 2001, shall be exempt from the requirement of assessment under (1) of this subsection; thereafter, for property that first qualifies for a low-income housing credit under 26 U.S.C. 42 on and after January 1, 2001, and that, by ordinance, is exempt from the requirement of mandatory assessment under (1) of this subsection, the governing body

(A) may determine, by parcel, whether the property shall be assessed under (a) of this section or on the basis of actual income derived from the property without adjustment based on the amount of any federal income tax credit given for the property, as authorized by (1) of this subsection; and

(B) may not, under (A) of this paragraph, change the manner of assessment of the parcel of property if debt relating to the property incurred in conjunction with the property's qualifying for the low-income housing tax credit remains outstanding.





## Appendix A: Alaska Statutes

### Sec. 29.45.120. Returns.

- (a) The municipality may require each person having ownership or control of or an interest in property to submit a return in the form prescribed by the assessor, based on property values of property subject to an ad valorem tax existing on January 1, except as otherwise provided in this chapter.
- (b) The assessor may, by written notice, require a person to provide additional information within 30 days.

### Sec. 29.45.130. Independent investigation.

- (a) The assessor is not bound to accept a return as correct. The assessor may make an independent investigation of property returned or of taxable property on which no return has been filed. In either case, the assessor may make the assessor's own valuation of the property subject to an ad valorem tax and this valuation is prima facie evidence of the value of the property.
- (b) For investigation, the assessor or the assessor's agent may enter real property during reasonable hours to examine visible personal property and the exterior of a dwelling or other structure on the real property. The assessor or the assessor's agent may enter and examine the interior of a dwelling or other structure or the personal property in it only (1) if the structure is under construction and not yet occupied; (2) with the permission of a person in actual possession of the structure; or (3) in accordance with a court order to compel the entry and inspection. The assessor or the assessor's agent may examine all property records involved. A person shall, on request, furnish to the assessor or the assessor's agent assistance for the investigation and permit the assessor or the assessor's agent to enter a dwelling or other structure to examine the structure or personal property in it during reasonable hours. The assessor may seek a court order to compel entry and production of records needed for assessment purposes.
- (c) An assessor may examine a person on oath. On request, the person shall submit to examination at a reasonable time and place selected by the assessor.

### Sec. 29.45.140. Violations; authorization to prescribe penalties by ordinance.

For knowingly failing to file a tax statement required by ordinance or knowingly making a false affidavit to a statement required by a tax ordinance relative to the amount, location, kind, or value of property subject to taxation with intent to evade the taxation, a municipality may by ordinance prescribe a penalty not to exceed a fine of \$1,000 or imprisonment for 90 days.

### Sec. 29.45.150. Reevaluation.

A systematic reevaluation of taxable real and personal property undertaken by the assessor, whether of specific areas in which real property is located or of specific classes of real or personal property to be assessed, shall be made only in accordance with a resolution or other act of the municipality directing a systematic reevaluation of all taxable property in the municipality over the shortest period of time practicable, as fixed in the resolution or act.



## Appendix A: Alaska Statutes

### Sec. 29.45.160. Assessment roll.

(a) The assessor shall prepare an annual assessment roll. The roll must contain

- (1) a description of all property subject to an ad valorem tax;
- (2) the assessed value of all property subject to an ad valorem tax;
- (3) the names and addresses of persons with property subject to an ad valorem tax.

(b) The assessor may list real property by any description that may be made certain. Real property is assessed to the record owner. The district recorder shall at least monthly provide the assessor a copy of each recorded change of ownership showing the name and mailing address of the owner and the name and mailing address of the person recording the change of ownership. Other persons having an interest in the property may be listed on the assessment records with the owner. The person in whose name property is listed as owner is conclusively presumed to be the legal record owner. If the property owner is unknown, the property may be assessed to "unknown owner". An assessment is not invalidated by a mistake, omission, or error in the name of the owner, if the property is correctly described.

### Sec. 29.45.170. Assessment notice.

(a) The assessor shall give each person named in the assessment roll a notice of assessment showing the assessed value of the person's property that is subject to an ad valorem tax. On each notice is printed a brief summary of the dates when taxes are payable, delinquent, and subject to penalty and interest, and the dates when the board of equalization will sit.

(b) Sufficient assessment notice is given if mailed by first class mail 30 days before the equalization hearings. If the address is not known to the assessor, the notice may be addressed to the person at the post office nearest the property. Notice is effective on the date of mailing.

### Sec. 29.45.180. Corrections.

(a) A person receiving an assessment notice shall advise the assessor of errors or omissions in the assessment of the person's property. The assessor may correct errors or omissions in the roll before the board of equalization hearing.

(b) If errors found in the preparation of the assessment roll are adjusted, the assessor shall mail a corrected notice allowing 30 days for appeal to the board of equalization.





## Appendix A: Alaska Statutes

### **Sec. 29.45.190. Appeal.**

- (a) A person whose name appears on the assessment roll or the agent or assigns of that person may appeal to the board of equalization for relief from an alleged error in valuation not adjusted by the assessor to the taxpayer's satisfaction.
- (b) The appellant shall, within 30 days after the date of mailing of notice of assessment, submit to the assessor a written appeal specifying grounds in the form that the board of equalization may require. Otherwise, the right of appeal ceases unless the board of equalization finds that the taxpayer was unable to comply.
- (c) The assessor shall notify an appellant by mail of the time and place of hearing.
- (d) The assessor shall prepare for use by the board of equalization a summary of assessment data relating to each assessment that is appealed.
- (e) A city in a borough may appeal an assessment to the borough board of equalization in the same manner as a taxpayer. Within five days after receipt of the appeal, the assessor shall notify the person whose property assessment is being appealed by the city.

### **Sec. 29.45.200. Board of equalization.**

- (a) The governing body sits as a board of equalization for the purpose of hearing an appeal from a determination of the assessor, or it may delegate this authority to one or more boards appointed by it. An appointed board may be composed of not less than three persons, who shall be members of the governing body, municipal residents, or a combination of members of the governing body and residents. The governing body shall by ordinance establish the qualifications for membership.
- (b) The board of equalization is governed in its proceedings by rules adopted by ordinance that are consistent with general rules of administrative procedure. The board may alter an assessment of a lot only pursuant to an appeal filed as to the particular lot.
- (c) Notwithstanding other provisions in this section, a determination of the assessor as to whether property is taxable under law may be appealed directly to the superior court.

### **Sec. 29.45.210. Hearing.**

- (a) If an appellant fails to appear, the board of equalization may proceed with the hearing in the absence of the appellant.
- (b) The appellant bears the burden of proof. The only grounds for adjustment of assessment are proof of unequal, excessive, improper, or under valuation based on facts that are stated in a valid written appeal or proven at the appeal hearing. If a valuation is found to be too low, the board of equalization may raise the assessment.
- (c) The board of equalization shall certify its actions to the assessor within seven days. Except as to supplementary assessments, the assessor shall enter the changes and certify the final assessment roll by June 1.
- (d) An appellant or the assessor may appeal a determination of the board of equalization to the superior court as provided by rules of court applicable to appeals from the decisions of administrative agencies. Appeals are heard on the record established at the hearing before the board of equalization.



## Appendix A: Alaska Statutes

### **Sec. 29.45.190. Appeal.**

- (a) A person whose name appears on the assessment roll or the agent or assigns of that person may appeal to the board of equalization for relief from an alleged error in valuation not adjusted by the assessor to the taxpayer's satisfaction.
- (b) The appellant shall, within 30 days after the date of mailing of notice of assessment, submit to the assessor a written appeal specifying grounds in the form that the board of equalization may require. Otherwise, the right of appeal ceases unless the board of equalization finds that the taxpayer was unable to comply.
- (c) The assessor shall notify an appellant by mail of the time and place of hearing.
- (d) The assessor shall prepare for use by the board of equalization a summary of assessment data relating to each assessment that is appealed.
- (e) A city in a borough may appeal an assessment to the borough board of equalization in the same manner as a taxpayer. Within five days after receipt of the appeal, the assessor shall notify the person whose property assessment is being appealed by the city.

### **Sec. 29.45.200. Board of equalization.**

- (a) The governing body sits as a board of equalization for the purpose of hearing an appeal from a determination of the assessor, or it may delegate this authority to one or more boards appointed by it. An appointed board may be composed of not less than three persons, who shall be members of the governing body, municipal residents, or a combination of members of the governing body and residents. The governing body shall by ordinance establish the qualifications for membership.
- (b) The board of equalization is governed in its proceedings by rules adopted by ordinance that are consistent with general rules of administrative procedure. The board may alter an assessment of a lot only pursuant to an appeal filed as to the particular lot.
- (c) Notwithstanding other provisions in this section, a determination of the assessor as to whether property is taxable under law may be appealed directly to the superior court.

### **Sec. 29.45.210. Hearing.**

- (a) If an appellant fails to appear, the board of equalization may proceed with the hearing in the absence of the appellant.
- (b) The appellant bears the burden of proof. The only grounds for adjustment of assessment are proof of unequal, excessive, improper, or under valuation based on facts that are stated in a valid written appeal or proven at the appeal hearing. If a valuation is found to be too low, the board of equalization may raise the assessment.
- (c) The board of equalization shall certify its actions to the assessor within seven days. Except as to supplementary assessments, the assessor shall enter the changes and certify the final assessment roll by June 1.
- (d) An appellant or the assessor may appeal a determination of the board of equalization to the superior court as provided by rules of court applicable to appeals from the decisions of administrative agencies. Appeals are heard on the record established at the hearing before the board of equalization.





## Appendix A: Alaska Statutes

Assessor's Exhibits

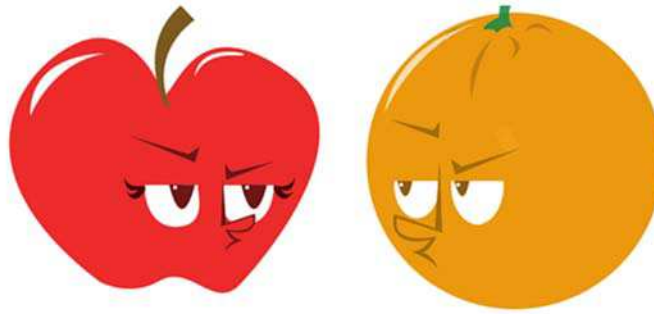
### **Sec. 29.45.230. Tax adjustments on property affected by a disaster.**

- (a) The municipality may by ordinance provide for assessment or reassessment and reduction of taxes for property destroyed, damaged, or otherwise reduced in value as a result of a disaster.
- (b) An assessment or reassessment under this section may be made by the assessor only upon the receipt of a sworn statement of the taxpayer that losses exceed \$1,000. A reduction of taxes may be made only on losses in excess of \$1,000 for the remainder of the year following the disaster. On reassessment, the municipality shall recompute this tax and refund taxes that have already been paid.
- (c) The municipality shall give notice of assessment or reassessment under this section and shall hold an equalization hearing as provided in this chapter, except that a notice of appeal must be filed with the board of equalization within 10 days after notice of assessment or reassessment is given to the person appealing. Otherwise, the right of appeal ceases unless the board finds that the taxpayer is unable to comply.
- (d) In an ordinance authorized by this section, the municipality shall establish criteria for the reduction of taxes on property damaged, destroyed, or otherwise reduced in value as a result of disaster, and may, consistent with this section, prescribe procedures, restrictions, and conditions for assessing or reassessing property and for remitting, refunding, or forgiving taxes.
- (e) [Repealed, § 3 ch 1 SLA 2004.]

ASG 390

# Price per Acre Comparison

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



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

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

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

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

## STANDARD ON MASS APPRAISAL OF REAL PROPERTY—2017

Various graphs can also be used for this purpose. The *Standard on Ratio Studies* (IAAO 2013) stipulates that the level of appraisal for each major group of properties should be within 5 percent of the overall level for the jurisdiction and provides criteria for determining whether it can be concluded from ratio data that the standard has not been met.

Another aspect of uniformity relates to the consistency of assessment levels within property groups. There are several such measures, the preeminent of which is the coefficient of dispersion (COD), which represents the average percentage deviation from the median ratio. The lower the COD, the more uniform the ratios within the property group. In addition, uniformity can be viewed spatially by plotting sales ratios on thematic maps.

The *Standard on Ratio Studies* (IAAO 2013) provides the following standards for the COD:

- Single-family homes and condominiums: CODs of 5 to 10 for newer or fairly similar residences and 5 to 15 for older or more heterogeneous areas
- Income-producing properties: CODs of 5 to 15 in larger, urban areas and 5 to 20 in other areas
- Vacant land: CODs of 5 to 20 in urban areas and 5 to 25 in rural or seasonal recreation areas
- Rural residential, seasonal, and manufactured homes: CODs of 5 to 20.

The entire appraisal staff must be aware of and monitor compliance with these standards and take corrective action where necessary. Poor uniformity within a property group is usually indicative of data problems or deficient valuation procedures or tables and cannot be corrected by application of market adjustment factors.

A final aspect of assessment uniformity relates to equity between low- and high-value properties. Although there are statistical subtleties that can bias evaluation of price-related uniformity, the IAAO literature (see particularly *Fundamentals of Mass Appraisal* [Gloudemans and Almy 2011, 385–392 and Appendix B] and the *Standard on Ratio Studies* [IAAO 2013]) provides guidance and relevant measures, namely, the price-related differential (PRD) and coefficient of price-related bias (PRB).

The PRD provides a simple gauge of price-related bias. The *Standard on Ratio Studies* (IAAO 2013) calls for PRDs of 0.98 to 1.03. PRDs below 0.98 tend to indicate assessment regressivity, the condition in which assessment ratios increase with price. PRDs above 1.03 tend to indicate assessment regressivity, in which assessment ratios decline with price.

The PRB indicates the percentage by which assessment ratios change whenever values double or are halved. For example, a PRB of –0.03 would mean that assessment levels fall by 3 percent when value doubles. The *Standard on Ratio Studies* calls for PRBs of –0.05 to +0.05 and regards PRBs outside the range of –0.10 to +0.10 as unacceptable.

Because price is observable only for sale properties, there is no easy correction for the PRB, which is usually due to problems in valuation models and schedules. Sometimes other ratio study diagnostics will provide clues. For example, high ratios for lower construction classes may indicate that base rates should be reduced for those classes, which should in turn improve assessment ratios for low-value properties.

### 5.3 Holdout Samples

Holdout samples are validated sales that are not used in valuation but instead are used to test valuation performance. Holdout samples should be randomly selected with a view to obtaining an adequate sample while ensuring that the number of sales available for valuation will provide

reliable results for the range of properties that must be valued (holdout samples of 10 to 20 percent are typical). If too few sales are available, later sales can be validated and used for the same purpose. (For a method of using sales both to develop and test valuation models, see "The Use of Cross-validation in CAMA Modeling to Get the Most Out of Sales" (Jensen 2011).)

Since they were not used in valuation, holdout samples can provide more objective measures of valuation performance. This can be particularly important when values are not based on a common algorithm as cost and MRA models are. Manually assigning land values, for example, might produce sales ratio statistics that appear excellent but are not representative of broader performance for both sold and unsold properties. Comparable sales models that value a sold property using the sale of a property as a comparable for itself can produce quite different results when tested on a holdout group.

When a new valuation approach or technique is used for the first time, holdout sales can be helpful in validating use of the new method. In general, however, holdout samples are unnecessary as long as valuation models are based on common algorithms and schedules and the value assigned to a sale property is not a function of its price. Properly validated later sales can provide follow-up performance indicators without compromising the number of sales available for valuation.

### 5.4 Documentation

Valuation procedures and models should be documented. Appraisal staff should have at least a general understanding of how the models work and the various rates and adjustments made by the models. Cost manuals should be current and contain the rates and adjustments used to value improvements by the cost approach. Similarly, land values should be supported by tables of rates and adjustments for features such as water frontage, traffic, and other relevant influences. MRA models and other sales comparison algorithms should document final equations and should be reproducible, so that rerunning the model produces the same value. Schedules of rental rates, vacancy rates, expense ratios, income multipliers, and capitalization rates should document how values based on the income approach were derived.

It can be particularly helpful to prepare a manual, booklet, or report for each major property type that provides a narrative summary of the valuation approach and methodology and contains at least the more common rates and adjustments. Examples of how values were computed for sample properties can be particularly helpful. The manuals serve as a resource for current staff and can be helpful in training new staff or explaining the valuation process to other interested parties. Once prepared, the documents should be updated when valuation schedules change or methods and calculation procedures are revised.

### 5.5 Value Defense

The assessment office staff must have confidence in the appraisals and be able to explain and defend them. This confidence begins with application of reliable appraisal techniques, generation of appropriate valuation reports, and review of preliminary values. It may be helpful to have reports that list each parcel, its characteristics, and its calculated value. Parcels with unusual characteristics, extreme values, or extreme changes in values should be identified for subsequent individual review. Equally important, summary reports should show average values, value changes, and ratio study statistics for various strata of properties. These should be reviewed to ensure the overall consistency of values for various types of property and various locations. (See the *Uniform Standards of Professional Appraisal Practice*, Standards Rule 6-7, for reporting requirements for mass appraisals [The Appraisal Foundation 2012–2013].)

The staff should also be prepared to support individual valuations as required, preferably through comparable sales. At a minimum, staff should be able to produce a property record and explain the basic

# 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

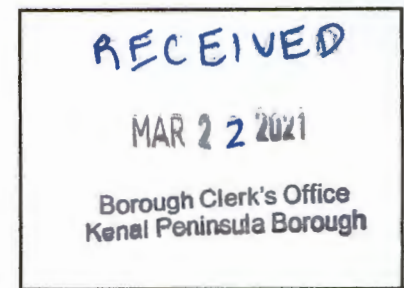
International Association of Assessing Officers. (1990). *Property Appraisal and Assessment Administration*. Chicago: International Association of Assessing Officers.



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.**

Check # 11106

For Official Use Only

Fees Received: \$ 30 — (8)

☐ Cash

☒ Check # 11106 payable to Kenai Peninsula Borough

CREDIT CARDS NOT ACCEPTED FOR FILING FEES

**For Commercial Property: Please include Attachment A**

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.

PIN # 15944008

Account / Parcel Number:	SEACLIFF SUB UNIT 1 PARCEL ID: 15	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	LOPEZ PHILLIP	
Legal Description:	T 2S R 14W SEC 32 SEWARD MERIDIAN HM 0760106 SEACLIFF SUB UNIT 1 BLK 1 TRACT 8	
Physical Address of Property:	21295 Sterling Hwy. Ninilchik, Alaska	

Contact information for all correspondence relating to this appeal:

Mailing Address:	PO BOX 39328 Ninilchik, Alaska 99639		
Phone (daytime):	907-707-7792	Phone (evening):	SAME
Email Address:	philliplopez75@gmail.com		<input type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 92,800.00 Appellant's Opinion of Value: \$ 67,200.00

Year Property was Purchased: 2018 Price Paid: \$ 49,000.00

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

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.**

The Assessment is over value 25% there is no supporting sales or evidence for the increase.

The unsupported increase is malicious and destructive on our tax structure.

**\*\* 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

Phillip A. Lopez  
Printed Name of Appellant / Agent / Representative

Date

19 March 2021

**ASSESSOR'S DESCRIPTION  
ANALYSIS AND RECOMMENDATION**

---

**APPELLANT:** Lopez, Phillip Anthony      **PARCEL NUMBER:** 159-440-08

**PROPERTY ADDRESS OR GENERAL LOCATION:** 21295 Sterling Highway

**LEGAL DESCRIPTION:** T 2S R 14W SEC 32 Seward Meridian HM 0760106  
SEACLIFF SUB UNIT 1 BLK 1 TRACT 8

**ASSESSED VALUE TOTAL:**      **\$92,800**

RAW LAND: \$47,300

SWL (Sewer, Water, Landscaping): \$10,500    Well \$4000, Septic \$6500

IMPROVEMENTS \$35,000    Dwelling \$33000, Drv \$2000

ADDITIONS \$

OUTBUILDINGS: \$

**TOTAL ABOVE GRADE FLOOR AREA:** Card One    **600** Sq. Ft.

**TOTAL FINISHED LIVING AREA:** Card One    **600** Sq. Ft.

Card One, First Level 600 Sq. Ft.      Card One, Second Level      Sq. Ft.

Card One, Basement Unfin.      Sq. Ft.      Card One, Basement Finished      Sq. Ft.

**LAND SIZE** 2.17 Acres      **GARAGE** 894 Sq. Ft.

**LAND USE AND GENERAL DESCRIPTION**

**1) Utilities**

Electricity: Yes

Gas: Yes

Water: Private Well

Sewer: Private Septic

**2) Site Improvements:**

Street: Paved

**3) Site Conditions**

Topography: Flat/Steep

Drainage: Typical

View: Excellent

Easements: Typical for the Kenai Peninsula Borough

**HIGHEST AND BEST USE:** As Currently Improved

**ZONING:** None



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

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

### **Land Comments**

The subject property is a 2.17 acre parcel with excellent views, oceanfront, electric utility, paved maintained road access, and no natural gas utility available. The property has a section labeled as wetlands (1.17 acres) and is being assessed at a lower base rate than the rest of the lot (1.00 acres)

A physical inspection of the land was not afforded to the Assessing Department, however; the current land model was reviewed by Land Appraiser, Matt Bruns. This property is being valued fairly and equitably with surrounding like-kind properties.

For the Ninilchik market area (#310), 47 sales from the last three years were analyzed. The median ratio for all of the sales is 92.13% and Coefficient of Dispersion (COD) is 23.70%. All ratios are within acceptable ranges as set by International Association of Assessing Officers (IAAO).

Ratio Sum	44.14		Excluded	0
Mean	93.91%	Earliest Sale 11/7/2017	# of Sales	47
Median	92.13%	Latest Sale 7/15/2020	Total AV \$	1,594,100
Wtd Mean	89.71%	Outlier Information	Total SP \$	1,776,882
PRD:	1.05	Range 1.5	Minimum	23.41%
COD:	23.70%	Lower Boundary 31.51%	Maximum	193.20%
St. Dev	0.3181	Upper Boundary 150.15%	Min Sale Amt \$	5,000
COV:	33.88%		Max Sale Amt \$	330,000



## **Improvement Comments**

The subject property is a cottage style dwelling over an attached garage. The home was built in 2018 and has an effective age of 2019. The 1 story frame upper has 600 square feet of living space. The main source of heat is space heat with the attached garage being heated and finished at 894 square feet. The quality of construction is Fair+ (F+). The gable style roof is metal and the exterior has metal siding. The foundation is a monolithic slab. The property is outfitted with a private septic system and a private well.

The subject property was last inspected on 7/25/2018. At that time the percent complete was estimated at 40%. The property was informally appealed in 2019 and a downward adjustment was made. Mr. Lopez appealed again in 2020 and that value was settled in favor of the appellant for one year due to Covid-19. The property was again appealed for the 2021 tax period. There were many attempts to schedule an interior inspection with Mr. Lopez. However, he first requested only vaccinated staff be on his property, which of course is a violation of staff HIPAA rights to disclose. The Assessing Department then attempted to schedule a virtual inspection where Mr. Lopez would use either his own personal device, or an Assessing Department issued iPad to video, or photograph, the interior of his home. Mr. Lopez then raised concerns about the security of such a venture and denied any virtual interior inspection, or even the scheduling of such an inspection until his concerns were mitigated. I contacted the IT department and established reasonable security for such an inspection. When proposed to the appellant, he advised that he does not use Apple products and would not allow such an inspection due to his beliefs of the insecurity of the virtual inspection. Mr. Lopez has repeatedly denied access to his property, and I informed him that under the KPB code 5.12.060(P) "if access is denied, the appellant shall be precluded from offering evidence regarding the interior condition of the evidence." It was at this point his communication with me ended.

The percent complete for 40% estimated on 7/25/2018 remains on the dwelling. The percent complete estimated in 2018, as referenced in our evidence packet, estimates that no plumbing has been roughed in, no electric has been roughed in, no heating system has been established, no insulation has been added, no floors, no cabinets, no drywall, and no finishing has been done on this structure. We estimate that Mr. Lopez has completed these items but were unable to confirm due to lack of access. We did provide Mr. Lopez with a \$50K Residential Exemption form, which he completed and was approved. With the submission of this form, he is declaring that this is his primary residence and we would estimate that he has completed the construction and will be updated for 2022 to reflect that the structure is 100% complete.

The current sales ratio for the subject properties market area is 93.93%.

**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 reviewed all physical characteristics of the subject property to ensure all data was accurately captured.

### **ASSESSOR'S RECOMMENDATION:**

**APPELLANT:** Lopez, Phillip Anthony

**PARCEL NUMBER:** 159-440-08

**LEGAL DESCRIPTION:** T 2S R 14W SEC 32 Seward Meridian HM 0760106 SEACLIFF SUB  
UNIT 1 BLK 1 TRACT 8

**TOTAL:**

**BOARD ACTION:**

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

## SUBJECT PHOTOS





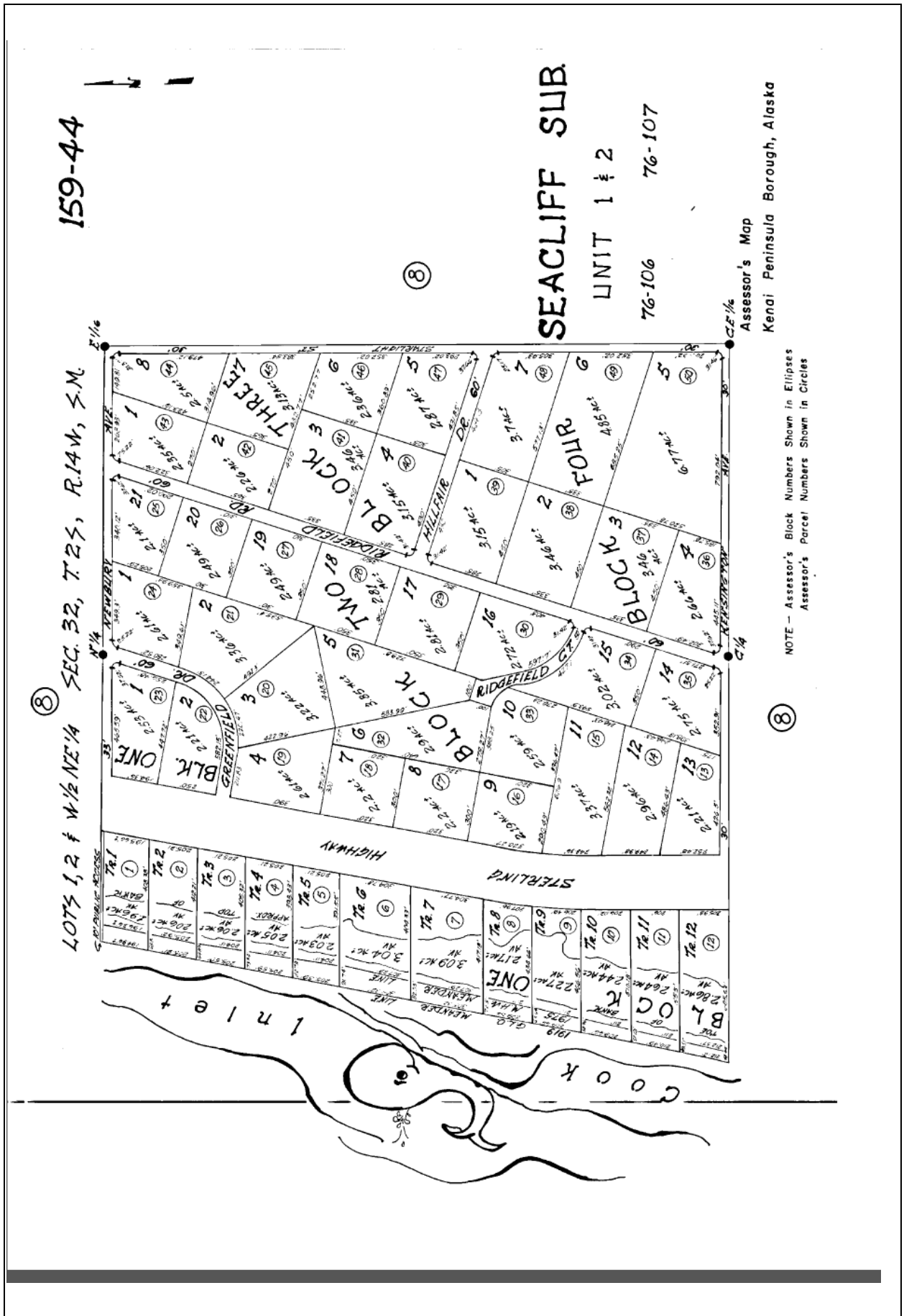
## SUBJECT PHOTOS



**SUBJECT MAP**



# SUBJECT MAP





# KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

159-440-08

Card R01

Assessor's Exhibit  
2021

50024

21295 STERLING HWY

## ADMINISTRATIVE INFORMATION

**LEGAL DESCRIPTION:**  
T 2S R 14W SEC 32 Seward Meridian HM 0760106 SEACLIFF SUB  
UNIT 1 BLK 1 TRACT 8

**PRIMARY OWNER**  
LOPEZ PHILLIP ANTHONY  
PO BOX 39328  
NINILCHIK, AK 99639-0328

Neighborhood:  
1310 Ninilchik and Vicinity  
Property Class:  
110 Residential Dwelling - single  
TAG:  
68 - WESTERN EMERGENCY SVS

## Residential Dwelling - single

### EXEMPTION INFORMATION

### VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	35,200	35,200	35,200	35,200	47,300	47,300
Improvements	1,800	1,800	1,700	37,700	19,900	45,500
Total	37,000	37,000	36,900	72,900	67,200	92,800

### LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		1.00	14,200	14,200	14,200	A View Excellent	150	21,300	46,200
							F Waterfront Ocean	100	14,200	
							R Paved			
							q Topo Steep			
							X Elec Yes			
							O Gas No	-25	-3,550	
Remaining/Wetlands	49 User Definable Land Formul		1.17	940	940	1,100	None			1,100
ASSESSED LAND VALUE (Rounded) :									31,950	47,300

### MEMOS

**Building Notes**  
07/18 DJ CHECK @ CANVASS FOR% COMP POLE BLDG TYPE CONSTRUCTION  
05/20 AW NO CHANGE, OVERRIDE TOTAL VALUE \$67,200 FOR 2020 ONLY  
**Bluff Erosion Property**  
07/2018 DJ BLUFF 45' FROM LEFT REAR CORNER  
**2020 Value Override COVID-19**  
**Real Estate Listing on File**

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

ORIGINAL



# 2021

Irsn: 50024

## PHYSICAL CHARACTERISTICS

Style: COTTAGE

Occupancy Single Family

Story Height: 1.0

Finished Area 600

None

## ROOFING

Material: Metal

Gable

Framing: Std for class

Pitch: Medium 5/12 to 8/12

# FOUNDATION

**Footing:** Monolithic slab

Walls: Monolithic slab-no wall

## DORMERS

None

## FLOORING

2.0 Plywd sub Base Allowance

## EXTERIOR COVER

2.0 Al/St siding

## INTERIOR WALLS

2.0 Normal for Class

## HEATING AND PLUMBING

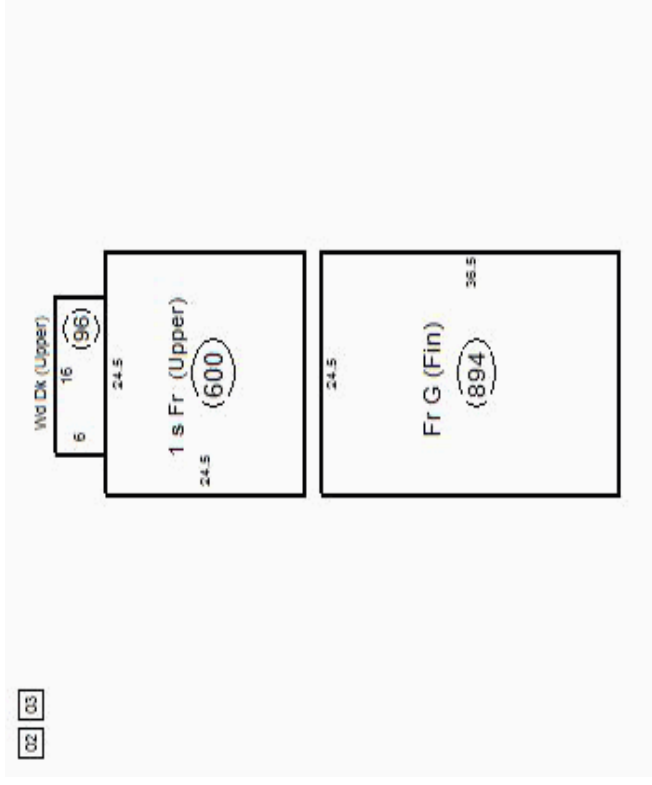
Primary Heat: space heater

2-Fixt.Baths:	0	0	Kit sink:	1	1
---------------	---	---	-----------	---	---

3 Ext. Baths: 1 3 Water Htr: 1 1

41st. Baths: 0 0 Extra fix: 0

5-Fixt Baths:	0	0	TOTAL fix:	5
---------------	---	---	------------	---



R01  
159-440-08

Construction	BaseArea	floor	FinArea	Value
Wood Frame	600	2.0	600	42,440

INTERIOR		TOTAL BASE	42,440
Frame/Siding/Roof/Dormer			560
Loft/Cathedral			0
Interior finish			0
Basement finish			0
Heating			-1,540
Plumbing			3,120
Fireplaces/woodstoves			0
Other (Ex.Liv, AC, Attic, ...)			0
TOTAL INT			2,140

EXT FEATURES		GARAGES	
Description		Att Garage	26,900
1 WDDK/	1,750	Att Carport	0
		Bsmt Garage:	0
		Ext Features	1,750

TOTAL GAR/EXT FEAT	<u>28.650</u>
--------------------	---------------

SUB-TOTAL	73,230
-----------	--------

Quality Class/Grade F+ .95

GRADE ADJUSTED VALUE (rounded)	<b>69.570</b>
--------------------------------	---------------

## SUMMARY OF IMPROVEMENTS

Improvement	Story or Ht	Grade	Yr.Blt.	Eff Const	Count	Base Rate	Adj Rate	W	L	Size/ Area	Comp		Pys		Obs		Fnc Depr	RDF	Loc Adj	Comp %	Value		
											Value	Value	Depr	Depr	Depr	Depr							
D	DWELL	1.0	F+	2018	2019	0.00	0.00	0	0	0	69,570	2	0	0	0	0	0	100	121	40	33,000		
G01	ATTGAR	0.00		0	0	21.27	28.08	25	37	894	26,900	0	0	0	0	0	0	0		100	0		
02	SWL	0.00	Avg	3000	3000	0.00	0.00	0	0	1	10,500	0	0	0	0	0	0	0		100	10,500		
03	DRIVE	0.00	Avg	3000	3000	2,000.00	2,000.00	0	0	1	2,000	0	0	0	0	0	0	0		100	2,000		
TOTAL IMPROVEMENT VALUE (for this card)																						45,500	

TOTAL IMPROVEMENT VALUE (for this card)

## SPECIAL FEATURES

Description			
G01 H	894	1,797	
G01 IF	894	6,81	
02 PRIV/SEPT	1	6,500	
02 SWL-PRV	1	4,000	

159-440-08 R01

Parcel # 159-440-08

Cd # 1 of 1

InspDate 7-25-18

Appraiser DJ

STR. OVERRIDE VALUE

Redraw: Y N

Reinspect: Y N

Yr. 2020

Supp. Roll Y N

Insp Reason: L

Property Class		Occupancy		Type	Quality	
VA 100	Condo 140	Single Family	Condo	Material		
VA(Lnd Imp) 105	AB 190	Duplex	Townhouse	Frame	Cabin	G
RS 110	CM VC 300	Triplex		Log	P	VG
RS 112	CM(Lnd Imp) 305	4-6 Family	Yr Blt 2018	Mas	L	EX
RC 120	CM 350	Multi-family	Eff Yr 2019		F	HVI
MH 130	LH VA 600	Other	Pct.Comp. 40%		AV	HVII
MH (only) 131	LH (Lnd Imp) 605	Extra Living Units				
MH 132	Other	Designed	Converted			

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

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

SWL		LAND INFLUENCES									
Cistern	Private Septic	Community	Y	N	View	N	L	G	E	Street Access	
Septic(3-plex)	Sand Point	Gas		X	CCRs			Airstrip		Paved	Grv Maint
Crib	Spring	Electric	X	X	HOA			For Sale		PLAT	Grv Unmain
Septic (dup)	Private Water	Public H2O		X	Hwy Fnt	X		Ag Rights		Water Front	
	Sep(Holding)Tk	Public Sewer		X	Easement*			Other*		Ocean	River
LT#	RC#2	RR#20	Other#	TORO	Sleep	Ravine	Other	Wellands		Pond	Dedicated
										BOAT Launch	

LAND NOTES: Bluff 45' From Left Rear corner

ADDITIONS/STAND ALONE STRUCTURES

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

DELETE ALL EXISTING OUTBUILDINGS? Y N

Code	Qual	Yr Blt	Eff Yr	Size	Value	Features
Drive						

NOTES:

RI 2020 For % comp

Pole Bldg type Construction

KENAI PENINSULA BOROUGH FIELD APPRAISAL DATA FORM

Size Ranges ➡		Cabin = 0 - 500 s.f.			Cottage = 501 - 800 s.f.			Res. = 801 - Infinity				
QUALITY	mean = 70%		mean = 85%		mean = 100%		mean = 115%		mean = 135%		mean = 165%	
	LOW 65 - 75%	#	FAIR 80 - 90%	#	AVERAGE 95 - 105%	#	GOOD 110 - 120%	#	VERY GOOD 125 - 145%	#	EXCELLENT 150 - 180%	#
FLOOR COVER	NONE or low grade on subfloor (no padding, etc)	2.25 2.10 1.95	Below average grade covering on Subfloor	2.70 2.55 2.40	Average builder-grade floor covering	3.15 3.00 2.85	10 - 20% above average grade floor covering	3.60 3.45 3.30	Very Good, upper-end floor coverings throughout	4.35 4.05 3.75	Excellent high-quality throughout	5.40 4.95 4.50
CABINETS & COUNTER TOPS	NONE or low grade (may be owner-built)	3.00 2.80 2.60	Below average commercial type	3.60 3.40 3.20	Average builder-grade	4.20 4.00 3.80	Upper end builder-grade quality (double vanities, etc)	4.80 4.60 4.40	Very Good cabinets and countertops (double vanities, etc)	5.80 5.40 5.00	Excellent high-quality throughout	7.20 6.60 6.00
KITCHEN APPLIANCES	NONE or low grade ROV only (no dishwasher, etc)	2.25 2.10 1.95	Below average builder-grade package	2.70 2.55 2.40	Average builder-grade package	3.15 3.00 2.85	Upper end builder-grade package	3.60 3.45 3.30	Very Good, high quality appliance package	4.35 4.05 3.75	Excellent high-quality throughout	5.40 4.95 4.50
FIXTURES Plumbing/Lighting	NONE or low grade	2.25 2.10 1.95	Lower grade commercial type fixtures	2.70 2.55 2.40	Builder-grade stock item fixtures	3.15 3.00 2.85	Upper end builder-grade fixtures	3.60 3.45 3.30	Very Good grade plumbing & lighting fixtures throughout	4.35 4.05 3.75	Excellent high-quality throughout	5.40 4.95 4.50
INTERIOR Door/Window Trim	NONE, owner-built or photo finish	1.50 1.40 1.30	Mahogany doors and photo finish trim	1.80 1.70 1.60	Average wood doors and trim	2.10 2.00 1.90	Above average quality doors and wood trim	2.40 2.30 2.20	Very Good quality custom doors and sculptured good wood trim	2.90 2.70 2.50	Excellent high-quality, exotic woods, Hand-finished unique designs	3.60 3.30 3.00
INTERIOR Partition Walls	NONE or Plywood/OSB	7.50 7.00 6.50	Below average paneling / sheetrock	9.00 8.50 8.00	Textured sheetrock and/or average paneling	10.5 10.0 9.50	Textured sheetrock with good quality wallpaper and/or wood paneling	12.0 11.5 11.0	High quality wallpaper, wood paneling and/or wainscoting, etc	14.5 13.5 12.5	Excellent high quality wallpaper, wood paneling and/or wainscoting, etc	18.0 16.5 15.0
CEILINGS	NONE, Plywood/OSB or below 8' height	3.75 3.50 3.25	Acoustic tile or sheetrock and full 8' ceiling height	4.50 4.25 4.00	Textured sheetrock & standard 8' ceiling height	5.25 5.00 4.75	Textured sheetrock 9' or 10' ceiling height. Vaulted or cathedral ceiling	6.00 5.75 5.50	Same as before but may include good wood paneling on open-beam ceiling	7.25 6.75 6.25	Same as before but may be unique in design, detail and effect	9.00 8.25 7.50
WINDOW FENESTRATION	Minimal single-pane low grade sliders or non-opening	15.0 14.0 13.0	Smaller than average sliding or crank-out w/storm windows	18.0 17.0 16.0	Ample average quality sliding or crank-out thermo pane	21.0 20.0 19.0	Good quality, larger than average. Some round, half-round, octagon, etc	24.0 23.0 22.0	Abundant Very Good quality windows (Low "E" reflective, etc)	29.0 27.0 25.0	Same as before but may be unique in design, detail and effect	36.0 33.0 30.0
OVERALL WORKMANSHIP	Low cost, poor quality workmanship and design. Below minimum standard. No design or detail	37.5 35.0 32.5	Below average workmanship but meets minimum standards. 2 X 4 construction. Minimal design	45.0 42.5 40.0	Average workmanship, meets or exceeds minimum standard. 2 X 6 construction	52.5 50.0 47.5	Above average workmanship with some attention to design and detail. 2 X 6 construction Energy Eff. Package	60.0 57.5 55.0	Very Good workmanship. Good attention to interior refinements and detail; exterior has some custom design and ornamentation	72.5 67.5 62.5	Excellent high quality workmanship, finishes and appointments and attention to detail. Unique in design, etc	90.0 82.5 75.0

Completion Estimate	%	Total
Plans Permits & Surveying	2	2
Water/Sewer Rough-in	2	4
Excavation, Forms, & Backfill	2	6
Foundation	8	14
Rough Framing	15	35
Windows & Exterior Doors	2	37
Roof Cover	3	40
Plumbing Rough-in	4	44
Insulation	1	45
Electrical Rough-in	6	51
Heating	5	56
Exterior Cover & Paint	6	62
Int. Drywall, Tape & Texture	8	70
Int. Cabinets, Doors, Trim Etc.	13	83
Plumbing Fixtures	5	88
Floor Covers	3	91
Built in Appliances	3	94
Light Fixtures & Finish Hardware	2	96
Painting & Decorating	4	100
Total Completion	408	

QUALITY	70% of P	G-	110%
CBN -	80% of P	G	115%
CBN +	90% of P	G+	120%
P -	< 40%	VG-	125%
P	50%	VG	135%
P+	60%	VG+	145%
L -	65%	EX-	150%
L	70%	EX	165%
L+	75%	EX+	180%
F -	80%	HVI-	185
F	85%	HVI	190%
F+	90%	HVI+	195%
A -	95%	HVI	200%+
A	100%		
A+	105%		

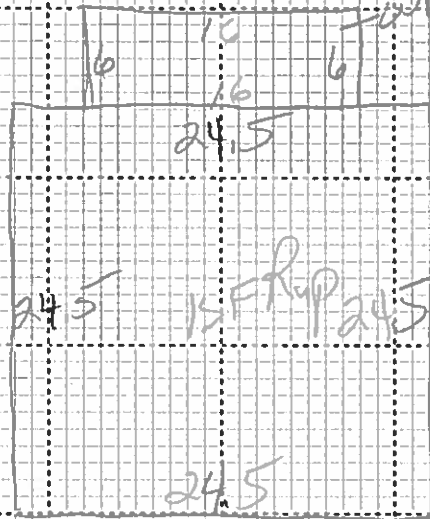


~~2018~~ ~~SEPP~~  
and 2019 input

LEVEL 2

15' 10" ~~10' 10"~~

WOODK up



LEVEL 1

36.5



BELOW GRADE

well  
Septic  
metal sdr  
Metal Root

Lower Level Ext Cover: None Alum/Steel B & Batt Conc Blk Log Rustic Log Solid Plywood Stucco T1-11 Vinyl Wood

Concrete

Concrete Block

Treated Wood

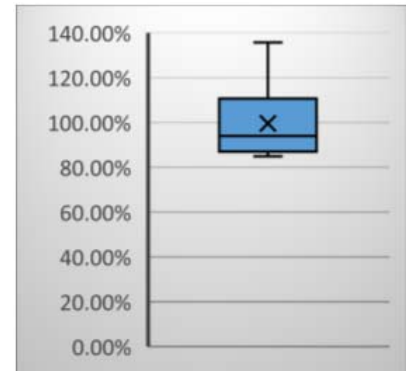
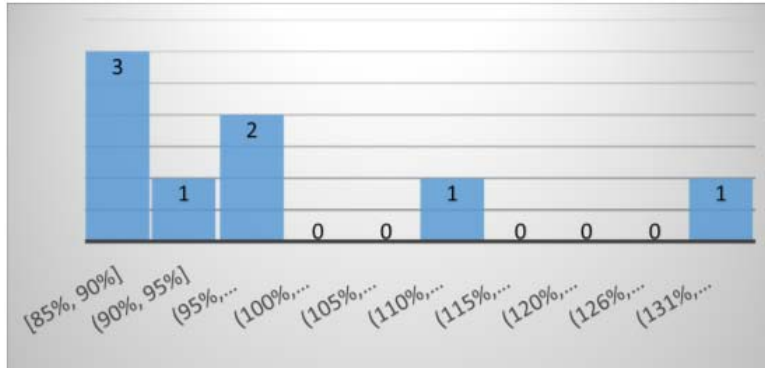
Lower Level Wall Framing:



**NBH # 310**

**HT CAB-COTT**

<b>RATIO SUM:</b>	7.96		2.40	<b># OF SALES:</b>	8
<b>MEAN:</b>	99.55%	<b>Earliest Sale</b>	1/31/2018	<b>TOTAL AV:</b>	\$ 1,029,000
<b>MEDIAN:</b>	<b>93.93%</b>	<b>Latest Sale</b>	6/24/2020	<b>TOTAL SP:</b>	\$ 1,036,600
<b>WTD MEAN:</b>	99.27%	<b>Outlier Information</b>		<b>MINIMUM:</b>	84.88%
<b>PRD:</b>	100.29%	<b>Range</b>	1.5	<b>MAXIMUM:</b>	135.68%
<b>COD:</b>	12.63%	<b>Lower Boundary</b>	51.42%	<b>MIN SALE AMT:</b>	\$ 43,000
<b>St. Dev:</b>	17.46%	<b>Upper Boundary</b>	146.26%	<b>MAX SALE AMT:</b>	\$ 213,000
<b>COV:</b>	17.54%				



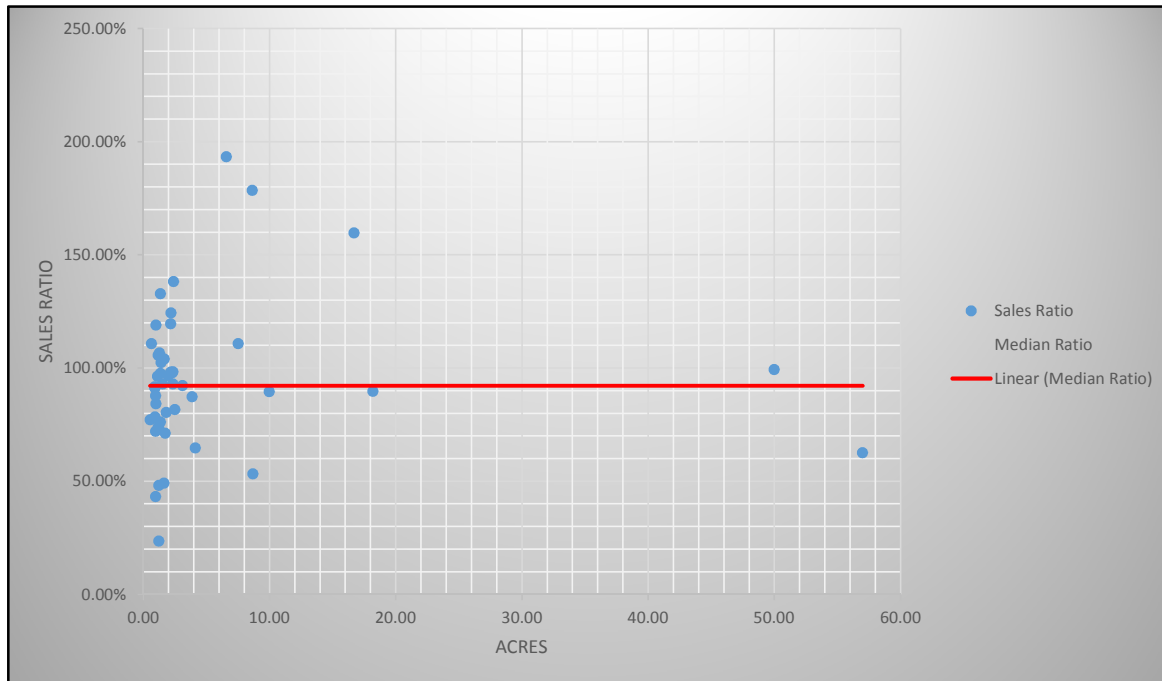
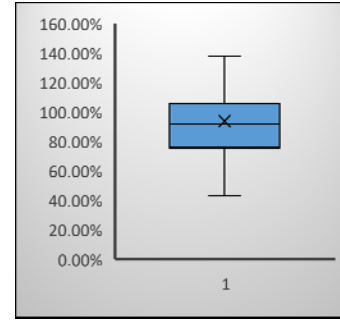
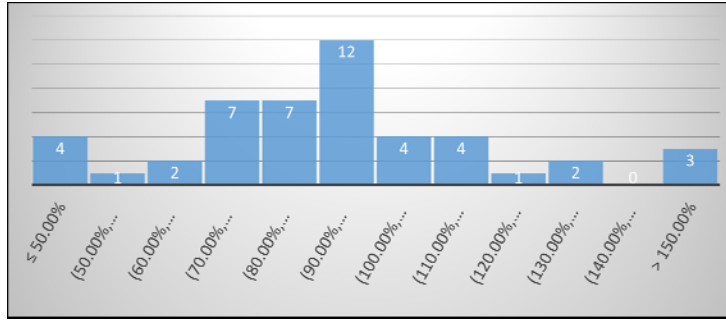
# RATIO STUDY

<b>RATIO SUM:</b>	7.96	2.40		<b># OF SALES:</b>	8
<b>MEAN:</b>	99.55%	<b>Earliest Sale</b>	1/31/2018	<b>TOTAL AV:</b>	\$ 1,029,000
<b>MEDIAN:</b>	<b>93.93%</b>	<b>Latest Sale</b>	6/24/2020	<b>TOTAL SP:</b>	\$ 1,036,600
<b>WTD MEAN:</b>	99.27%	<b>Outlier Info</b>		<b>MINIMUM:</b>	84.88%
<b>PRD:</b>	100.29%	<b>Range</b>	1.50	<b>MAXIMUM:</b>	135.68%
<b>COD:</b>	12.63%	<b>Lower Bound:</b>	51.42%	<b>IN SALE AMT:</b>	\$ 43,000
<b>St. Dev:</b>	0.1746	<b>Upper Bound:</b>	146.26%	<b>EX SALE AMT:</b>	\$ 213,000
<b>COV:</b>	17.54%				\$ -

<b>SALE DATE:</b>	2021
<b>HOUSE TYPE:</b>	CAB-COTT
<b>MKT AREA:</b>	310
	POST

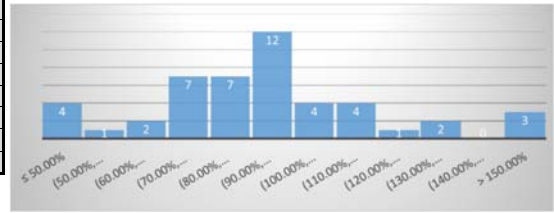
PIN	AREA	IMPS	LAND	AV	SP	RATIO	HTYPE	DATE	QUAL
15701033	310	\$ 22,300	\$ 14,200	\$ 36,500	\$ 43,000	84.88%	71	1/31/2018	F
15721022	310	\$ 136,100	\$ 72,600	\$ 208,700	\$ 213,000	97.98%	72	2/3/2020	A
15723109	310	\$ 91,200	\$ 34,100	\$ 125,300	\$ 138,000	90.80%	73	5/8/2019	A-
15901081	310	\$ 137,100	\$ 32,500	\$ 169,600	\$ 125,000	135.68%	72	6/24/2020	A-
15901111	310	\$ 118,900	\$ 19,900	\$ 138,800	\$ 156,600	88.63%	72	9/28/2018	A
15945007	310	\$ 94,300	\$ 17,200	\$ 111,500	\$ 129,000	86.43%	72	11/13/2018	A
15949007	310	\$ 71,200	\$ 15,000	\$ 86,200	\$ 75,000	114.93%	72	9/6/2019	F
18532007	310	\$ 138,600	\$ 13,800	\$ 152,400	\$ 157,000	97.07%	72	8/23/2019	A

Ratio Sum	44.14		Excluded	0
Mean	93.91%	Earliest Sale 11/7/2017	# of Sales	47
Median	92.13%	Latest Sale 7/15/2020	Total AV \$	1,594,100
Wtd Mean	89.71%	Outlier Information	Total SP \$	1,776,882
PRD:	1.05	Range 1.5	Minimum	23.41%
COD:	23.70%	Lower Boundary 31.51%	Maximum	193.20%
St. Dev	0.3181	Upper Boundary 150.15%	Min Sale Amt \$	5,000
COV:	33.88%		Max Sale Amt \$	330,000



# LAND SALES RATIO STUDY

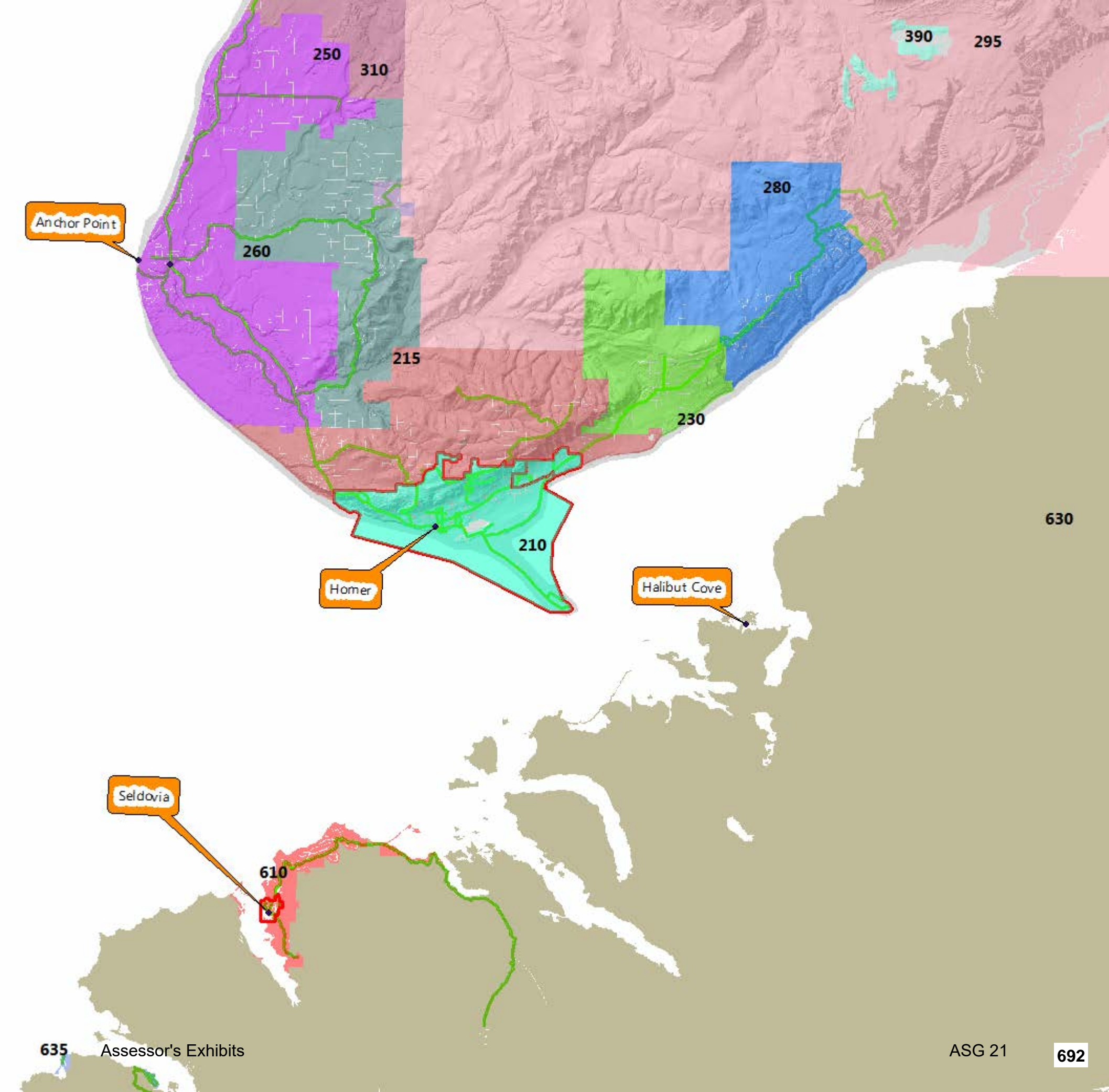
Ratio Sum	44.14	2.69	Excluded	0
Mean	93.91%	Earliest Sale 11/7/2017	# of Sales	47
Median	92.13%	Latest Sale 7/15/2020	Total AV	\$ 1,594,100
Wtd Mean	89.71%	Outlier Information	Total SP	\$ 1,776,882
PRD:	1.05	Range 1.5	Minimum	23.41%
COD:	23.70%	Lower Boundary 31.51%	Maximum	193.20%
St. Dev	0.3181	Upper Boundary 150.15%	Min Sale Amt	\$ 5,000
COV:	33.88%		Max Sale Amt	\$ 330,000



NBH

neighborhooc	pxfer_date	lrn	PIN	Total Acres	Current Land Val	Sale Price	LandType	SaleCd	2020 Cert	Lanc	Ratio
310	2/25/20	47347	15701207	2.35	\$ 16,700	\$ 17,000	20	C	\$16,700		98.24%
310	8/14/18	98643	15703098	16.71	\$ 79,800	\$ 50,000	20	C	\$79,800		159.60%
310	3/18/19	47667	15706402	1.00	\$ 12,800	\$ 29,700	20	Z	\$12,800		43.10%
310	9/23/19	47677	15706412	1.20	\$ 14,000	\$ 13,250	20	C	\$14,000		105.66%
310	6/25/20	47680	15706415	1.28	\$ 14,600	\$ 20,000	20	C	\$14,600		73.00%
310	8/14/18	47687	15706422	2.50	\$ 20,800	\$ 25,500	20	Z	\$20,800		81.57%
310	8/15/19	47817	15710034	1.25	\$ 7,200	\$ 15,000	20	C	\$7,200		48.00%
310	1/8/18	47819	15710036	1.25	\$ 4,800	\$ 20,500	20	C	\$4,800		23.41%
310	3/31/20	48108	15719031	0.55	\$ 7,700	\$ 10,000	20	C	\$7,700		77.00%
310	6/21/19	48118	15720006	2.30	\$ 17,600	\$ 18,000	20	C	\$17,600		97.78%
310	8/22/19	48124	15720012	3.12	\$ 58,500	\$ 63,500	20	Z	\$58,500		92.13%
310	10/29/18	48246	15723120	1.00	\$ 34,100	\$ 47,400	20	Z	\$34,100		71.94%
310	6/3/19	48275	15724014	1.65	\$ 15,700	\$ 32,000	20	C	\$15,700		49.06%
310	8/5/19	48309	15725004	1.99	\$ 50,700	\$ 52,500	20	Z	\$50,700		96.57%
310	3/25/20	48317	15725012	1.30	\$ 24,500	\$ 23,000	20	C	\$24,500		106.52%
310	8/14/18	48329	15726006	7.53	\$ 39,300	\$ 35,500	20	Z	\$39,300		110.70%
310	10/30/18	95272	15901136	2.35	\$ 78,100	\$ 84,100	20	V	\$78,100		92.87%
310	6/21/19	92865	15901257	1.36	\$ 31,700	\$ 32,500	20	C	\$31,700		97.54%
310	8/6/19	92892	15901284	1.56	\$ 28,800	\$ 31,000	20	V	\$28,800		92.90%
310	6/14/19	48472	15901302	10.00	\$ 38,500	\$ 43,000	20	C	\$38,500		89.53%
310	6/8/20	48528	15901440	1.68	\$ 18,700	\$ 18,000	20	C	\$18,700		103.89%
310	7/19/19	48791	15908011	57.00	\$ 139,200	\$ 223,000	20	V	\$139,200		62.42%
310	11/7/17	92016	15911139	3.87	\$ 21,800	\$ 25,000	20	V	\$21,800		87.20%
310	9/20/19	48865	15911202	50.00	\$ 327,400	\$ 330,000	20	C	\$327,400		99.21%
310	2/23/18	49161	15915057	1.01	\$ 10,700	\$ 9,000	20	C	\$10,700		118.89%
310	5/7/20	49743	15930027	1.38	\$ 3,800	\$ 5,000	20	C	\$3,800		76.00%
310	8/24/18	101177	15930125	4.13	\$ 22,600	\$ 35,000	20	Z	\$22,600		64.57%
310	5/25/18	49852	15935002	18.20	\$ 28,700	\$ 32,000	20	V	\$28,700		89.69%
310	6/12/20	88820	15936031	1.19	\$ 12,500	\$ 16,932	20	C	\$12,500		73.82%
310	5/29/20	90037	15936056	0.92	\$ 10,900	\$ 11,900	20	V	\$10,900		91.60%
310	11/18/19	90038	15936057	1.36	\$ 13,400	\$ 10,100	20	C	\$13,400		132.67%
310	3/27/20	49881	15938005	8.66	\$ 22,300	\$ 12,500	20	V	\$22,300		178.40%
310	7/11/18	49932	15942006	1.42	\$ 12,800	\$ 12,500	20	Z	\$12,800		102.40%
310	1/29/18	50024	15944008	2.17	\$ 47,300	\$ 48,200	20	Z	\$47,300		98.13%
310	10/30/18	50038	15944022	2.21	\$ 20,500	\$ 16,500	20	C	\$20,500		124.24%
310	7/19/19	50125	15947004	2.18	\$ 21,500	\$ 18,000	20	C	\$21,500		119.44%
310	8/3/18	50147	15947026	0.66	\$ 37,100	\$ 33,500	20	C	\$37,100		110.75%
310	7/27/18	50317	15953003	2.40	\$ 28,300	\$ 20,500	20	Z	\$28,300		138.05%
310	5/13/19	50344	15954006	6.60	\$ 48,300	\$ 25,000	20	V	\$48,300		193.20%
310	11/25/19	50395	15956115	8.70	\$ 42,500	\$ 80,000	20	V	\$42,500		53.13%
310	6/28/19	50434	15958006	1.00	\$ 5,700	\$ 6,500	20	Z	\$5,700		87.69%
310	8/29/19	50447	15959007	0.95	\$ 17,300	\$ 19,000	20	C	\$17,300		91.05%
310	7/10/19	50492	15959052	0.94	\$ 13,700	\$ 17,500	20	C	\$13,700		78.29%
310	1/3/19	50523	15961015	1.13	\$ 15,200	\$ 15,800	20	V	\$15,200		96.20%
310	1/10/20	50537	15961029	1.01	\$ 14,300	\$ 17,000	20	C	\$14,300		84.12%
310	7/15/20	83020	18532070	1.76	\$ 19,200	\$ 27,000	20	C	\$19,200		71.11%
310	9/14/18	81673	18532071	1.83	\$ 22,500	\$ 28,000	20	C	\$22,500		80.36%





Anchor Point

Homer

Halibut Cove

Seldovia

Phone Log Print out  
Adeena Wilcox

**4/8/20 3:09 PM      Phillip Lopez    159-440-08    (970) 707-7792** called very upset, we went over values and sales. He wasn't interested. He was upset that the last person there suck the door tag on his door and the "adhesive" took his paint off. I explained we don't have adhesive on them. He didn't agree. He was VERY upset that Stephen was a "contractor" from out of state because he called him with an out of state cell phone. I explained Stephen was in fact an employee using his person cell, without reimbursement, to contact taxpayers' since we are working remotely. We talked about what he felt the place is currently worth and agreed to \$67,200 for 2020 and Stephen will send an email. This is the value he put on his appeal.

**4/12/21      11:15 AM      Phillip Lopez    159-440-08    (907) 707-7792** 04/12/21 10:45 am:

I returned Mr. Lopez' phone call and let him know that he was on speakerphone and I had the Appraisal Manager, Scott Romain in my office. He immediately demanded that I to take him off speakerphone, that it violated federal law and the demanded to know if I was recording the conversation. I let him know that I was not recording the phone call. He then started stating that he did not want an interior inspection and that we could not confirm that we would not have covid, and we cannot force him to video the interior of his home. I said that was fine and within his rights as a taxpayer to deny and interior inspection. He stated that he planned on stopping in the office tomorrow to drop off the discovery items and it's was this point in the conversation he called me "deary" and I asked him not to. He said that he will refer to me as Ms. Wilcox and I am to call him Mr. Lopez. I asked him if he would still like us to do an exterior inspection and he stated that we have already been to the property twice before and we don't need to measure it again. I said that is fine, we will note that he did not want us on the property. To this he became extremely agitated and told me no that's not what he said, that he was still waiting for us to fix the paint on his door that I said that we would fix. I let him know that I did not say that we would fix any paint on his door and he stated yes I did, last year when he called. I said that the clerk's office would contact him with when his evidence is due and when his hearing would be. He hung up on me at that point.

I put a staff safety warning to staff off property on the file. I noted that the file should be changed to 100% complete for 2022. I notified Michelle at the clerk's office that we may need to request security for his hearing and I notified Mr. Baisden of the conversation.

3/8/21	12:00PM	<b>Lopez, Phillip</b>	159-440-08	(907) 707-7792	Called Mr. Lopez regarding his increase in value. He advised he would file an appeal because he felt his value was incorrectly and excessively valued. He also said he was going to file a malicious harrassment charge against me. He hung up before I could explain any further his increase.
--------	---------	---------------------------	------------	----------------	---

3/23/21	3:45PM	<b>Lopez, Phillip</b>	159-440-08	(907) 707-7792	Called Mr. Lopez who advised he is a 100% disabled veteran. I advised I would have Susan Guzman give him a call and or email him regarding exemptions that he does qualify for.
---------	--------	---------------------------	------------	----------------	---

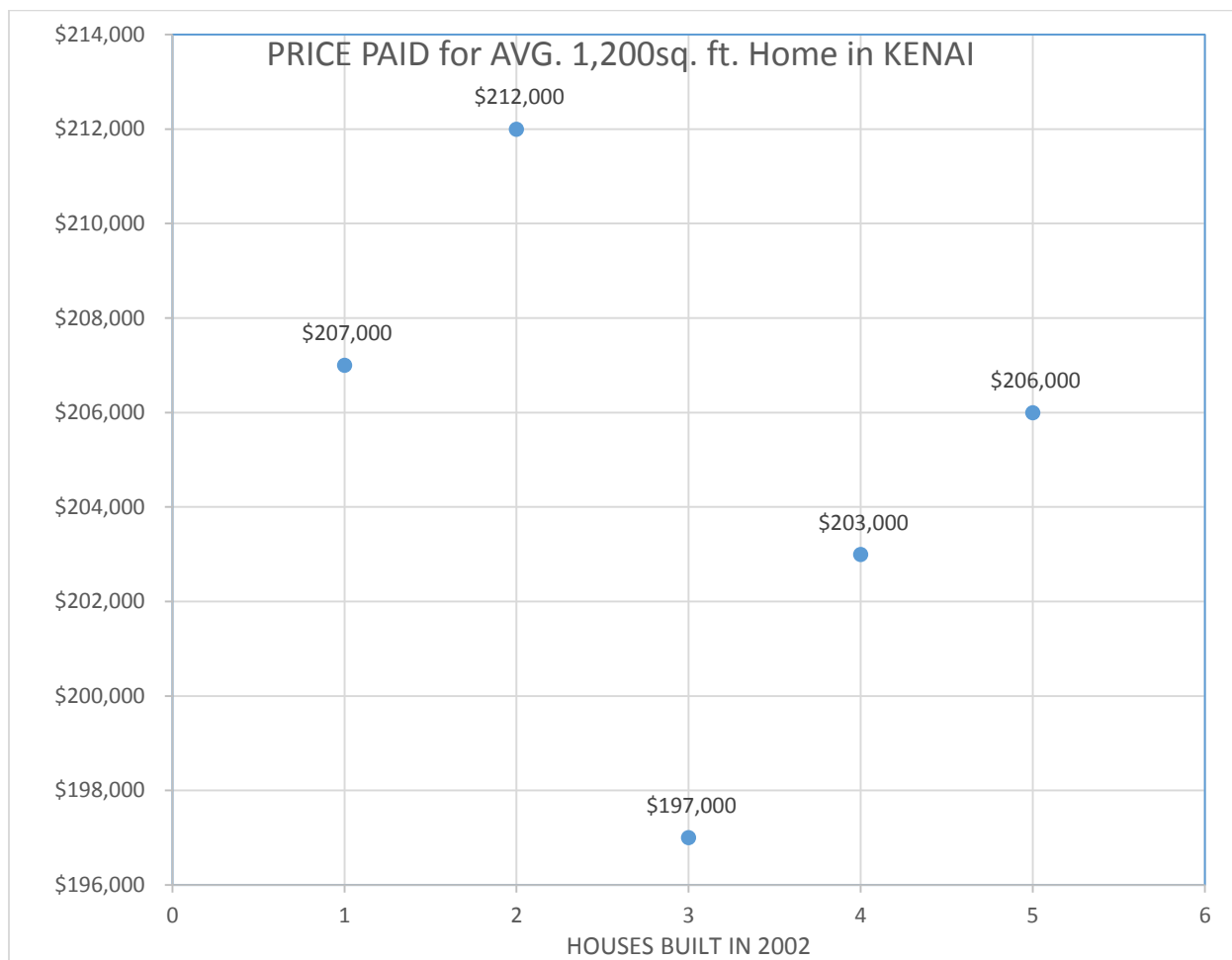


4/12/21	10:30AM	<b>Lopez, Phillip</b>	159-440-08	(907) 707-7792	<p>Called Mr. Lopez to schedule the inspection of his appealed property. He stated he was worried about the security of doing a zoom meeting inspection which I offered. I tried to schedule a date and time to do the inspection but he stated that until he was assured of the security of the zoom inspection he would not schedule any inspection. I advised him of the borough code regarding interior inspections and admissible evidence at the BOE. He claimed i was threatening him with the code. I advised him that he told me he did not receive the letter therefore I was informing him of the code regarding interior inspections. He then hung up on me. Two minutes later he called back and stated he had a dim view of me and my department and proceeded to call me a liar. When I questioned him on what I had lied about he said he didn't have to give me that information. He requested the directors name and number which I gave him the assessing department number and directors name. He called me a liar again and I told him to call the director and hung up the phone.</p>
---------	---------	---------------------------	------------	----------------	---

## 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.

The assessing department is concerned not only with market value, but also with **equity of assessment**, which means **making sure that every property is assessed at the same level as all others with respect to market value**. For this reason, **the assessor uses a broad scope in its approach to value, using overall trends to value all properties in a given market area.** In contrast, a private appraisal is only concerned with estimating the value of a single property.





## Assessing Department

144 N. Binkley Street, Soldotna, Alaska 99669 • (907) 714-2230 • (907) 714-2393 Fax

Charlie Pierce  
Borough Mayor

April 22, 2021

Phillip Lopez  
PO Box 39328  
Ninilchik, AK 99639-0328

RE: Valuation Appeal / Assessor's Parcel No: 159-440-08

Mr. Lopez,

I understand from your letter and several heated conversations with department staff, that you do not wish to have the Assessing Department on your property. While I understand your stated concerns regarding COVID-19, we have provided several options to protect you and the assessing staff including PPE, a Zoom recorded inspection, and an owner-provided video. Because of your refusal to allow either an in-person or virtual inspection, then pursuant to KPB 5.12.060(P), the Assessing Department will request that you be precluded from offering evidence on issues affected by the lack of access. Please note that based on the last physical inspection in 2018, the structure was listed as 40% complete and will be ran at 100% complete for 2022.

As far as your claims that an appraiser caused damage to your door, you will need to take that issue up with the Risk Management Office of the Kenai Peninsula Borough by completing and submitting a public loss claim form to the Risk Department. That is not something that the Assessing Department handles. Additionally, as I have explained, the door tags that we use do not have adhesive and the 2018 inspection photo shows that the door tag is in the door jam, not taped to the door as stated. You may contact the Office of Risk Management at (907) 714-2351.

Finally, your response to the Assessing Department's discovery request does not comply with borough code. You may object to the requests but you still must answer the discovery requests in full, and you may not presume that the borough already has the information requested. Per KPB 5.12.060(G)(3), if you fail to respond to timely submitted discovery requests, we will request that the Board of Equalization prevent you from presenting information pertaining to the requests and your failure to respond.

Sincerely,

Adeena Wilcox, Assessing Director  
Kenai Peninsula Borough

APR 13 2021

KPB ASSESSING DEPT

**PHILLIP LOPEZ  
21295 STERLING HIGHWAY  
NINILCHIK, ALASKA 99639  
(907) 707-7792**

---

April 12, 2021

Kenai Peninsula Borough  
Assessing Department  
144 N. Binkley Street  
Soldotna, AK 99669

Attn: Ms. Deana Wilcox

Re: Inspection – 21295 Sterling Highway, Ninilchik, AK

Dear Ms. Wilcox:

This letter is in response to your recent telephone call in which the inspection of the above-referenced property was discussed. It is also regarding recent correspondence from Scott Romain dated March 23, 2021.

During and prior to our conversation and the referenced correspondence, I expressed the request that your offices repair the damage to my home made approximately eighteen (18) months ago. That has not been accomplished as I requested prior to anyone from your offices again attempting to assess my property. That cannot be construed as a "denial", but simply protecting my property from further damage by your agency and your refusal to repair the damage.

While it was suggested that I allow a Zoom video assessment, there is insufficient security on your offices end to even consider such a venture.

Additionally, with the COVID most recent wave at hand, I believe it would not be an emergency to personally view my property at this time. Although your offices choose to view this as a baseless denial of access for purposes of a tax assessment, that is not the case. I have extremely relevant issues that must be considered.

It must also be noted that I am disabled and am exempt from property tax, having secured the appropriate documentation.

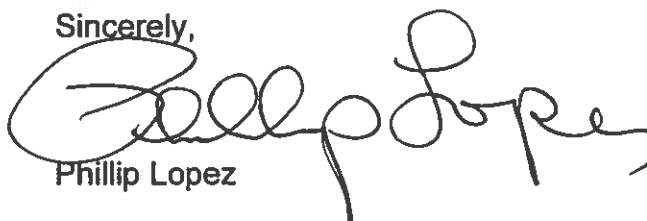


Kenai Peninsula Borough  
Assessing Department  
April 12, 2021  
Page Two

Lastly, in response to A. 1. – 9. Objection, over burdensome, not reasonably calculated to lead to discoverable material. Will supplement if documents become available. B. 1. Objection, Assessor's Office is aware of purchase price, and 2. N/A.

Thank you in advance for your attention and cooperation in this matter.

Sincerely,

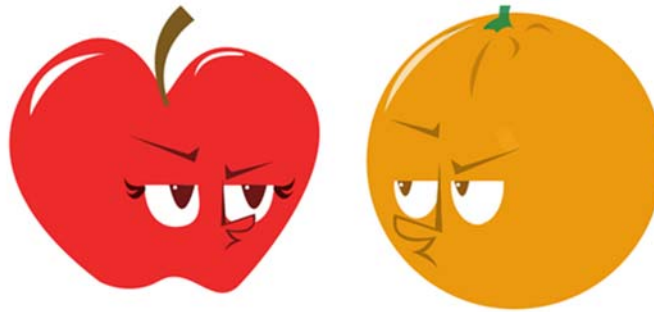
A handwritten signature in black ink, appearing to read "Phillip Lopez". The signature is fluid and cursive, with the first name "Phillip" written in a larger, more prominent script than the last name "Lopez".

Phillip Lopez

PL:spb

# Price per Acre Comparison

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



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

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

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

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

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

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

### **BURDEN OF PROOF**

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

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

# Definitions

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

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

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

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

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

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

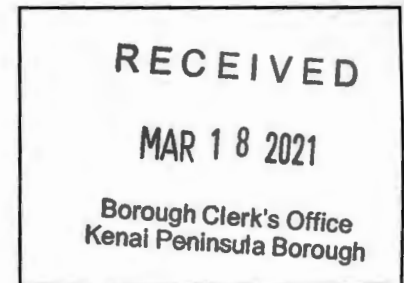
International Association of Assessing Officers. (1990). *Property Appraisal and Assessment Administration*. Chicago: International Association of Assessing Officers.



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: \$ 100.00 (28)

☐ Cash

☒ Check # 219  
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:	<u>177-220-07</u>	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	<u>Del S Masterhan M. Heather Lewis</u>	
Legal Description:	<u>LS. BIK S. Andersen 1973</u>	
Physical Address of Property:	<u>510 E Fairview Ave</u>	

Contact information for all correspondence relating to this appeal:

Mailing Address:	<u>PO Box 783 Homer AK 99603</u>		
Phone (daytime):		Phone (evening):	<u>907 942 1104</u>
Email Address:	<u>heatherlewis0001@gmail.com</u>		<input type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 364,600.00 Appellant's Opinion of Value: \$ \_\_\_\_\_

Year Property was Purchased: 2013 Price Paid: \$ 0 Gifted

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.


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

Check the following statement that applies to your intentions:

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

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

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

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

Signature of Appellant / Agent / Representative

Date

Printed Name of Appellant / Agent / Representative

# Comparable Market Analysis

510 E Fairview Ave, Homer, AK, 99603

Prepared for Del Masterhan—Friday, March 12, 2021



**Denise Pitzman, AB**

Kachemak Group Real Estate  
320 W Pioneer Ave #100  
Homer, AK 99603  
dpitzman@gmail.com  
907-299-4650

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

## Map of Subject And Comparable Properties



	Address	MLS #	Status	Distance from Subject
Subject	510 E Fairview Ave , Homer AK 99603			
1	1034 Larkspur Court , Homer AK 99603	20-6549	Closed	1.00m
2	340 Fireweed Avenue , Homer AK 99603	20-10703	Closed	0.94m
3	3695 Poppy Circle , Homer AK 99603	20-1491	Closed	1.20m
4	3812 Forest Glen Drive , Homer AK 99603	20-4478	Closed	1.14m
5	3660 Forest Glen Drive , Homer AK 99603	19-18071	Closed	1.27m
6	850 Jeffery Avenue , Homer AK 99603	20-6532	Closed	1.47m
7	186 E Bayview Avenue , Homer AK 99603	20-17727	Closed	0.36m
8	212 Lee Drive , Homer AK 99603	20-6264	Closed	0.33m
9	1233 Cook Way , Homer AK 99603	20-3874	Closed	0.76m





Subject



Address	510 E Fairview Ave , Homer, AK 99603
Beds	3
Baths	2
SF-Res	1484
SF-Lot	
Garage #	1
Year Built	2016
Construction Status	Existing



# Comparable Properties

Subject		20-6549		20-10703		20-1491	
							
510 E Fairview Ave Homer AK 99603		1034 Larkspur Court Homer AK		340 Fireweed Avenue Homer AK		3695 Poppy Circle Homer AK	
Distance From Subject		1.00		0.94		1.20	
List Price		\$385,000		\$409,000		\$295,000	
Original List Price		\$385,000		\$409,000		\$295,000	
Sold Price		\$382,500		\$399,000		\$295,000	
Status		Closed		Closed		Closed	
Status Date		07/01/2020		08/31/2020		05/05/2020	
Agent Days on Market		3		8		8	
<b>Adjustment</b>			<b>+/-</b>		<b>+/-</b>		<b>+/-</b>
Beds	3	2		3		3	
Baths	2	2		2		2	
SF-Res	1,484	1,551	-7973	1,663	-21301	1,400	+9996
SF-Lot		20,037.6		21,344.4		24,829.2	
Garage #	1	2	-16000	2	-16000	2	-16000
Year Built	2016	1991		2015		2005	
Construction Status	Existing	Existing Structure		Existing Structure		Existing Structure	
View							
Seller credit to buyer							
Buyer credit by Seller							
<b>Adjusted Price</b>	<b>\$312,514</b>	<b>\$358,527</b>		<b>\$361,699</b>		<b>\$288,996</b>	
Price Per SF-Res	210.59	\$231.16		\$217.50		\$206.43	
Price Per Garage #	312,514.00	\$179,263.50		\$180,849.50		\$144,498.00	

**Subject****510 E Fairview Ave  
Homer AK 99603****20-4478****3812 Forest Glen Drive  
Homer AK****19-18071****3660 Forest Glen Drive  
Homer AK****20-6532****850 Jeffery Avenue  
Homer AK**

Distance From Subject		1.14	1.27	1.47
List Price		\$259,500	\$272,000	\$298,000
Original List Price		\$279,500	\$279,000	\$298,000
Sold Price		\$255,000	\$267,000	\$295,000
Status		Closed	Closed	Closed
Status Date		07/19/2020	03/26/2020	09/17/2020
Agent Days on Market		89	118	1
<b>Adjustment</b>		<b>+/-</b>	<b>+/-</b>	<b>+/-</b>
Beds	3	3	3	3
Baths	2	2	2	2
SF-Res	1,484	1,252 +27608	1,404 +9520	1,232 +29988
SF-Lot		14,810.4	12,632.4	79,714.8
Garage #	1	0 +16000	0 +16000	6 -80000
Year Built	2016	2010	2019	2006
Construction Status	Existing	Existing Structure	Existing Structure	Existing Structure
View		+20000	+20000	+20000
Seller credit to buyer				
Buyer credit by Seller				
<b>Adjusted Price</b>	<b>\$312,514</b>	<b>\$318,608</b>	<b>\$312,520</b>	<b>\$264,988</b>
Price Per SF-Res	210.59	\$254.48	\$222.59	\$215.09
Price Per Garage #	312,514.00			\$44,164.67

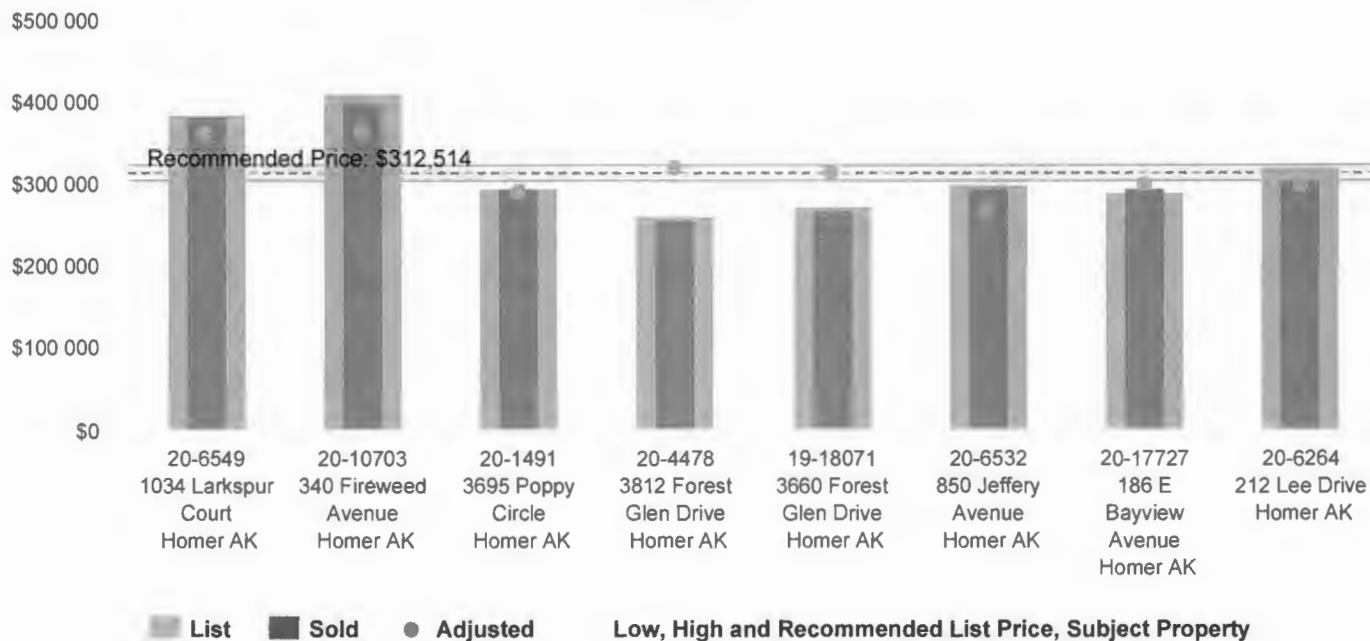
**Subject****20-17727****20-6264****20-3874****510 E Fairview Ave  
Homer AK 99603****186 E Bayview Avenue  
Homer AK****212 Lee Drive  
Homer AK****1233 Cook Way  
Homer AK**

Distance From Subject		0.36		0.33		0.76
List Price		\$289,000		\$320,000		\$279,000
Original List Price		\$289,000		\$320,000		\$289,000
Sold Price		\$294,000		\$304,260		\$275,000
Status		Closed		Closed		Closed
Status Date		01/19/2021		09/16/2020		06/29/2020
Agent Days on Market		2		82		45
<b>Adjustment</b>			<b>+/-</b>		<b>+/-</b>	
Beds	3	3		4		3
Baths	2	2		2		2
SF-Res	1,484	1,579	-11305	1,680	-23324	1,302 +21658
SF-Lot		13,068		9,583.2		13,068
Garage #	1	1		1		0 +16000
Year Built	2016	1977		1983		2004
Construction Status	Existing	Existing Structure		Existing Structure		Existing Structure
View			+20000		+20000	
Seller credit to buyer			-5000			
Buyer credit by Seller					-4000	
<b>Adjusted Price</b>	<b>\$312,514</b>	<b>\$297,695</b>		<b>\$296,936</b>		<b>\$312,658</b>
Price Per SF-Res	210.59	\$188.53		\$176.75		\$240.14
Price Per Garage #	312,514.00	\$297,695.00		\$296,936.00		

## Price Analysis

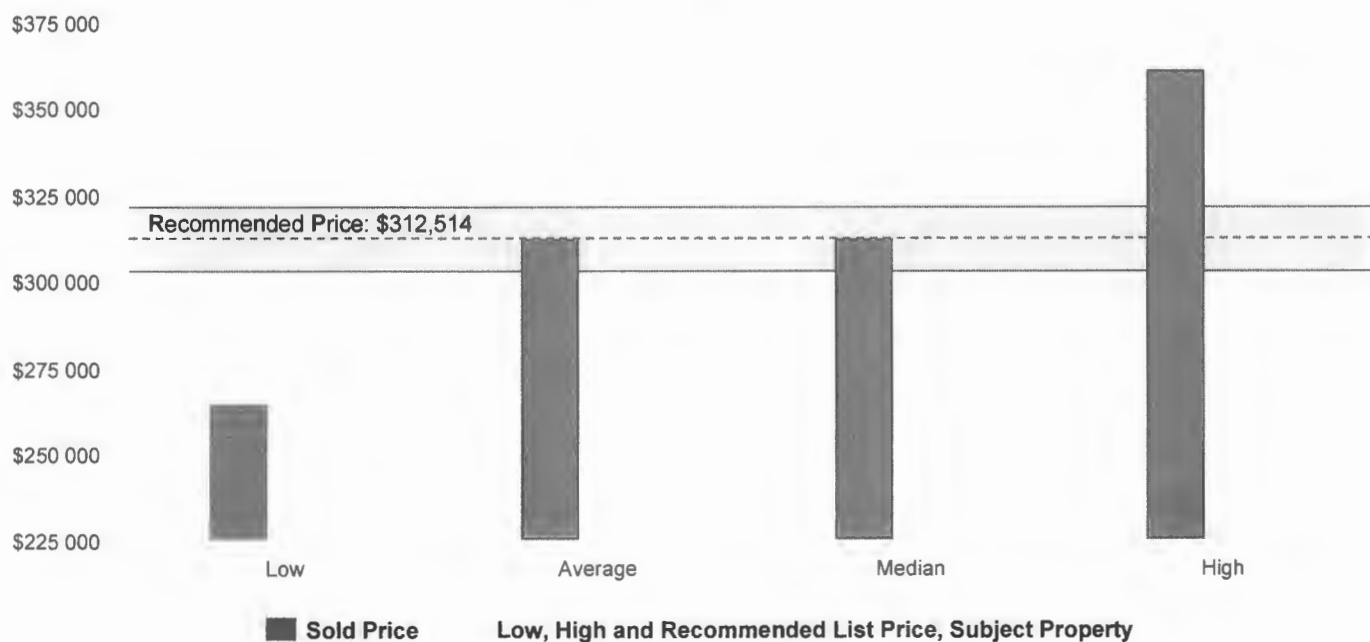
### List, Sold and Adjusted Prices

Closed Listings



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

Closed Listings



## Summary of Closed Listings

MLS #	Address	List Price	ADOM	Sold Date	Sold Price	Total Adjustments	Adjusted Price
20-6549	1034 Larkspur Court, Homer AK	\$385,000	3	06/30/2020	\$382,500	\$-23,973	\$358,527
20-10703	340 Fireweed Avenue, Homer AK	\$409,000	8	08/31/2020	\$399,000	\$-37,301	\$361,699
20-1491	3695 Poppy Circle, Homer AK	\$295,000	8	05/04/2020	\$295,000	\$-6,004	\$288,996
20-4478	3812 Forest Glen Drive, Homer AK	\$259,500	89	07/17/2020	\$255,000	\$63,608	\$318,608
19-18071	3660 Forest Glen Drive, Homer AK	\$272,000	118	03/24/2020	\$267,000	\$45,520	\$312,520
20-6532	850 Jeffery Avenue, Homer AK	\$298,000	1	09/16/2020	\$295,000	\$-30,012	\$264,988
20-17727	186 E Bayview Avenue, Homer AK	\$289,000	2	01/19/2021	\$294,000	\$3,695	\$297,695
20-6264	212 Lee Drive, Homer AK	\$320,000	82	09/16/2020	\$304,260	\$-7,324	\$296,936
20-3874	1233 Cook Way, Homer AK	\$279,000	45	06/29/2020	\$275,000	\$37,658	\$312,658

## Low, Average, Median, and High Comparisons

	Closed	Overall
Low	\$264,988	\$264,988
Average	\$312,514	\$312,514
Median	\$312,520	\$312,520
High	\$361,699	\$361,699

## Overall Market Analysis (Unadjusted)

Status	#	List Vol.	Avg. List Price	Sold Vol.	Avg. Sold Price	Avg. Sale/List Price	Avg. SF-Res	Avg. List \$/SF-Res	Avg. Sold \$/SF-Res	Avg. ADOM
Closed	9	2,806,500	311,833	2,766,760	307,418	0.99	1,451	215.06	212.12	40
Overall	9	2,806,500	311,833	2,766,760	307,418	0.99	1,451	215.06	212.12	40

## SELECTION CRITERIA FOR COMPARABLE PROPERTIES

**Specified listings from the following search:** Property type Residential; Status of 'Closed'; Borough/Census Area of '1B - Kenai Peninsula Borough'; Area of '490 - Homer'; SF-Res between 1200 and 1700; Date-Closing between '03/12/2020' and '03/12/2031'.





## Comparison Based on Important Values

MLS #	Address	Adjusted Price	Price Per SF-Res	Price Per Garage #
20-6549	1034 Larkspur Court , Homer AK	\$358,527	\$231.16	\$179,263.50
20-10703	340 Fireweed Avenue , Homer AK	\$361,699	\$217.50	\$180,849.50
20-1491	3695 Poppy Circle , Homer AK	\$288,996	\$206.43	\$144,498.00
20-4478	3812 Forest Glen Drive , Homer AK	\$318,608	\$254.48	
19-18071	3660 Forest Glen Drive , Homer AK	\$312,520	\$222.59	
20-6532	850 Jeffery Avenue , Homer AK	\$264,988	\$215.09	\$44,164.67
20-17727	186 E Bayview Avenue , Homer AK	\$297,695	\$188.53	\$297,695.00
20-6264	212 Lee Drive , Homer AK	\$296,936	\$176.75	\$296,936.00
20-3874	1233 Cook Way , Homer AK	\$312,658	\$240.14	
Average		\$312,514	\$216.96	\$190,567.78
Subject Has			1484	1
Indicated Price			\$321,971.92	\$190,567.78
Average				\$256,269.85

Listing Price Recommendation



Low	\$303,139
High	\$321,889
Recommended	\$312,514

<b>Address:</b> 1034 Larkspur Court			
<b>Listing #</b>	20-6549	<b>Price-List</b>	\$ 385,000
<b>Status</b>	Closed	<b>Near</b>	Homer
<b>Zip Code</b>	99603	<b>Type</b>	Residential
<b>Bedrooms</b>	2	<b>Baths</b>	2.00
<b>SF-Res</b>	1,551	<b>Carport #</b>	0
<b>Garage #</b>	2	<b>Latitude</b>	59.662989
<b>Longitude</b>	-151.515310	<b>Unit #</b>	
<b>Year Built</b>	1991		
<b>MLS Area:</b> 490 - Homer <b>Borough/Census Area:</b> 1B - Kenai Peninsula Borough <b>Region:</b> 1 - Southcentral Alaska Region <b>Builder Name &amp; Co:</b> <b>Zoning:</b> RR - Rural Residential			
<b>School-Elementary</b>	Paul Banks/Homer	<b>School-Middle</b>	Homer
<b>SF-Lot</b>	20,038	<b>Acres</b>	0.46
<b>SF-Gar</b>	495	<b>Grid # (Muni Anch)</b>	N/A
<b>Energy Rating</b>		<b>Tax ID</b>	17701055
<b>Tax Year</b>		<b>Year Built</b>	1991
<b>Year Updated</b>	2019	<b>Construction Status</b>	Existing Structure
<b>School-High</b>	Homer	<b>SF-Res</b>	1,551
<b>Remote Description</b>			
<b>Tax Map # -Mat-Su</b>	N/A	<b>Taxes (Estimated)</b>	
<b>Year Remodeled</b>	2019	<b>Foreclosure/Bank Own</b>	No
<b>Directions:</b> From Homer, take East Hill to a left on Larkspur. House is on the right. Look for the sign. <b>Legal:</b> Bayview Gardens Addn #3 L6 B9 <b>Public Remarks:</b> A sun-filled home with exquisite views of the bay and Spit awaits you on this .46-acre lot on East Hill! Vaulted ceilings and enormous windows merge outdoors and indoors. Features include a large fenced yard with lovely, sunny gardens, office space, new expansive decks, custom cabinetry, many new appliances, and a layout that maximizes space and views. City sewer/water and NG heat plus wood stove!			
<b>Residential Type:</b> Single Family Res <b>Construction Type:</b> Wood Frame <b>Exterior Finish:</b> Wood <b>Roof Type:</b> Shingle <b>Foundation Type:</b> All Weather Wood; Poured Concrete <b>Floor Style:</b> Multi-Level <b>Garage Type:</b> Attached <b>Carport Type:</b> None		<b>Heat Type:</b> Baseboard; Radiant <b>Fuel Type:</b> Natural Gas; Wood <b>Sewer Type:</b> Public Sewer <b>Water-Type:</b> Public <b>Dining Room Type:</b> Area <b>Access Type:</b> Paved; Maintained <b>View Type:</b> Bay; City Lights; Glacier; Mountains; Spit; Unobstructed <b>Topography:</b> Sloping <b>Wtrfrnt-Frontage:</b> None	
<b>Wtrfrnt-Access Near:</b> None <b>New Finance (Terms):</b> AHFC; Cash; Conventional; FHA; VA <b>Mortgage Info:</b> EM Minimum Deposit: 4,000 <b>Docs Avl for Review:</b> Docs Posted on MLS			
<b>Features-Interior:</b> Ceiling Fan(s); CO Detector(s); Den &/Or Office; Dishwasher; Electric; Electric Cooktop; Jetted Tub; Microwave (B/I); Range/Oven; Smoke Detector(s); Vaulted Ceiling; Washr&/Or Dryer Hkup; Wood Stove; Laminate Counters <b>Flooring:</b> Carpet; Hardwood Flooring <b>Features-Additional:</b> Fenced Yard; Private Yard; Covenant/Restriction; Deck/Patio; Garage Door Opener; Landscaping; Shed; View			
<b>Agent Days On Market</b>	3	<b>Date-Closing</b>	06/30/2020
<b>Commission to SO</b>	3.00	<b>Commission Type</b>	%
<b>Date-Pending</b>	05/16/2020		
<b>LO:</b> Kachemak Group Real Estate(907) 235-7733			
		Mobile - (907) 299-4650 Office - (907) 235-7733 dpitzman@gmail.com	
Provided as a courtesy of <b>Denise Pitzman, AB</b> Kachemak Group Real Estate 320 W Pioneer Ave #100 Homer, AK 99603			



All information is deemed reliable, but is not guaranteed. Interested parties are advised to independently verify all information contained herein. © 2021 MLS and FBS.  
 Prepared by Denise Pitzman, AB on Saturday, March 13, 2021 10:48 AM.

## Adjustments for Comparable #20-6549 (Map Number 1)

Description	Value	\$382,500
SF-Res	-7973	\$374,527
Garage #	-16000	\$358,527
Final Adjusted Value		\$358,527

## Price Per Calculations for Comparable #20-6549 (Map Number 1)

Description	Value
SF-Res	\$231.16
Garage #	\$179,263.50

<b>Address:</b> 340 Fireweed Avenue					
	<b>Listing #</b>	20-10703	<b>Price-List</b>	\$ 409,000	
	<b>Status</b>	Closed	<b>Near</b>	Homer	
	<b>Zip Code</b>	99603	<b>Type</b>	Residential	
	<b>Bedrooms</b>	3	<b>Baths</b>	2.00	
	<b>SF-Res</b>	1,663	<b>Carport #</b>	0	
	<b>Garage #</b>	2	<b>Latitude</b>	59.664287	
	<b>Longitude</b>	-151.534517	<b>Unit #</b>		
	<b>Year Built</b>	2015			
	<b>MLS Area:</b> 490 - Homer				
	<b>Borough/Census Area:</b> 1B - Kenai Peninsula Borough				
<b>Region:</b> 1 - Southcentral Alaska Region					
<b>Builder Name &amp; Co:</b>					
<b>Zoning:</b> RR - Rural Residential					
<b>School-Elementary</b>	Paul Banks/Homer	<b>School-Middle</b>	Homer	<b>School-High</b>	Homer
<b>SF-Lot</b>	21,344	<b>Acres</b>	0.49	<b>SF-Res</b>	1,663
<b>SF-Gar</b>	565	<b>Grid # (Muni Anch)</b>	N/A	<b>Tax Map #-Mat-Su</b>	N/A
<b>Energy Rating</b>		<b>Tax ID</b>	17359450	<b>Taxes (Estimated)</b>	
<b>Tax Year</b>		<b>Year Built</b>	2015	<b>Year Remodeled</b>	
<b>Year Updated</b>		<b>Construction Status</b>	Existing Structure	<b>Foreclosure/Bank Own</b>	No
<b>Remote Description</b>					
<b>Directions:</b> From Homer, the Cosmic Hamlet by the Sea, take East Hill to Fireweed Ave, then follow to the house on the left, see for sale sign. <b>Legal:</b> Bayview Gardens Addn 1 L50 B6 <b>Public Remarks:</b> This is the home you would build. You have an amazing world class view, plus a home with all the bells and whistles you want. Vaulted ceilings, custom features throughout. Wake up to sun shining off of the ocean. Play on your private oasis just minutes from downtown Homer. Spacious and Open, this home is precisely what you want. Come see the view from your new home. You'll love it!					
<b>Residential Type:</b> B & B Potential; Single Family Res <b>Construction Type:</b> Wood Frame - 2x6 <b>Exterior Finish:</b> Wood <b>Roof Type:</b> Asphalt <b>Foundation Type:</b> Slab; Quad-Lock <b>Floor Style:</b> Two-Story Tradtnl <b>Garage Type:</b> Heated; Tuck Under <b>Carport Type:</b> None		<b>Heat Type:</b> In-Floor Heat; Radiant <b>Fuel Type:</b> Natural Gas <b>Sewer Type:</b> Septic Tank <b>Water-Type:</b> Public <b>Access Type:</b> Gravel; Maintained <b>View Type:</b> Bay; Inlet; Mountains; Ocean <b>Topography:</b> Gently Rolling; Level <b>Wtrfrnt-Frontage:</b> None		<b>Wtrfrnt-Access Near:</b> None <b>New Finance (Terms):</b> AHFC; Cash; Conventional; FHA; VA <b>Mortgage Info:</b> EM Minimum Deposit: 3,000 <b>Docs Avl for Review:</b> Docs Posted on MLS	
<b>Features-Interior:</b> Air Exchanger; BR/BA on Main Level; CO Detector(s); Den &/Or Office; Dishwasher; Electric; Gas Cooktop; Range/Oven; Refrigerator; Smoke Detector(s); Vaulted Ceiling; Washr&/Or Dryer Hkup; Window Coverings; Solid Surface Counter <b>Flooring:</b> Carpet; Laminate Flooring; Concrete <b>Features-Additional:</b> Covenant/Restriction; Deck/Patio; Garage Door Opener; In City Limits; Landscaping; View					
<b>Agent Days On Market</b>	8	<b>Date-Closing</b>	08/31/2020	<b>Date-Pending</b>	07/21/2020
<b>Commission to SO</b>	2.50	<b>Commission Type</b>	%		
<b>LO:</b> Story Real Estate(907) 226-3933					
		<b>Provided as a courtesy of</b> <b>Denise Pitzman, AB</b> Kachemak Group Real Estate 320 W Pioneer Ave #100 Homer, AK 99603 Mobile - (907) 299-4650 Office - (907) 235-7733 dpitzman@gmail.com			

All information is deemed reliable, but is not guaranteed. Interested parties are advised to independently verify all information contained herein. © 2021 MLS and FBS.  
 Prepared by Denise Pitzman, AB on Saturday, March 13, 2021 10:48 AM.



## Adjustments for Comparable #20-10703 (Map Number 2)

Description	Value	\$399,000
SF-Res	-21301	\$377,699
Garage #	-16000	\$361,699
Final Adjusted Value		\$361,699

## Price Per Calculations for Comparable #20-10703 (Map Number 2)

Description	Value
SF-Res	\$217.50
Garage #	\$180,849.50



<b>Address:</b> 3695 Poppy Circle					
	<b>Listing #</b>	20-1491	<b>Price-List</b>	\$ 295,000	
	<b>Status</b>	Closed	<b>Near</b>	Homer	
	<b>Zip Code</b>	99603	<b>Type</b>	Residential	
	<b>Bedrooms</b>	3	<b>Baths</b>	2.00	
	<b>SF-Res</b>	1,400	<b>Carport #</b>	0	
	<b>Garage #</b>	2	<b>Latitude</b>	59.644980	
	<b>Longitude</b>	-151.563152	<b>Unit #</b>		
	<b>Year Built</b>	2005			
	<b>MLS Area:</b> 490 - Homer <b>Borough/Census Area:</b> 1B - Kenai Peninsula Borough <b>Region:</b> 1 - Southcentral Alaska Region <b>Builder Name &amp; Co:</b> <b>Zoning:</b> UR - Urban Residential				
	<b>School-Elementary</b>	Paul Banks/Homer	<b>School-Middle</b>	Homer	<b>School-High</b>
<b>SF-Lot</b>	24,829	<b>Acres</b>	0.57	<b>SF-Res</b>	1,400
<b>SF-Gar</b>	523	<b>Grid # (Muni Anch)</b>	N/A	<b>Tax Map # -Mat-Su</b>	N/A
<b>Energy Rating</b>		<b>Tax ID</b>	17526018	<b>Taxes (Estimated)</b>	\$ 0
<b>Tax Year</b>	2020	<b>Year Built</b>	2005	<b>Year Remodeled</b>	
<b>Year Updated</b>	2015	<b>Construction Status</b>	Existing Structure	<b>Foreclosure/Bank Own</b>	No
<b>Remote Description</b>					
<b>Directions:</b> Sterling hwy north just beyond Homer Middle School, Turn right on Glenview. Then left on Forest Glen which will turn into Poppy. House at back middle of cul de sac <b>Legal:</b> Forest Glen #5 L3B <b>Public Remarks:</b> This move in ready spacious ranch style home has a sunny south facing great room that is bathed in sunlight and captures Kachemak Bay and mountain views. The master bedroom, bath and walk in closet are privately situated and very, very spacious, A new gas boiler adds to the already 5*+ energy efficiency. This is a really desirable in town neighborhood with all utilities and cul de sac privacy.					
<b>Residential Type:</b> Single Family Res <b>Construction Type:</b> Wood Frame - 2x6 <b>Exterior Finish:</b> Vinyl <b>Roof Type:</b> Composition <b>Foundation Type:</b> Quad-Lock <b>Floor Style:</b> Ranch-Traditional <b>Garage Type:</b> Attached <b>Carport Type:</b> None		<b>Heat Type:</b> Baseboard; In-Floor Heat <b>Fuel Type:</b> Natural Gas <b>Sewer Type:</b> Public Sewer <b>Water-Type:</b> Public <b>Dining Room Type:</b> Area <b>Access Type:</b> Gravel; Maintained; Government <b>View Type:</b> Bay; City Lights; Glacier; Mountains <b>Topography:</b> Level; Sloping <b>Wtrfrnt-Frontage:</b> None		<b>Wtrfrnt-Access Near:</b> None <b>New Finance (Terms):</b> AHFC; Cash; Conventional; FHA; VA <b>Docs Avl for Review:</b> As-Built; CC&R's; Docs Posted on MLS; Prop Discl Available; PUR 101; PUR 102	
<b>Features-Interior:</b> Air Exchanger; BR/BA on Main Level; Ceiling Fan(s); CO Detector(s); Dishwasher; Disposal; Electric; Jetted Tub; Range/Oven; Smoke Detector(s); Telephone; Vaulted Ceiling; Washr/Or Dryer Hkup; Window Coverings <b>Flooring:</b> Carpet; Laminate Flooring <b>Features-Additional:</b> Private Yard; Cable TV; Covenant/Restriction; Deck/Patio; DSL/Cable Available; Fire Service Area; Garage Door Opener; In City Limits; Landscaping; Road Service Area; Shed; View; RV Parking					
<b>Agent Days On Market</b>	8	<b>Date-Closing</b>	05/04/2020	<b>Date-Pending</b>	02/12/2020
<b>Commission to SO</b>	3.00	<b>Commission Type</b>	%		
<b>LO:</b> Homer Real Estate(907) 235-5294					
		Mobile - (907) 299-4650 Office - (907) 235-7733 dpitzman@gmail.com Provided as a courtesy of <b>Denise Pitzman, AB</b> Kachemak Group Real Estate 320 W Pioneer Ave #100 Homer, AK 99603			



All information is deemed reliable, but is not guaranteed. Interested parties are advised to independently verify all information contained herein. © 2021 MLS and FBS.  
 Prepared by Denise Pitzman, AB on Saturday, March 13, 2021 10:48 AM.

## Adjustments for Comparable #20-1491 (Map Number 3)

Description	Value	\$295,000
SF-Res	+9996	\$304,996
Garage #	-16000	\$288,996
Final Adjusted Value		\$288,996

Price Per Calculations for Comparable #20-1491 (Map Number 3)

Description	Value
SF-Res	\$206.43
Garage #	\$144,498.00



<b>Address:</b> 3812 Forest Glen Drive					
	<b>Listing #</b>	20-4478	<b>Price-List</b>	\$ 259,500	
	<b>Status</b>	Closed	<b>Near</b>	Homer	
	<b>Zip Code</b>	99603	<b>Type</b>	Residential	
	<b>Bedrooms</b>	3	<b>Baths</b>	2.00	
	<b>SF-Res</b>	1,252	<b>Carport #</b>	0	
	<b>Garage #</b>	0	<b>Latitude</b>	59.646076	
	<b>Longitude</b>	-151.561862	<b>Unit #</b>		
	<b>Year Built</b>	2010			
	<b>MLS Area:</b> 490 - Homer <b>Borough/Census Area:</b> 1B - Kenai Peninsula Borough <b>Region:</b> 1 - Southcentral Alaska Region <b>Builder Name &amp; Co:</b> <b>Zoning:</b> UR - Urban Residential				
	<b>School-Elementary</b>	Paul Banks/Homer	<b>School-Middle</b>	Homer	<b>School-High</b>
<b>SF-Lot</b>	14,810	<b>Acres</b>	0.34	<b>SF-Res</b>	1,252
<b>SF-Gar</b>	0	<b>Grid # (Muni Anch)</b>	N/A	<b>Tax Map # -Mat-Su</b>	N/A
<b>Energy Rating</b>		<b>Tax ID</b>	17527018	<b>Taxes (Estimated)</b>	\$ 2,909
<b>Tax Year</b>	2020	<b>Year Built</b>	2010	<b>Year Remodeled</b>	
<b>Year Updated</b>		<b>Construction Status</b>	Existing Structure	<b>Foreclosure/Bank Own</b>	No
<b>Remote Description</b>					
<b>Directions:</b> Sterling Hwy past middle school, turn right on Glenview, then right on Forest Glen. Home on right past April Place. <b>Legal:</b> Forest Glen #7 L10B <b>Public Remarks:</b> This well designed home has large open space living and kitchen areas, big master bedroom and private bath plus so many extra features! South facing deck is perfect for bbq. New natural gas Rinnai heater. Room for gardens and room to add carport or garage. Come home to a great in town neighborhood and enjoy the winter BAY views and the real sense of privacy in the summer that are so hard to find.					
<b>Residential Type:</b> Single Family Res <b>Construction Type:</b> Wood Frame - 2x6 <b>Exterior Finish:</b> Wood <b>Roof Type:</b> Composition <b>Foundation Type:</b> Quad-Lock <b>Floor Style:</b> Ranch-Traditional <b>Garage Type:</b> None <b>Carport Type:</b> None		<b>Heat Type:</b> Baseboard; Kerosene/Oil Heater <b>Fuel Type:</b> Electric; Oil <b>Sewer Type:</b> Public Sewer <b>Water-Type:</b> Public <b>Dining Room Type:</b> Area <b>Access Type:</b> Paved; Maintained; Government <b>View Type:</b> Bay; Glacier; Mountains <b>Topography:</b> Level <b>Wtrfrnt-Frontage:</b> None		<b>Wtrfrnt-Access Near:</b> None <b>New Finance (Terms):</b> AHFC; Cash; Conventional; FHA; VA <b>Docs Avl for Review:</b> As-Built; CC&R's; Floor Plan; PUR 101; PUR 102	
<b>Features-Interior:</b> BR/BA on Main Level; Ceiling Fan(s); CO Detector(s); Dishwasher; Electric; Electric Cooktop; Freezer-Stand Alone; Microwave (B/I); Range/Oven; Refrigerator; Smoke Detector(s); Telephone; Vaulted Ceiling; Washer &/Or Dryer; Washr&/Or Dryer Hkup; Window Coverings <b>Flooring:</b> Laminate Flooring <b>Features-Additional:</b> Private Yard; Covenant/Restriction; Deck/Patio; DSL/Cable Available; Fire Service Area; In City Limits; Landscaping; Road Service Area; Shed; View; RV Parking					
<b>Agent Days On Market</b>	89	<b>Date-Closing</b>	07/17/2020	<b>Date-Pending</b>	07/04/2020
<b>Commission to SO</b>	3.00	<b>Commission Type</b>	%		
<b>LO:</b> Homer Real Estate(907) 235-5294					
		Provided as a courtesy of <b>Denise Pitzman, AB</b> Kachemak Group Real Estate 320 W Pioneer Ave #100 Homer, AK 99603 Mobile - (907) 299-4650 Office - (907) 235-7733 dpitzman@gmail.com			

All information is deemed reliable, but is not guaranteed. Interested parties are advised to independently verify all information contained herein. © 2021 MLS and FBS.  
 Prepared by Denise Pitzman, AB on Saturday, March 13, 2021 10:48 AM.

## Adjustments for Comparable #20-4478 (Map Number 4)

Description	Value	\$255,000
SF-Res	+27608	\$282,608
Garage #	+16000	\$298,608
View	+20000	\$318,608
Final Adjusted Value		\$318,608

Price Per Calculations for Comparable #20-4478 (Map Number 4)	
Description	Value
SF-Res	\$254.48
Garage #	

<b>Address:</b> 3660 Forest Glen Drive					
	<b>Listing #</b>	19-18071	<b>Price-List</b>	\$ 272,000	
	<b>Status</b>	Closed	<b>Near</b>	Homer	
	<b>Zip Code</b>	99603	<b>Type</b>	Residential	
	<b>Bedrooms</b>	3	<b>Baths</b>	2.00	
	<b>SF-Res</b>	1,404	<b>Carport #</b>	0	
	<b>Garage #</b>	0	<b>Latitude</b>	59.642900	
	<b>Longitude</b>	-151.563568	<b>Unit #</b>		
	<b>Year Built</b>	2019			
	<b>MLS Area:</b> 490 - Homer				
	<b>Borough/Census Area:</b> 1B - Kenai Peninsula Borough				
<b>Region:</b> 1 - Southcentral Alaska Region					
<b>Builder Name &amp; Co:</b> Big Mountain Builder					
<b>Zoning:</b> RR - Rural Residential					
<b>School-Elementary</b>	Chapman	<b>School-Middle</b>	Homer	<b>School-High</b>	Homer
<b>SF-Lot</b>	12,632	<b>Acres</b>	0.29	<b>SF-Res</b>	1,404
<b>SF-Gar</b>		<b>Grid # (Muni Anch)</b>	N/A	<b>Tax Map #-Mat-Su</b>	N/A
<b>Energy Rating</b>	5*	<b>Tax ID</b>	17526029	<b>Taxes (Estimated)</b>	
<b>Tax Year</b>		<b>Year Built</b>	2019	<b>Year Remodeled</b>	
<b>Year Updated</b>		<b>Construction Status</b>	Existing Structure	<b>Foreclosure/Bank Own</b>	No
<b>Remote Description</b>					
<b>Directions:</b> Sterling Hwy to Glenview St Turn Right on Forest Glen Drive 1st house on the right.					
<b>Legal:</b> Forest Glen 2019 L2D B2					
<b>Public Remarks:</b> Amazing Brand-New Home! Surprisingly Spacious! Open Concept Great Kitchen with Sun filled Living Spaces! 3 Bedroom 2 Bath with Extra Attention for Functional Space, Wide Doors and Wheelchair Accessibility! Natural Gas and 5StarPlus Energy Rated! Come Inside and See this Gorgeous Home Now!					
<b>Residential Type:</b> Single Family Res		<b>Heat Type:</b> Other - See Remarks		<b>Wtrfrnt-Access Near:</b> None	
<b>Construction Type:</b> Other; Wood Frame; Wood Frame - 2x6		<b>Fuel Type:</b> Natural Gas		<b>New Finance (Terms):</b> AHFC; Cash; Conventional; FHA; VA	
<b>Roof Type:</b> Asphalt; Composition		<b>Sewer Type:</b> Public Sewer		<b>Docs Avl for Review:</b> Docs Posted on MLS; PUR 101; PUR 102	
<b>Foundation Type:</b> Quad-Lock		<b>Water-Type:</b> Public			
<b>Floor Style:</b> Ranch-Traditional		<b>Dining Room Type:</b> Area			
<b>Garage Type:</b> None		<b>Access Type:</b> Gravel; Maintained; Government			
<b>Carport Type:</b> None		<b>View Type:</b> Inlet; Mountains; Partial			
		<b>Wtrfrnt-Frontage:</b> None			
<b>Features-Interior:</b> BR/BA on Main Level; CO Detector(s); Dishwasher; Microwave (B/I); Range/Oven; Refrigerator; Vaulted Ceiling; Washr&/Or Dryer Hkup					
<b>Flooring:</b> Carpet; Laminate Flooring					
<b>Features-Additional:</b> Private Yard; Deck/Patio; DSL/Cable Available; Fire Service Area; In City Limits; Road Service Area; View					
<b>Agent Days On Market</b>	118	<b>Date-Closing</b>	03/24/2020	<b>Date-Pending</b>	02/26/2020
<b>Commission to SO</b>	2.50	<b>Commission Type</b>	%		
<b>LO:</b> Bay Realty					
		Mobile - (907) 299-4650 Office - (907) 235-7733 dpitzman@gmail.com Provided as a courtesy of <b>Denise Pitzman, AB</b> Kachemak Group Real Estate 320 W Pioneer Ave #100 Homer, AK 99603			

All information is deemed reliable, but is not guaranteed. Interested parties are advised to independently verify all information contained herein. © 2021 MLS and FBS.  
 Prepared by Denise Pitzman, AB on Saturday, March 13, 2021 10:48 AM.

## Adjustments for Comparable #19-18071 (Map Number 5)

Description	Value	\$267,000
SF-Res	+9520	\$276,520
Garage #	+16000	\$292,520
View	+20000	\$312,520
Final Adjusted Value		\$312,520

## Price Per Calculations for Comparable #19-18071 (Map Number 5)

Description	Value
SF-Res	\$222.50
Garage #	



**Address:** 850 Jeffery Avenue

<b>Listing #</b>	20-6532	<b>Price-List</b>	\$ 298,000
<b>Status</b>	Closed	<b>Near</b>	Homer
<b>Zip Code</b>	99603	<b>Type</b>	Residential
<b>Bedrooms</b>	3	<b>Baths</b>	2.00
<b>SF-Res</b>	1,232	<b>Carport #</b>	0
<b>Garage #</b>	6	<b>Latitude</b>	59.659873
<b>Longitude</b>	-151.568849	<b>Unit #</b>	
<b>Year Built</b>	2006		

MLS Area: 490 - Homer  
 Borough/Census Area: 1B - Kenai Peninsula Borough  
 Region: 1 - Southcentral Alaska Region  
 Builder Name & Co:  
 Zoning: RR - Rural Residential

<b>School-Elementary</b>	Paul Banks/Homer	<b>School-Middle</b>	Homer	<b>School-High</b>	Homer
<b>SF-Lot</b>	79,715	<b>Acres</b>	1.83	<b>SF-Res</b>	1,232
<b>SF-Gar</b>	1,350	<b>Grid # (Muni Anch)</b>	N/A	<b>Tax Map #-Mat-Su</b>	N/A
<b>Energy Rating</b>	5+	<b>Tax ID</b>	17324094	<b>Taxes (Estimated)</b>	
<b>Tax Year</b>		<b>Year Built</b>	2006	<b>Year Remodeled</b>	
<b>Year Updated</b>		<b>Construction Status</b>	Existing Structure	<b>Foreclosure/Bank Own</b>	No

**Remote Description**

**Directions:** From West Hill Right on Jeffery, House is on the left, down the long driveway. House is not visible from road, Look for sign.

**Legal:** Katcheview Forest #3 L4A B2

**Public Remarks:** Ready to Move in to! 1.83 Private Acres and 3 Bedroom, 2 Bath Ranch Style Home to Call your own! Large yard with Great Southern Exposure. Plenty of space to park your toys! 1300 sq ft shop/garage, with a 14x14 ft garage door!

**Residential Type:** Single Family Res  
**Construction Type:** Wood Frame  
**Exterior Finish:** Wood  
**Roof Type:** Asphalt; Shingle  
**Foundation Type:** Quad-Lock  
**Floor Style:** Ranch-Traditional  
**Garage Type:** Detached  
**Carport Type:** None

**Heat Type:** Baseboard  
**Fuel Type:** Natural Gas  
**Sewer Type:** Septic Tank  
**Water-Type:** Private; Well  
**Dining Room Type:** Area  
**Access Type:** Gravel; Maintained  
**Topography:** Level; Sloping  
**Wtrfrnt-Frontage:** None

**Wtrfrnt-Access Near:** None  
**New Finance (Terms):** Cash; VA  
**Docs Avl for Review:** As-Built; Docs Posted on  
 MLS; Prop Discl Available; PUR 101

**Features-Interior:** Air Exchanger; BR/BA on Main Level; Ceiling Fan(s); CO Detector(s); Dishwasher; Electric; Refrigerator; Smoke Detector(s); Vaulted Ceiling; Washr&/Or Dryer Hkup; Water Softener

**Flooring:** Carpet; Laminate Flooring

**Features-Additional:** In City Limits; Road Service Area; Paved Driveway

<b>Agent Days On Market</b>	1	<b>Date-Closing</b>	09/16/2020	<b>Date-Pending</b>	05/14/2020
<b>Commission to SO</b>	3.00	<b>Commission Type</b>	%		

**LO:** Bay Realty



*Provided as a courtesy of*  
**Denise Pitzman, AB**  
 Kachemak Group Real Estate  
 320 W Pioneer Ave #100  
 Homer, AK 99603

Mobile - (907) 299-4650  
 Office - (907) 235-7733  
 dpitzman@gmail.com



All information is deemed reliable, but is not guaranteed. Interested parties are advised to independently verify all information contained herein. © 2021 MLS and FBS.  
 Prepared by Denise Pitzman, AB on Saturday, March 13, 2021 10:48 AM.

**Adjustments for Comparable #20-6532 (Map Number 6)**

Description	Value	\$295,000
SF-Res	+29988	\$324,988
Garage #	-80000	\$244,988
View	+20000	\$264,988
Final Adjusted Value		\$264,988

**Price Per Calculations for Comparable #20-6532 (Map Number 6)**

Description	Value
SF-Res	\$215.00
Garage #	\$44,164.67

<b>Address:</b> 186 E Bayview Avenue					
	<b>Listing #</b>	20-17727	<b>Price-List</b>	\$ 289,000	
	<b>Status</b>	Closed	<b>Near</b>	Homer	
	<b>Zip Code</b>	99603	<b>Type</b>	Residential	
	<b>Bedrooms</b>	3	<b>Baths</b>	2.00	
	<b>SF-Res</b>	1,579	<b>Carport #</b>	0	
	<b>Garage #</b>	1	<b>Latitude</b>	59.653549	
	<b>Longitude</b>	-151.539596	<b>Unit #</b>		
	<b>Year Built</b>	1977			
	<b>MLS Area:</b> 490 - Homer <b>Borough/Census Area:</b> 1B - Kenai Peninsula Borough <b>Region:</b> 1 - Southcentral Alaska Region <b>Builder Name &amp; Co:</b> <b>Zoning:</b> UR - Urban Residential				
	<b>School-Elementary</b>	Paul Banks/Homer	<b>School-Middle</b>	Homer	<b>School-High</b>
<b>SF-Lot</b>	13,068	<b>Acres</b>	0.30	<b>SF-Res</b>	1,579
<b>SF-Gar</b>		<b>Grid # (Muni Anch)</b>	N/A	<b>Tax Map # -Mat-Su</b>	N/A
<b>Energy Rating</b>		<b>Tax ID</b>	17726033	<b>Taxes (Estimated)</b>	
<b>Tax Year</b>		<b>Year Built</b>	1977	<b>Year Remodeled</b>	2020
<b>Year Updated</b>	2020	<b>Construction Status</b>	Existing Structure	<b>Foreclosure/Bank Own</b>	No
<b>Remote Description</b>					
<b>Directions:</b> From Pioneer Avenue in Homer, turn north on Main Street. Turn right onto Bayview Avenue. House is on the left hand side. Look for signs. <b>Legal:</b> Kapingen #3 L5 B4 <b>Public Remarks:</b> This home is so newly renovated that it feels brand new. Gorgeous new kitchen features new stainless appliances, custom cabinetry, modern lighting, and custom countertops. Brand new flooring, fixtures, and fresh paint make it shine. A brand new boiler system will keep you toasty warm. Walking distance to the hospital and local parks.					
<b>Residential Type:</b> Single Family Res <b>Construction Type:</b> Wood Frame <b>Exterior Finish:</b> Wood <b>Roof Type:</b> Asphalt; Composition; Shingle <b>Foundation Type:</b> Block <b>Floor Style:</b> Ranch-Traditional <b>Garage Type:</b> Attached <b>Carport Type:</b> None		<b>Heat Type:</b> Baseboard <b>Fuel Type:</b> Natural Gas <b>Sewer Type:</b> Public Sewer <b>Water-Type:</b> Public <b>Dining Room Type:</b> Area <b>Access Type:</b> Dedicated Road; Paved <b>View Type:</b> Bay; Partial <b>Topography:</b> Level <b>Wtrfrnt-Frontage:</b> None		<b>Wtrfrnt-Access Near:</b> None <b>Docs Avl for Review:</b> Docs Posted on MLS	
<b>Features-Interior:</b> BR/BA on Main Level; Ceiling Fan(s); Solid Surface Counter; SBOS Req'd-See Rmks <b>Flooring:</b> Carpet; Luxury Vinyl Plank <b>Features-Additional:</b> Garage Door Opener; In City Limits; Shed					
<b>Agent Days On Market</b>	2	<b>Date-Closing</b>	01/19/2021	<b>Date-Pending</b>	12/05/2020
<b>Commission to SO</b>	3.00	<b>Commission Type</b>	%		
<b>LO:</b> Story Real Estate(907) 226-3933					
		Provided as a courtesy of <b>Denise Pitzman, AB</b> Kachemak Group Real Estate 320 W Pioneer Ave #100 Homer, AK 99603 Mobile - (907) 299-4650 Office - (907) 235-7733 dpitzman@gmail.com			



All information is deemed reliable, but is not guaranteed. Interested parties are advised to independently verify all information contained herein. © 2021 MLS and FBS.  
 Prepared by Denise Pitzman, AB on Saturday, March 13, 2021 10:48 AM.

## Adjustments for Comparable #20-17727 (Map Number 7)

Description	Value	\$294,000
SF-Res	-11305	\$282,695
Seller credit to buyer	-5000	\$277,695
View	+20000	\$297,695
Final Adjusted Value		\$297,695

## Price Per Calculations for Comparable #20-17727 (Map Number 7)

Description	Value
SF-Res	\$188.53
Garage #	\$297,695.00

<b>Address:</b> 212 Lee Drive			
<b>Listing #</b>	20-6264	<b>Price-List</b>	\$ 320,000
<b>Status</b>	Closed	<b>Near</b>	Homer
<b>Zip Code</b>	99603	<b>Type</b>	Residential
<b>Bedrooms</b>	4	<b>Baths</b>	2.00
<b>SF-Res</b>	1,680	<b>Carport #</b>	0
<b>Garage #</b>	1	<b>Latitude</b>	59.648918
<b>Longitude</b>	-151.539438	<b>Unit #</b>	
<b>Year Built</b>	1983		
<b>MLS Area:</b> 490 - Homer <b>Borough/Census Area:</b> 1B - Kenai Peninsula Borough <b>Region:</b> 1 - Southcentral Alaska Region <b>Builder Name &amp; Co:</b> Norm Story with Concrete Slab <b>Zoning:</b> UR - Urban Residential			
<b>School-Elementary</b>	Paul Banks/Homer	<b>School-Middle</b>	Homer
<b>SF-Lot</b>	9,583	<b>Acres</b>	0.22
<b>SF-Gar</b>		<b>Grid # (Muni Anch)</b>	N/A
<b>Energy Rating</b>		<b>Tax ID</b>	17707042
<b>Tax Year</b>	2019	<b>Year Built</b>	1983
<b>Year Updated</b>		<b>Construction Status</b>	Existing Structure
<b>Remote Description</b>		<b>School-High</b>	Homer
		<b>SF-Res</b>	1,680
		<b>Tax Map # -Mat-Su</b>	N/A
		<b>Taxes (Estimated)</b>	\$ 3,330.40
		<b>Year Remodeled</b>	
		<b>Foreclosure/Bank Own</b>	No
<b>Directions:</b> Head North on Main St. to Lee St. then take a right. Proceed to corner of El Sarino and Lee St. <b>Legal:</b> Pioneer Vistas #8 Amd L11 B1 <b>Public Remarks:</b> This home is located in the heart of downtown Homer. It sits on a nice corner lot in a cul de sac featuring 4 bedroom and 2 bath with beautiful view of the bay and mountains. Quiet neighborhood, within walking distance to many places in town.			
<b>Residential Type:</b> Single Family Res <b>Construction Type:</b> Wood Frame - 2x6 <b>Exterior Finish:</b> Wood <b>Roof Type:</b> Asphalt; Composition; Shingle <b>Foundation Type:</b> Poured Concrete <b>Miscellaneous:</b> Basement Status: Finished <b>Floor Style:</b> Two-Story Tradtnl <b>Garage Type:</b> Attached <b>Carport Type:</b> None		<b>Heat Type:</b> Stove; Kerosene/Oil Heater <b>Fuel Type:</b> Oil; Propane <b>Sewer Type:</b> Public Sewer <b>Water-Type:</b> Public <b>Dining Room Type:</b> Breakfast Nook/Bar <b>Access Type:</b> Paved; Maintained <b>View Type:</b> Bay; Mountains; Ocean; Partial <b>Topography:</b> Rolling <b>Wtrfrnt-Frontage:</b> None	
<b>Wtrfrnt-Access Near:</b> None <b>To Show:</b> ShowingTime <b>New Finance (Terms):</b> AHFC; Cash; Conventional; FHA; VA <b>Mortgage Info:</b> EM Minimum Deposit: 3,200 <b>Docs Avl for Review:</b> As-Built; Prop Discl Available			
<b>Features-Interior:</b> CO Detector(s); Dishwasher; Family Room; Gas Cooktop; Refrigerator; Smoke Detector(s); Washer &/Or Dryer <b>Flooring:</b> Carpet; Hardwood Flooring <b>Features-Additional:</b> Fenced Yard; Deck/Patio; Fire Service Area; In City Limits; Satellite Dish			
<b>Agent Days On Market</b>	82	<b>Date-Closing</b>	09/16/2020
<b>Commission to SO</b>	3.00	<b>Commission Type</b>	%
<b>Date-Pending</b>			08/01/2020
<b>LO:</b> EXP Realty, LLC(360) 718-5357			
		Mobile - (907) 299-4650 Office - (907) 235-7733 dpitzman@gmail.com Provided as a courtesy of <b>Denise Pitzman, AB</b> Kachemak Group Real Estate 320 W Pioneer Ave #100 Homer, AK 99603	



All information is deemed reliable, but is not guaranteed. Interested parties are advised to independently verify all information contained herein. © 2021 MLS and FBS.  
 Prepared by Denise Pitzman, AB on Saturday, March 13, 2021 10:48 AM.

## Adjustments for Comparable #20-6264 (Map Number 8)

Description	Value	\$304,260
SF-Res	-23324	\$280,936
Buyer credit by Seller	-4000	\$276,936
View	+20000	\$296,936
Final Adjusted Value		\$296,936

## Price Per Calculations for Comparable #20-6264 (Map Number 8)

Description	Value
SF-Res	\$176.75
Garage #	\$296,936.00

<b>Address:</b> 1233 Cook Way				<b>Listing #</b> 20-3874 <b>Status</b> Closed <b>Zip Code</b> 99603 <b>Bedrooms</b> 3 <b>SF-Res</b> 1,302 <b>Garage #</b> 0 <b>Longitude</b> -151.509532 <b>Year Built</b> 2004	<b>Price-List</b> \$ 279,000 <b>Near</b> Homer <b>Type</b> Residential <b>Baths</b> 2.00 <b>Carport #</b> 0 <b>Latitude</b> 59.647934 <b>Unit #</b>
		<b>MLS Area:</b> 490 - Homer <b>Borough/Census Area:</b> 1B - Kenai Peninsula Borough <b>Region:</b> 1 - Southcentral Alaska Region <b>Builder Name &amp; Co:</b> <b>Zoning:</b> UR - Urban Residential			
<b>School-Elementary</b> Paul Banks/Homer <b>SF-Lot</b> 13,068 <b>SF-Gar</b> <b>Energy Rating</b> <b>Tax Year</b> <b>Year Updated</b> <b>Remote Description</b>	<b>School-Middle</b> Homer <b>Acres</b> 0.30 <b>Grid # (Muni Anch)</b> N/A <b>Tax ID</b> 17913110 <b>Year Built</b> 2004 <b>Construction Status</b> Existing Structure	<b>School-High</b> Homer <b>SF-Res</b> 1,302 <b>Tax Map #-Mat-Su</b> N/A <b>Taxes (Estimated)</b> <b>Year Remodeled</b> <b>Foreclosure/Bank Own</b> No			
<b>Directions:</b> From the corner of Lake & Pioneer in Homer, drive about a half mile out East End Road, turn right down Mattox Road and left on Cook Way. House is on the corner of Mattox and Cook. <b>Legal:</b> Virginia Lyn L25 <b>Public Remarks:</b> Bright and cheerful, this lovely home has an unobstructed view of Beluga Lake with the Kenai mountains peeking up in the distance. Winter recreation opportunities are practically at your doorstep. Inside you'll find three spacious bedrooms, two full baths, and a big open living space with an attached deck to soak up the sunshine. Walking distance to schools and less than 5 minutes drive to town.					
<b>Residential Type:</b> Single Family Res <b>Construction Type:</b> Wood Frame <b>Exterior Finish:</b> Wood <b>Roof Type:</b> Shingle <b>Foundation Type:</b> Pilings <b>Floor Style:</b> Prow Front Split <b>Garage Type:</b> None <b>Carport Type:</b> None		<b>Heat Type:</b> Kerosene/Oil Heater <b>Fuel Type:</b> Oil <b>Sewer Type:</b> Public Sewer <b>Water-Type:</b> Public <b>Access Type:</b> Dedicated Road; Gravel; Maintained <b>View Type:</b> Lake; Mountains <b>Topography:</b> Level <b>Wtrfrnt-Frontage:</b> None		<b>Wtrfrnt-Access Near:</b> None <b>Mortgage Info:</b> EM Minimum Deposit: 2,000 <b>Docs Avl for Review:</b> Docs Posted on MLS	
<b>Features-Interior:</b> Air Exchanger; BR/BA on Main Level; Dishwasher; Microwave (B/I); Range/Oven; Refrigerator; Smoke Detector(s); Washer &/Or Dryer <b>Flooring:</b> Carpet; Laminate Flooring <b>Features-Additional:</b> Covenant/Restriction; Road Service Area; Shed					
<b>Agent Days On Market</b> 45 <b>Commission to SO</b> 3.00	<b>Date-Closing</b> 06/29/2020 <b>Commission Type</b> %	<b>Date-Pending</b> 05/07/2020			
LO: Story Real Estate(907) 226-3933					
		<b>Provided as a courtesy of</b> <b>Denise Pitzman, AB</b> Kachemak Group Real Estate 320 W Pioneer Ave #100 Homer, AK 99603 Mobile - (907) 299-4650 Office - (907) 235-7733 dpitzman@gmail.com			

All information is deemed reliable, but is not guaranteed. Interested parties are advised to independently verify all information contained herein. © 2021 MLS and FBS.  
 Prepared by Denise Pitzman, AB on Saturday, March 13, 2021 10:48 AM.

## Adjustments for Comparable #20-3874 (Map Number 9)

Description	Value	\$275,000
SF-Res	+21658	\$296,658
Garage #	+16000	\$312,658
Final Adjusted Value		\$312,658

## Price Per Calculations for Comparable #20-3874 (Map Number 9)

Description	Value
SF-Res	\$240.14
Garage #	

**From:** [Heather Lewis](#)  
**To:** [Blankenship, Johni](#)  
**Subject:** <EXTERNAL-SENDER>Fwd: 177-220-07 Del Masterhan and M. Lewis  
**Date:** Monday, May 10, 2021 4:49:58 PM

---

CAUTION: This email originated from outside of the KPB system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.

Dear Johni,

I spoke to you last week about my appeal and though I have tried to get off work for the hearing -Scheduled on May 25th at 9pm, the time off has not been approved by my manager. I would like to make a statement (if you can please submit this to my other evidence that I submitted (a market analysis -given to me by one of the top realtors - Denise Pitzman).

Dear Board,

I would like you to consider my written request of appeal since I am unable to attend personally and electronically. For the board's review, I have submitted a market analysis of one of the top realtors here in Homer, Denise Pitzman which shows the property is lower than your estimated assessment. I would also like to point-out that in my neighborhood there has been an on-going foreclosure by David Fry (recorded number 2021-001358-0) which is a negative reflection of this neighborhood.

I have also looked at my surrounding neighbors assessments and for this year all of them have gone down (except Ms. Lewis)...however mine has significantly gone up (38,000+).

Mr. Lau 177-040-11 2020-\$305,200 to 2021 \$304,700  
Mr. Hatch 177-040-10 2020-\$264,900 2021 \$251,400  
Mr. Bruner 177-220-01 2020 \$279,500 2021 \$276,600  
Ms. Lewis 177-220-10 2020 \$96,700 2021 \$99,600

My only conclusion to why our assessment has drastically increased, is that I submitted an appeal last year and was awarded a lower figure (which I felt was reasonable). I feel I am being punished for last year's process and unlike last year where I felt there was open dialogue this is clearly not what has happened this year (because we are at the "hearing stage").

I would also, like to state -that my property has been inspected by the assessment department in 2016, 2017 and the assessor was on my property in 2020 (due to my appeal) which I did speak to on my lunch



break.

I truly appreciate your consideration as we have all been hit hard with the COVID. My family is not against paying property taxes. We are just requesting that it be more reasonable (similar to last year) which is representative of this neighborhood. That consideration was shown with our neighbors and we hope that you will extended it to us.

Respectfully,

M. Heather Lewis

**ASSESSOR'S DESCRIPTION  
ANALYSIS AND RECOMMENDATION**

---

**APPELLANT:** Masterhan, Del & Lewis,  
Heather

**PARCEL NUMBER:** 177-220-07

**PROPERTY ADDRESS OR GENERAL  
LOCATION:**

510 E. Fairview Ave. Homer, AK 99603

**LEGAL DESCRIPTION:**

T 65 R 13W SEC 17 Seward Meridian HM 0730552  
ANDERSON 1973 SUB LOT 5 BLK 5

**ASSESSED VALUE TOTAL:**

**\$364,600**

RAW LAND: \$51,400

SWL (Sewer, Water, Landscaping): \$

IMPROVEMENTS \$313,200 Dwelling \$311,200, DRV \$2,000

ADDITIONS \$

OUTBUILDINGS: \$

**TOTAL ABOVE GRADE FLOOR AREA:**

Card One **1,484** Sq. Ft.

**TOTAL FINISHED LIVING AREA:**

Card One **1,484** Sq. Ft.

Card One, First Level 1,484 Sq. Ft.

Card One, Second Level Sq. Ft.

Card One, Basement Unfin. Sq. Ft.

Card One, Basement Finished Sq. Ft.

**LAND SIZE** 0.99 Acres

**GARAGE** 720 Sq. Ft.

**LAND USE AND GENERAL DESCRIPTION**

**1) Utilities**

Electricity: Yes

Gas: Yes

Water: Public

Sewer: Public

**2) Site Improvements:**

Street: Gravel Maintained

**3) Site Conditions**

Topography: Flat

Drainage: Typical

View: Limited

Easements: Typical for the Kenai Peninsula Borough

**HIGHEST AND BEST USE:** As Currently Improved

**ZONING:** None

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

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

## **Land Comments**

The subject property is a .99 acre parcel with a limited view, electric and gas utility, gravel maintained road, public sewer, and public water.

A physical inspection of the land was not afforded to the Assessing Department. However, the current land model was reviewed by land appraiser, Matt Bruns. Upon review, the subject property is being valued fairly and equitably with surrounding like-kind properties. All influences are correctly applied and no appropriate value changes were indicated.

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

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

## **Improvement Comments**

The subject property is a 1L frame construction style dwelling built in 2015 with an effective age of 2016. The quality of construction is at good minus (G-) with a monolithic slab and in floor radiant heat as the primary heat. The attached garage has finish and heat at 720 square feet. The finished area of the dwelling is at 1,484 square feet.

No physical inspection was performed on this property due to concerns about the COVID-19 virus. The property was last inspected in February of 2016. An attempt to do an inspection was done in November of 2020, however, the owner did not want the inspection. The appraiser observed no change at that time. The property was appealed during the 2020 appeal period, however, no inspection was performed due to COVID-19. The property was again appealed for the 2021 appeal period and attempts to schedule an interior inspection were made with no success. The Assessing Department then attempted to schedule a virtual inspection where the appellant could use their own device or a borough issued device to do a Zoom meeting inspection, or simply take photos of the interior. This attempt for a virtual inspection was also denied for various reasons. The appellant was informed that according to KPB code 5.12.060(P) which states: *"The burden of proof is on the appellant. The only grounds for the board to adjust the assessment are proof of unequal, excessive, improper, or under valuation, based on facts proven at the appeal hearing. The board may not alter the assessment of a property unless a timely written appeal has been filed concerning the property. If an appellant has refused or failed to provide the assessor, or the assessor's agent, full access to property or records related to the assessment of the property, upon notice from the assessor to the appellant and the clerk, the appellant shall be precluded from offering evidence on the issue or issues affected by that lack of access. Before a ruling is issued on the admissibility of such evidence, the appellant shall be provided with a reasonable opportunity by the presiding officer to present its case as to why this sanction should not be imposed, and the assessor shall have a reasonable opportunity to respond."*

For the Homer market area (#210), 150 sales from the last three years were analyzed. The median ratio for all of the sales is 99.57% and Coefficient of Dispersion (COD) is 8.35%, all ratios are within acceptable ranges as set by International Association of Assessing Officers (IAAO).

<b>RATIO SUM:</b>	147.93	2.76		<b># OF SALES:</b>	150
<b>MEAN:</b>	98.62%	<b>Earliest Sale</b>	12/4/2017	<b>TOTAL AV:</b>	\$ 46,498,700
<b>MEDIAN:</b>	<b>99.57%</b>	<b>Latest Sale</b>	9/8/2020	<b>TOTAL SP:</b>	\$ 47,007,025
<b>WTD MEAN:</b>	98.92%	<b>Outlier Info</b>		<b>MINIMUM:</b>	73.38%
<b>PRD:</b>	99.70%	<b>Range</b>	1.50	<b>MAXIMUM:</b>	129.87%
<b>COD:</b>	8.35%	<b>Lower Bounda</b>	70.95%	<b>N SALE AMT:</b>	\$ 169,000
<b>St. Dev:</b>	0.1050	<b>Upper Bounda</b>	126.33%	<b>X SALE AMT:</b>	\$ 800,000
<b>COV:</b>	10.65%				\$ -

## 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 reviewed all physical characteristics of the subject property to ensure all data was accurately captured.

### **ASSESSOR'S RECOMMENDATION:**

**APPELLANT:** Masterhan, Del & Lewis, Heather

**PARCEL NUMBER:** 177-220-07

**LEGAL DESCRIPTION:** T 65 R 13W SEC 17 Seward Meridian HM 0730552 ANDERSON  
1973 SUB LOT 5 BLK 5

**TOTAL:** \$364,600

**BOARD ACTION:**

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



## SUBJECT PHOTOS



# SUBJECT MAP





ANDERSON - 1973 - SUBDIVISION

LOCATED IN SE1/4 SW1/4, SEC-17, T6S. R13W. S.M.  
HOMER, ALASKA.

DEVELOPED BY: FRED, MARGARET AND VIRGO ANDERSON,  
BOX 115 HOMER, ALASKA.

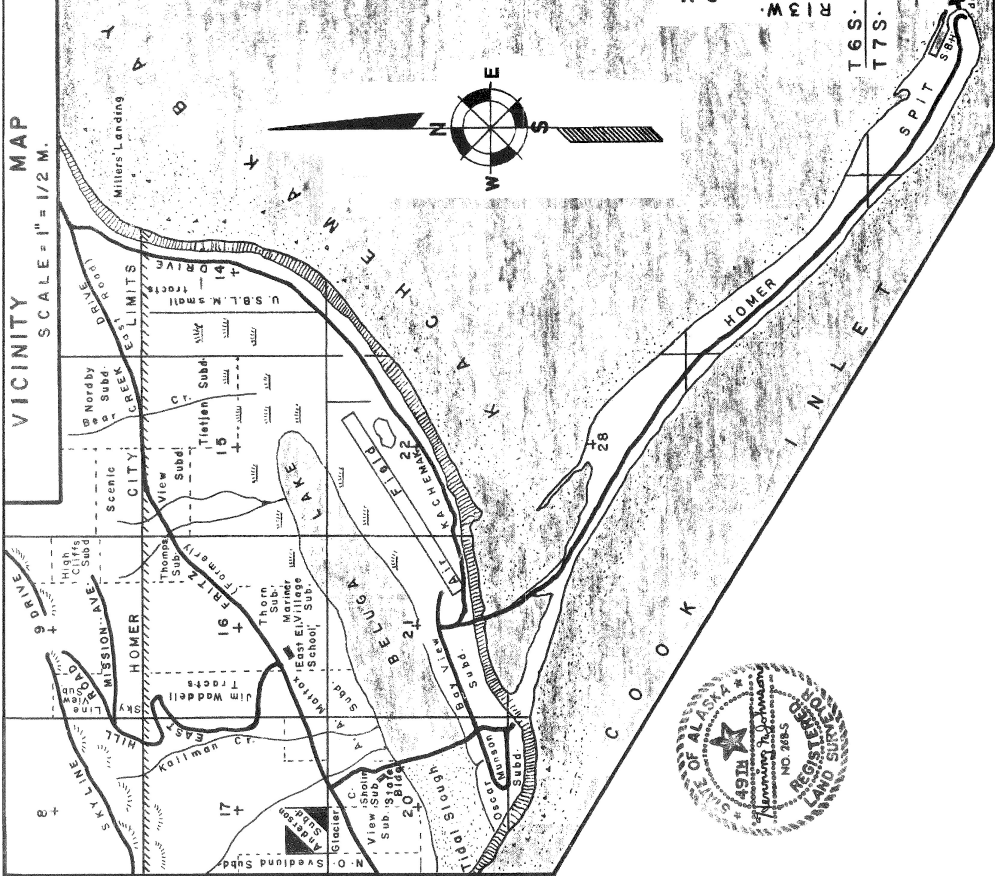
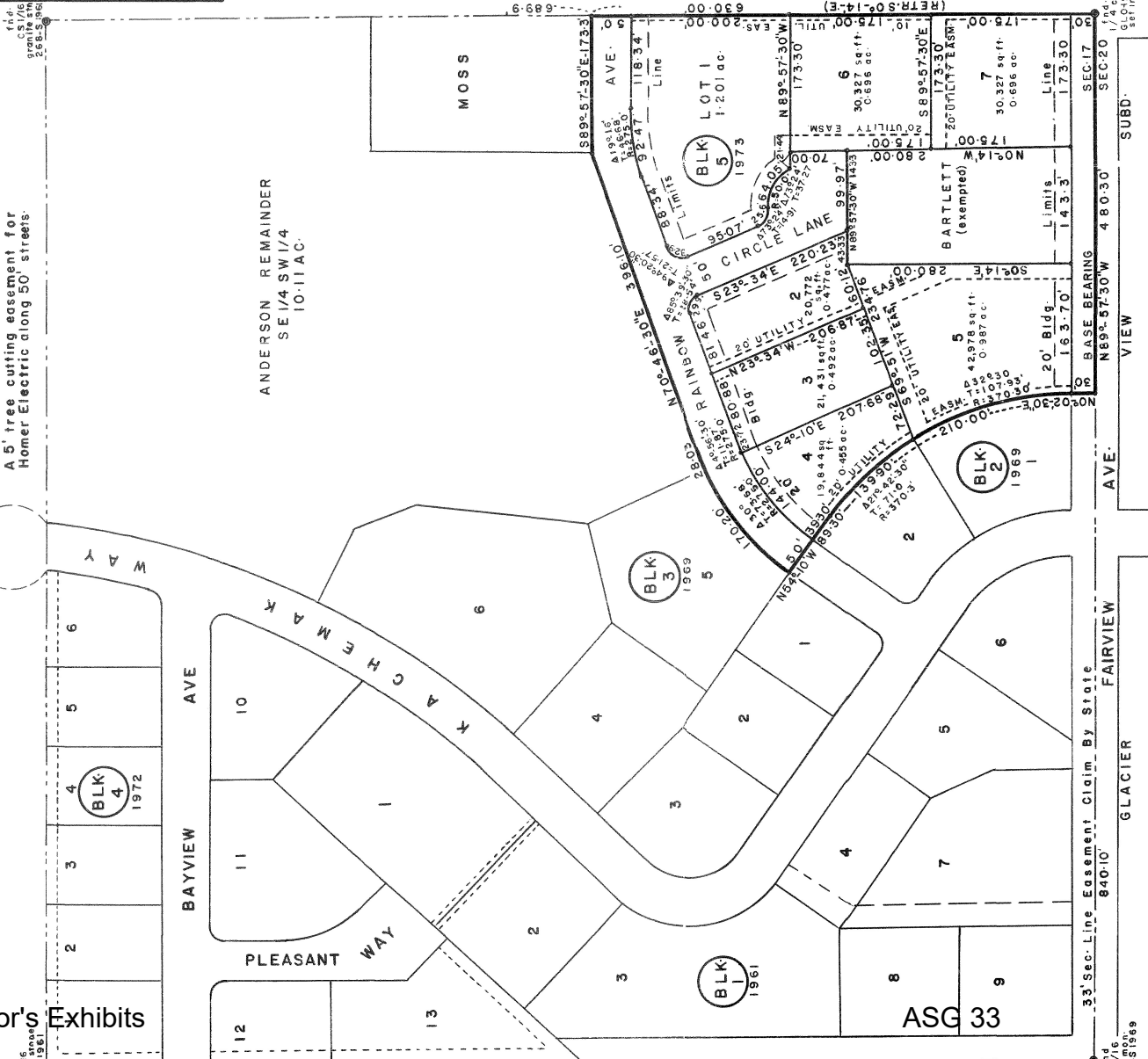
SCALE = 1" = 100' APRIL 10, 1973

NOTE:  
Cors shown thus are 5/8" x 24"  
All returns set this survey  
A 5' tree cutting easement for  
Homer Electric along 50' streets.

Assessor's Exhibits

AREAS

Dedicated streets=1.666 acres  
Total area of lots=5004 "  
Total area 1973 add=6670 "



CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown and described herein, and that we hereby adopt this plan of subdivision, and dedicate all streets to public use and to the use of public utilities.

Owner: Fred, Margaret & Virgo Anderson  
Owner: Fred W. Anderson  
Owner: Margaret S. Anderson  
Owner: \_\_\_\_\_

KENAI PENINSULA BOROUGH

APPROVED APRIL 23, 1973

BY: Stanley F. Thompson Mayor

STATE OF ALASKA

JUDICIAL DISTRICT

Subscribed and sworn before me this

28th day of April 1973

Notary Public for Alaska

My commission expires 17 Jan 1977

RECORDED - FILED 27  
Homer REC. DIST.  
DATE 5-9-73  
TIME 12:40 P.M.  
Kramer Ann Law  
Address: Sitka, Alaska

HOMER  
Serial No. 73-552

736



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

177-220-07

Card R01

Assessor's Exhibit  
2021

63099

510 E FAIRVIEW AVE

ADMINISTRATIVE INFORMATION

LEGAL DESCRIPTION:

T 6S R 13W SEC 17 Seward Meridian HM 0730552 ANDERSON  
1973 SUB LOT 5 BLK 5

PRIMARY OWNER

MASTERHAN DEL J  
LEWIS M HEATHER  
PO BOX 783  
HOMER, AK 99603-0783

Neighborhood:  
H 210 Homer - Core Area

Property Class:  
H 110 Residential Dwelling - single

TAG:  
20 - HOMER CITY

Residential Dwelling - single

VALUATION RECORD

EXEMPTION INFORMATION	Assessment Year	2016	2017	2018	2019	2020	Worksheet
Residential Exemption - Borough	Land	74,700	37,600	48,400	50,900	50,900	51,400
	Improvements	240,400	273,700	285,000	299,100	275,600	313,200
	Total	315,100	311,300	333,400	350,000	326,500	364,600

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential City/Residential	49 User Definable Land Formula		0.99	51,919	51,919	51,400	K P/Water Yes			51,400

- N P/Sewer Yes
- P Gas Yes
- S Gravel Main
- X Elec Yes
- 6 View Limited

ASSESSED LAND VALUE (Rounded) :

0 51,400

MEMOS

Building Notes

02/16 TB STR HAS MOISTURE ISSUES, BEING ADDRESSED BY CONTRACTOR,  
100% FOR 2017. OWNER TO CALL IF ISSUE CONTINUE PAST 1ST OF YEAR  
04/20 SC NO CHANGE, OVERRIDE TOTAL VALUE \$326,500 FOR 2020 ONLY  
01/1/20 TB OWNER DID NOT WANT INT INSP. NO CHANGE OBSERVED

2020 Value Override COVID-19

34

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	Other	Ravine			Wetlands			

ORIGINAL

PHYSICAL CHARACTERISTICS

Style: 1 L FRAME  
Occupancy: Single Family  
Storey Height: 1.0  
Finished Area: 1,484  
Attic: None  
Roofing Material: Comp sh 240-260#  
Type: Gable  
Framing: Std for class  
Pitch: Medium 5/12 to 8/12

FOUNDATION

Footing: Monolithic slab  
Walls: Monolithic slab-no wall

DORMERS

None

FLOORING

1.0 Slab Base Allowance

EXTERIOR COVER

1.0 Vinyl

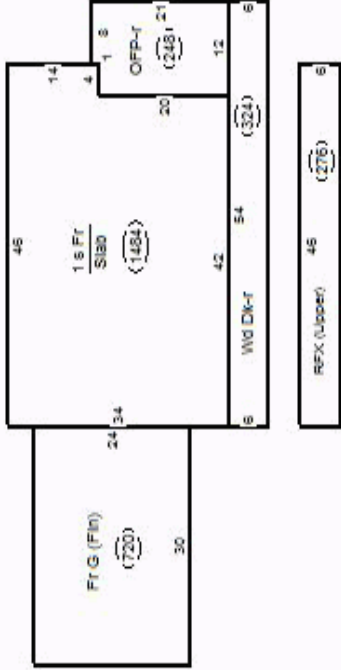
INTERIOR WALLS

1.0 Normal for Class

HEATING AND PLUMBING

Primary Heat: Radiant-floor  
2-Fixt.Baths: 0 0 Kit sink: 1 1  
3-Fixt.Baths: 1 3 Water Htr: 1 1  
4-Fixt.Baths: 1 4 Extra fix: 0 0  
5-Fixt.Baths: 0 0 TOTAL fix: 9

01



Construction BaseArea floor FinArea Value  
Wood Frame 1484 1.0 1,484 168,190

INTERIOR		TOTAL BASE	168,190
Frame/Siding/Roof/Dorme	0		
Loft/Cathedral	0		
Interior finish	0		
Basement finish	0		
Heating	3,060		
Plumbing	14,700		
Fireplaces/woodstoves	0		
Other (Ex.Liv, AC, Attic, ...)	0		
TOTAL INT			17,760

EXT FEATURES

Description  
1 OFF-R 9,350  
2 WDDK-R 5,120  
3 RFX/ 5,420

GARAGES

Att Garage 32,720  
Att Carport 0  
Bsmt Garage: 0  
Ext Features 19,890

TOTAL GAR/EXT FEAT 52,610

SUB-TOTAL 238,560

Quality Class/Gradi

G- .86

177-220-07 R01

GRADE ADJUSTED VALUE (rounded) 205,160

SUMMARY OF IMPROVEMENTS

Improvement	Story or Ht	Grade	Yr.Blt. Const	Eff Const	Count	Base Rate	Adj Rate																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
D DWELL	1.0	G-	2015	2016	0.00	0.00	0.00																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									</

TOTAL IMPROVEMENT VALUE (for this card)

313,200

SPECIAL FEATURES

Description			
G01 H	720	2.87	
G01 IF	720	9.29	



KENAI PENINSULA BOROUGH FIELD APPRAISAL DATA FORM

Parcel # 177-220-07 Cd # 1 of 1 InspDate 2-24-16 Appraiser TB

STR. OVERRIDE VALUE \_\_\_\_\_

Talked to owner

Redraw: Y ☒ N Reinspect: Y ☒ N Yr. \_\_\_\_\_ Supp. Roll: Y ☒ N Insp Reason: M

Property Class		Occupancy		Type:	Material:		Quality:	
VA 100	Condo 140	Single Family	<input checked="" type="checkbox"/> Condo		Frame	<input checked="" type="checkbox"/> Cabin		G ~
VA(Lnd Imp)105	AB 190	Duplex	Townhouse		Log	P		VG
RS 110	<input checked="" type="checkbox"/> CM VC 300	Triplex			Mas	L		EX
RS 112	CM(LndImp) 305	4-6 Family	Yr Blt	2015		F		HVI
RC 120	CM 350	Multi-family	Eff Yr	2016		AV		HVII
MH 130	LH VA 600	Other	Pct.Comp.	100				
MH (only) 131	LH (LndImp) 605	Extra Living Units						
MH 132	Other _____	Designed	Converted					

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

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

SWL			LAND INFLUENCES									
Cistern	Private Septic		Community	Y	N	View	<input checked="" type="radio"/> L	G	E	Street Access		
Septic(3-4plex)	Sand Point		Gas	<input checked="" type="checkbox"/>		CCRs		Airstrip		Paved	<input checked="" type="checkbox"/> Grv Maint	Grv Unmain
Crib	Spring		Electric	<input checked="" type="checkbox"/>		HOA		For Sale		PLAT	TRAIL	NONE
Septic (dup)	Private Water		Public H2O	<input checked="" type="checkbox"/>		Hwy Fnt		Ag Rights		Water Front		
	Sep(Holding)Tk		Public Sewer	<input checked="" type="checkbox"/>		Easement*		Other*		Ocean	River	Lake
LAND TYPE:	RR#20	OTHER:	TOPO	Steep	Ravine	Other	Wetlands	Pond	Dedicated	BOAT Launch		

LAND NOTES:

ADDITIONS / STAND ALONE STRUCTURES							
Code	Qual	Yr Blt	Eff Yr	Roof Mat.	Heat	Ext Cover	Value


DELETE ALL EXISTING OUTBUILDINGS? ☒ Y ☐ N

Code	Qual	Yr Blt	Eff Yr	Size	Value	Features
Drive	<input checked="" type="radio"/> 1					

NOTES:

Structure having moisture issues, being addressed by contractor, ran at 100% for 2017 Input. Home owner will call if issues continue past 1st of year.

KENAI PENINSULA BOROUGH FIELD APPRAISAL DATA FORM

Size Ranges 	Cabin = 0 - 500 s.f.			Cottage = 501 - 800 s.f.			Res. = 801 - Infinity		
	mean = 70%			mean = 100%			mean = 135%		
	LOW 65 - 75%	#	FAIR 80 - 90%	AVERAGE 95 - 105%	GOOD 110 - 120%	VERY GOOD 125 - 145%	EXCELLENT 150 - 180%	#	#
QUALITY									
FLOOR COVER	NONE or low grade on subfloor (no padding, etc)	2.25 2.10 1.95	Below average grade covering on Subfloor	Average builder-grade floor covering	10 - 20% above average grade floor covering	Very Good, upper-end floor coverings throughout	Excellent high-quality throughout	4.35 4.05 3.75	5.40 4.95 4.50
CABINETS & COUNTER TOPS	NONE or low grade (may be owner-built)	3.00 2.80 2.60	Below average commercial type	Average builder-grade	Upper end builder-grade quality (double vanities, etc)	Very Good cabinets and countertops (double vanities, etc)	Excellent high-quality throughout	5.80 5.40 5.00	7.20 6.60 6.00
KITCHEN APPLIANCES	NONE or low grade ROV only (no dishwasher, etc)	2.25 2.10 1.95	Below average builder-grade package	Average builder-grade package	Upper end builder-grade package	Very Good, high quality appliance package	Excellent high-quality throughout	4.35 4.05 3.75	5.40 4.95 4.50
FIXTURES Plumbing/Lighting	NONE or low grade	2.25 2.10 1.95	Lower grade commercial type fixtures	Builder-grade stock item fixtures	Upper end builder-grade fixtures	Very Good grade plumbing & lighting fixtures throughout	Excellent high-quality throughout	4.35 4.05 3.75	5.40 4.95 4.50
INTERIOR Door/Window Trim	NONE, owner-built or photo finish	1.50 1.40 1.30	Mahogany doors and photo finish trim	Average wood doors and trim	Above average quality doors and wood trim	Very Good quality custom doors and sculptured good wood trim	Excellent high-quality, exotic woods, Hand-finished unique designs	2.90 2.70 2.50	3.60 3.30 3.00
INTERIOR Partition Walls	NONE or Plywood/OSB	7.50 7.00 6.50	Below average paneling / sheetrock	Textured sheetrock and/or average paneling	Textured sheetrock with good quality wallpaper and/or wood paneling	High quality wallpaper, wood paneling and/or wainscoting, etc	Excellent high quality wall paper, wood paneling and/or wainscoting, etc	14.5 13.5 12.5	18.0 16.5 15.0
CEILINGS	NONE, Plywood/OSB or below 8' height	3.75 3.50 3.25	Acoustic tile or sheetrock and full 8' ceiling height	Textured sheetrock & standard 8' ceiling height	Textured sheetrock 9' or 10' ceiling height, Vaulted or cathedral ceiling	Same as before but may include good wood paneling on open-beam ceiling	Same as before but may be unique in design, detail and effect	7.25 6.75 6.25	9.00 8.25 7.50
WINDOW FENESTRATION	Minimal single-pane low grade sliders or non-opening	15.0 14.0 13.0	Smaller than average sliding or crank-out w/storm windows	Ample average quality sliding or crank-out thermo pane	Good quality, larger than average. Some round, half-round, octagon, etc	Abundant Very Good quality windows (Low "E" reflective, etc)	Same as before but may be unique in design, detail and effect	29.0 27.0 25.0	36.0 33.0 30.0
OVERALL WORKMANSHIP	Low cost, poor quality workmanship and design. Below minimum standard. No design or detail	37.5 35.0 32.5	Below average workmanship but meets minimum standards. 2 X 4 construction. Minimal design	Average workmanship, meets or exceeds minimum standard. 2 X 6 construction	Above average workmanship with some attention to design and detail. 2-X-6 construction Energy-Eff. Package	Very Good workmanship. Good attention to interior refinements and detail. exterior has some custom design and ornamentation	Excellent high quality workmanship, finishes and appointments and attention to detail. Unique in design, etc	72.5 67.5 62.5	90.0 82.5 75.0

Completion Estimate	%	Total
Plans Permits & Surveying	2	2
Water/Sewer Rough-in	2	4
Excavation, Forms, & Backfill	2	6
Foundation	8	14
Rough Framing	21	35
Windows & Exterior Doors	2	37
Roof Cover	3	40
Plumbing Rough-in	4	44
Insulation	1	45
Electrical Rough-in	6	51
Heating	5	56
Exterior Cover & Paint	6	62
Int. Drywall, Tape & Texture	8	70
Int. Cabinets, Doors, Trim Etc.	13	83
Plumbing Fixtures	5	88
Floor Covers	3	91
Built in Appliances	3	94
Light Fixtures & Finish Hardware	2	96
Painting & Decorating	4	100
Total Completion		100

QUALITY	70% of P	G	110%
CBN -	80% of P	G	115%
CBN +	90% of P	G+	120%
P -	< 40%	VG-	125%
P	50%	VG	135%
P+	60%	VG+	145%
L -	65%	EX-	150%
L	70%	EX	165%
L+	75%	EX+	180%
F -	80%	HVI-	185
F	85%	HVI	190%
F+	90%	HVI+	195%
A -	95%	HVII	200%+
A	100%		
A+	105%		

LEVEL 2

LEVEL 1

BELOW GRADE

Lower Level Ext Cover: None Alum/Steel B & Batt Conc Blk Log Rustic Log Solid Plywood Stucco T1-11 Vinyl Wood

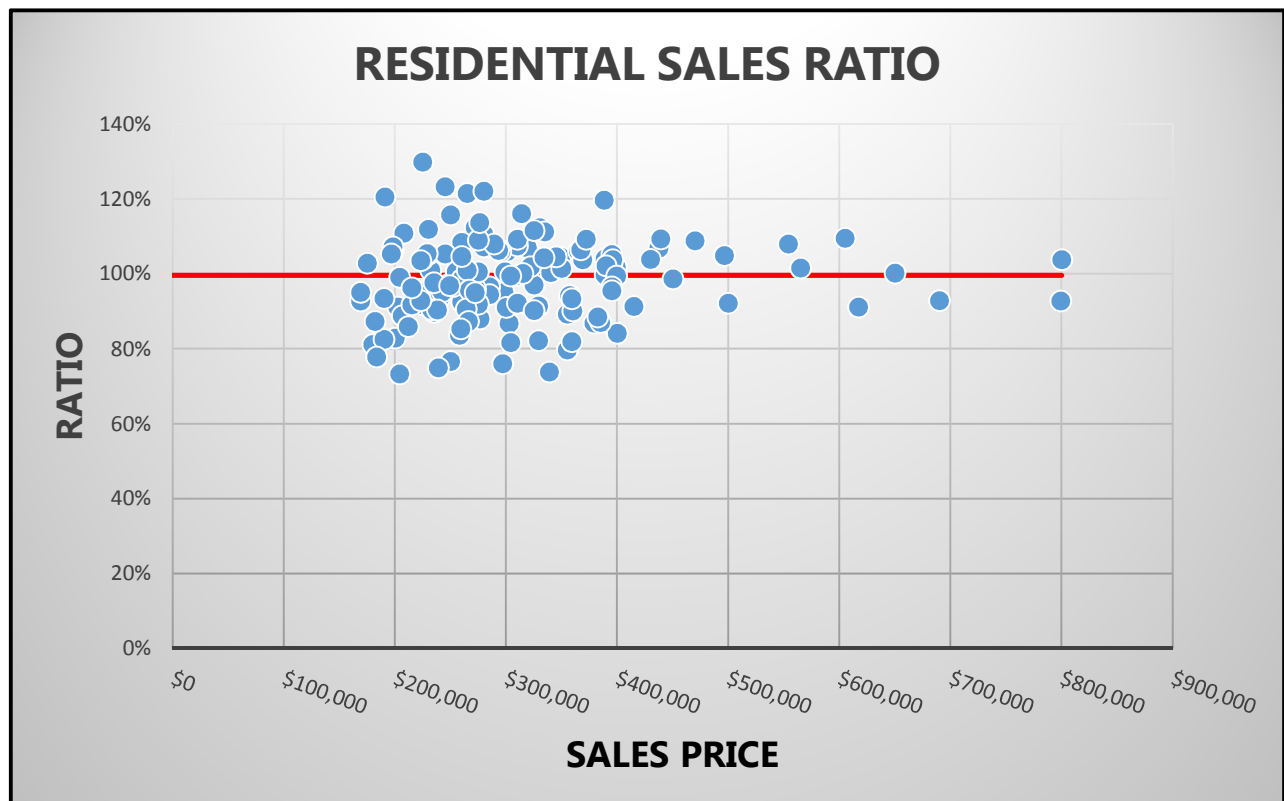
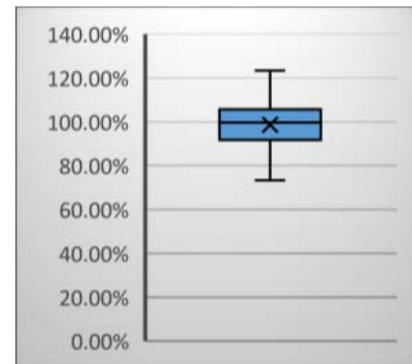
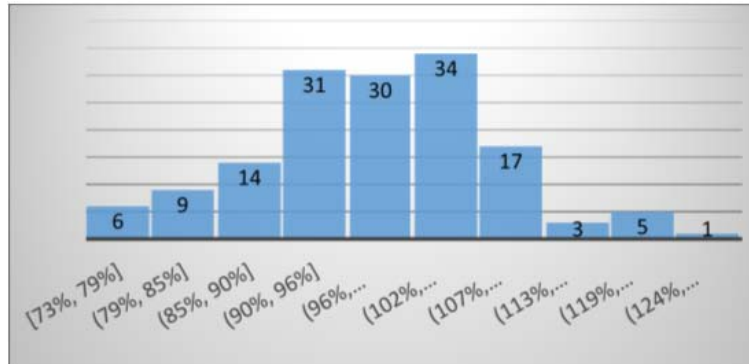
Lower Level Wall Framing Trailing Wood Concrete Block Concrete

NBH # 210

HT SFR

POST

<b>RATIO SUM:</b>	147.93		2.76	<b># OF SALES:</b>	150
<b>MEAN:</b>	98.62%	<b>Earliest Sale</b>	12/4/2017	<b>TOTAL AV:</b>	\$ 46,498,700
<b>MEDIAN:</b>	<b>99.57%</b>	<b>Latest Sale</b>	9/8/2020	<b>TOTAL SP:</b>	\$ 47,007,025
<b>WTD MEAN:</b>	98.92%	<b>Outlier Information</b>		<b>MINIMUM:</b>	73.38%
<b>PRD:</b>	99.70%	<b>Range</b>	1.5	<b>MAXIMUM:</b>	129.87%
<b>COD:</b>	8.35%	<b>Lower Boundary</b>	70.95%	<b>MIN SALE AMT:</b>	\$ 169,000
<b>St. Dev:</b>	10.50%	<b>Upper Boundary</b>	126.33%	<b>MAX SALE AMT:</b>	\$ 800,000
<b>COV:</b>	10.65%				





# RATIO STUDY

<b>RATIO SUM:</b>	147.93	2.76		<b># OF SALES:</b>	150
<b>MEAN:</b>	98.62%	<b>Earliest Sale</b>	12/4/2017	<b>TOTAL AV:</b>	\$ 46,498,700
<b>MEDIAN:</b>	99.57%	<b>Latest Sale</b>	9/8/2020	<b>TOTAL SP:</b>	\$ 47,007,025
<b>WTD MEAN:</b>	98.92%	<b>Outlier Info</b>		<b>MINIMUM:</b>	73.38%
<b>PRD:</b>	99.70%	<b>Range</b>	1.50	<b>MAXIMUM:</b>	129.87%
<b>COD:</b>	8.35%	<b>Lower Bound</b>	70.95%	<b>N SALE AMT:</b>	\$ 169,000
<b>St. Dev:</b>	0.1050	<b>Upper Bound</b>	126.33%	<b>X SALE AMT:</b>	\$ 800,000
<b>COV:</b>	10.65%				

<b>SALE DATE:</b>	2021
<b>HOUSE TYPE:</b>	SFR
<b>MKT AREA:</b>	210
	POST

PIN	AREA	IMPS	LAND	AV	SP	RATIO	HTYPE	DATE	QUAL
17305427	210	\$ 324,500	\$ 40,100	\$ 364,600	\$ 314,000	116.11%	11	5/8/2018	A+
17305433	210	\$ 244,200	\$ 38,800	\$ 283,000	\$ 297,900	95.00%	21	3/2/2018	A+
17305441	210	\$ 279,300	\$ 40,000	\$ 319,300	\$ 301,000	106.08%	11	6/15/2018	G-
17305447	210	\$ 206,000	\$ 37,800	\$ 243,800	\$ 250,000	97.52%	41	5/4/2018	A+
17307112	210	\$ 249,300	\$ 60,200	\$ 309,500	\$ 279,900	110.58%	11	9/20/2019	G-
17307116	210	\$ 276,100	\$ 65,100	\$ 341,200	\$ 319,000	106.96%	21	12/14/2018	A+
17308009	210	\$ 543,200	\$ 119,700	\$ 662,900	\$ 605,000	109.57%	21	4/27/2018	G+
17308013	210	\$ 437,600	\$ 125,200	\$ 562,800	\$ 617,000	91.22%	25	6/14/2019	G+
17324018	210	\$ 265,200	\$ 36,900	\$ 302,100	\$ 245,000	123.31%	21	12/12/2017	A
17324106	210	\$ 163,500	\$ 47,500	\$ 211,000	\$ 235,000	89.79%	11	4/24/2019	A+
17324137	210	\$ 183,200	\$ 47,100	\$ 230,300	\$ 191,000	120.58%	11	4/30/2018	A+
17324138	210	\$ 227,100	\$ 48,200	\$ 275,300	\$ 285,000	96.60%	21	6/9/2020	G-
17324147	210	\$ 222,700	\$ 46,700	\$ 269,400	\$ 285,000	94.53%	21	11/20/2019	G+
17348010	210	\$ 258,500	\$ 70,800	\$ 329,300	\$ 379,000	86.89%	21	10/11/2019	A+
17359421	210	\$ 325,100	\$ 79,800	\$ 404,900	\$ 389,000	104.09%	11	9/28/2018	G-
17359434	210	\$ 654,000	\$ 87,600	\$ 741,600	\$ 799,000	92.82%	11	1/10/2020	G+
17359463	210	\$ 551,200	\$ 100,400	\$ 651,600	\$ 650,000	100.25%	41	7/19/2019	VG-
17359509	210	\$ 431,500	\$ 89,700	\$ 521,200	\$ 496,500	104.97%	11	2/4/2020	G+
17359512	210	\$ 237,100	\$ 99,800	\$ 336,900	\$ 400,000	84.23%	21	9/8/2020	G
17365011	210	\$ 201,700	\$ 99,100	\$ 300,800	\$ 329,000	91.43%	11	7/22/2019	A+
17365012	210	\$ 302,800	\$ 85,300	\$ 388,100	\$ 389,000	99.77%	21	5/24/2019	G
17369012	210	\$ 227,600	\$ 33,600	\$ 261,200	\$ 259,000	100.85%	11	4/26/2019	G-
17369046	210	\$ 213,000	\$ 49,700	\$ 262,700	\$ 302,500	86.84%	41	6/4/2018	G
17369049	210	\$ 269,900	\$ 45,600	\$ 315,500	\$ 325,000	97.08%	41	8/7/2019	A
17369076	210	\$ 214,300	\$ 26,300	\$ 240,600	\$ 259,900	92.57%	11	3/20/2020	A+
17372001	210	\$ 242,200	\$ 47,200	\$ 289,400	\$ 250,000	115.76%	41	9/11/2018	G-
17403031	210	\$ 227,000	\$ 90,200	\$ 317,200	\$ 355,000	89.35%	41	9/5/2018	G-
17405053	210	\$ 249,800	\$ 78,600	\$ 328,400	\$ 322,000	101.99%	31	10/29/2018	A+
17405219	210	\$ 179,800	\$ 54,500	\$ 234,300	\$ 232,000	100.99%	21	7/9/2018	A
17405228	210	\$ 258,000	\$ 50,900	\$ 308,900	\$ 310,000	99.65%	21	4/30/2019	G
17405909	210	\$ 218,300	\$ 64,800	\$ 283,100	\$ 355,000	79.75%	11	3/24/2020	A+
17405928	210	\$ 339,900	\$ 59,700	\$ 399,600	\$ 399,000	100.15%	11	11/27/2019	G-
17405929	210	\$ 331,000	\$ 75,200	\$ 406,200	\$ 399,000	101.80%	11	1/4/2018	G
17409007	210	\$ 305,000	\$ 74,200	\$ 379,200	\$ 415,000	91.37%	21	8/3/2020	A+
17409030	210	\$ 221,400	\$ 52,000	\$ 273,400	\$ 300,000	91.13%	21	5/29/2020	G
17410001	210	\$ 222,400	\$ 118,900	\$ 341,300	\$ 340,000	100.38%	11	8/28/2020	A
17411117	210	\$ 170,000	\$ 72,100	\$ 242,100	\$ 230,000	105.26%	49	1/24/2018	F+
17413061	210	\$ 271,600	\$ 43,800	\$ 315,400	\$ 314,900	100.16%	11	9/21/2018	A
17419237	210	\$ 360,300	\$ 104,700	\$ 465,000	\$ 388,300	119.75%	11	7/5/2019	A+
17429119	210	\$ 704,200	\$ 126,500	\$ 830,700	\$ 800,000	103.84%	21	5/23/2018	EX-
17429402	210	\$ 105,600	\$ 60,200	\$ 165,800	\$ 200,000	82.90%	21	9/8/2020	A
17445001	210	\$ 270,700	\$ 100,000	\$ 370,700	\$ 330,000	112.33%	21	7/31/2018	A
17445102	210	\$ 199,300	\$ 106,000	\$ 305,300	\$ 285,000	107.12%	41	7/13/2018	A
17445109	210	\$ 469,800	\$ 171,100	\$ 640,900	\$ 690,000	92.88%	11	10/10/2019	G+
17445113	210	\$ 234,400	\$ 170,400	\$ 404,800	\$ 395,000	102.48%	45	5/30/2019	A+
17502028	210	\$ 249,900	\$ 114,800	\$ 364,700	\$ 349,000	104.50%	41	9/18/2018	A+
17502045	210	\$ 358,300	\$ 57,300	\$ 415,600	\$ 395,000	105.22%	25	11/4/2019	A
17503032	210	\$ 498,400	\$ 100,100	\$ 598,500	\$ 554,000	108.03%	11	7/14/2020	G-
17503038	210	\$ 519,800	\$ 54,400	\$ 574,200	\$ 565,000	101.63%	41	6/13/2018	VG-
17503039	210	\$ 147,700	\$ 100,800	\$ 248,500	\$ 304,000	81.74%	41	7/8/2020	F+
17503051	210	\$ 376,800	\$ 90,900	\$ 467,700	\$ 437,500	106.90%	11	3/10/2020	G-
17505421	210	\$ 218,400	\$ 42,500	\$ 260,900	\$ 264,000	98.83%	21	3/29/2019	A-
17505422	210	\$ 216,100	\$ 38,200	\$ 254,300	\$ 255,000	99.73%	31	10/31/2018	A
17508134	210	\$ 134,800	\$ 56,900	\$ 191,700	\$ 250,000	76.68%	21	5/7/2019	A
17508157	210	\$ 336,100	\$ 36,100	\$ 372,200	\$ 334,625	111.23%	41	3/16/2020	G-
17508163	210	\$ 297,200	\$ 114,000	\$ 411,200	\$ 396,000	103.84%	41	2/18/2020	G+
17508236	210	\$ 84,600	\$ 141,300	\$ 225,900	\$ 297,000	76.06%	41	4/13/2020	G
17510221	210	\$ 337,400	\$ 61,300	\$ 398,700	\$ 390,000	102.23%	21	5/29/2020	G-
17510238	210	\$ 449,400	\$ 62,200	\$ 511,600	\$ 470,000	108.85%	21	4/20/2018	G-
17510239	210	\$ 303,600	\$ 83,600	\$ 387,200	\$ 365,000	106.08%	11	7/17/2019	G
17510244	210	\$ 268,500	\$ 66,900	\$ 335,400	\$ 385,000	87.12%	21	3/19/2019	G-
17510327	210	\$ 264,600	\$ 57,400	\$ 322,000	\$ 265,000	121.51%	11	2/8/2019	A+
17510336	210	\$ 323,500	\$ 59,700	\$ 383,200	\$ 369,000	103.85%	21	5/25/2018	G+
17510339	210	\$ 333,400	\$ 57,400	\$ 390,800	\$ 367,000	106.49%	11	4/21/2020	G-
17510347	210	\$ 338,900	\$ 58,600	\$ 397,500	\$ 399,500	99.50%	11	9/30/2019	G+



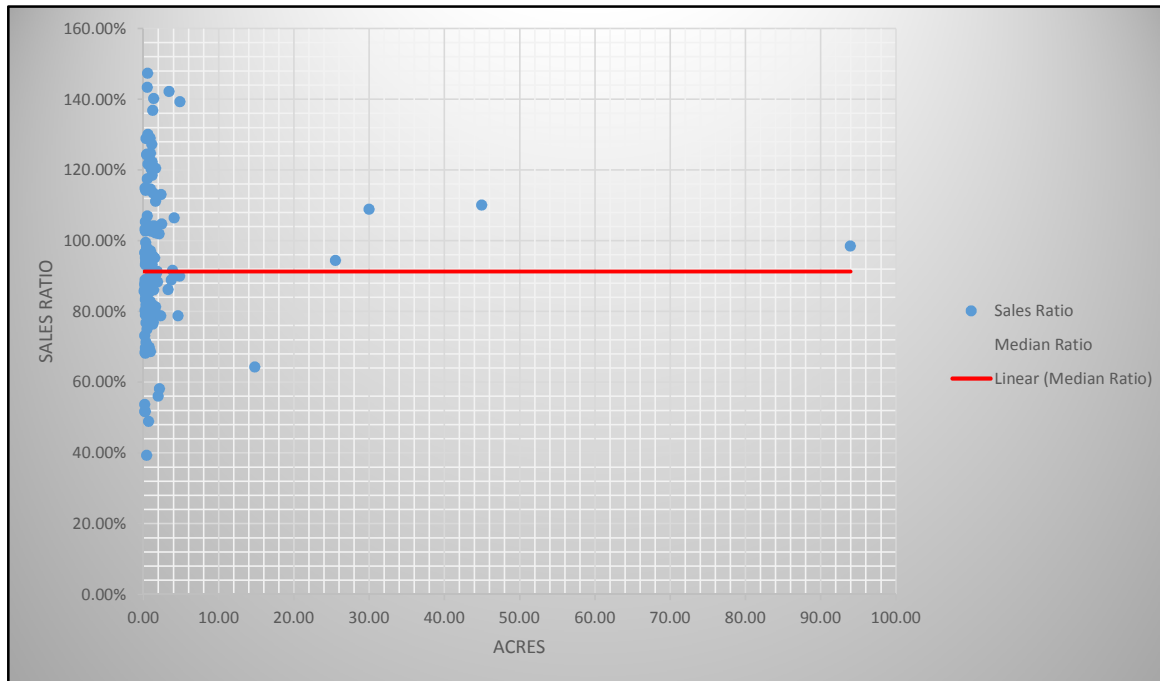
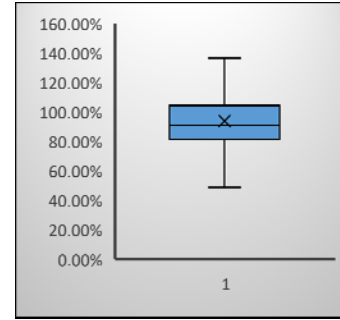
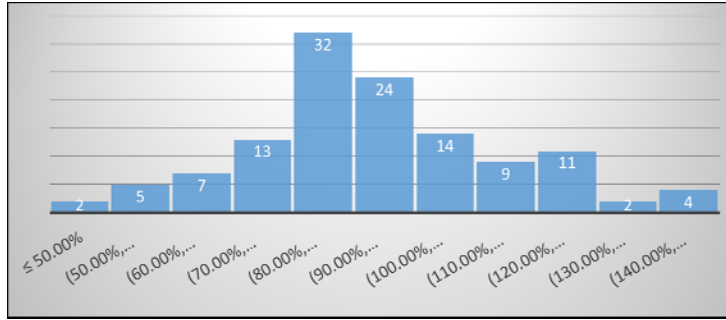
## RATIO STUDY

PIN	AREA	IMPS	LAND	AV	SP	RATIO	HTYPE	DATE	QUAL
17510353	210	\$ 238,900	\$ 61,300	\$ 300,200	\$ 280,000	107.21%	21	2/28/2020	A+
17511112	210	\$ 215,800	\$ 34,500	\$ 250,300	\$ 339,000	73.83%	21	12/17/2018	G-
17511220	210	\$ 208,400	\$ 35,100	\$ 243,500	\$ 276,500	88.07%	31	5/31/2019	A-
17511220	210	\$ 208,400	\$ 35,100	\$ 243,500	\$ 252,000	96.63%	31	3/28/2018	A-
17511310	210	\$ 168,500	\$ 38,600	\$ 207,100	\$ 220,000	94.14%	11	6/5/2018	A
17511311	210	\$ 214,400	\$ 38,600	\$ 253,000	\$ 275,000	92.00%	11	6/30/2020	A
17511312	210	\$ 168,000	\$ 38,600	\$ 206,600	\$ 225,000	91.82%	11	8/6/2019	G-
17511315	210	\$ 163,700	\$ 38,600	\$ 202,300	\$ 204,000	99.17%	61	3/31/2020	A
17511414	210	\$ 223,200	\$ 38,600	\$ 261,800	\$ 272,500	96.07%	11	1/24/2020	A
17516056CO07	210	\$ 252,600	\$ 33,300	\$ 285,900	\$ 310,000	92.23%	41	2/1/2019	G-
17518314	210	\$ 114,900	\$ 31,200	\$ 146,100	\$ 180,000	81.17%	11	8/29/2019	A-
17524186	210	\$ 297,500	\$ 35,900	\$ 333,400	\$ 310,000	107.55%	21	10/31/2019	G
17526018	210	\$ 268,200	\$ 44,500	\$ 312,700	\$ 295,000	106.00%	11	5/4/2020	G-
17526026	210	\$ 266,300	\$ 39,500	\$ 305,800	\$ 272,000	112.43%	11	6/13/2019	G-
17526029	210	\$ 229,800	\$ 37,300	\$ 267,100	\$ 267,000	100.04%	11	3/20/2020	A+
17527018	210	\$ 198,400	\$ 58,400	\$ 256,800	\$ 255,000	100.71%	11	7/15/2020	A+
17527032	210	\$ 185,300	\$ 39,500	\$ 224,800	\$ 240,000	93.67%	11	12/10/2018	A+
17527042	210	\$ 257,100	\$ 35,100	\$ 292,200	\$ 225,000	129.87%	21	12/4/2017	A+
17527047	210	\$ 286,400	\$ 38,300	\$ 324,700	\$ 360,000	90.19%	11	1/31/2020	G-
17530010	210	\$ 145,100	\$ 39,500	\$ 184,600	\$ 202,500	91.16%	41	8/9/2019	A
17530016	210	\$ 142,300	\$ 37,700	\$ 180,000	\$ 175,000	102.86%	21	12/7/2017	A-
17530031	210	\$ 218,600	\$ 37,700	\$ 256,300	\$ 260,000	98.58%	31	11/20/2018	A
17701044	210	\$ 225,400	\$ 69,000	\$ 294,400	\$ 359,000	82.01%	21	9/21/2018	G-
17701048	210	\$ 216,300	\$ 138,900	\$ 355,200	\$ 350,000	101.49%	45	9/5/2019	A+
17701055	210	\$ 250,400	\$ 88,400	\$ 338,800	\$ 310,000	109.29%	21	9/30/2019	G
17701055	210	\$ 250,400	\$ 88,400	\$ 338,800	\$ 382,500	88.58%	21	6/30/2020	G
17701059	210	\$ 388,100	\$ 92,200	\$ 480,300	\$ 439,000	109.41%	11	5/25/2018	G+
17702040	210	\$ 377,600	\$ 66,600	\$ 444,200	\$ 450,000	98.71%	61	3/29/2019	VG-
17705114	210	\$ 197,800	\$ 33,000	\$ 230,800	\$ 242,500	95.18%	11	10/4/2019	G-
17705120	210	\$ 149,100	\$ 34,300	\$ 183,400	\$ 206,300	88.90%	11	12/5/2017	A+
17705121	210	\$ 278,200	\$ 33,400	\$ 311,600	\$ 293,000	106.35%	11	3/15/2019	G-
17705138	210	\$ 249,000	\$ 33,000	\$ 282,000	\$ 260,000	108.46%	21	5/25/2018	A+
17705152	210	\$ 233,300	\$ 43,400	\$ 276,700	\$ 275,000	100.62%	21	6/14/2019	A
17707027	210	\$ 269,300	\$ 31,500	\$ 300,800	\$ 299,000	100.60%	11	7/3/2018	A+
17707028	210	\$ 280,400	\$ 31,700	\$ 312,100	\$ 289,000	107.99%	11	3/6/2018	A+
17707041	210	\$ 119,600	\$ 37,300	\$ 156,900	\$ 169,000	92.84%	21	12/8/2017	A
17707041	210	\$ 119,600	\$ 37,300	\$ 156,900	\$ 190,000	82.58%	21	3/28/2019	A
17707049	210	\$ 189,200	\$ 41,500	\$ 230,700	\$ 208,000	110.91%	11	10/19/2018	A
17710115	210	\$ 223,400	\$ 34,000	\$ 257,400	\$ 230,000	111.91%	31	3/6/2020	A-
17710116	210	\$ 176,300	\$ 34,000	\$ 210,300	\$ 221,000	95.16%	11	3/29/2019	A
17710116	210	\$ 176,300	\$ 34,000	\$ 210,300	\$ 198,000	106.21%	11	1/30/2018	A
17710301	210	\$ 195,100	\$ 34,500	\$ 229,600	\$ 235,000	97.70%	11	5/8/2018	A
17717603	210	\$ 153,200	\$ 26,000	\$ 179,200	\$ 239,000	74.98%	21	4/30/2019	A+
17721007	210	\$ 331,900	\$ 49,600	\$ 381,500	\$ 395,000	96.58%	11	6/14/2019	G
17726023	210	\$ 322,300	\$ 40,300	\$ 362,600	\$ 325,000	111.57%	21	6/20/2019	G-
17726034	210	\$ 216,400	\$ 41,800	\$ 258,200	\$ 245,000	105.39%	11	12/26/2018	A-
17727011	210	\$ 222,200	\$ 45,500	\$ 267,700	\$ 265,000	101.02%	11	4/20/2018	A
17727059	210	\$ 319,800	\$ 86,900	\$ 406,700	\$ 372,000	109.33%	11	3/5/2020	A
17727077	210	\$ 291,900	\$ 44,700	\$ 336,600	\$ 357,000	94.29%	21	7/30/2018	A
17730203	210	\$ 255,000	\$ 44,700	\$ 299,700	\$ 274,900	109.02%	11	9/25/2018	A+
17730228	210	\$ 214,400	\$ 41,000	\$ 255,400	\$ 266,900	95.69%	21	3/22/2018	G-
17730261	210	\$ 210,400	\$ 29,000	\$ 239,400	\$ 264,000	90.68%	31	4/9/2020	A
17732008	210	\$ 325,000	\$ 35,800	\$ 360,800	\$ 345,000	104.58%	21	12/4/2018	G-
17902091	210	\$ 232,000	\$ 145,400	\$ 377,400	\$ 395,000	95.54%	11	7/21/2020	A+
17902101	210	\$ 223,700	\$ 46,700	\$ 270,400	\$ 329,000	82.19%	11	4/23/2019	G-
17902111	210	\$ 379,600	\$ 67,100	\$ 446,700	\$ 430,000	103.88%	21	4/30/2019	VG-
17902120	210	\$ 265,500	\$ 70,000	\$ 335,500	\$ 359,000	93.45%	21	1/25/2019	G
17902141	210	\$ 371,700	\$ 89,500	\$ 461,200	\$ 500,000	92.24%	21	12/7/2018	G+
17906220	210	\$ 204,900	\$ 27,400	\$ 232,300	\$ 266,000	87.33%	11	3/19/2019	A
17912403	210	\$ 176,200	\$ 34,700	\$ 210,900	\$ 233,000	90.52%	11	7/23/2019	A
17912430	210	\$ 225,000	\$ 33,400	\$ 258,400	\$ 272,000	95.00%	31	8/12/2019	G-
17912431	210	\$ 315,500	\$ 33,000	\$ 348,500	\$ 334,000	104.34%	21	11/12/2019	G
17914023	210	\$ 265,700	\$ 36,600	\$ 302,300	\$ 304,000	99.44%	41	3/8/2019	A
17915047CO2	210	\$ 154,600	\$ 138,600	\$ 293,200	\$ 325,000	90.22%	45	8/28/2018	A
17927024	210	\$ 185,600	\$ 30,200	\$ 215,800	\$ 258,000	83.64%	21	7/19/2019	A+
17928029	210	\$ 278,000	\$ 36,000	\$ 314,000	\$ 276,000	113.77%	41	6/22/2018	G
17929006	210	\$ 168,900	\$ 46,500	\$ 215,400	\$ 238,250	90.41%	11	4/27/2020	A
17929009	210	\$ 230,300	\$ 41,800	\$ 272,100	\$ 260,000	104.65%	11	11/25/2019	A
17929015	210	\$ 137,100	\$ 45,200	\$ 182,300	\$ 212,000	85.99%	11	4/29/2020	A-
17930032	210	\$ 165,800	\$ 31,600	\$ 197,400	\$ 215,000	91.81%	11	5/29/2020	A+
17930036	210	\$ 201,800	\$ 32,000	\$ 233,800	\$ 225,000	103.91%	21	12/15/2017	A+
17931011	210	\$ 183,000	\$ 38,200	\$ 221,200	\$ 259,000	85.41%	11	2/4/2020	A
17931021	210	\$ 111,500	\$ 31,200	\$ 142,700	\$ 183,250	77.87%	41	9/26/2018	A-
17931023	210	\$ 176,000	\$ 31,200	\$ 207,200	\$ 223,000	92.91%	11	1/22/2018	A+
17931038	210	\$ 184,600	\$ 27,800	\$ 212,400	\$ 198,000	107.27%	11	4/30/2019	A

# RATIO STUDY

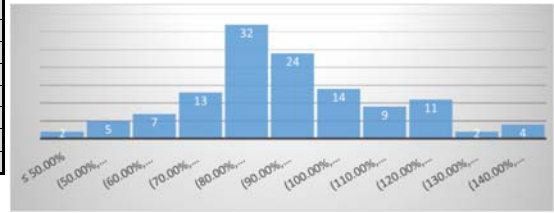
PIN	AREA	IMPS	LAND	AV	SP	RATIO	HTYPE	DATE	QUAL
17932007	210	\$ 128,700	\$ 32,000	\$ 160,700	\$ 169,000	95.09%	11	4/3/2018	A
17932029	210	\$ 175,800	\$ 31,200	\$ 207,000	\$ 215,000	96.28%	11	12/28/2018	A+
17937012	210	\$ 119,900	\$ 29,800	\$ 149,700	\$ 204,000	73.38%	41	3/11/2020	F+
17937030	210	\$ 214,300	\$ 27,100	\$ 241,400	\$ 249,000	96.95%	11	6/12/2019	A+
17937030	210	\$ 214,300	\$ 27,100	\$ 241,400	\$ 229,000	105.41%	11	1/31/2018	A+
17937031	210	\$ 131,900	\$ 27,100	\$ 159,000	\$ 182,000	87.36%	11	3/13/2020	A
17937034	210	\$ 147,800	\$ 29,800	\$ 177,600	\$ 189,900	93.52%	11	12/6/2018	A
17938001	210	\$ 175,100	\$ 32,000	\$ 207,100	\$ 196,500	105.39%	11	4/23/2019	A-
17938008	210	\$ 195,900	\$ 35,100	\$ 231,000	\$ 223,000	103.59%	31	11/2/2018	A
17938018	210	\$ 291,600	\$ 50,300	\$ 341,900	\$ 280,000	122.11%	41	2/1/2018	A

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



# LAND SALES RATIO STUDY

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



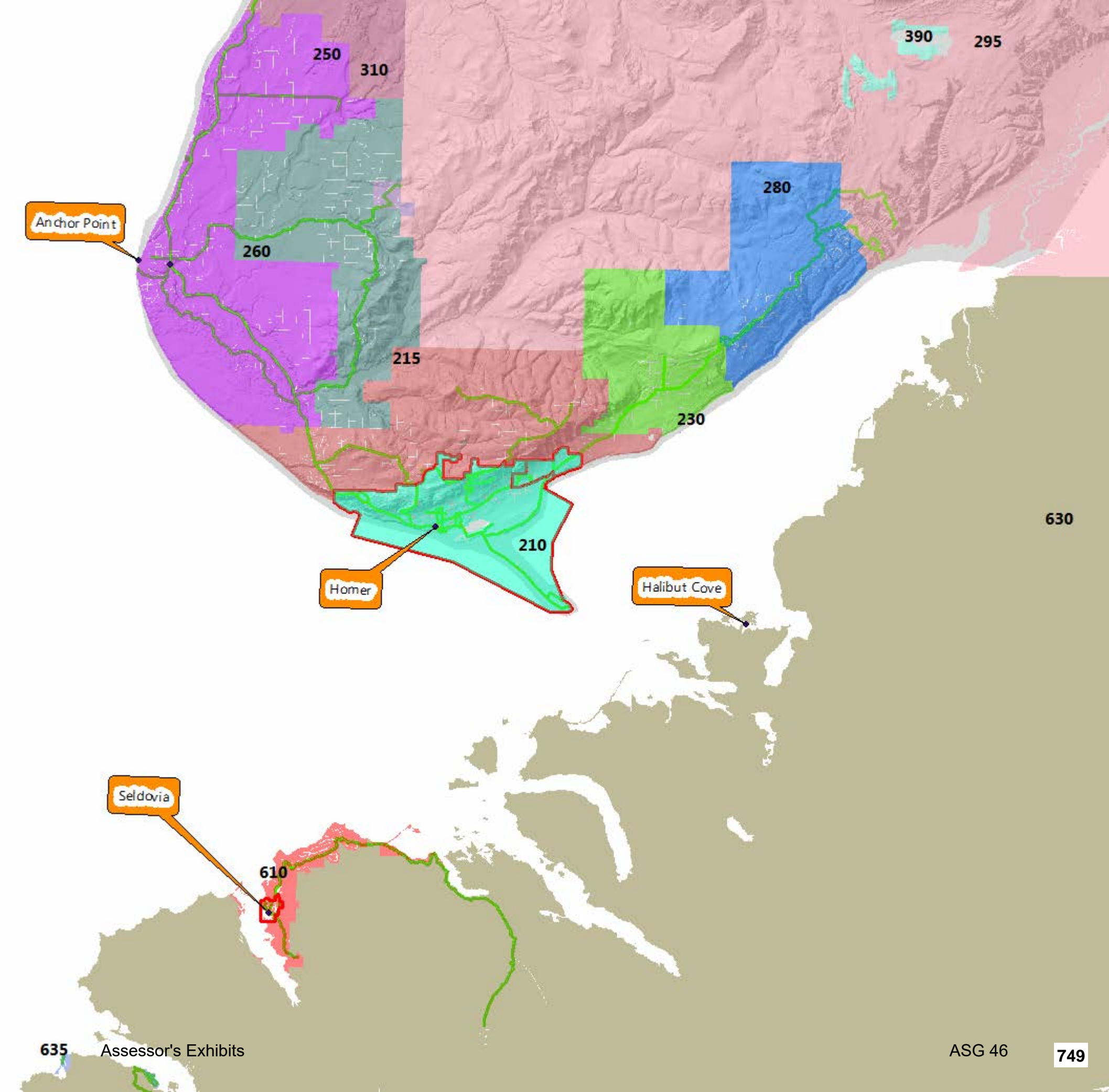
NBH

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

# LAND SALES RATIO STUDY

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





Anchor Point

Homer

Halibut Cove

Seldovia

Heather,

Thank you for the quick response. We will not do an inspection on your property, however we will drive by and update the photo for the upcoming Board of Equalization hearing. We will not change the file and you will be contacted by the clerk's office when your evidence is due and when the hearing is to be scheduled. Thank you,

**Stephen Carmichael**  
**KPB Assessing Dept.**  
**Appraiser II**  
**AAAO Certificate #277**  
**907-714-2246**

KENAI PENINSULA BOROUGH  
144 North Binkley Street  
Soldotna, Alaska 99669



**From:** Heather Lewis <[heatherlewis0001@gmail.com](mailto:heatherlewis0001@gmail.com)>  
**Sent:** Monday, April 12, 2021 12:48 PM  
**To:** Carmichael, Stephen <[scarmichael@kpb.us](mailto:scarmichael@kpb.us)>  
**Cc:** Story, Paul <[PStory@kpb.us](mailto:PStory@kpb.us)>  
**Subject:** <EXTERNAL-SENDER>Re: 17722007

CAUTION: This email originated from outside of the KPB system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.

Hello,

Thank you so much for response. I work 8-5 Monday-Friday (often i have to work overtime at the title company), so I would not be able to "zoom".

There was an outside inspection last year so, I'm not quite clear why there would have to be another one in such a short time. There was an inspection 2016, 2017 maybe 2018 then 2020 and now you are saying another 2021? I can assure you that we haven't added any rooms or outbuildings to the property (though I will be cutting down a birch tree in the spring).

I do appreciate your communication and willingness to work around the Covid situation as I am VERY sensitive to that.

Respectfully,

Heather Lewis

Sent from my iPhone

On Apr 12, 2021, at 11:34 AM, Carmichael, Stephen <[scarmichael@kpb.us](mailto:scarmichael@kpb.us)> wrote:

Good morning,

I am emailing you per your previous request not to contact via telephone to schedule the appeal inspection for your appealed property 17722007 (510 E Fairview Ave.). The assessing office has sent an inspection letter in response to your formal appeal which I have attached to this email as well. In the inspection letter you will notice the reference to the Kenai Peninsula Borough Code 5.12.060(P) which states:

*The burden of proof is on the appellant. The only grounds for the board to adjust the assessment are proof of unequal, excessive, improper, or under valuation, based on facts proven at the appeal hearing. The board may not alter the assessment of a property unless a timely written appeal has been filed concerning the property. **If an appellant has refused or failed to provide the assessor or the assessor's agent full access to property or records related to assessment of the property, upon notice from the assessor to the appellant and the clerk, the appellant shall be precluded from offering evidence on the issue or issues affected by that lack of access.** Before a ruling is issued on the admissibility of such evidence, the appellant shall be provided with a reasonable opportunity by the presiding officer to present its case as to why this sanction should not be imposed, and the assessor shall have a reasonable opportunity to respond.*

You mentioned a concern with an interior inspection due to Covid-19 therefore we have come up with a solution. We propose a zoom meeting in which you will attend and show the interior of your home. You can use your own device or we can give you a department issued iPad to do the self-inspection of your property. We can schedule an exterior inspection of the property and drop the iPad to you at that time.

We have a few dates when we will be conducting inspections in Homer: 4/14/21, 4/23/21, or the morning of 4/26/21. Please respond with a date and time that you will be available to attend the zoom meeting/interior inspection. If this method does not suit you, we can continue to schedule the exterior inspection of the property and forgo an interior inspection, however do note the KPB code 5.12.060(P) precludes you from submitting evidence on the issue or issues of the interior. Thank you for your concern,

Stephen Carmichael  
KPB Assessing Dept.  
Appraiser II  
AAAO Certificate #277  
907-714-2246  
<image001.png>

<Masterhan Inspection letter.pdf>

4/1/21	4:00PM	<b>Masterh an, Del/Hea ther Lewis</b>	177-220-07	(907) 942-1104	Spoke to Heather who stated she did not want us inside her home. I advised her that per borough code she could not argue aspects of the interior of her home if she did not allow us to inspect the interior. She requested the specific code and stated she did not want someone in her home due to the apparent covid crisis. I told her I would get the code for her and call her back with the information. She requested no phone contact and email only.
--------	--------	---	------------	----------------	--



# KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

177-010-55

Card R01

Assessor's Exhibit  
2021

62125

1034 LARKSPUR CT

## ADMINISTRATIVE INFORMATION

### LEGAL DESCRIPTION:

T 6S R 13W SEC 17 Seward Meridian HM 0800074 BAYVIEW  
GARDENS SUB ADDN NO 3 LOT 6 BLK 9

ACRES: 0.46

### PRIMARY OWNER

PETERS SARAH  
STEENBAKKERS WILHELMUS  
1034 LARKSPUR CT  
HOMER, AK 99603-8216

Neighborhood:  
H 210 Homer - Core Area

Property Class:  
H 110 Residential Dwelling - single

TAG:  
20 - HOMER CITY

## Residential Dwelling - single

### VALUATION RECORD

EXEMPTION INFORMATION	Assessment Year	2016	2017	2018	2019	2020	Worksheet
Senior Citizen	Land	73,300	79,200	85,300	87,600	87,600	88,400
Residential Exemption - Borough	Improvements	175,300	227,500	207,200	230,200	235,500	250,400
	Total	248,600	306,700	292,500	317,800	323,100	338,800

### LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential City/Residential	49 User Definable Land Formul		0.46	91,522	91,522	42,100	A View Excellent	100	42,100	88,400
							R Paved	10	4,210	
							K P/Water Yes			
							P Gas Yes			
							X Elec Yes			
							N P/Sewer Yes			
ASSESSED LAND VALUE (Rounded) :									46,310	88,400

### MEMOS

**Building Notes**  
11/20 INSP FROM RD DUE TO COVID-19  
**Sale Inspection**  
20200019370 \$382,500 SELLER ERIC NELSON

ASG 50

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

APPELLANT COMPARABLE\_01



PHYSICAL CHARACTERISTICS

Style: 2 L FRAME  
Occupancy: Single Family  
Story Height: 2.0  
Finished Area: 1,551  
Attic: None

ROOFING

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

FOUNDATION

Footing: Normal for class  
Walls: Cinder block

DORMERS

None

FLOORING

1.0 Plywd sub Base Allowance  
2.0 Plywd sub Base Allowance

EXTERIOR COVER

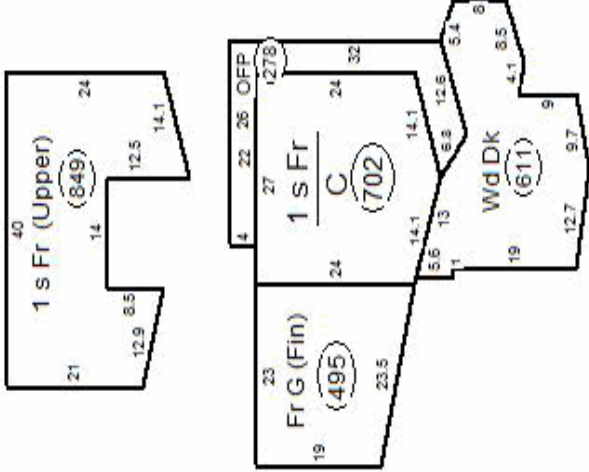
1.0 T111 plywd  
2.0 T111 plywd

INTERIOR WALLS

1.0 Normal for Class  
2.0 Normal for Class

HEATING AND PLUMBING

Primary Heat: Hot Water  
2.0 Ext.Baths: 0 0 Kit sink: 1 1  
3.0 Ext.Baths: 1 3 Water Htr: 1 1  
4.0 Ext.Baths: 1 4 Extra fix: 0  
5-Fixt.Baths: 0 0 TOTAL fix: 9



R01 177-010-55

Construction	BaseArea	floor FinArea	Value
Wood Frame	702	1.0	702
Wood Frame	849	2.0	849
			79,480

TOTAL BASE	167,500
------------	---------

INTERIOR

Frame/Siding/Roof/Dorme	0
Loft/Cathedral	0
Interior finish	0
Basement finish	0
Heating	3,200
Plumbing	14,700
Fireplaces/woodstoves	1,350
Other (Ex.Liv, AC, Attic, ...)	0
TOTAL INT	19,250

EXT FEATURES

Description	
1 OFF	9,420
2 WDDK	8,250
Att Garage	23,370
Att Carport	0
Bsmt Garage:	0
Ext Features	17,670

TOTAL GAR/EXT FEAT 41,040

SUB-TOTAL 227,790

Quality Class/Grade: G .90

177-010-55 R01

SPECIAL FEATURES

Description	
D WDSTOVE	1 1,350
G01 H	495 2,87
G01 IF	495 9,29

SUMMARY OF IMPROVEMENTS

Improvement	Story		Yr.Blt.	Eff	Count	Base	Adj	W	L	Size/ Area	Comp	Pys	Obs	Fnc	Loc	Value		
	or Ht	Grade															Rate	Rate
D DWELL	2.0	G	1991	2007	0.00	0.00	0.00	0	0	0	205,010	13	0	0	100	138	100	246,100
G01 ATTGAR	0.00		0	0	35.05	47.21		23	24	495	23,370	0	0	0	0	100	0	0
01 DRIVE	0.00	Avg	3000	3000	2,000.00	2,000.00		0	0	1	2,000	0	0	0	0	100	2,000	2,000
05 PAV	0.00	Avg	3000	3000	2.27	2.27		0	0	1,000	2,270	0	0	0	0	100	2,300	2,300
TOTAL IMPROVEMENT VALUE (for this card)																	250,400	



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

173-594-50  
Card R01

2021  
Assessor's Exhibit

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

340 FIREWEED AVE

LEGAL DESCRIPTION:  
T 6S R 13W SEC 8 Seward Meridian HM 0760104 BAYVIEW GARDENS SUB ADDN 1 LOT 50 BLK 6

ACRES: 0.49  
PRIMARY OWNER  
KNOTT JAMES MICHAEL  
KNOTT ALISSA ANN  
340 FIREWEED AVE  
HOMER, AK 99603-7123

Residential Dwelling - single

VALUATION RECORD

EXEMPTION INFORMATION	Assessment Year	2016	2017	2018	2019	2020	Worksheet
Residential Exemption - Borough	Land	50,800	56,000	59,700	61,500	61,500	62,100
	Improvements	127,300	270,400	281,400	295,000	308,400	318,300
	Total	178,100	326,400	341,100	356,500	369,900	380,400

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential City/Residential	49 User Definable Land Formul		0.49	87,347	87,347	42,800	9 View Good	50	21,400	62,100
							P Gas Yes			
							S Gravel Main			
							X Elec Yes			
							K P/Water Yes			
							M P/Sewer No	-5	-2,140	
ASSESSED LAND VALUE (Rounded) :									19,260	62,100

MEMOS

Land Notes  
5/99 CITY WATER, NO VIEW, NO ELEC. BAD RD  
Real Estate Listing on File

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		

ASG 52

APPELLANT COMPARABLE\_02

PHYSICAL CHARACTERISTICS

Style: 1 L FRAME  
Occupancy Single Family  
Storey Height: 1.0  
Finished Area 1,663  
Attic: None  
Roofing Material: Comp sh to 235#  
Type: Gable  
Framing: Std for class  
Pitch: Medium 5/12 to 8/12

FOUNDATION

Footing: Normal for class  
Walls: Formed concrete

DORMERS

None

FLOORING

1.0 Plywd sub Base Allowance  
B Slab None

EXTERIOR COVER

1.0 Vinyl  
B Vinyl

INTERIOR WALLS

1.0 Normal for Class  
B None

HEATING AND PLUMBING

Primary Heat: Radiant-floor  
25-Fixt.Baths: 0 0 Kit sink: 1 1  
3-Fixt.Baths: 1 3 Water Htr: 1 1  
4-Fixt.Baths: 1 4 Extra fix: 0  
5-Fixt.Baths: 0 0 TOTAL fix: 9

Construction BaseArea floor FinArea Value  
Wood Frame 1144 1.0 1,144 135,420  
Concrete 1084 B 519 36,830

TOTAL BASE		172,250
INTERIOR		
Frame/Siding/Roof/Dorme	0	
Loft/Cathedral	0	
Interior finish	0	
Basement finish	20,640	
Heating	3,430	
Plumbing	14,700	
Fireplaces/woodstoves	0	
Other (Ex.Liv, AC, Attic, ...)	2,680	
TOTAL INT		41,450

EXT FEATURES		GARAGES	
Description		Att Garage	0
1 WDDK-R/	8,140	Att Carport	0
2 CONCP	100	Bsmt Garage:	0
3 RFX/	390	Ext Features	8,630

TOTAL GAR/EXT FEAT 8,630  
SUB-TOTAL 222,330  
Quality Class/Gradi G .90

GRADE ADJUSTED VALUE (rounded) 200,100

SUMMARY OF IMPROVEMENTS

Improvement	Story	Yr.Blt.	Grade	Const	Eff	Count	Base	Adj	W	L	Size/ Area	Comp	Pys	Obs	Fnc	Loc			Value
																Rate	Rate	%	
D	DWELL	1.0	G	2015	2018	0.00	0.00	0.00	0	0	0	200,100	2	0	0	100	158	100	309,800
01	DRIVE	0.00	Avg	3000	3000	2,000.00	2,000.00	2,000.00	0	0	1	2,000	0	0	0	0	0	100	2,000
02	SWL	0.00	Avg	3000	3000	0.00	0.00	0.00	0	0	1	6,500	0	0	0	0	0	100	6,500
TOTAL IMPROVEMENT VALUE (for this card)																			318,300

SPECIAL FEATURES

Description		D	BGARI C	0	2,680
02	PRIV/SEPT			1	6,500



# KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

175-260-18

Card R01

Assessor's Exhibit  
2021  
61945

3695 POPPY CIR

## ADMINISTRATIVE INFORMATION

Neighborhood:  
H 210 Homer - Core Area  
Property Class:  
H 110 Residential Dwelling - single

TAG:  
20 - HOMER CITY

## LEGAL DESCRIPTION:

T 6S R 13W SEC 19 Seward Meridian HM 2003025 FOREST GLEN  
SUB NO 5 LOT 3B

ACRES: 0.57

## PRIMARY OWNER

GIBSON STEVEN ROSS LIVING TRUST  
1622 HIGHLAND DR  
HOMER, AK 99603-8339

## Residential Dwelling - single

## EXEMPTION INFORMATION

## VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	59,900	41,800	42,600	44,100	44,100	44,500
Improvements	219,400	230,000	239,400	248,400	259,400	268,200
Total	279,300	271,800	282,000	292,500	303,500	312,700

## LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential City/Residential	49 User Definable Land Formul		0.57	78,070	78,070	44,500	6 View Limited			44,500
							K P/Water Yes			
							N P/Sewer Yes			
							P Gas Yes			
							S Gravel Main			
							X Elec Yes			

ASSESSED LAND VALUE (Rounded) :

0 44,500

## MEMOS

Building Notes  
3/12 BA CHANGED Q AFTER REVIEWING INT PHOTOS  
Real Estate Listing on File

ASG 54

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			

APPELLANT COMPARABLE\_03

PHYSICAL CHARACTERISTICS

Style: 1 L FRAME  
Occupancy: Single Family  
Story Height: 1.0  
Finished Area: 1,400  
Attic: None  
Roofing: Gable  
Material: Comp sh to 235#  
Type: Gable  
Framing: Std for class  
Pitch: Medium 5/12 to 8/12

FOUNDATION

Footing: Normal for class  
Walls: Formed concrete

DORMERS

None

FLOORING

1.0 Plywd sub Base Allowance

EXTERIOR COVER

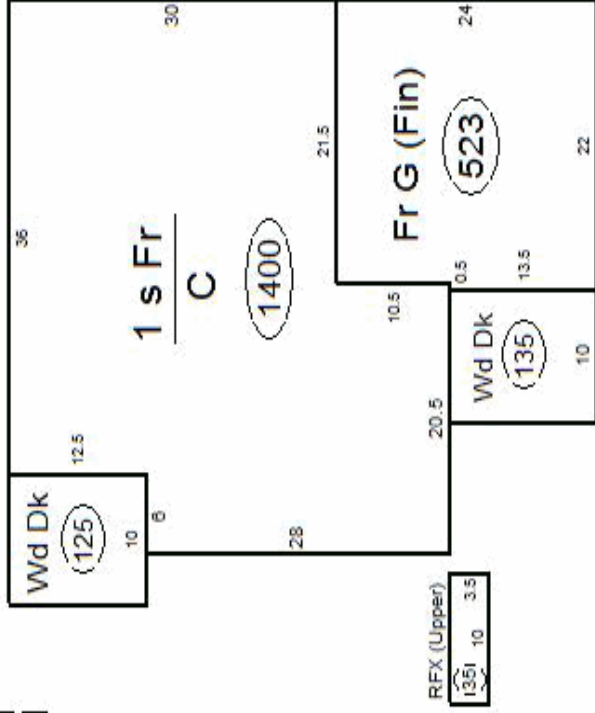
1.0 Vinyl

INTERIOR WALLS

1.0 Normal for Class

HEATING AND PLUMBING

Primary Heat: Hot Water  
2-Fixt.Baths: 0 0 Kit sink: 1 1  
3-Fixt.Baths: 1 3 Water Htr: 1 1  
4-Fixt.Baths: 1 4 Extra fix: 0 0  
5-Fixt.Baths: 0 0 TOTAL fix: 9



Construction BaseArea floor FinArea Value  
Wood Frame 1400 1.0 1,400 160,050

TOTAL BASE 160,050

INTERIOR

Frame/Siding/Roof/Dorme 0  
Loft/Cathedral 0  
Interior finish 0  
Basement finish 0  
Heating 2,880  
Plumbing 14,700  
Fireplaces/woodstoves 0  
Other (Ex.Liv, AC, Attic, ...) 0

TOTAL INT 17,580

EXT FEATURES

Description  
1 WDDK 2,450 Att Garage 24,610  
2 WDDK 2,600 Att Carport 0  
3 RFX/ 690 Bsmt Garage: 0  
Ext Features 5,740

GARAGES

TOTAL GAR/EXT FEAT 30,350

SUB-TOTAL 207,980

Quality Class/Grade G- .86

175-260-18 R01

GRADE ADJUSTED VALUE (rounded) 178,860

SUMMARY OF IMPROVEMENTS

Improvement Story Yr.Blt. Eff Const Count Base Rate Adj Rate

D DWELL 1.0 G- 2005 2014 0.00 0.00

G01 ATTGAR 0.00 0 34.90 47.06

O1 DRIVE 0.00 Avg 3000 3000 2,000.00 2,000.00

O2 SHEDGP 10.00 Low 2009 2012 15.90 10.34

SPECIAL FEATURES

Description

D WH 1 0.00

G01 H 523 2.87

G01 IF 523 9.29

TOTAL IMPROVEMENT VALUE (for this card) 268,200





KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

175-270-18  
Card R01

2021  
Assessor's Exhibit

38112 FOREST GLEN DR

**ADMINISTRATIVE INFORMATION**  
Neighborhood: 11210 Homer - Core Area  
Property Class: 110 Residential Dwelling - single  
TAG: 20 - HOMER CITY

**LEGAL DESCRIPTION:**  
T 6S R 13W SEC 19 Seward Meridian HM 2003027 FOREST GLEN  
SUB NO 7 LOT 10B

**PRIMARY OWNER**  
BASSETT JOHN ELLSWORTH  
BASSETT ELAINE KAY  
10873 WOODHAVEN RIDGE RD  
PARKER, CO 80134-5025

Residential Dwelling - single

EXEMPTION INFORMATION	VALUATION RECORD					Worksheet
	Assessment Year	2016	2017	2018	2019	2020
	Land	48,700	55,800	56,700	57,800	57,800
	Improvements	171,000	180,700	188,100	195,200	203,900
	Total	219,700	236,500	244,800	253,000	261,700
						58,400
						198,400
						256,800

LAND DATA AND CALCULATIONS

Type	Method	Use	Acre	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential City/Residential	49 User Definable Land Formul		0.34	114,412	114,412	38,900	9 View Good	50	19,450	58,400
							K P/Water Yes			
							N P/Sewer Yes			
							P Gas Yes			
							S Gravel Main			
							X Elec Yes			
ASSESSED LAND VALUE (Rounded) :									19,450	58,400

MEMOS

**Building Notes**  
11/20 BA INSP FROM RD DUE TO COVID-19  
**Real Estate Listing on File**  
**Sale Inspection**  
0202000021710 \$255,000 BUYER JOHN BASSETT

LAND INFLUENCES									
Community	Y	N	View	N	L	G	E	Street Access	
Gas			CCRs			Airstrip		Paved	Grv Maint
Electric			HOA			For Sale		PLAT	Grv Unmain
Public H2O			Hwy Fnt			Ag Right			TRAIL
Public Sewer			Easement			Other		Ocean	WATERFRONT
LAND TYPE	RR#20		OTHER:					Pond	River
TOPO	Steep		Ravine		Other			Dedicated	Lake
					Wetlands			Boat Launch	

APPELLANT COMPARABLE\_04

PHYSICAL CHARACTERISTICS

Style: 1 L FRAME  
Occupancy: Single Family  
Story Height: 1.0  
Finished Area: 1,252  
Attic: None  
Roofing:  
Material: Comp sh to 235#  
Type: Gable  
Framing: Std for class  
Pitch: Medium 5/12 to 8/12

FOUNDATION

Footing: Normal for class  
Walls: Formed concrete

DORMERS

None

FLOORING

1.0 Plywd sub Base Allowance

EXTERIOR COVER

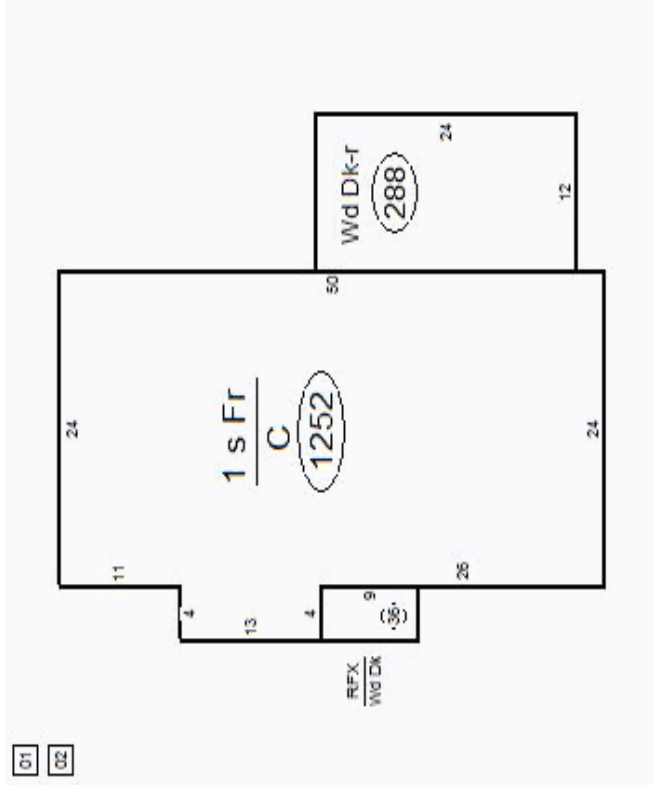
1.0 T111 plywd

INTERIOR WALLS

1.0 Normal for Class

HEATING AND PLUMBING

Primary Heat: Space heater  
2-Fxt.Baths: 0 0 Kit sink: 1 1  
3-Fxt.Baths: 2 6 Water Htr: 1 1  
4-Fxt.Baths: 0 0 Extra fix: 0  
5-Fxt.Baths: 0 0 TOTAL fix: 8



Construction BaseArea floor FinArea Value  
Wood Frame 1252 1.0 1,252 114,230

TOTAL BASE 114,230

INTERIOR

Frame/Siding/Roof/Dorme 0  
Loft/Cathedral 0  
Interior finish 0  
Basement finish 0  
Heating -3,380  
Plumbing 7,860  
Fireplaces/woodstoves 0  
Other (Ex.Liv, AC, Attic, ...) 0  
TOTAL INT 4,480

EXT FEATURES

Description  
1 WDDK 1,000 Att Garage 0  
2 RFX/ 570 Att Carport 0  
3 WDDK-R 3,800 Bsmt Garage: 0  
Ext Features 5,370

GARAGES

TOTAL GAR/EXT FEAT 5,370  
SUB-TOTAL 124,080

Quality Class/Gradi Avg+ 1.05

175-270-18 R01

GRADE ADJUSTED VALUE (rounded) 130,280

SUMMARY OF IMPROVEMENTS

SPECIAL FEATURES

Description	Improvement	Story or Ht	Grade	Yr.Blt. Const	Eff Const	Count	Base Rate	Adj Rate
-------------	-------------	-------------	-------	---------------	-----------	-------	-----------	----------

Improvement	Story or Ht	Grade	Yr.Blt. Const	Eff Const	Count	Base Rate	Adj Rate	L Area	W Size/ Area	Comp Value	Pys Depr	Obs Depr	Fnc Depr	Loc RDF	% Adj Comp	Value
D DWELL	1.0	Avg+	2010	2015	0.00	0.00	0.00	0.00	0 0 0	130,280	5 0 0	0 0 0	0 0 0	100 158	100	195,600
01 DRIVE	0.00	Avg	3000	3000	2,000.00	2,000.00	2,000.00	2,000.00	0 0 1	2,000 0 0	0 0 0	0 0 0	0 0 0	0 0 0	100	2,000
02 SHEDGP	10.00	F	2011	2013	15.70	12.56	12.56	12.56	10 10 100	1,260 33 0	0 0 0	0 0 0	0 0 0	0 0 0	100	800
TOTAL IMPROVEMENT VALUE (for this card)																198,400



# KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

175-260-29

Card R01

Assessor's Exhibit  
2021

106003

3660 FOREST GLEN DR

## ADMINISTRATIVE INFORMATION

Neighborhood:  
H-210 Homer - Core Area  
Property Class:  
H-110 Residential Dwelling - single

TAG:  
20 - HOMER CITY

## LEGAL DESCRIPTION:

T 06S R 13W SEC 19 Seward Meridian HM 2018050 FOREST GLEN  
SUB 2019 LOT 2D BLK 2

ACRES: 0.29

## PRIMARY OWNER

CROW JARED M  
CROW HANNA E  
PO BOX 953  
HOMER, AK 99603-0953

## Residential Dwelling - single

## VALUATION RECORD

EXEMPTION INFORMATION	Assessment Year	2019		2020		Worksheet
		ExtValue	AdjAmt	ExtValue	AdjAmt	
	Land	27,800		37,000		37,300
	Improvements	0		229,200		229,800
	Total	27,800		266,200		267,100

## LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential City/Residential	49 User Definable Land Formul		0.29	128,621	128,621	37,300	N P/Sewer Yes			37,300
							K P/Water Yes			
							6 View Limited			
							S Gravel Main			
							P Gas Yes			
							X Elec Yes			
ASSESSED LAND VALUE (Rounded) :										
										0 37,300

## MEMOS

Real Estate Listing on File

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

ASG 58

APPELLANT COMPARABLE\_05

PHYSICAL CHARACTERISTICS

Style: 1 L FRAME  
Occupancy: Single Family  
Story Height: 1.0  
Finished Area: 1,372  
Attic: None  
Roofing Material: Comp sh to 235#  
Type: Gable  
Framing: Std for class  
Pitch: Medium 5/12 to 8/12

FOUNDATION

Footing: Normal for class  
Walls: Formed concrete

DORMERS

None

FLOORING

1.0 Plywd sub Base Allowance

EXTERIOR COVER

1.0 Hardi-Plank

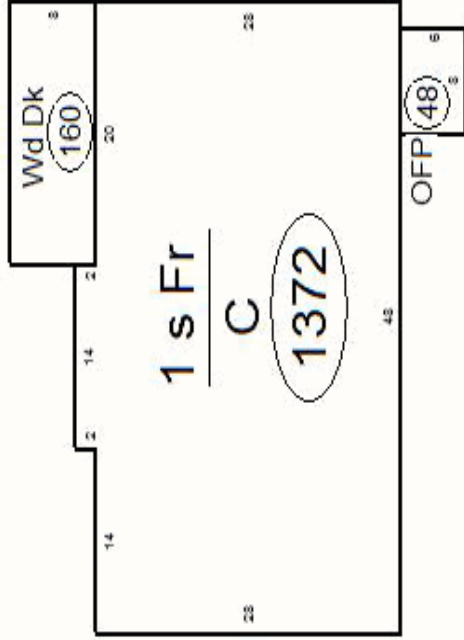
INTERIOR WALLS

1.0 Normal for Class

HEATING AND PLUMBING

Primary Heat: Space heater  
2-Fixt.Baths: 0 0 Kit sink: 1 1  
3-Fixt.Baths: 1 3 Water Htr: 1 1  
4-Fixt.Baths: 1 4 Extra fix: 0 0  
5-Fixt.Baths: 0 0 TOTAL fix: 9

Construction BaseArea floor FinArea Value  
Wood Frame 1372 1.0 1,372 123,460



TOTAL BASE 123,460

INTERIOR

Frame/Siding/Roof/Dorme 5,380  
Loft/Cathedral 0  
Interior finish 0  
Basement finish 0  
Heating -3,700  
Plumbing 9,170  
Fireplaces/woodstoves 0  
Other (Ex.Liv, AC, Attic, ...) 0  
TOTAL INT 10,850

EXT FEATURES

Description  
1 WDDK 2,470  
2 OFF 1,910  
GARAGES  
Att Garage 0  
Att Carport 0  
Bsmt Garage: 0  
Ext Features 4,380

TOTAL GAR/EXT FEAT 4,380

SUB-TOTAL 138,690

Quality Class/Gradi Avg+ 1.05

175-260-29 R01

GRADE ADJUSTED VALUE (rounded) 145,630

SPECIAL FEATURES

Description

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	Adj	Loc %	Value
D DWELL	1.0	Avg+ 2019	2020	0.00	0.00	0.00	0	0	0	145,630	1	0	0	100	158	100	227,800
01 DRIVE	0.00	Avg 3000	3000	2,000.00	2,000.00	2,000.00	0	0	1	2,000	0	0	0	0	0	100	2,000
TOTAL IMPROVEMENT VALUE (for this card)																	
229,800																	

TOTAL IMPROVEMENT VALUE (for this card)

229,800



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

Assessor's Exhibit

58269

850 JEFFERY AVE

173-240-94

Card R01

ADMINISTRATIVE INFORMATION

Neighborhood:  
H 210 Homer - Core Area

Property Class:  
H 110 Residential Dwelling - single

TAG:  
20 - HOMER CITY

LEGAL DESCRIPTION:

T 6S R 13W SEC 18 Seward Meridian HM 0900054 KATCHEVIEW FOREST SUB NO 3 LOT 4A BLOCK 2

PRIMARY OWNER

STEPHENS LIANE E  
STEPHENS JAN B  
850 JEFFERY AVE  
HOMER, AK 99603-9274

Residential Dwelling - single

EXEMPTION INFORMATION

VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	31,800	38,300	39,000	41,800	41,800	42,200
Improvements	210,900	213,000	223,000	230,700	240,200	241,100
Total	242,700	251,300	262,000	272,500	282,000	283,300

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential City/Residential	49 User Definable Land Formul		1.83	32,951	32,951	60,300	P Gas Yes			42,200
							S Gravel Main			
							X Elec Yes			
							J P/Water No	-5	-3,015	
							M P/Sewer No	-5	-3,015	
							Q View None	-20	-12,060	
ASSESSED LAND VALUE (Rounded) :									-18,090	42,200

MEMOS

Building Notes  
9/11 BA QUALITY & HEAT FROM PREVIOUS INTERIOR  
08/16 TB C01 NO CHANGES.  
10/17 BA C01 SAME.  
Real Estate Listing on File

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		

APPELLANT COMPARABLE\_06



PHYSICAL CHARACTERISTICS

Style: 1 L FRAME  
Occupancy: Single Family  
Story Height: 1.0  
Finished Area: 1,232  
Attic: None  
Roofing:  
Material: Comp sh to 235#  
Type: Gable  
Framing: Std for class  
Pitch: Medium 5/12 to 8/12

FOUNDATION

Footing: Normal for class  
Walls: Cinder block

DORMERS

None

FLOORING

1.0 Plywd sub Base Allowance

EXTERIOR COVER

1.0 T111 plywd

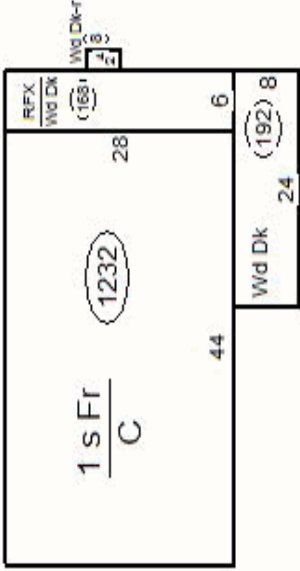
INTERIOR WALLS

1.0 Normal for Class

HEATING AND PLUMBING

Primary Heat: Hot Water  
2-Fixt.Baths: 0 0 Kit sink: 1 1  
3-Fixt.Baths: 2 6 Water Htr: 1 1  
4-Fixt.Baths: 0 0 Extra fix: 0  
5-Fixt.Baths: 0 0 TOTAL fix: 8

01 02



Construction BaseArea floor FinArea Value  
Wood Frame 1232 1.0 1,232 144,000

TOTAL BASE 144,000

INTERIOR

Frame/Siding/Roof/Dorme 0  
Loft/Cathedral 0  
Interior finish 0  
Basement finish 0  
Heating 2,540  
Plumbing 12,600  
Fireplaces/woodstoves 0  
Other (Ex.Liv, AC, Attic, ...) 0  
TOTAL INT 15,140

EXT FEATURES

Description  
1 WDDK 3,040 Att Garage 0  
2 RFX/ 3,300 Att Carport 0  
3 WDDK 3,320 Bsmt Garage: 0  
4 WDDK-R 350 Ext Features 10,010

GARAGES

TOTAL GAR/EXT FEAT 10,010  
SUB-TOTAL 169,150  
Quality Class/Grade G- .86

173-240-94 R01

GRADE ADJUSTED VALUE (rounded)

145,470

SUMMARY OF IMPROVEMENTS

SPECIAL FEATURES

Improvement or Ht Story Yr.Blt. Eff Const Count Base Rate Adj Rate

D DWELL 1.0 G- 2006 2012 0.00 0.00

01 DRIVE 0.00 Avg 3000 3000 2,000.00 2,000.00

02 SWL 0.00 Avg 3000 3000 0.00 0.00

Description  
02 PRIV/SEPT 1 6,500

02 SWL-PRV 1 4,000

L Size/ Area Comp Pys Obs Fnc Depr RDF Loc %

0 0 0 145,470 8 0 0 100 158 100 211,500

0 0 1 2,000 0 0 0 100 2,000

0 0 1 10,500 0 0 0 100 10,500

TOTAL IMPROVEMENT VALUE (for this card)

224,000



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

177-260-33  
Card R01

2021  
Assessor's Exhibit

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

186 E BAYVIEW AVE

LEGAL DESCRIPTION:  
T 6S R 13W SEC 17 Seward Meridian HM 0760026 KAPINGEN SUB  
UNIT 3 LOT 5 BLK 4

PRIMARY OWNER  
ECKERT JACOB MCKINLEY  
PO BOX 1249  
HOMER, AK 99603-1249

Residential Dwelling - single

VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	46,300	39,200	40,500	41,000	41,000	41,500
Improvements	173,600	180,800	187,800	194,500	202,800	200,000
Total	219,900	220,000	228,300	235,500	243,800	241,500

LAND DATA AND CALCULATIONS

Type	Method	Use	Acre	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential City/Residential	49 User Definable Land Formul		0.30	125,667	125,667	37,700	R Paved	10	3,770	41,500
						6	View Limited			
						N	P/Sewer Yes			
						K	P/Water Yes			
						X	Elec Yes			
						P	Gas Yes			
ASSESSED LAND VALUE (Rounded) :									3,770	41,500

MEMOS

Building Notes  
3/1/16 SOME OF HSE MAY BE NEWER NOT ABLE TO SEE TO  
VERIFY. TJ

Real Estate Listing on File

ASG 62

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				

APPELLANT COMPARABLE\_07

## PHYSICAL CHARACTERISTICS

Style: 1 L FRAME

Occupancy Single Family

Story Height: 1.0

Finished Area 1,579

or critic:

## ROOFING

Material: Comp sh 240-260#

Director: Gable

**Framing:** Std for class

Pitch: Low 4/12 or less

## FOUNDATION

Footings: Normal for class

Walls: Cinder block

## DORMERS

None

## FLOORING

1.0	Plywd sub	Base Allowance

## EXTERIOR COVER

1.0 T111 p1wvd

## INTERIOR WALLS

1.0 Normal for Class

## HEATING AND PLUMBING

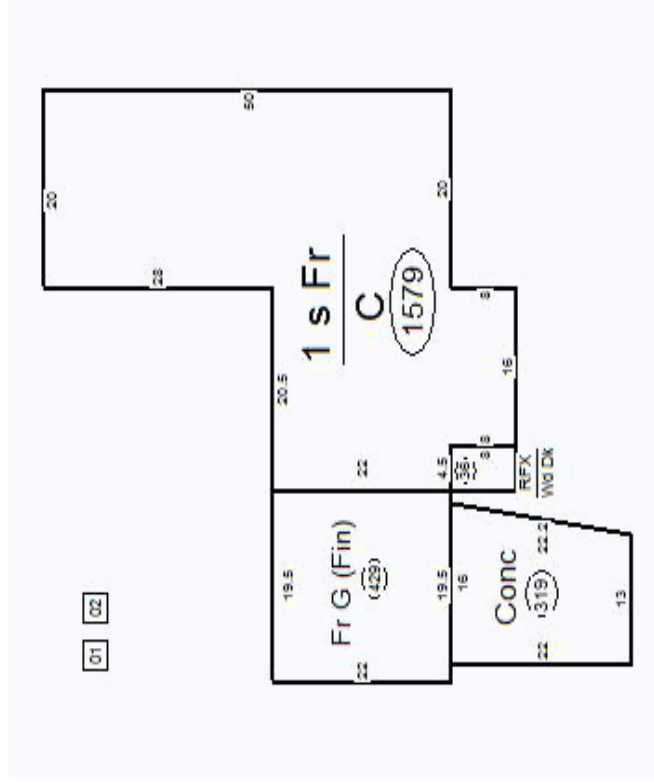
Primary Heat: Hot Water

2-Fixt Baths: 0 0 Kit sink: 1 1

Next Baths: 2 6 Water Htr. 1 1

Q. Extra Baths: 0 0 Extra fiv: 0

5-Five Baths:	0 0	TOTAL fiv:	8
---------------	-----	------------	---



**177-260-33**

ROI

Construction	BaseArea	floor	FinArea	Value
Wood Frame	1579	1.0	1,579	139,220

TOTAL BASE		139,220
INTERIOR	Frame/Siding/Roof/Dormer	C
	Loft/Cathedral	C
	Interior finish	Csh
	Basement finish	C
	Heating	2,955
	Plumbing	7,860
	Fireplaces/woodstoves	C
	Other (Ex.Liv. AC, Attic, ...)	C
TOTAL INT		10,810

EXT FEATURES		GARAGES	
Description		Att Garage	16,290
1 WDDK	1,000	Att Carport	0
2 RFX/	570	Bsmt Garage:	0
3 CONCP	1,320	Ext Features	2,890

TOTAL GAR/EXT FEAT	<b>19,180</b>
SUB-TOTAL	<b>169,210</b>
Quality Class/Grade	Avg 1.00

GRADE ADJUSTED VALUE (rounded) **169,210**

## SUMMARY OF IMPROVEMENTS

Improvement	Story or Ht	Grade	Yr.Blt.	Eff Const	Count	Base Rate	Adj Rate	W	L	Size/ Area	Comp Value	Pys Depr	Obs Depr	Fnc Depr	RDF	Loc Adj	Comp %	Value
D DWELL	1.0	Avg	1977	1997		0.00	0.00	0	0	0	169,210	26	0	0	100	158	100	197,800
G01 ATTGAR	0.00		0	0		27.81	37.97	20	22	429	16,290	0	0	0	0		100	0
01 DRIVE	0.00	Avg	3000	3000	2,000.00	2,000.00	2,000.00	0	0	1	2,000	0	0	0	0		100	2,000
02 SHEDGP	10.00	Low	1990	1996		15.13	9.83	8	12	96	940	80	0	0	0		100	200
TOTAL IMPROVEMENT VALUE (for this card)																		
200,000																		

## SPECIAL FEATURES

Description		
G01 H	429	2.25
G01 F	429	7.91



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

Assessor's Exhibit

62404

212 LEE DR

177-070-42

Card R01

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

**LEGAL DESCRIPTION:**  
T 6S R 13W SEC 20 Seward Meridian HM 0830072 PIONEER  
VISTAS SUB UNIT 8 AMD LOT 11 BLK 1

**PRIMARY OWNER**  
LIGHTSEY MADELEINE  
LIGHTSEY CODY  
212 LEE DR  
HOMER, AK 99603-7516

Residential Dwelling - single

EXEMPTION INFORMATION

VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	40,900	35,800	37,600	37,800	37,800	38,200
Improvements	168,000	225,200	224,200	251,800	256,900	246,700
Total	208,900	261,000	261,800	289,600	294,700	284,900

LAND DATA AND CALCULATIONS

Type	Method	Use	Acre	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential City/Residential	49	User Definable Land Formul	0.22	157,727	157,727	34,700	R Paved	10	3,470	38,200
							K P/Water Yes			
							N P/Sewer Yes			
							X Elec Yes			
							P Gas Yes			
							6 View Limited			

ASSESSED LAND VALUE (Rounded) :

3,470 38,200

MEMOS

**Building Notes**  
01/17 SF. REMODELED IN 2013.  
**Real Estate Listing on File**

ASG 64

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				

APPELLANT COMPARABLE\_08

PHYSICAL CHARACTERISTICS

Style: B-L FRAME  
Occupancy: Single Family  
Story Height: 0  
Finished Area: 1,680  
Attic: None  
Roofing:  
Material: Comp sh to 235#  
Type: Gable  
Framing: Std for class  
Pitch: Medium 5/12 to 8/12

FOUNDATION

Footing: Normal for class  
Walls: Chemonite-Treated wood

DORMERS

None

FLOORING

1.0 Plywd sub Base Allowance  
L Slab None

EXTERIOR COVER

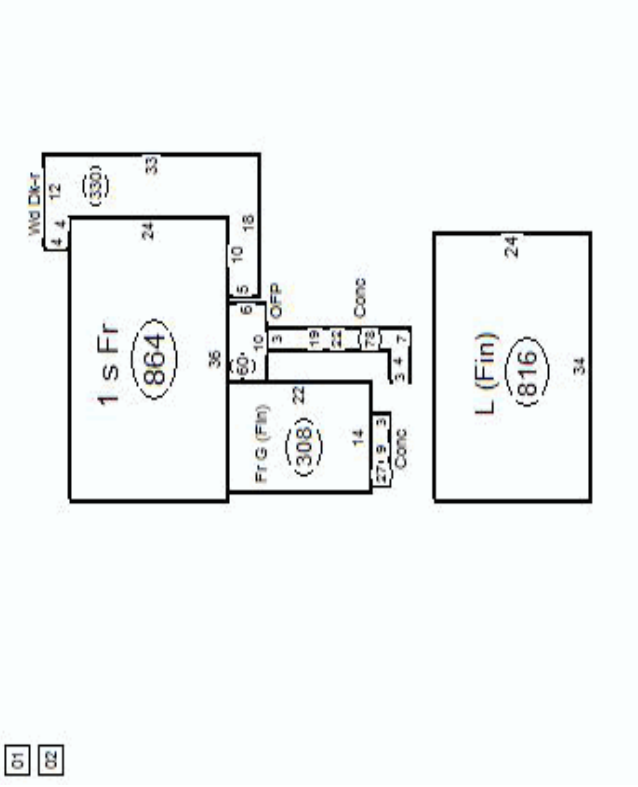
1.0 T111 plywd  
L T111 plywd

INTERIOR WALLS

1.0 Normal for Class  
L None

HEATING AND PLUMBING

Primary Heat: Space heater  
2-Fixt.Baths: 0 0 Kit sink: 1 1  
3-Fixt.Baths: 2 6 Water Htr: 1 1  
4-Fixt.Baths: 0 0 Extra fix: 1  
5-Fixt.Baths: 0 0 TOTAL fix: 9



Construction	BaseArea	floor FinArea	Value
Wood Frame	864	1.0	864
Treated Wood	816	L	816
			29,890

TOTAL BASE	137,000
------------	---------

INTERIOR	
Frame/Siding/Roof/Dorme	0
Loft/Cathedral	0
Interior finish	30,870
Basement finish	0
Heating	-5,010
Plumbing	14,700
Fireplaces/woodstoves	0
Other (Ex.Liv, AC, Attic, ...)	0
TOTAL INT	40,560

EXT FEATURES	
Description	
1 OFF	2,720
2 CONCP	390
3 CONCP	130
4 WDDK-R	5,210
GARAGES	
Att Garage	15,060
Att Carport	0
Bsmt Garage:	0
Ext Features	8,450

TOTAL GAR/EXT FEAT	23,510
SUB-TOTAL	201,070
Quality Class/Gradi	G- .86

SPECIAL FEATURES

Description	
G01 IF	308 9.29

SUMMARY OF IMPROVEMENTS

Improvement	Story or Ht	Grade	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	0	G-	1983	2005		0.00	0.00	0	0	0	172,920	16	0	0	100	167	100	242,600
G01 ATTGAR	0.00		0	0	39.60	48.89		14	22	308	15,060	0	0	0	0	100	0	
01 DRIVE	0.00	Avg	3000	3000	2,000.00	2,000.00		0	0	1	2,000	0	0	0	0	100	2,000	
02 PAV	0.00	Avg	3000	3000	2.28	2.28		0	0	900	2,050	0	0	0	0	100	2,100	
TOTAL IMPROVEMENT VALUE (for this card)																		246,700





KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

179-131-10  
Card R01

2021  
Assessor's Exhibit

1233 COOK WAY

63806

ADMINISTRATIVE INFORMATION		LEGAL DESCRIPTION:	ACRES: 0.30	PRIMARY OWNER
Neighborhood: Hwy 210 Homer - Core Area	T 6S R 13W SEC 21 Seward Meridian HM 0610256 VIRGINIA LYN SUB LOT 25			PEARSON SEAN MORPHEW MEREDITH PO BOX 554 HOMER, AK 99603-0554
Property Class: 110 Residential Dwelling - single				

TAG:  
20 - HOMER CITY

Residential Dwelling - single

EXEMPTION INFORMATION	VALUATION RECORD					Worksheet
	Assessment Year	2016	2017	2018	2019	2020
	Land	37,100	53,400	36,800	37,300	37,300
	Improvements	133,200	164,800	150,100	168,800	172,500
	Total	170,300	218,200	186,900	206,100	209,800
						37,700
						175,500
						213,200

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential City/Residential	49 User Definable Land Formul		0.30	125,667	125,667	37,700	K P/Water Yes			37,700
							N P/Sewer Yes			
							S Gravel Main			
							X Elec Yes			
							P Gas Yes			
							6 View Limited			

ASSESSED LAND VALUE (Rounded) :

0 37,700

MEMOS

Building Notes  
05/16 BA. % FOR FOGGED WINDOWS.  
Real Estate Listing on File

ASG 66

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				

APPELLANT COMPARABLE\_09

PHYSICAL CHARACTERISTICS

Style: 2 L FRAME  
Occupancy Single Family  
Story Height: 1.0  
Finished Area 1,302  
Attic: None  
Roofing Material: Comp sh to 235#  
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 Slab Base Allowance  
2.0 Plywd sub Base Allowance

EXTERIOR COVER

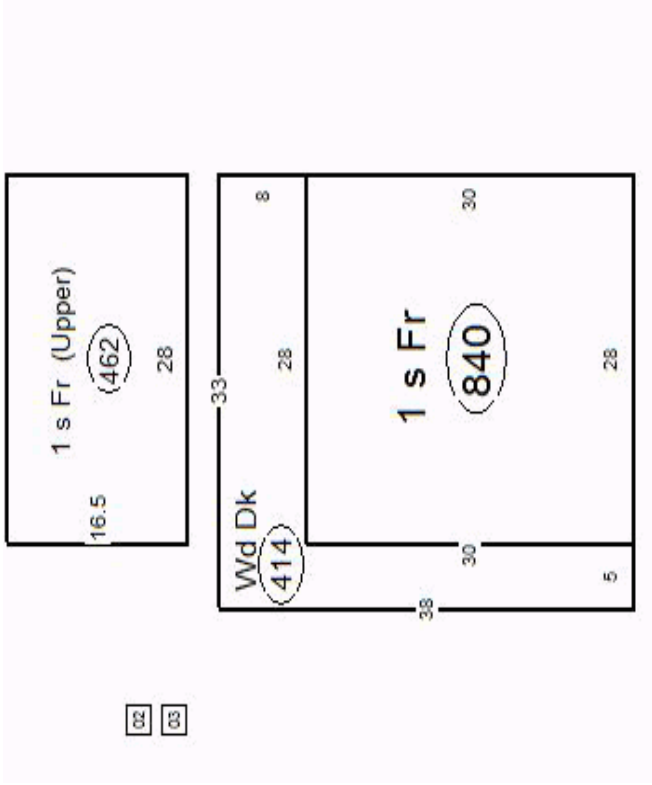
1.0 T111 plywd  
2.0 Wood siding

INTERIOR WALLS

1.0 Normal for Class  
2.0 Normal for Class

HEATING AND PLUMBING

Primary Heat: Space heater  
2-Fxt.Baths: 0 0 Kit sink: 1 1  
3-Fxt.Baths: 2 6 Water Htr: 1 1  
4-Fxt.Baths: 0 0 Extra fix: 0  
5-Fxt.Baths: 0 0 TOTAL fix: 8



Construction	BaseArea	floor FinArea	Value
Wood Frame	840	1.0	840
Wood Frame	462	2.0	462
			104,580
			43,640

TOTAL BASE	148,220
------------	---------

INTERIOR

Frame/Siding/Roof/Dorme	510
Loft/Cathedral	0
Interior finish	0
Basement finish	0
Heating	-3,880
Plumbing	12,600
Fireplaces/woodstoves	0
Other (Ex.Liv, AC, Attic, ...)	0
TOTAL INT	9,230

EXT FEATURES

Description	
1 WDDK	5,590
Att Garage	0
Att Carport	0
Bsmt Garage:	0
Ext Features	5,590

GARAGES

TOTAL GAR/EXT FEAT	5,590
SUB-TOTAL	163,040
Quality Class/Gradi	G- .86

179-131-10 R01

SPECIAL FEATURES

Description

SUMMARY OF IMPROVEMENTS

GRADE ADJUSTED VALUE (rounded) 140,210

Improvement	Story or Ht	Grade	Yr.Blt.	Const	Eff	Count	Base Rate	Adj Rate	W	L	Size/ Area	Comp Value	Pys Depr	Obs Depr	Fnc Depr	Loc Adj	%	Value	
D DWELL	1.0	G-	2004	2010		0.00	0.00	0.00	0	0	0	140,210	10	0	0	100	138	99	172,400
O2 DRIVE	0.00	Avg	3000	3000		2,000.00	2,000.00	2,000.00	0	0	1	2,000	0	0	0	0	100	2,000	
O3 SHEDGP	10.00	F	2007	2009		14.65	11.72	11.72	12	16	192	2,250	53	0	0	0	100	1,100	
TOTAL IMPROVEMENT VALUE (for this card)																			175,500

PIN	2021 A/V	S/P	SALE DATE	RATIO	COMPARABLE #
17701055	\$338,800	\$382,500	7/1/2020	0.886	1
17359450	\$380,400	\$399,000	8/31/2020	0.953	2
17526018	\$312,700	\$295,000	5/5/2020	1.06	3
17527018	\$256,800	\$255,000	7/19/2020	1.007	4
17526029	\$267,100	\$267,000	3/26/2020	1	5
17324094	\$283,300	\$295,000	9/17/2020	0.96	6
17726033	\$241,500	\$294,000	1/19/2021	0.821	7
17707042	\$284,900	\$304,260	9/16/2020	0.936	8
17913110	\$213,200	\$275,000	6/29/2020	0.775	9

**COMPARABLE PHOTO 1**



**COMPARABLE PHOTO 2**





**COMPARABLE PHOTO 3**



**COMPARABLE PHOTO 4**

175-270-18  
6/1/2016 AW  
R01



**COMPARABLE PHOTO 5**



175-260-29  
12/10/2019 DM  
R01

**COMPARABLE PHOTO 6**





**COMPARABLE PHOTO 7**





**COMPARABLE PHOTO 8**

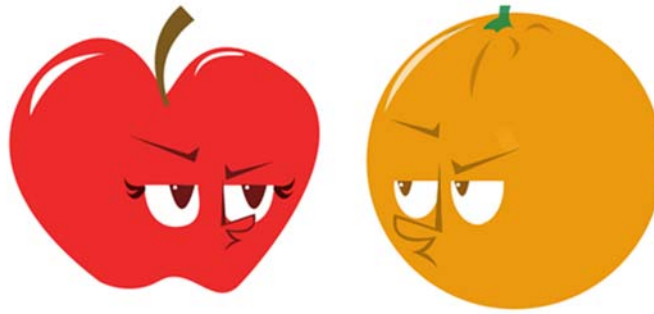


**COMPARABLE PHOTO 9**



# Price per Acre Comparison

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



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

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

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

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

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

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

### **BURDEN OF PROOF**

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

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

# Definitions

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

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

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

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

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

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

**Progressivity.** See assessment progressivity (regressivity)

**Regressivity.** See assessment progressivity (regressivity)

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

**Weighted mean; weighted average (wtd mean).** An average in which the observations are weighted based on some criterion. In ratio studies, the weighted mean is 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

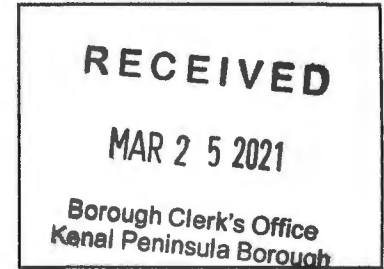
144 N. Binkley Street  
Soldotna, Alaska 99669-7599

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 (CB)

☐ Cash

☒ Check # 115  
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 KP.B 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 KP.B 5.12.060(T) then the filing fee shall be fully refunded within 30 days after the hearing date.

Account / Parcel Number:	13108041	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Ehren and Heather Rickman	
Legal Description:	T 4N R 11W Sec 21 Seward Meridian KN 2014039 Tote View Sub 2014 Addn Lot 5a	
Physical Address of Property:	49475 Beam Ave. Soldotna, AK 99669	

Contact information for all correspondence relating to this appeal:

Mailing Address:	49475 Beam Ave Soldotna, AK 99669		
Phone (daytime):	(907) 394-7233	Phone (evening):	(907) 394-7233
Email Address:	rickmanator@gmail.com		<input checked="" type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 140,200.00 Appellant's Opinion of Value: \$ 75,000.00

Year Property was Purchased: 2020 Price Paid: \$ Not Disclosed.

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
	13108033	49820 TOTE RD Soldotna, AK 99669	assessed value	\$ 57,900.00
	13108038	49820 TOTE RD Soldotna, AK 99669	assessed value	\$ 111,200.00
	13159134	PO BOX 586 STERLING, AK 99672	assessed value	\$ 35,100.00

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 attached letter of explanation.

**\*\* 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

3/15/21

Date

Ehren Richman

Printed Name of Appellant / Agent / Representative

Ehren and Heather Rickman  
49475 Beam Ave  
Soldotna, AK 99669

3/15/2021

Kenai Peninsula Borough  
Assessor's Office  
144 N. Binkley St.  
Soldotna, AK 99669

To whom it may concern:

This serves as an official explanation of appeal for Kenai Peninsula Borough assessment of the following property:

Property ID: 13108041

Legal Description: T 4N R 11W Sec 21 Seward Meridian KN 2014039 Tote View Sub 2014 Addn Lot 5a

The 2021 borough assessment of this property is listed at \$140,200 for this 32.46-acre parcel. However, there are several comparable parcels that are listed well below this number and have better land characteristics. The land characteristics of parcel 13108041 include low lying area, much swamp land with one slight hillside elevation. See the attached map which includes outlined areas of low-lying swamp land in black ink. The elevation is marked in red ink.

Comparable parcel explanation:

1. Parcel ID: 13108033

This parcel is valued at \$57,900, has higher elevation than most of our parcel and has significantly more trees and less swamp area. It is also slightly more acreage.

2. Parcel ID: 13108038

This parcel is valued at \$111,200, has more acreage, has lake front property and has higher elevation than our parcel. The areas that are lower in elevation are gravelly and not swamp land

3. Parcel ID: 13159134

This parcel is valued at \$35,100, has more acreage, and has similar low-lying swamp characteristics of our property.

Prior to 2020, the land was assessed at \$51,300 for several years. In 2020 the assessed value went up to \$124,000 and now in 2021 has gone up to \$140,200. It is understandable that assessed values do vary with the market, however the amount of increase the last two years is not comparable to other similar properties.

The evaluation of parcel ID 13108041 is overvalued and should be valued at no more than \$75,000. This is a justified decrease in assessment value based on the comparable parcels. The comparable parcels listed have better land qualities and have significantly lower evaluations.

Thank you for your consideration with this appeal.

Sincerely,  
Ehren and Heather Rickman

Enclosure I: Map 1

2021 NOTICE OF ASSESSMENT  
Annual - Real Property

Copy

KENAI PENINSULA BOROUGH  
ASSESSOR'S OFFICE  
144 N. BINKLEY STREET  
SOLDOTNA, AK 99669-7520

Address Service Requested



\*\*\*\*\*AUTO\*\*SCH 5-DIGIT 99669

AA 21806-1/1

P66 T61



EHREN RICKMAN  
HEATHER RICKMAN  
49475 BEAM AVE  
SOLDOTNA AK 99669-9117

CHARLIE PIERCE  
BOROUGH MAYOR

(907) 714-2230 Fax: 714-2393

(800) 478-4441

Toll free within Kenai Peninsula borough only

**THIS IS NOT A TAX BILL**

This is a notice of the January 1st assessed value for the following described taxable property.

Property ID (PIN): 13108041

Tax Authority: 58 - CENTRAL EMERGENCY SERVICES

Legal Description:

T 4N R 11W SEC 21 SEWARD MERIDIAN KN 2014039 TOTE VIEW  
SUB 2014 ADDN LOT 5A

2021 Assessed Values

Land:	140,200	Improvements*:	0		
Total Assessed KPB:	140,200	Exempt Value KPB:	0	Total Taxable KPB:	140,200
Total Assessed City:	0	Exempt Value City:	0	Total Taxable City:	0

AS 29.45.180(a) & KPB 5.12.040 (A) require that a person receiving a Notice of Assessment must advise the Assessor of errors or omissions in the assessment of the person's property, or of disputes in assessed value or taxable status of the property, within 30 days after the mailing of the Notice of Assessment.

Any improvements located on this property as of January 1, 2021 that are not reflected on this notice must be reported to the Assessor. Improvements omitted from the main tax roll will be placed on a supplemental tax roll at the time of discovery and a tax bill will be sent to you including accrued interest.

\* Improvements include but are not limited to: Driveway, well, septic, mobile homes, and structures.

Any waivers for filing late exemptions after 3/31/2021 will not be approved.

APPEAL DEADLINE: 3/31/2021

TAXES DUE IN FULL: 10/15/2021

OR

BOARD OF EQUALIZATION

1st INSTALLMENT DUE: 9/15/2021

WILL BEGIN MEETING: 5/24/2021

2nd INSTALLMENT DUE: 11/15/2021

APPEAL PROCEDURE AND IMPORTANT TAX INFORMATION ON REVERSE SIDE

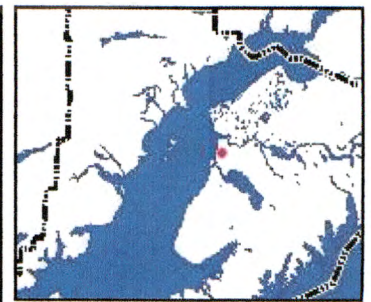




Geographic Information Systems

144 North Binkley Street, Soldotna, Alaska 99669

# MAP 1



## Legend

- Mileposts
- City Limits
- Highways
- Major Roads
- Roads
  - Town Medium Volume
  - Town Low/Seasonal; Other
  - Proposed
- Parcels
- Image
  - Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. It is not to be used for navigation.

## Notes

Type any notes here.

DATE PRINTED: 3/6/2021



Parcel ID: 13108041 KPB Assessment Appeal

1. Thank you for your time in hearing this case and for your work to resolve the matter.
2. We're here to appeal the 2021 borough assessment of parcel ID: 13108041
  - a. It's assessed at \$140,200
  - b. We believe its true value assessment should be \$70,000
  - c. It should be assessed at this lower number due to:
    - i. Overestimation of value
    - ii. Lack of comparable parcels in the market with same price range and price increases
3. Overestimation of value
  - a. Property characteristics
    - i. Electric, maintained road, and wetlands: swamp/marsh lands
  - b. In our previous correspondence we listed a few comparable properties. Here we will focus on the most closely matched property.
  - c. As part of our due diligence, we also compared properties provided by KPB in the sales ratio doc to aid in our evaluation.
4. Here are some characteristic similarities and differences.
  - a. Electric. Maintained roads, wetlands
    - i. (not all comps have wetlands)
  - b. We have provided maps of terrain and wetlands so you can see how the properties compare in those aspects.

Assessed Value (in \$)

Comp Properties	Parcel #	Borough Maintained Road	Electric	Acreage	2021 Improvements	Miles from Soldotna	2017	2018	2019	2020	2021
Rickman	13108041	Y	Y	32.46	0	7.9	51300	51300	51300	124000	140200
Our Comp	13108038	Y	Y	37.72	315200	8	78900	78900	78900	111200	125000
KPB	13107062 (sold x2 in 2018)	Y	Y	1.5	0	16.4	24500	24500	18200	19100	20400
KPB	13109156	Y	Y	9.48	2000	6	47700	47700	47700	48200	99100
KPB	13152011	Y	Y	0.81	0	4.7	13500	13500	13500	13500	17000
KPB	13107050	Y	Y	18.53	0, (river front)	16.4	86100	86100	52200	53400	77200

5. Price comparisons of comps we provided and KPB:
  - a. We looked at price increases for past 5 years to get a fuller understanding of how property prices have been behaving.
  - b. To breakdown what we're looking at, this shows the KPB assessment over the last 5 years. We calculated the % increased from the previous year, and then took at the overall % change.

Comp Properties	Parcel #	% Change from previous year			
		17/18	18/19	19/20	20/21
Rickman	13108041	0.0	0.0	141.7	13.1
Our Comp	13108038	0.0	0.0	40.9	12.4
KPB	13107062 (sold x2 in 2018)	0.0	-25.7	4.9	6.8
KPB	13109156	0.0	0.0	1.0	105.6
KPB	13152011	0.0	0.0	0.0	25.9
KPB	13107050	0.0	-39.4	2.3	44.6

Comp Properties	Parcel #	Total 5 Year Change (%)
Rickman	13108041	154.8
Our Comp	13108038	53.3
KPB	13107062 (sold x2 in 2018)	-14.0
KPB	13109156	106.6
KPB	13152011	25.9
KPB	13107050	7.5

- c. Our property has seen an increase in value estimation of over 150%, the next closest is less than 110%, with the average of the remaining comps averaging an 18% increase. (average is 35.9% increase including the parcel with 110% increase)
  - d. Since AK is a non-disclosure state, the results from the land sales ratio study will be somewhat distorted. We were not given the information of how many sales occurred that were not disclosed for this study. We were not able to determine what fraction of sales this study actually represent.
6. We realize the assessments fluctuate based on the market.
- a. We do not see that the market snapshot used to assess our property is equivalent to the snapshot used to assess other parcels.
  - b. Similar properties had much lower increases, and if we followed those trends, the parcel estimated value would range from ~\$31,000 to ~107,000. With the average being, ~\$55,000 (see data below).

**If our land followed value trends  
from comparable parcels**

<b>Comp Properties</b>	<b>Parcel #</b>	<b>18/19</b>	<b>19/20</b>	<b>20/21</b>
Rickman	13108041			
Our Comp	13108038		57666.37	57666.37
KPB	13107062	53836.81	57501.10	57501.10
KPB	13109156		105473.65	105473.65
KPB	13152011			51300.00
KPB	13107050	52479.31	75868.97	75868.97
<b>Average/year</b>		53158.06	74127.52069	69562.02
<b>Combined Average</b>		68239.66		

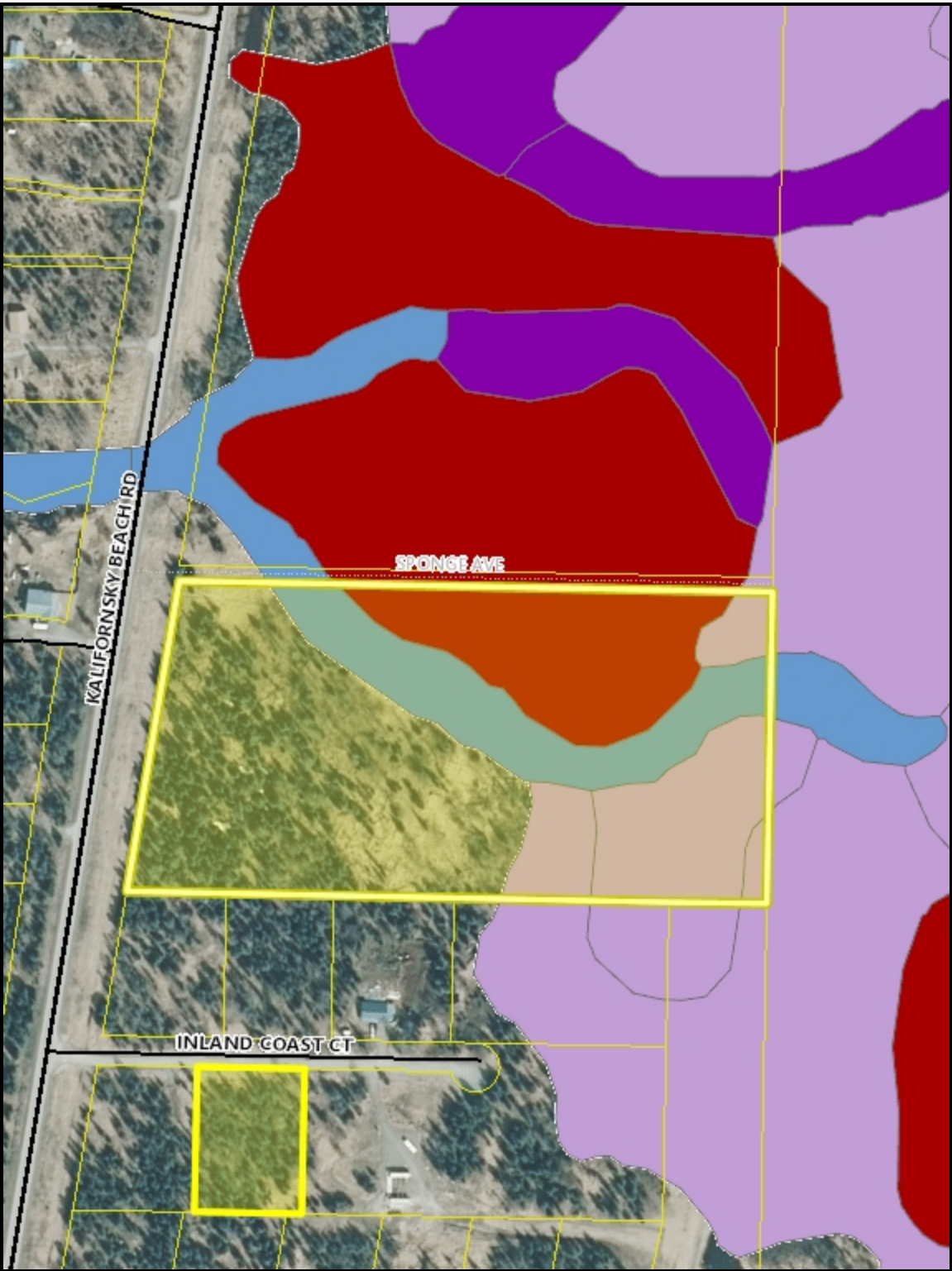
7. This is why Parcel 13108041 should be assessed at no more than \$70,000.
8. There has been a dramatic increase to our estimated property value that is unsubstantiated and not in line with other property market values.

Assessed Value (in \$)

Comp Properties	Parcel #	Borough Maintained Road	Electric	Acreage	2021 Improvements	Miles from Soldotna	2017	2018	2019	2020	2021
Rickman	13108041	Y	Y	32.46	0	7.9	51300	51300	51300	124000	140200
Our Comp	13108038	Y	Y	37.72	315200	8	78900	78900	78900	111200	125000
KPB	13107062	Y	Y	1.5	0	16.4	24500	24500	18200	19100	20400
KPB	13109156	Y	Y	9.48	2000	6	47700	47700	47700	48200	99100
KPB	13152011	Y	Y	0.81	0	4.7	13500	13500	13500	13500	17000
KPB	13107050	Y	Y	18.53	0, (river front)	16.4	86100	86100	52200	53400	77200

% Change from previous year				Total 5 Year Change (%)			If our land followed value trends from comparable		
17/18	18/19	19/20	20/21				18/19	19/20	20/21
0.0	0.0	141.7	13.1	154.8					
0.0	0.0	40.9	12.4	53.3				57666.37	57666.37
0.0	-25.7	4.9	6.8	-14.0				53836.81	57501.10
0.0	0.0	1.0	105.6	106.6				105473.65	105473.65
0.0	0.0	0.0	25.9	25.9					51300.00
0.0	-39.4	2.3	44.6	7.5				52479.31	75868.97
							Average/year	53158.06	74127.52069
									69562.02
							Combined Average	68239.66	





- Legend**
- Highways
  - Major Roads
  - Roads
    - Town Medium Volume
    - Town Low/Seasonal; Other
    - Proposed
  - Parcels
  - Wetlands Ecosystems
    - Disturbed
    - Depression
    - Discharge Slope
    - Drainageway
    - Floating Island
    - Headwater Fen
    - Kettle
    - Lake
    - Lakebed
    - Riverine
    - Tidal
    - Wetland - Upland Complex
    - Late Snow Plateau
  - Boundary
  - Footprint
  - Image
    - Red: Band\_1
    - Green: Band\_2
    - Blue: Band\_3

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This application was designed to provide information about landcover types on the Kenai Peninsula. It is intended for general informational purposes only and should not be used in place of any official information from an authoritative agency. All the datasets herein were mapped at a scale describing a much larger area than most parcels and therefore land cover boundaries may not match exactly with your property lines. Furthermore, land cover can change over time and the characteristics of a type may vary seasonally. The data displayed herein is neither a legally recorded map nor survey and should only be used for general reference purposes. It is not intended to be used for measurement. Kenai Peninsula Borough assumes no liability as to the accuracy of any data displayed herein. Original source documents should be consulted for accuracy verification.





Geographic Information Systems

144 North Binkley Street, Soldotna, Alaska 99669

## Parcel: 13107050

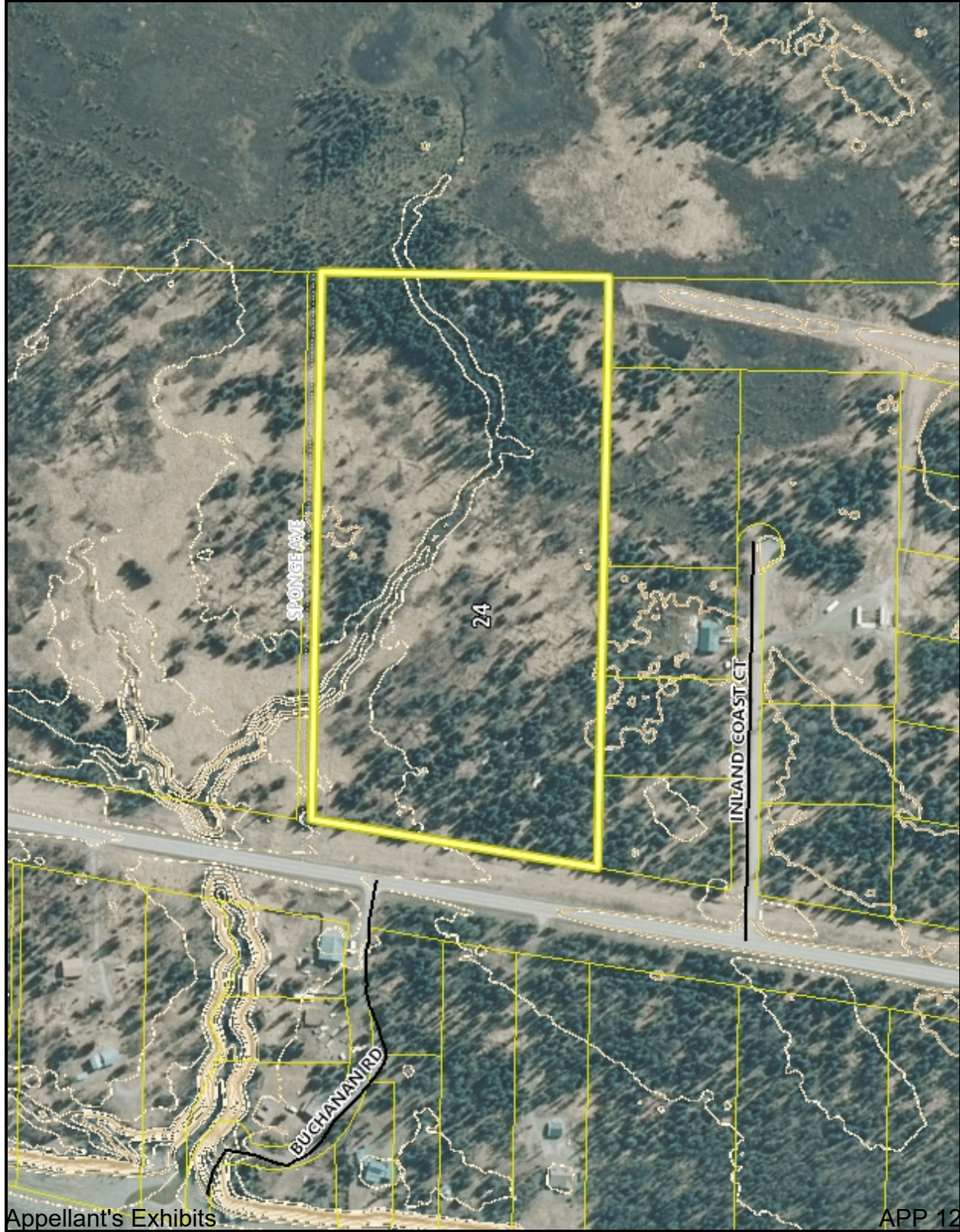


### Legend

- Township Lines
- Section Lines
- Parcels



Notes



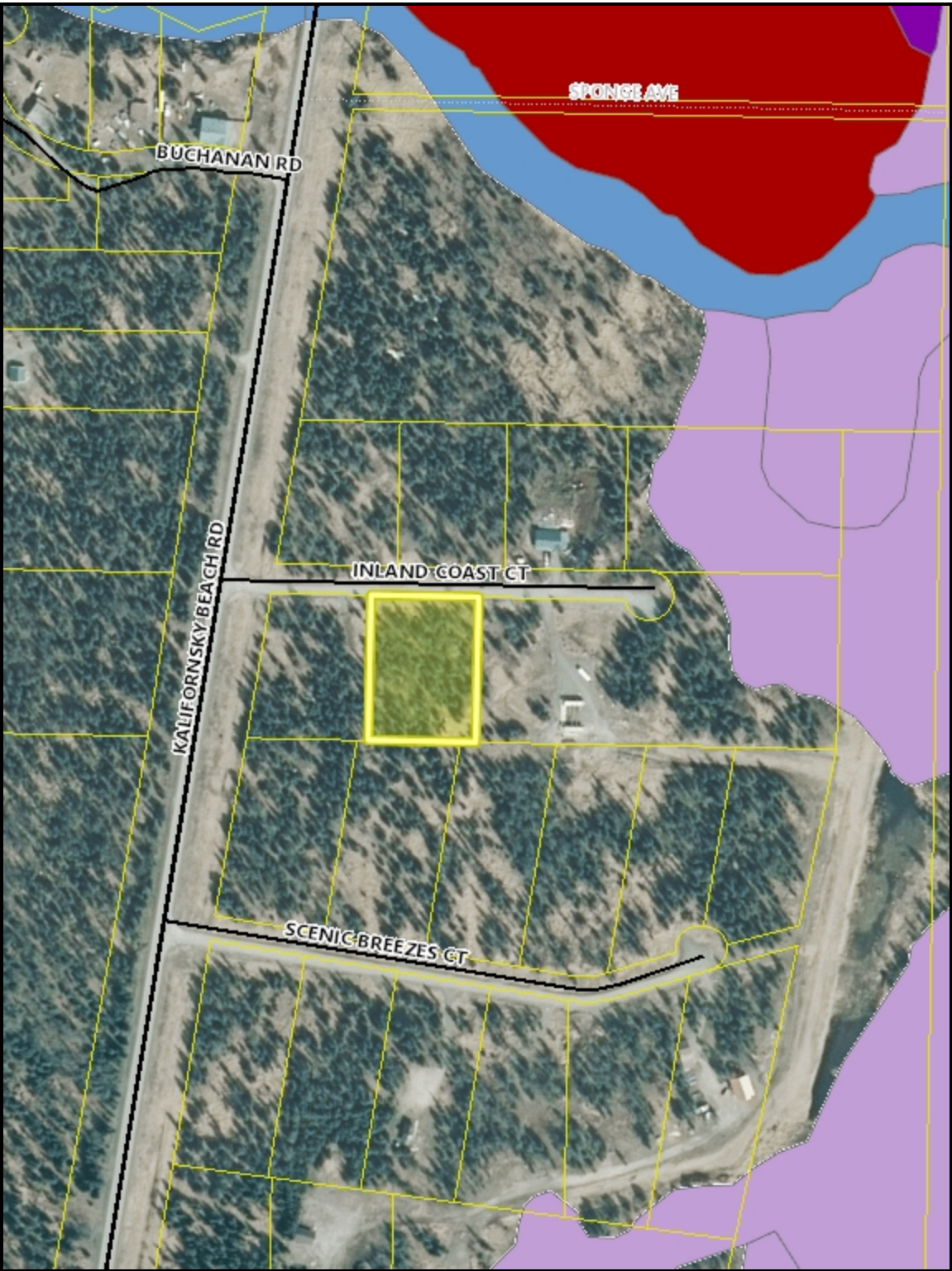
Appellant's Exhibits

APP 12

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. Do not use for navigation.

DATE PRINTED: 5/12/2021






- Legend**
- Highways
  - Major Roads
  - Roads
    - Town Medium Volume
    - Town Low/Seasonal; Other
    - Proposed
  - Parcels
  - Wetlands Ecosystems
    - Disturbed
    - Depression
    - Discharge Slope
    - Drainageway
    - Floating Island
    - Headwater Fen
    - Kettle
    - Lake
    - Lakebed
    - Riverine
    - Tidal
    - Wetland - Upland Complex
    - Late Snow Plateau
  - Boundary
  - Footprint
  - Image
    - Red: Band\_1
    - Green: Band\_2
    - Blue: Band\_3

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This application was designed to provide information about landcover types on the Kenai Peninsula. It is intended for general informational purposes only and should not be used in place of any official information from an authoritative agency. All the datasets herein were mapped at a scale describing a much larger area than most parcels and therefore land cover boundaries may not match exactly with your property lines. Furthermore, land cover can change over time and the characteristics of a type may vary seasonally. The data displayed herein is neither a legally recorded map nor survey and should only be used for general reference purposes. It is not intended to be used for measurement. Kenai Peninsula Borough assumes no liability as to the accuracy of any data displayed herein. Original source documents should be consulted for accuracy verification.



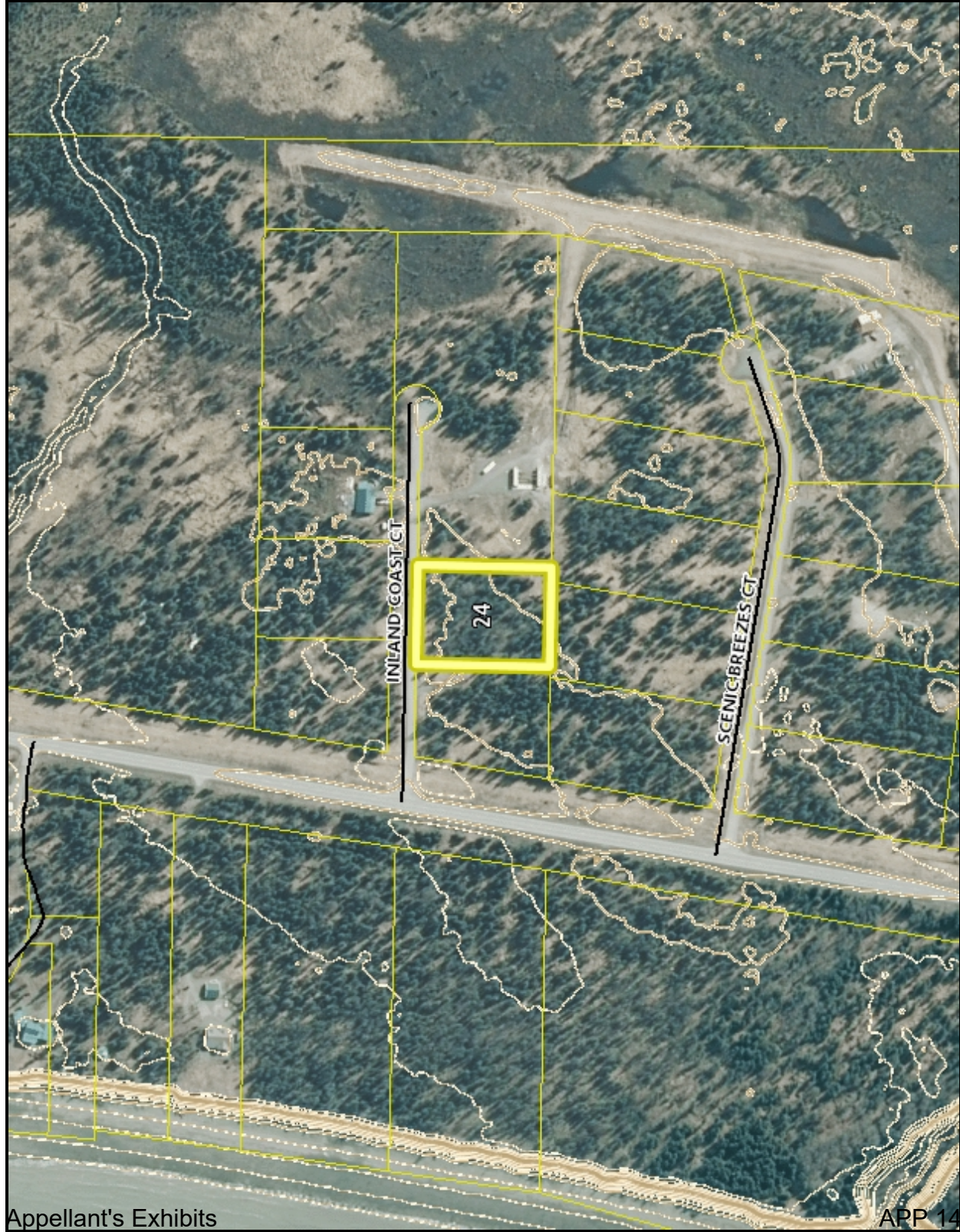
# Parcel: 13107062



- Legend**
-  Township Lines
  -  Section Lines
  -  Parcels



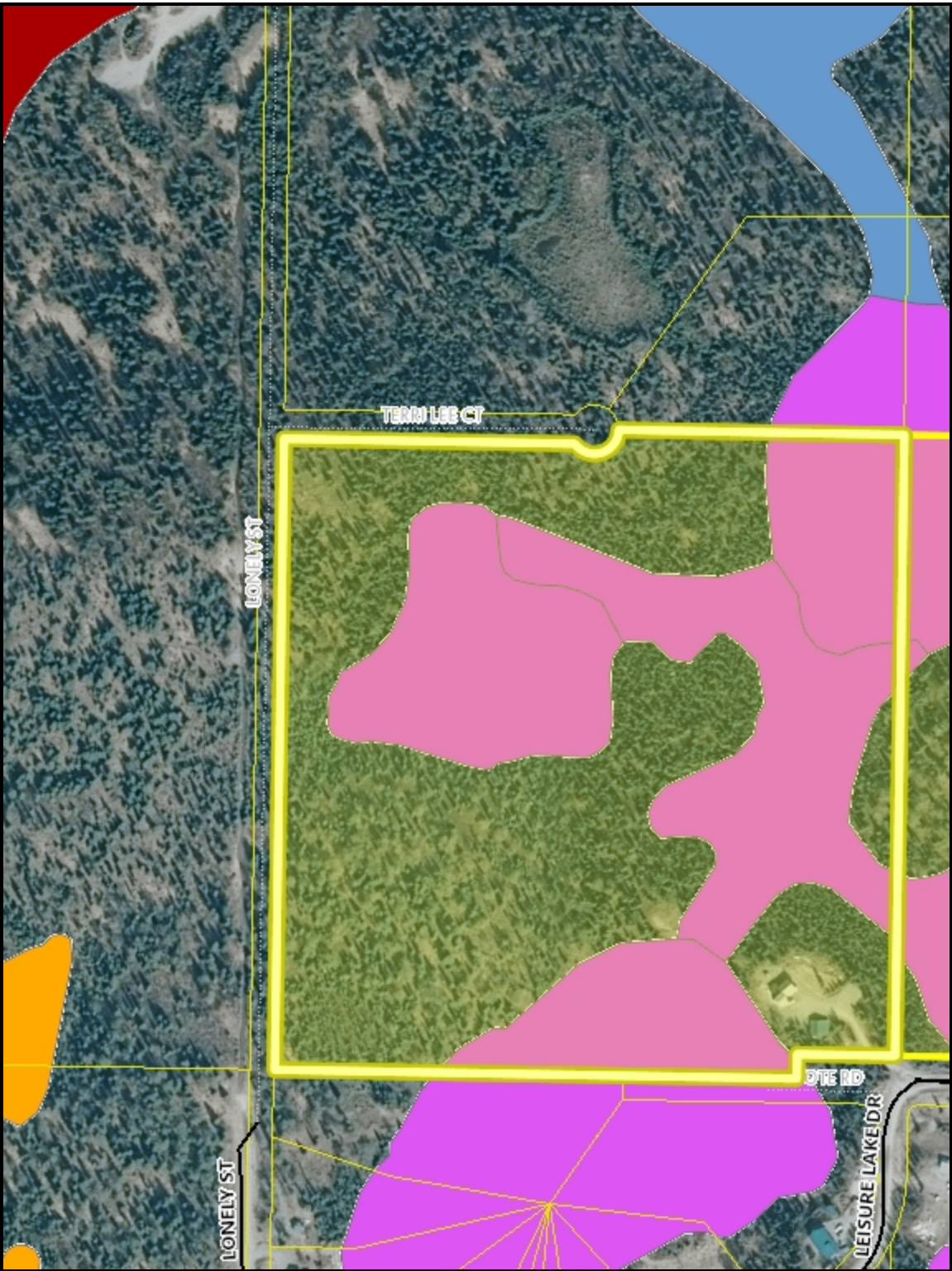
Notes



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. Do not use for navigation.

DATE PRINTED: 5/12/2021





- Legend**
- Highways
  - Major Roads
  - Roads
    - Town Medium Volume
    - Town Low/Seasonal; Other
    - Proposed
  - Parcels
  - Wetlands Ecosystems
    - Disturbed
    - Depression
    - Discharge Slope
    - Drainageway
    - Floating Island
    - Headwater Fen
    - Kettle
    - Lake
    - Lakebed
    - Riverine
    - Tidal
    - Wetland - Upland Complex
    - Late Snow Plateau
  - Boundary
  - Footprint
  - Image
    - Red: Band\_1
    - Green: Band\_2
    - Blue: Band\_3

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This application was designed to provide information about landcover types on the Kenai Peninsula. It is intended for general informational purposes only and should not be used in place of any official information from an authoritative agency. All the datasets herein were mapped at a scale describing a much larger area than most parcels and therefore land cover boundaries may not match exactly with your property lines. Furthermore, land cover can change over time and the characteristics of a type may vary seasonally. The data displayed herein is neither a legally recorded map nor survey and should only be used for general reference purposes. It is not intended to be used for measurement. Kenai Peninsula Borough assumes no liability as to the accuracy of any data displayed herein. Original source documents should be consulted for accuracy verification.





Geographic Information Systems

144 North Binkley Street, Soldotna, Alaska 99669

## Parcel: 13108038

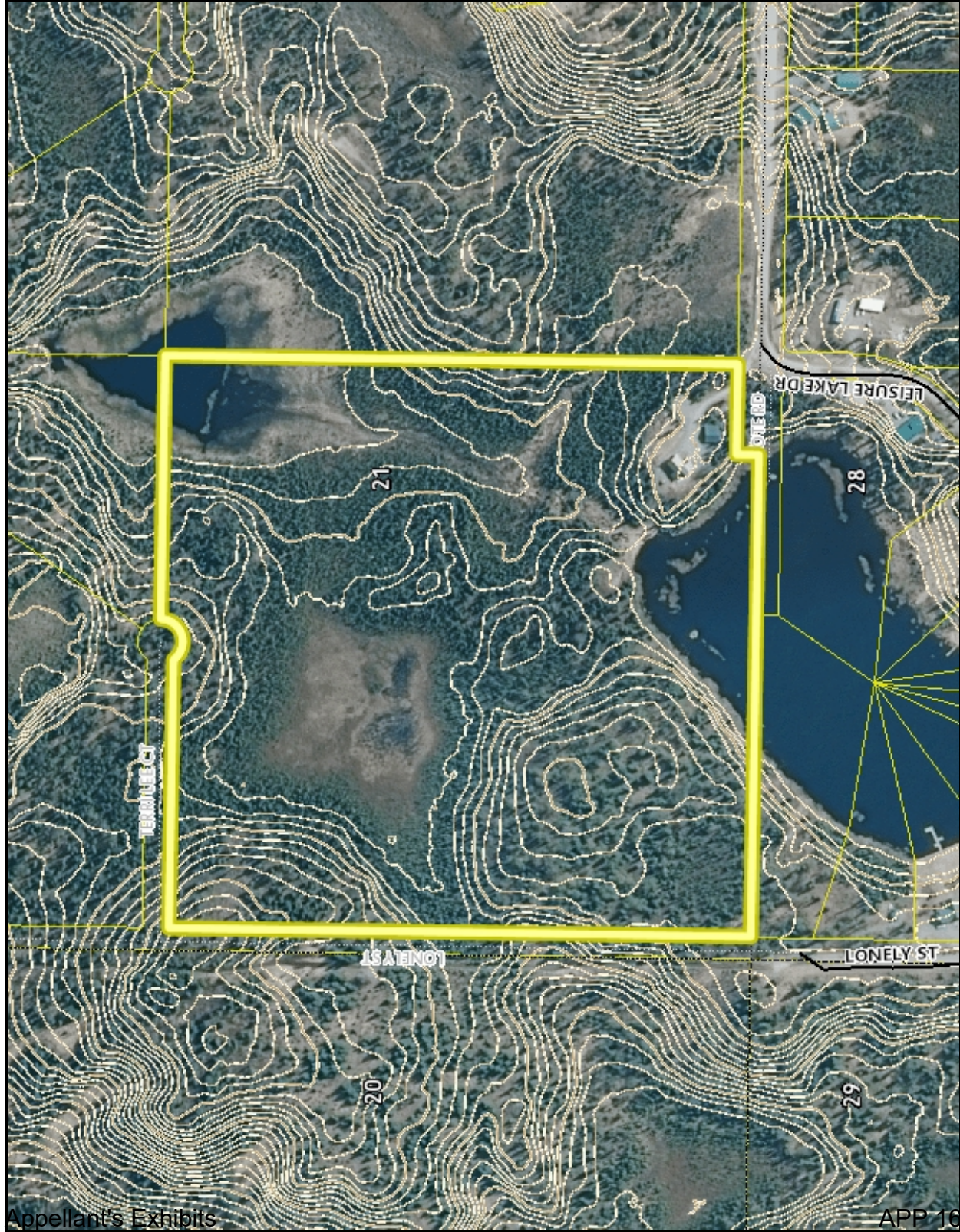


### Legend

- Township Lines
- Section Lines
- Parcels



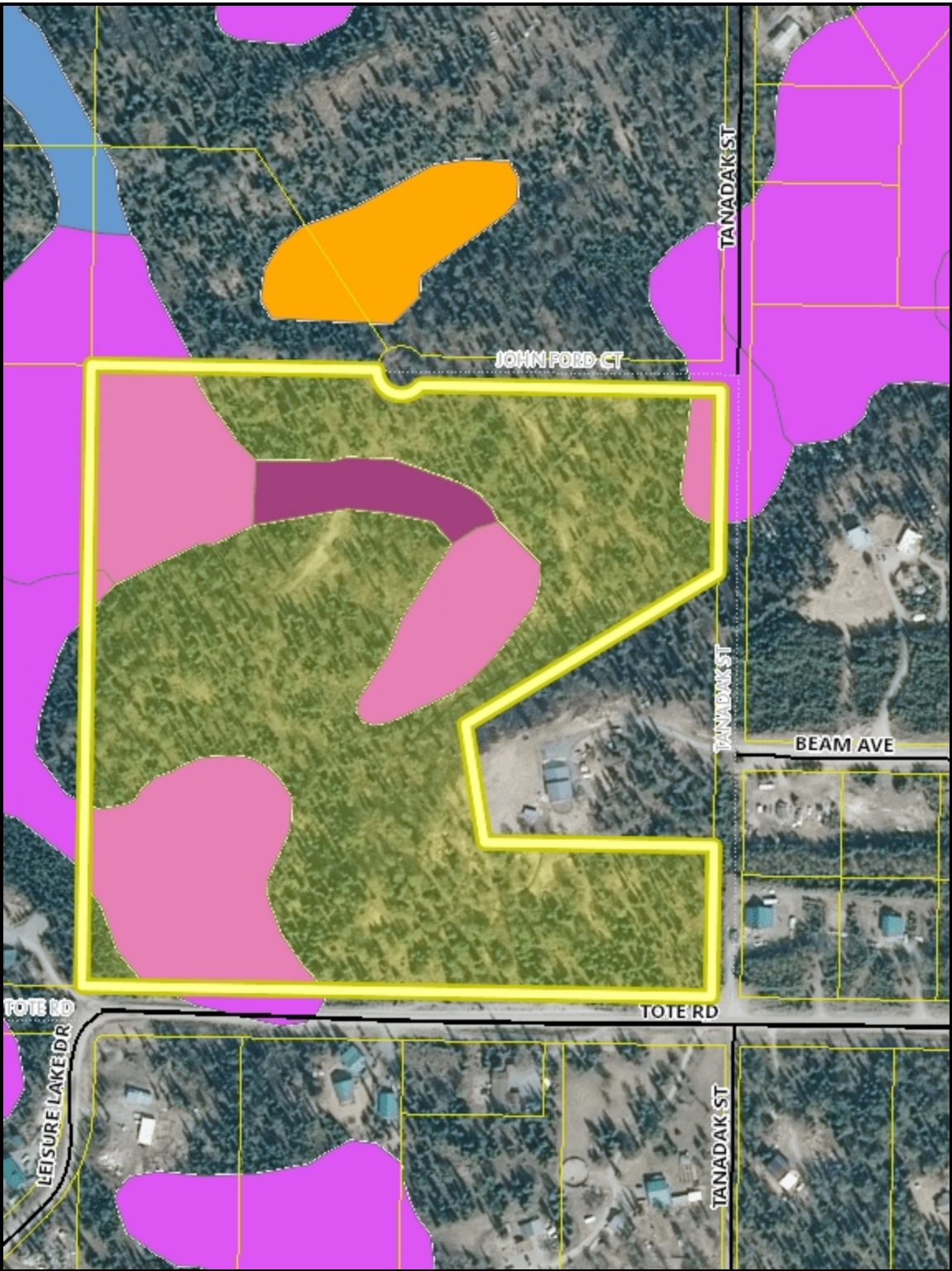
Notes



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. Do not use for navigation.

DATE PRINTED: 5/12/2021





- Legend**
- Highways
  - Major Roads
  - Roads
    - Town Medium Volume
    - Town Low/Seasonal; Other
    - Proposed
  - Parcels
  - Wetlands Ecosystems
    - Disturbed
    - Depression
    - Discharge Slope
    - Drainageway
    - Floating Island
    - Headwater Fen
    - Kettle
    - Lake
    - Lakebed
    - Riverine
    - Tidal
    - Wetland - Upland Complex
    - Late Snow Plateau
  - Boundary
  - Footprint
  - Image
    - Red: Band\_1
    - Green: Band\_2
    - Blue: Band\_3

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This application was designed to provide information about landcover types on the Kenai Peninsula. It is intended for general informational purposes only and should not be used in place of any official information from an authoritative agency. All the datasets herein were mapped at a scale describing a much larger area than most parcels and therefore land cover boundaries may not match exactly with your property lines. Furthermore, land cover can change over time and the characteristics of a type may vary seasonally. The data displayed herein is neither a legally recorded map nor survey and should only be used for general reference purposes. It is not intended to be used for measurement. Kenai Peninsula Borough assumes no liability as to the accuracy of any data displayed herein. Original source documents should be consulted for accuracy verification.





Geographic Information Systems

144 North Binkley Street, Soldotna, Alaska 99669

## Parcel: 13108041

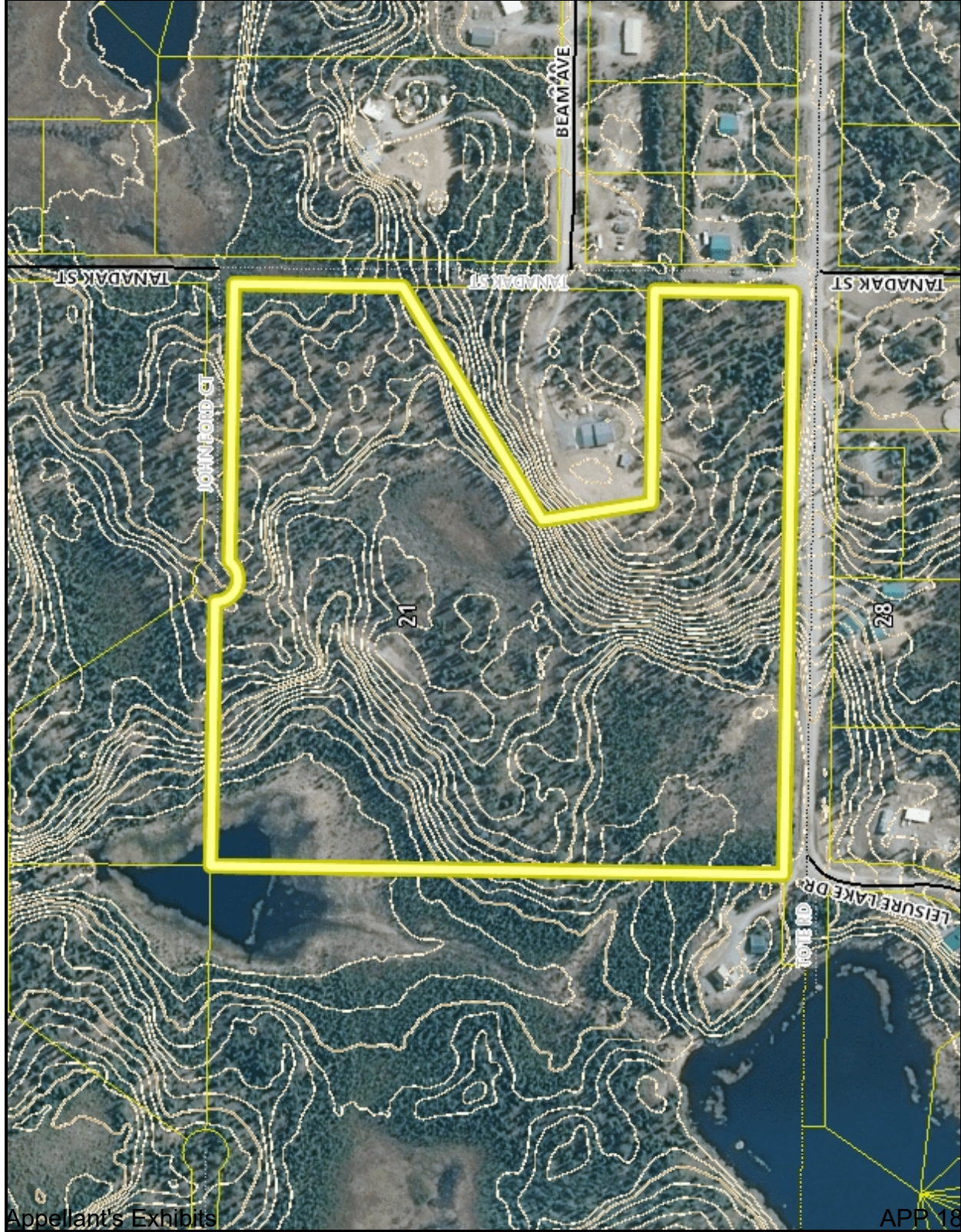


### Legend

- Township Lines
- Section Lines
- Parcels



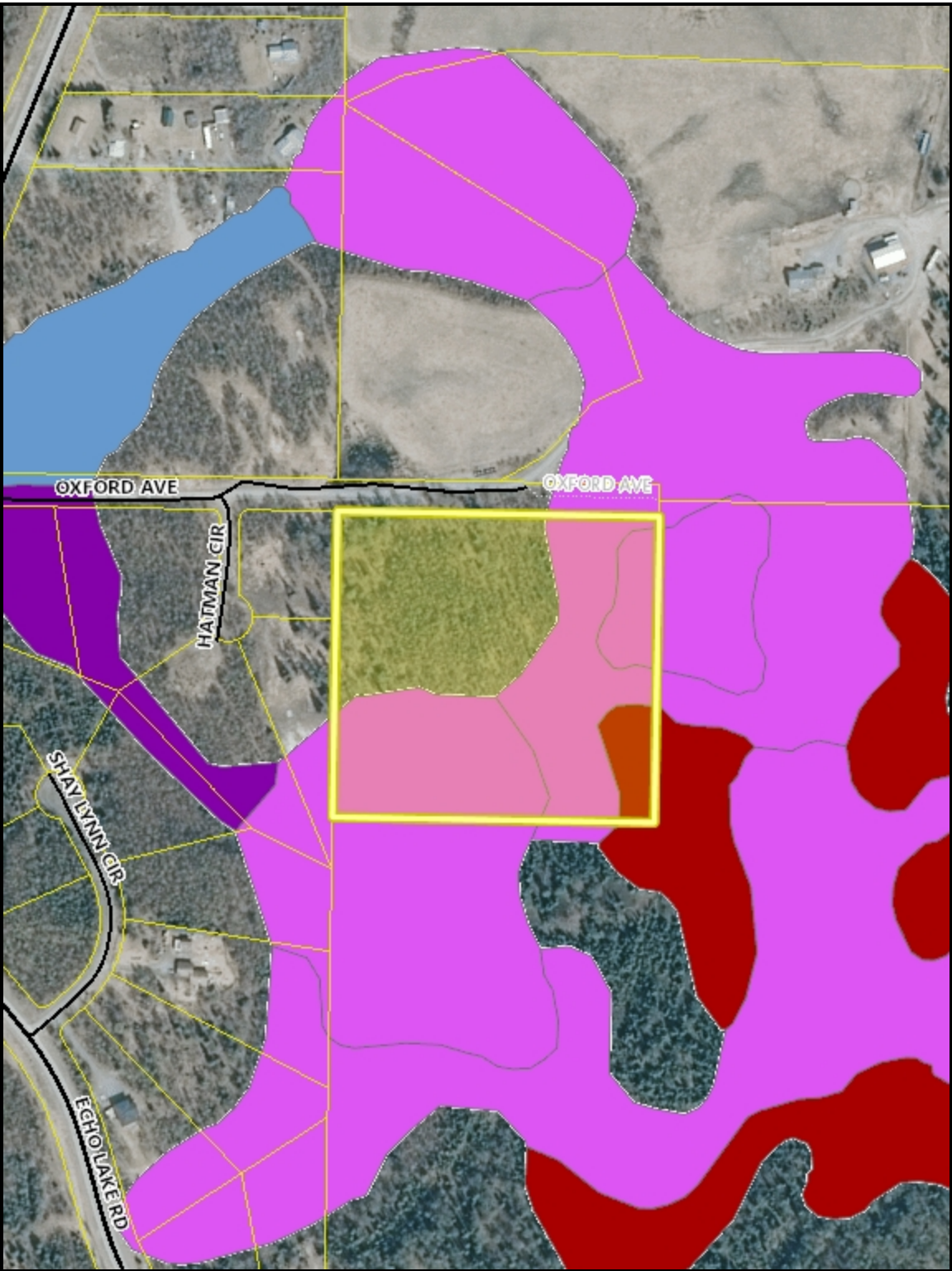
Notes



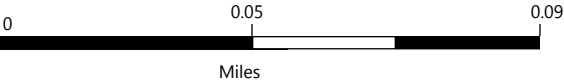
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. Do not use for navigation.

DATE PRINTED: 5/12/2021





- Legend**
- Highways
  - Major Roads
  - Roads
    - Town Medium Volume
    - Town Low/Seasonal; Other
    - Proposed
  - Parcels
  - Wetlands Ecosystems
    - Disturbed
    - Depression
    - Discharge Slope
    - Drainageway
    - Floating Island
    - Headwater Fen
    - Kettle
    - Lake
    - Lakebed
    - Riverine
    - Tidal
    - Wetland - Upland Complex
    - Late Snow Plateau
  - Boundary
  - Footprint
  - Image
    - Red: Band\_1
    - Green: Band\_2
    - Blue: Band\_3



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This application was designed to provide information about landcover types on the Kenai Peninsula. It is intended for general informational purposes only and should not be used in place of any official information from an authoritative agency. All the datasets herein were mapped at a scale describing a much larger area than most parcels and therefore land cover boundaries may not match exactly with your property lines. Furthermore, land cover can change over time and the characteristics of a type may vary seasonally. The data displayed herein is neither a legally recorded map nor survey and should only be used for general reference purposes. It is not intended to be used for measurement. Kenai Peninsula Borough assumes no liability as to the accuracy of any data displayed herein. Original source documents should be consulted for accuracy verification.





Geographic Information Systems

144 North Binkley Street, Soldotna, Alaska 99669

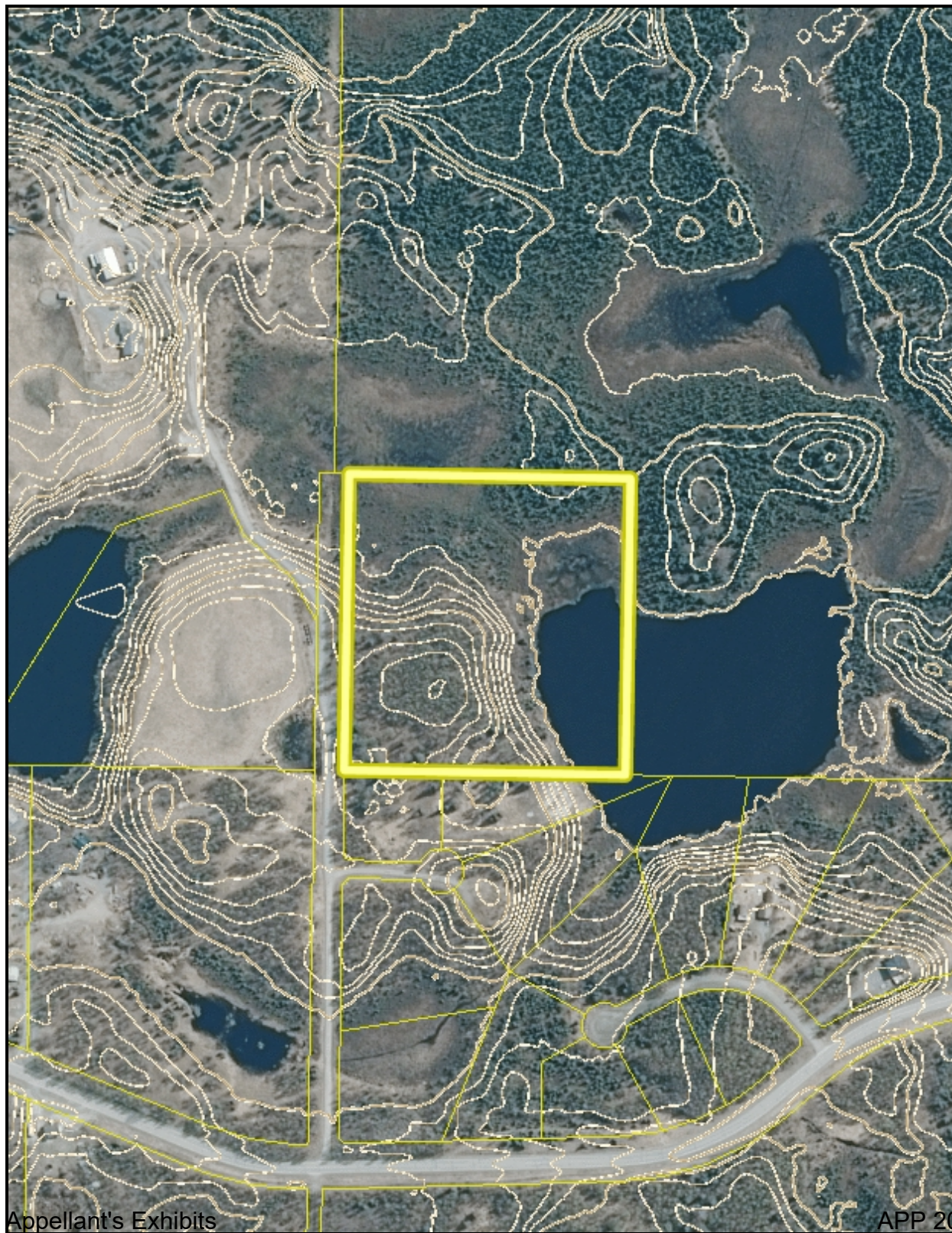
## Parcel: 13109156



Legend  
□ Parcels



Notes



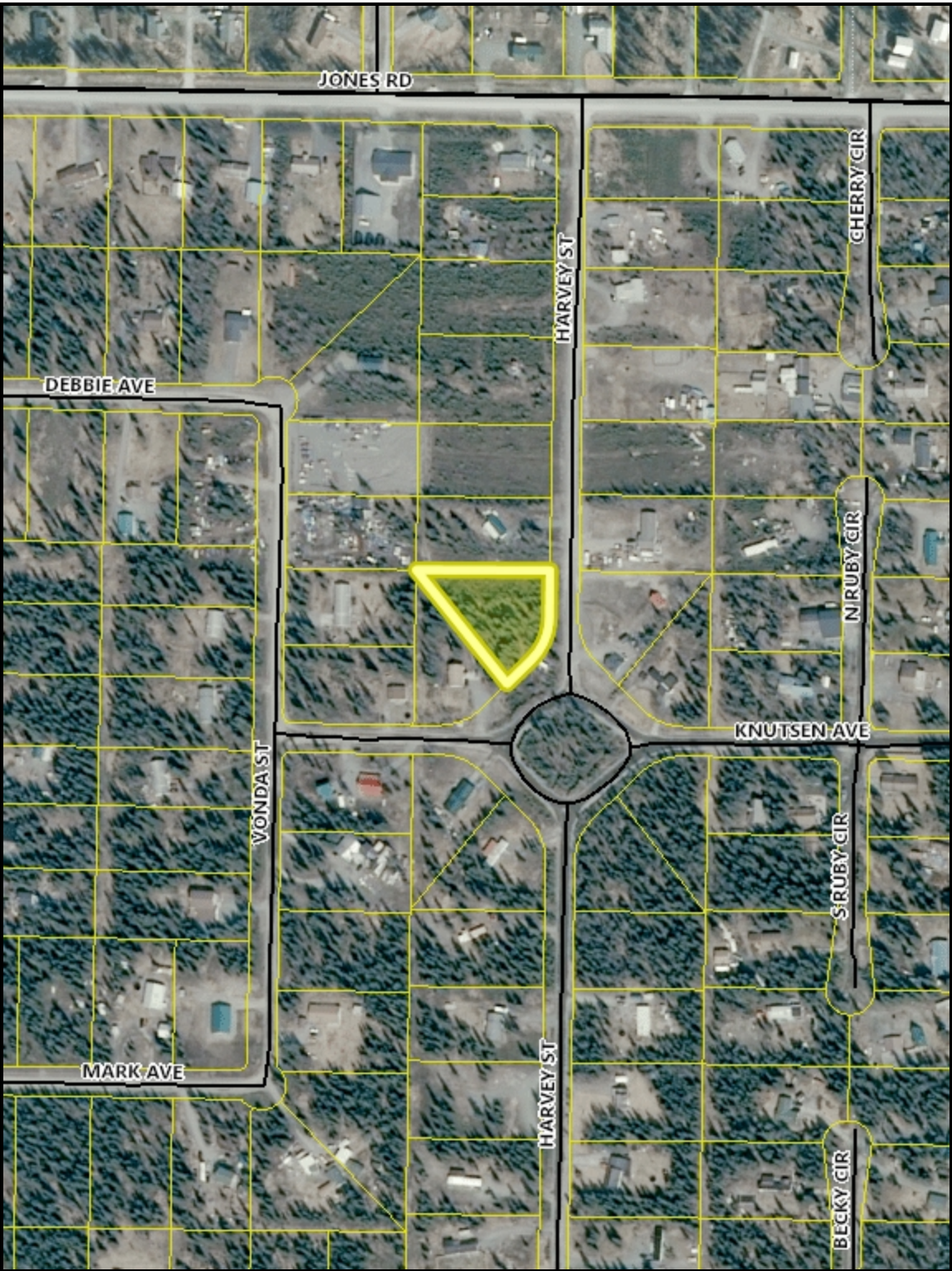
Appellant's Exhibits

APP 20

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. Do not use for navigation.

DATE PRINTED: 5/12/2021





- Legend**
- Highways
  - Major Roads
  - Roads
    - Town Medium Volume
    - Town Low/Seasonal; Other
    - Proposed
  - Parcels
  - Wetlands Ecosystems
    - Disturbed
    - Depression
    - Discharge Slope
    - Drainageway
    - Floating Island
    - Headwater Fen
    - Kettle
    - Lake
    - Lakebed
    - Riverine
    - Tidal
    - Wetland - Upland Complex
    - Late Snow Plateau
  - Boundary
  - Footprint
  - Image
    - Red: Band\_1
    - Green: Band\_2
    - Blue: Band\_3

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This application was designed to provide information about landcover types on the Kenai Peninsula. It is intended for general informational purposes only and should not be used in place of any official information from an authoritative agency. All the datasets herein were mapped at a scale describing a much larger area than most parcels and therefore land cover boundaries may not match exactly with your property lines. Furthermore, land cover can change over time and the characteristics of a type may vary seasonally. The data displayed herein is neither a legally recorded map nor survey and should only be used for general reference purposes. It is not intended to be used for measurement. Kenai Peninsula Borough assumes no liability as to the accuracy of any data displayed herein. Original source documents should be consulted for accuracy verification.





Geographic Information Systems

144 North Binkley Street, Soldotna, Alaska 99669

## Parcel: 13152011

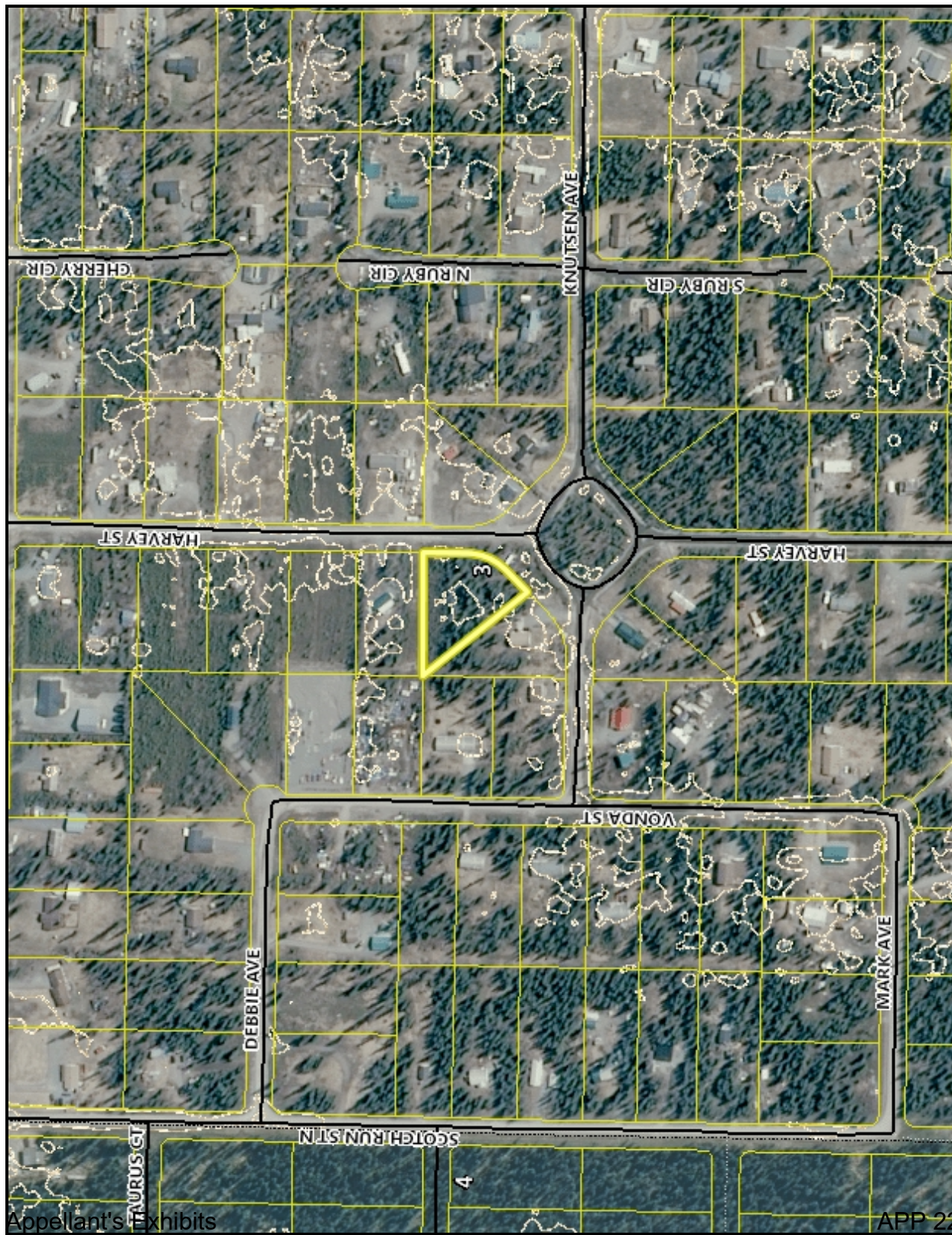


### Legend

- Township Lines
- Section Lines
- Parcels



Notes



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. Do not use for navigation.

DATE PRINTED: 5/12/2021

**ASSESSOR'S DESCRIPTION  
ANALYSIS AND RECOMMENDATION**

---

**APPELLANT:** Rickman, Ehren

**PARCEL NUMBER:** 131-080-41

**PROPERTY ADDRESS OR GENERAL  
LOCATION:**

South Soldotna/Kasilof

**LEGAL DESCRIPTION:**

T 4N R 11W SEC 21 Seward Meridian KN 2014039  
TOTE VIEW SUB 2014 ADDN LOT 5A

**ASSESSED VALUE TOTAL:**

**\$140,200**

RAW LAND: \$140,200

SWL (Sewer, Water, Landscaping): \$

IMPROVEMENTS \$

ADDITIONS \$

OUTBUILDINGS: \$

**LAND SIZE** 32.46 Acres

**LAND USE AND GENERAL DESCRIPTION**

**1) Utilities**

Electricity: Yes

Gas: Yes

Water: None

Sewer: None

**2) Site Improvements:**

Street: Gravel Maintained

**3) Site Conditions**

Topography: Rolling

Drainage: Typical

View: Limited

Easements: Typical for the Kenai Peninsula Borough

**HIGHEST AND BEST USE:** As Currently Improved

**ZONING:** None



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

### **Land Comments:**

The subject property is a 32.46 acre parcel with a limited view, electric and gas utility, and gravel maintained road. Out of the 32.46 acre parcel, 7.46 acres are classified as wetlands.

A physical inspection of the land was conducted and the current land model was reviewed by land appraiser, Matt Bruns. Upon review, the subject property is being valued fairly and equitably with surrounding like-kind properties. All influences are correctly applied.

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).

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

Parcel #131-170-68 is a 17.79 acre parcel located on Tote Road which sold on 10/29/2020. This property has electric utility, no natural gas utility, no view, and paved access. The 2021 assessed value is \$81,300 and sold for \$129,000, for a sales ratio of 63.0%.

The following parcels were mentioned in the Appellant's appeal file and have the following characteristics:

**131-080-33** is a 33.10 acre parcel with a limited view. However, this parcel does not have natural gas or electric utility, has platted access, and no wetlands adjustment. The 2021 value is \$66,000.

**131-080-38** is a 37.72 acre parcel with a limited view, gas and electric utility, and gravel maintained access with 17.72 acres valued as wetlands. The 2021 value is \$125,000.

**131-591-34** is a 40 acre parcel with a limited view. However, this parcel does not have natural gas or electric utility, and has platted access with 30 acres valued as wetlands. The 2021 value is \$38,400. It sold on 11/30/2011 for \$38,000 and again on 9/21/2020 for \$60,000, for a sales ratio of 63.3%.

**Specific recommended value change:**

**131-080-41** is a 32.46 acre parcel valued with 7.46 acres of wetlands. After inspection it was determined that there are 9.92 acres of topo wetlands. The Assessing Department is recommending the parcel value be adjusted to account for this topo wetlands, reducing the overall property value from \$140,200 to \$132,600.

**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:** Rickman, Ehren

**PARCEL NUMBER:** 131-080-41

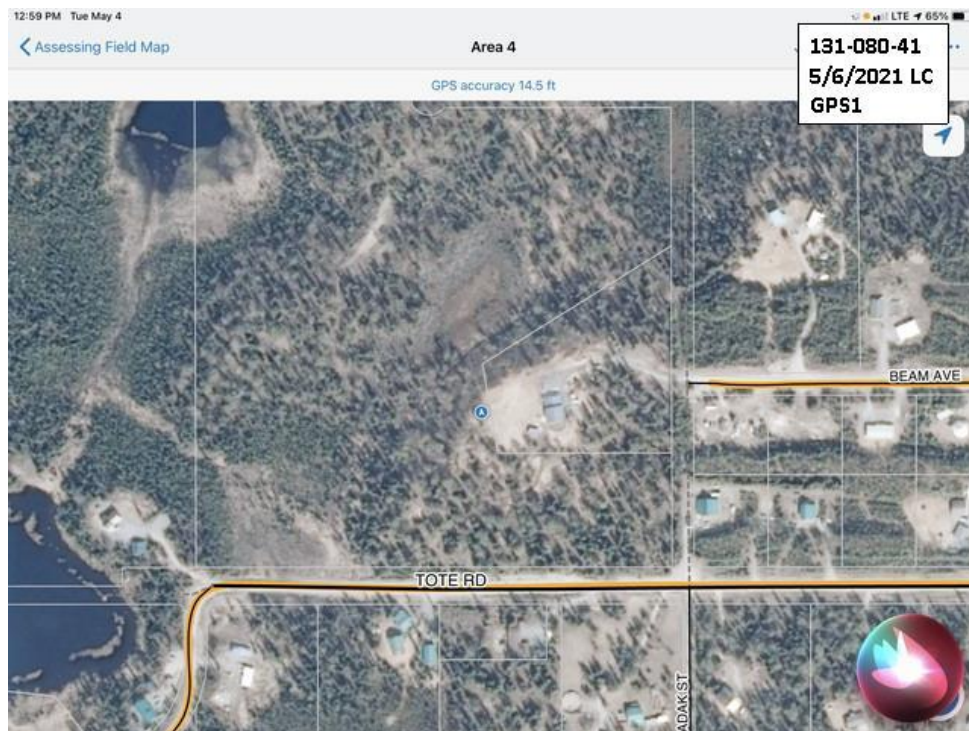
**LEGAL DESCRIPTION:** T 4N R 11W SEC 21 Seward Meridian KN 2014039 TOTE VIEW  
SUB 2014 ADDN LOT 5A

**TOTAL:** \$132,600

**BOARD ACTION:**

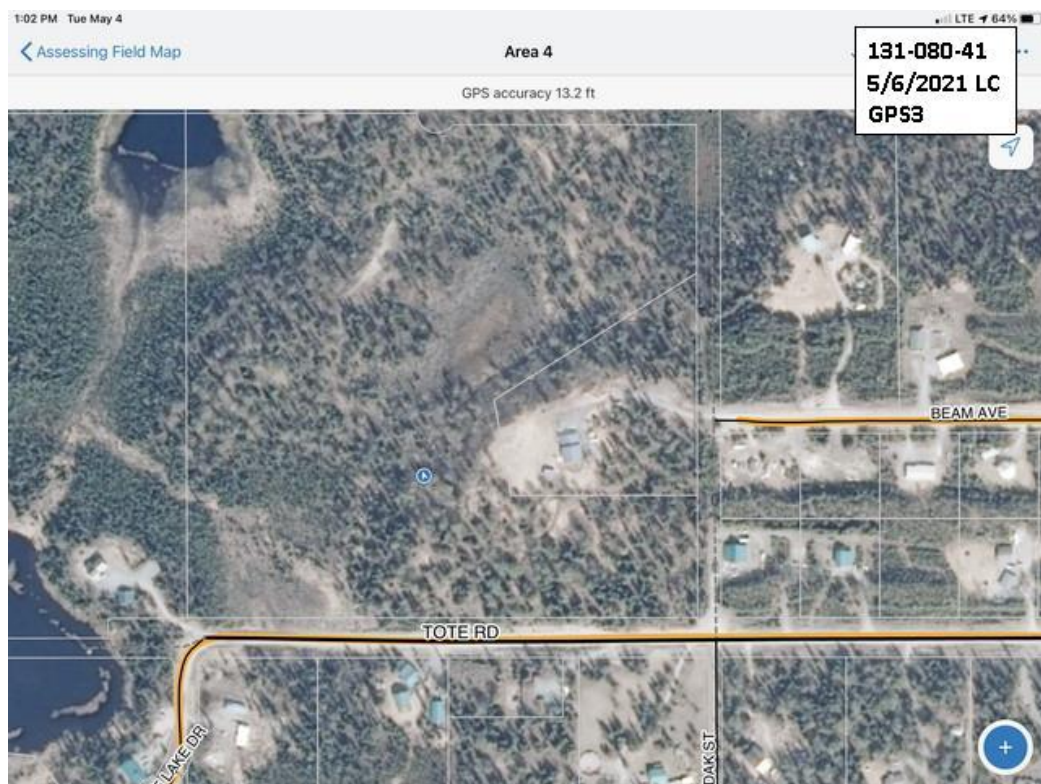
**LAND:** \_\_\_\_\_ **IMPROVEMENTS:** \_\_\_\_\_ **TOTAL:** \_\_\_\_\_

## SUBJECT PHOTOS



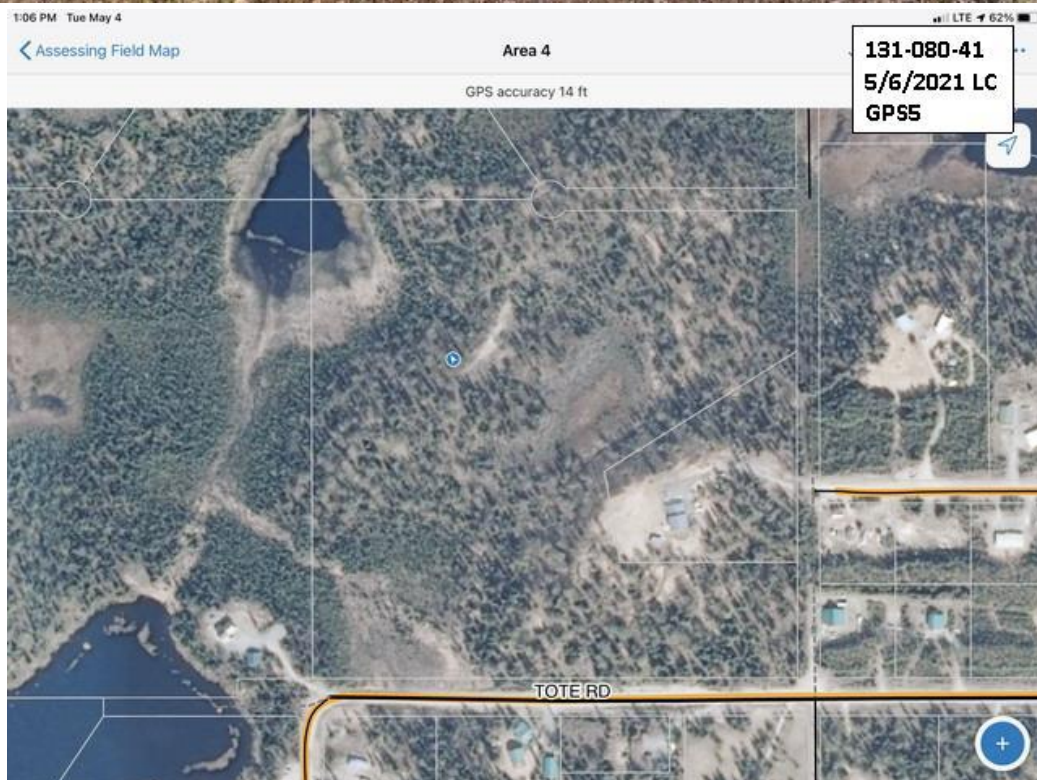


## SUBJECT PHOTOS





## SUBJECT PHOTOS





**SUBJECT MAP**



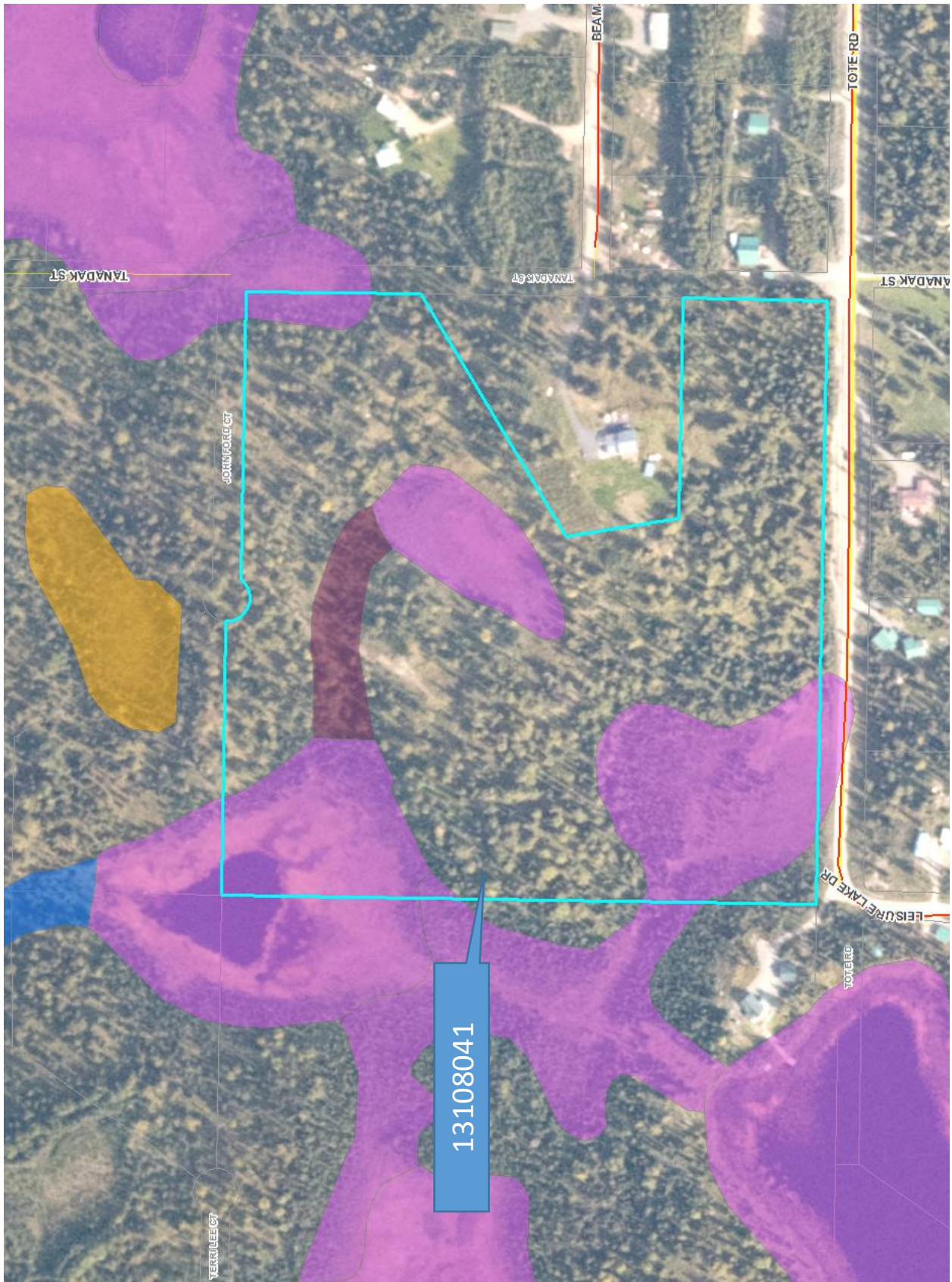


**SUBJECT MAP**





**SUBJECT MAP**





KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

131-080-41

2021 100913

ADMINISTRATIVE INFORMATION		LEGAL DESCRIPTION:	ACRES:	PRIMARY OWNER
Neighborhood: 15th Cent.Pen. - South of Soldotna		T 4N R 11W SEC 21 Seward Meridian KN 2014039 TOTE VIEW SUB 2014 ADDN LOT 5A	32.46	RICKMAN EHREN RICKMAN HEATHER
Property Class: 150 Residential Vacant				
TAG: 58 - CENTRAL EMERGENCY SVS				

Residential Vacant

EXEMPTION INFORMATION	VALUATION RECORD					Worksheet
	Assessment Year	2016	2017	2018	2019	2020
	Land	51,300	51,300	51,300	51,300	124,000
	Improvements	0	0	0	0	0
	Total	51,300	51,300	51,300	51,300	124,000

LAND DATA AND CALCULATIONS

Type	Method	Acres	BaseRate	AdiRate	ExtValue	Influence	Code - Description	\$ or %	AdiAmt	Value
Residential Rural/Res T	49 User Definable Land Formul	25.00	4,400	4,400	110,000	6	View Limited	25	27,500	137,500
						P	Gas Yes			
						t	Topo Wetlands			
						S	Gravel Main			
						X	Elec Yes			
Remaining/Wetlands	49 User Definable Land Formul	7.46	362	362	2,700		None		27,500	2,700
ASSESSED LAND VALUE (Rounded) :										140,200

ORIGINAL

MEMOS

ASG 33





KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

131-080-41

2021 100913

ADMINISTRATIVE INFORMATION		LEGAL DESCRIPTION:	ACRES:	PRIMARY OWNER
Neighborhood:	1500 Cent.Pen. - South of Soldotna	T 4N R 11W SEC 21 Seward Meridian KN 2014039 TOTE VIEW SUB 2014 ADDN LOT 5A	32.46	RICKMAN EHREN RICKMAN HEATHER
Property Class:	1500 Residential Vacant			
TAG:	58 - CENTRAL EMERGENCY SVS			

Residential Vacant

EXEMPTION INFORMATION	VALUATION RECORD				
	Assessment Year	2016	2017	2018	2019
	Land	51,300	51,300	51,300	51,300
	Improvements	0	0	0	0
	Total	51,300	51,300	51,300	51,300
					Worksheet
					132,600
					132,600

LAND DATA AND CALCULATIONS

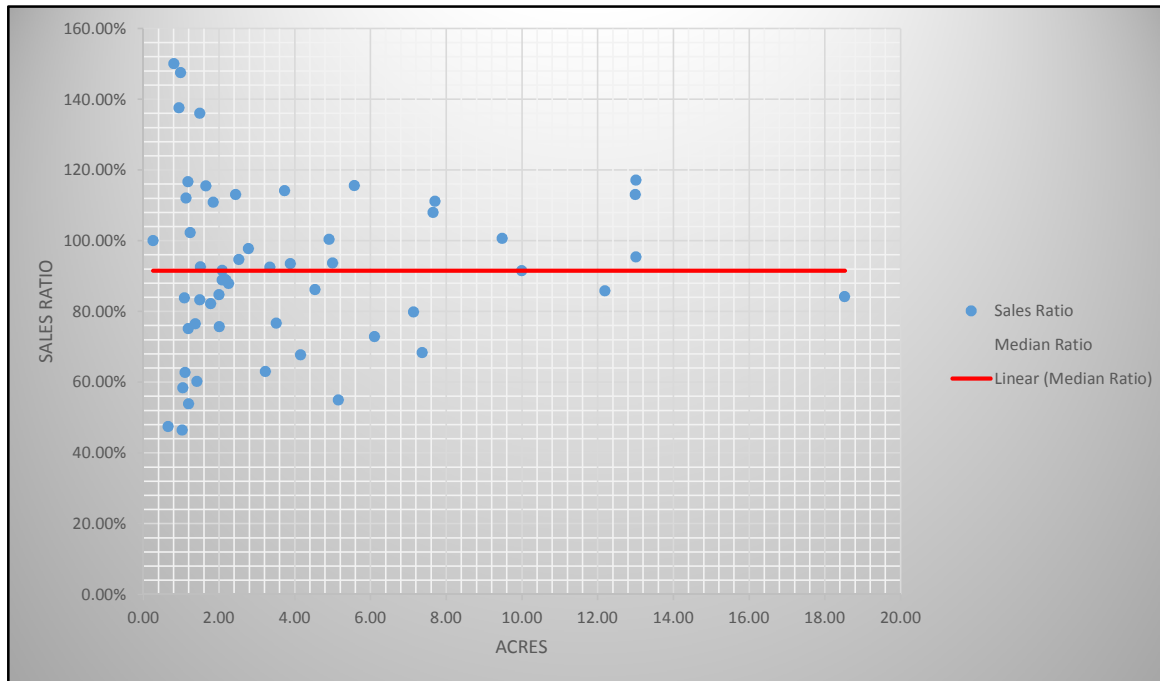
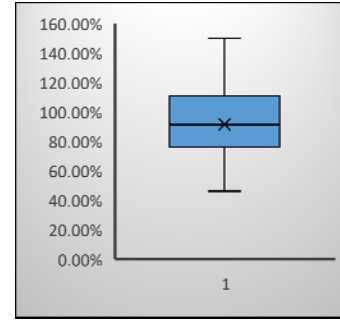
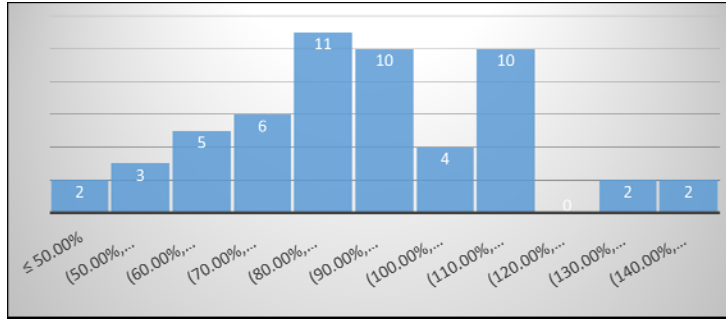
Type	Method	Acres	BaseRate	AdiRate	ExtValue	Influence	Code - Description	\$ or %	AdiAmt	Value
Residential Rural/Res T	49 User Definable Land Formul	22.54	4,596	4,596	103,600	6	View Limited	25	25,900	129,500
						P	Gas Yes			
						t	Topo Wetlands			
						S	Gravel Main			
						X	Elec Yes			
Remaining/Wetlands	49 User Definable Land Formul	9.92	313	313	3,100		None		25,900	3,100
									132,600	
ASSESSED LAND VALUE (Rounded) :										

RECOMMENDED

MEMOS

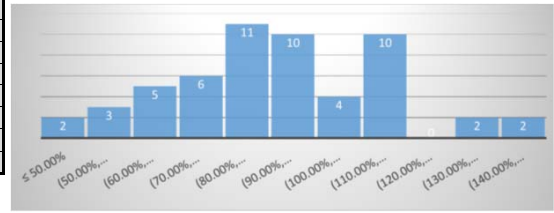
ASG 34

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
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



# 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 ASSESSING DEPARTMENT

131-080-33

2021 36374

ADMINISTRATIVE INFORMATION		LEGAL DESCRIPTION:	ACRES:	PRIMARY OWNER
Neighborhood: 15th Cent.Pen. - South of Soldotna		T 4N R 11W SEC 21 Seward Meridian KN 2001005 TOTE VIEW SUBDIVISION TRACT 1	33.10	HARPER MICHEAL D & JAMILYN L 49820 TOTE RD SOLDOTNA, AK 99669-9195
Property Class: 150 Residential Vacant				
TAG: 58 - CENTRAL EMERGENCY SVS				

Residential Vacant

EXEMPTION INFORMATION		VALUATION RECORD					Worksheet	
Assessment Year		2016	2017	2018	2019	2020	2020	
Land		56,300	56,300	56,300	56,300	57,900	57,900	66,000
Improvements		0	0	0	0	0	0	0
Total		56,300	56,300	56,300	56,300	57,900	57,900	66,000

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		33.10	3,909	3,909	129,400	6 View Limited	25	32,350	66,000
							V Platted	-24	-31,056	
							O Gas No	-25	-32,350	
							Y Elec No	-25	-32,350	
ASSESSED LAND VALUE (Rounded) :									-63,406	66,000

COMPARABLE\_01

MEMOS  
Land Notes  
MAY HAVE GAS AVAILABLE OR GAS ACCESS CLOSE

ASG 37





KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

131-080-38

49820 TOTE RD

2021 36379

ADMINISTRATIVE INFORMATION		LEGAL DESCRIPTION:	ACRES:	PRIMARY OWNER
Neighborhood:	15th Cent. Pen. - South of Soldotna	T 4N R 11W SEC 21 Seward Meridian KN 2001005 TOTE VIEW SUBDIVISION TRACT 6	37.72	HARPER MICHEAL D & JAMILYN L
Property Class:	Single Residential Dwelling - single lots			49820 TOTE RD
TAG:	58 - CENTRAL EMERGENCY SVS			SOLDOTNA, AK 99669-9195

Residential Dwelling - single

EXEMPTION INFORMATION	VALUATION RECORD				
	Assessment Year	2016	2017	2018	2019
Residential Exemption - Borough	Land	78,900	78,900	78,900	78,900
	Improvements	290,200	288,300	287,100	290,100
	Total	369,100	367,200	366,000	369,000
					Worksheet
					125,000
					315,200
					440,200

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		20.00	4,830	4,830	96,600	6 View Limited	25	24,150	120,800
							S Gravel Main			
							X Elec Yes			
							P Gas Yes			
							t Topo Wetlands			
Remaining/Wetlands	49 User Definable Land Formul		17.72	237	237	4,200	None		24,150	4,200
										125,000
ASSESSED LAND VALUE (Rounded) :										

COMPARABLE\_02

MEMOS  
Building Notes  
04/15 TB SECOND SEPTIC FOR GARAGE BATHROOM,  
NOT INSTALLED  
ASG 38



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

2021

29990 KOWAKAN ST

131-170-68

36685

ADMINISTRATIVE INFORMATION		LEGAL DESCRIPTION:	ACRES:	PRIMARY OWNER
Neighborhood: 15th Cent.Pen. - South of Soldotna		T 4N R 11W SEC 27 Seward Meridian KN W1/2 NW1/4 NW1/4	17.79	SNITKER LARS SNITKER HILARY
Property Class: 15 Residential Improved Land				
TAG: 58 - CENTRAL EMERGENCY SVS				

Residential Improved Land

EXEMPTION INFORMATION	VALUATION RECORD					
	Assessment Year	2016	2017	2018	2019	2020
	Land	63,300	63,300	63,300	70,600	72,200
	Improvements	5,000	5,000	5,000	5,000	6,000
	Total	68,300	68,300	68,300	75,600	78,200
						Worksheet
						81,300
						6,000
						87,300

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdiRate	ExtValue	Influence	Code - Description	\$ or %	AdiAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		17.79	5,076	5,076	90,300	R	Paved	15	13,545	81,300
							X	Elec Yes			
							Q	View None			
							O	Gas No	-25	-22,575	
ASSESSED LAND VALUE (Rounded) :										-9,030	81,300

COMPARABLE\_04

MEMOS  
Building Notes  
4/10 RM MH REMOVED FROM PARCEL

ASG 39



**731-591-34**

2021  
38410

# Residential Vacant

## LAND DATA AND CALCULATIONS

## COMPARABLE 03

# MEMOS

ASG 40

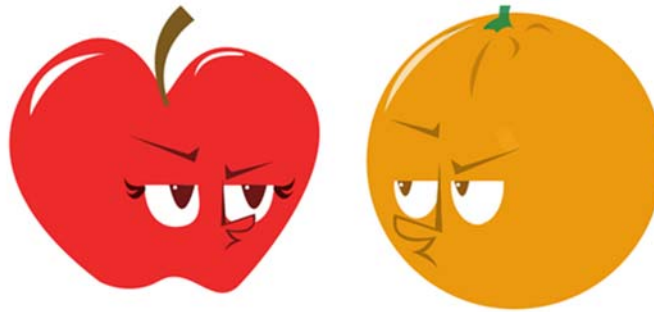


[illegible]



# Price per Acre Comparison

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



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

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

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

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

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

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

### **BURDEN OF PROOF**

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

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

# Definitions

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

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

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

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

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

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