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

Wednesday, May 26, 2021 **9:00 AM** **Betty J. Glick Assembly Chambers**

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

CALL TO ORDER

ROLL CALL

SWEAR-IN ASSESSORS, APPELLANTS AND WITNESSES

APPEALS

BOE 2021-401

Appellant: Paul Kissner
Parcel No.: 17523022

Appellant's Exhibits pages: APP1 - APP2
Assessor's Exhibits pages: ASG3 - ASG24

Legal Description(s): T 6S R 13W SEC 18 Seward Meridian HM 0700402 W R BELL SUB 1970 ADDN LOT 9 BLK 3

Reason for Appeal: Excessive and Unequal

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

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

Attachments: Kissner Appellant's Exhibits
Kissner Assessor's Exhibits

BOE 2021-402

Appellant: Morgan Barrowcliff, Authorized Agent
Parcel No.: 18103029
Owner: Homer Spit Properties, LLC

Appellant's Exhibits pages: APP1 - APP7
Assessor's Exhibits pages: ASG8 - ASG32

Legal Description(s): T 06S R 13W SEC 35 Seward Meridian HM 2020037 HOMER SPIT PROPERTIES 2019 REPLAT LOT 2

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: Homer Spil Properties Appellant's Exhibits
Homer Spit Properties Assessor's Exhibits

BOE 2021-403

Appellant: Dawn Button
Parcel No.: 11914005

Appellant's Exhibits pages: APP1 - APP7
Assessor's Exhibits pages: ASG8 - ASG32

Legal Description(s): T 5N R 3W SEC 34 Seward Meridian SW 0800016 ALASKA STATE LAND SURVEY 79-126 TRACT B

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: Button Appellant's Exhibits
Button Assessor's Exhibits

BOE 2021-404

Appellant: Marilyn Every
Parcel No.: 01302202

Appellant's Exhibits pages: APP1 - APP4
Assessor's Exhibits pages: ASG5 - ASG38

Legal Description(s): T 08N R 11W SEC 24 Seward Meridian KN 2019081 ROMY'S CORNER SUB TRACT 2

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: Every Appellant's Exhibits
Every Assessor's Exhibits

BOE 2021-405

Appellant: Richard Thayer
Parcel No.: 15706343

Appellant's Exhibits pages: APP1 - APP55
Assessor's Exhibits pages: ASG56 - ASG134

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

Reason for Appeal: Excessive and Unequal

- Appellant's Presentation (15 minutes)
- Assessor's Presentation (15 minutes)

• Rebuttal by Appellant (Time reserved)
• Rebuttal by Assessor (Time reserved)
• Sur Rebuttal by Appellant (Time reserved)

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

Attachments: Thayer Appellant's Exhibits
Thayer Assessor's Exhibits

BOE 2021-406

Appellant: Andrew and Rosemary Von Ruden
Parcel No.: 17203536, 17203538, 17203539

Appellant's Exhibits pages: APP1 - APP45
Assessor's Exhibits pages: ASG46 - ASG65

Legal Description(s): T 5S R 10W SEC 28 Seward Meridian HM 2014016 TRIPLE CROWN ESTATES NO 2 PHASE 2 LOT 4 BLOCK 4

T 5S R 10W SEC 28 Seward Meridian HM 2014016 TRIPLE CROWN ESTATES NO 2 PHASE 2 LOT 6 BLOCK 4

T 5S R 10W SEC 28 Seward Meridian HM 2014016 TRIPLE CROWN ESTATES NO 2 PHASE 2 LOT 7 BLOCK 4

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: Von Ruden Appellant's Exhibits
Von Ruden Assessor's Exhibits

ADJOURN

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

RECEIVED
MAR 12 2021
Borough Clerk's Office
Kenai Peninsula Borough

144 N. Binkley Street
Soldotna, Alaska 99669-7599

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

For Official Use Only

Fees Received: $ 30.00 (CB)
☐ Cash
☒ Check # 6041 payable to Kenai Peninsula Borough

CREDIT CARDS NOT ACCEPTED FOR FILING FEES

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

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:	17523022 NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Paul and Jeri Kissner
Legal Description:	T6SR13WSec18SewardmeridianHM0700402 WR Bells Sub 1970 Lot 9 Blk 3
Physical Address of Property:	894 Alpine Way

Contact information for all correspondence relating to this appeal:

Mailing Address:	9339 Stephen Richards Dr. Juneau, AK 99801		
Phone (daytime):	907-523-9161	Phone (evening):	907-523-9161
Email Address:	paulckissner@gmail.com	☒ I AGREE TO BE SERVED VIA EMAIL	

Value from Assessment Notice: $ 95,000 Appellant's Opinion of Value: $ Less than 75,000

Year Property was Purchased: 1971 Price Paid: $ 1500 Approx.

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)

- [x] My property value is excessive. (Overvalued)
- [ ] My property was valued incorrectly. (Improperly)
- [ ] My property has been undervalued.
- [x] 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.

Parcels 17523013 and 17523014 assessed at $100,700 and $98,400. Both have better view, higher on hill, been leveled for pad, have driveways, drainage, landscaping, water and sewer. Our parcel is raw, unimproved land and assessed at $95,000. Lot sizes similar

**** 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.
- [x] 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:

- [x] 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.

Paul D. Kissner / Jeri K. Kissner — 3/8/21

Signature of Appellant / Agent / Representative — Date

Paul D. Kissner / Jeri K. Kissner

Printed Name of Appellant / Agent / Representative

ASSESSOR'S DESCRIPTION
ANALYSIS AND RECOMMENDATION

APPELLANT: Kissner, Paul & Jeri **PARCEL NUMBER:** 175-230-22

PROPERTY ADDRESS OR GENERAL LOCATION: Homer, Alaska

LEGAL DESCRIPTION: T 6S R 13W SEC 18 Seward Meridian HM 0700402 W R BELL SUB 1970 ADDN LOT 9 BLK 3

ASSESSED VALUE TOTAL: **$95,000**

RAW LAND:	$95,000
SWL (Sewer, Water, Landscaping):	$
IMPROVEMENTS	$
ADDITIONS	$
OUTBUILDINGS:	$

LAND SIZE 1.03 Acres

LAND USE AND GENERAL DESCRIPTION

1) Utilities

Electricity: Yes
Gas: Yes
Water: None
Sewer: None

2) Site Improvements:

Street: Gravel Unmaintained

3) Site Conditions

Topography: Sloping
Drainage: Typical
View: Excellent
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 1.03 acre parcel with an excellent view, electric and gas utility, gravel unmaintained road, with no public water or sewer utility.

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 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).

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

The adjoining properties that the appellant mentioned all have the same view classification of excellent. Driveways and water & sewer are items that are valued as improvements when they are found to be installed on the property. Landscaping in not a feature that is currently valued by the Assessing Department. All three properties are being valued the same, the only difference is the properties on Miller Lane have gravel maintained access.

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: Kissner, Paul & Jeri

PARCEL NUMBER: 175-230-22

LEGAL DESCRIPTION: T 6S R 13W SEC 18 Seward Meridian HM 0700402 W R BELL SUB 1970 ADDN LOT 9 BLK 3

TOTAL: $95,000

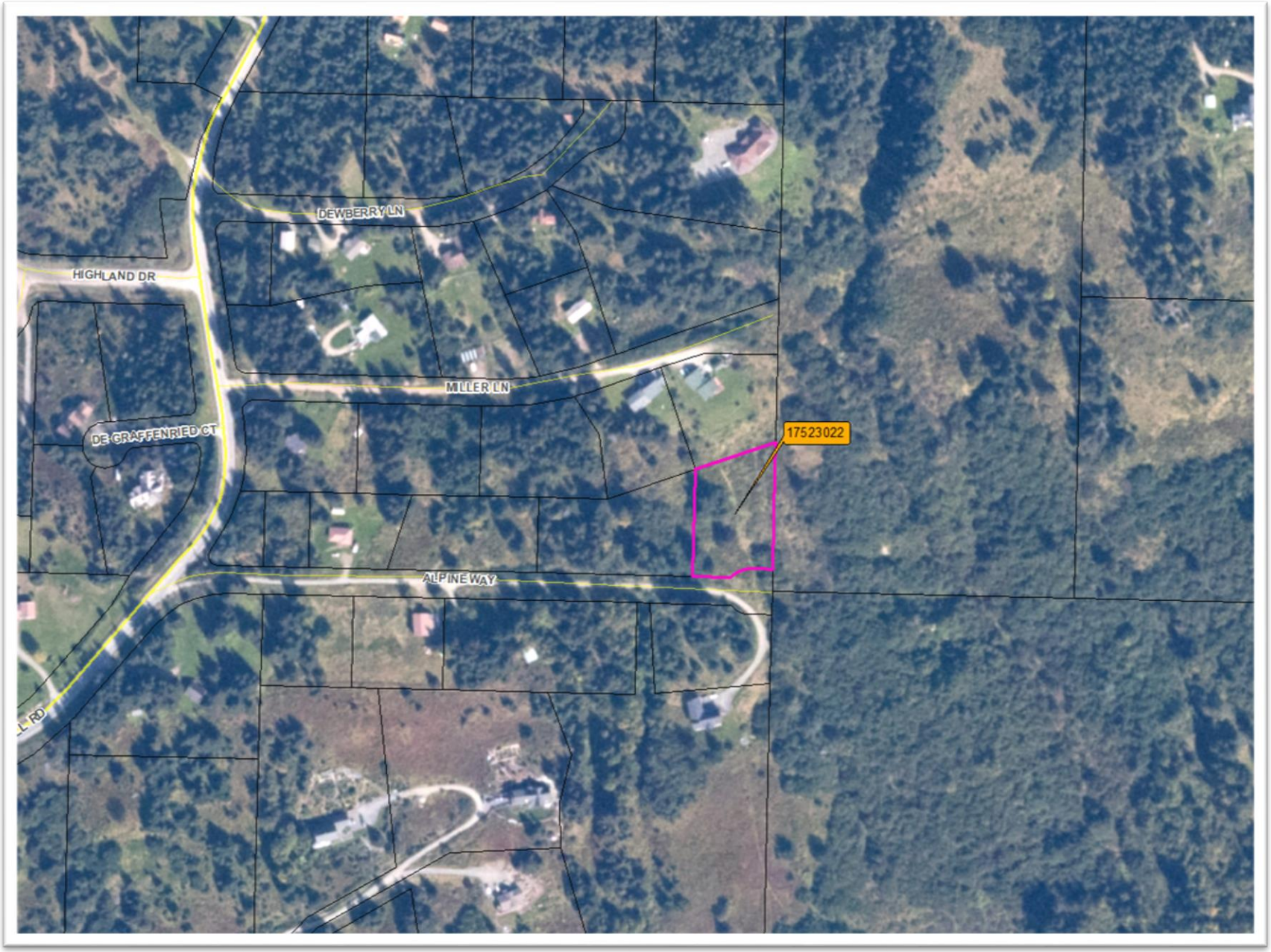
BOARD ACTION:

LAND: _____ IMPROVEMENTS: _____ TOTAL: _____

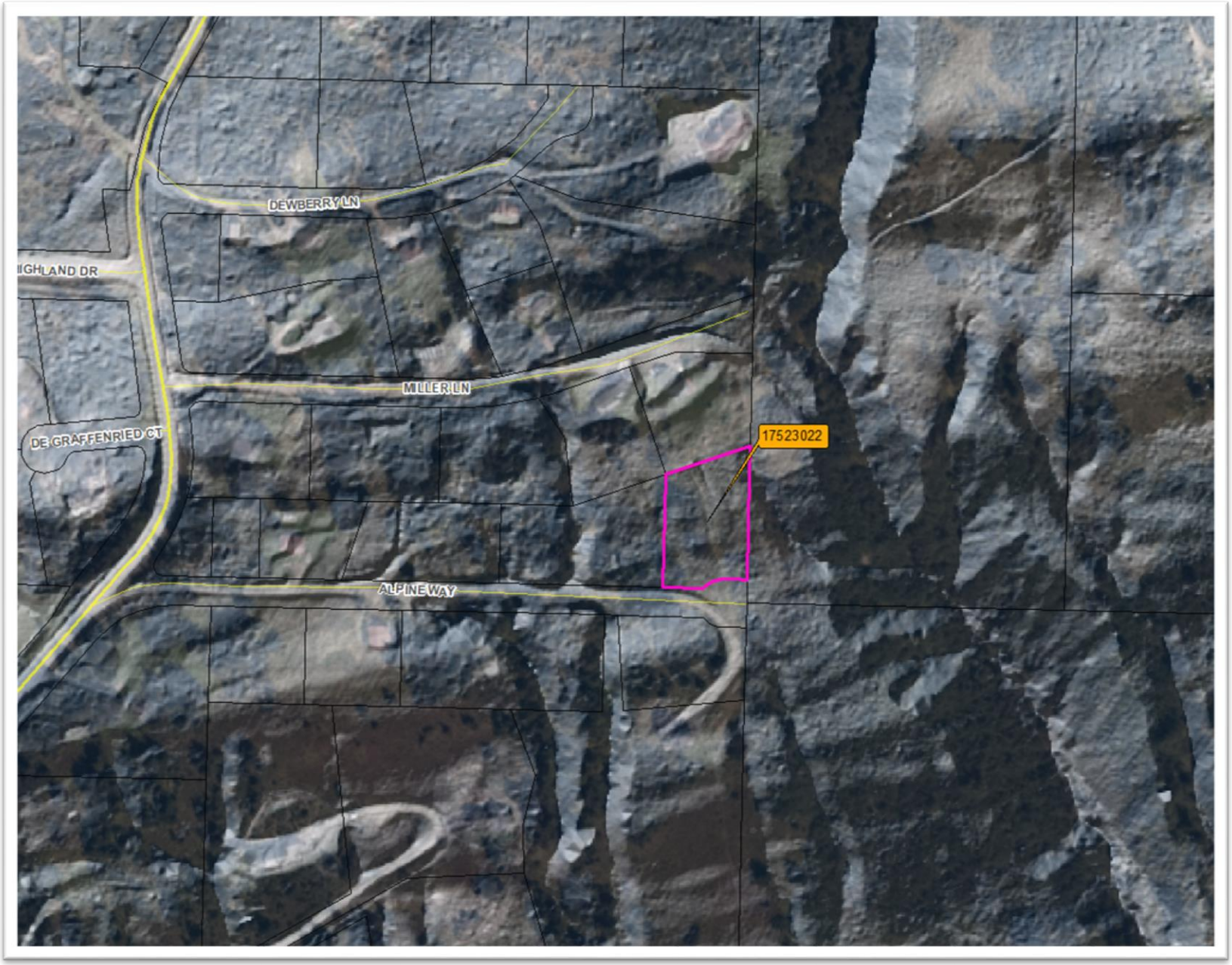
SUBJECT PHOTOS

SUBJECT PHOTOS

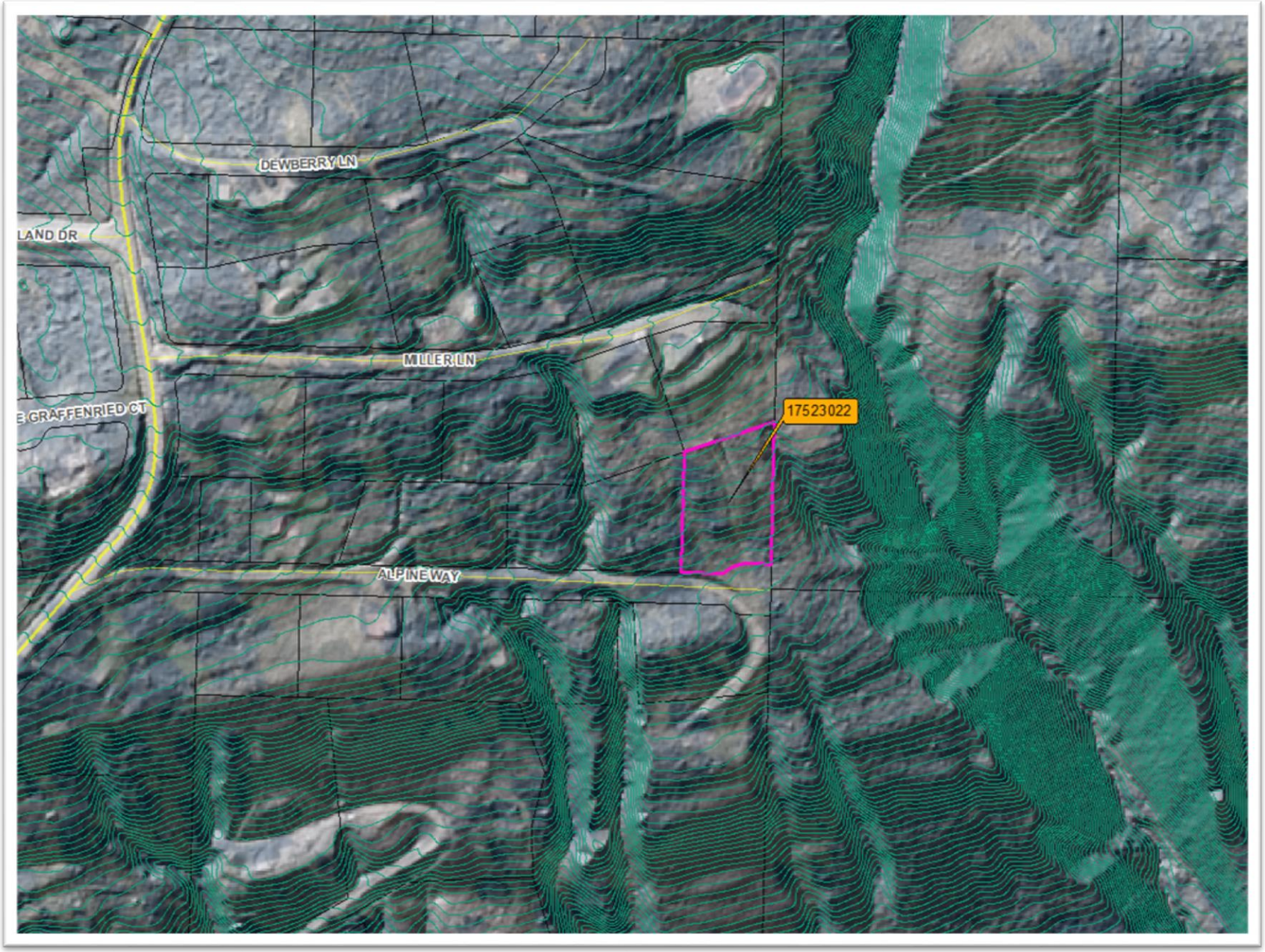
SUBJECT MAP


DEWBERRY LN
HIGHLAND DR
MILLER LN
DE GRAFFENRIED CT
17523022
ALPINE WAY

SUBJECT MAP

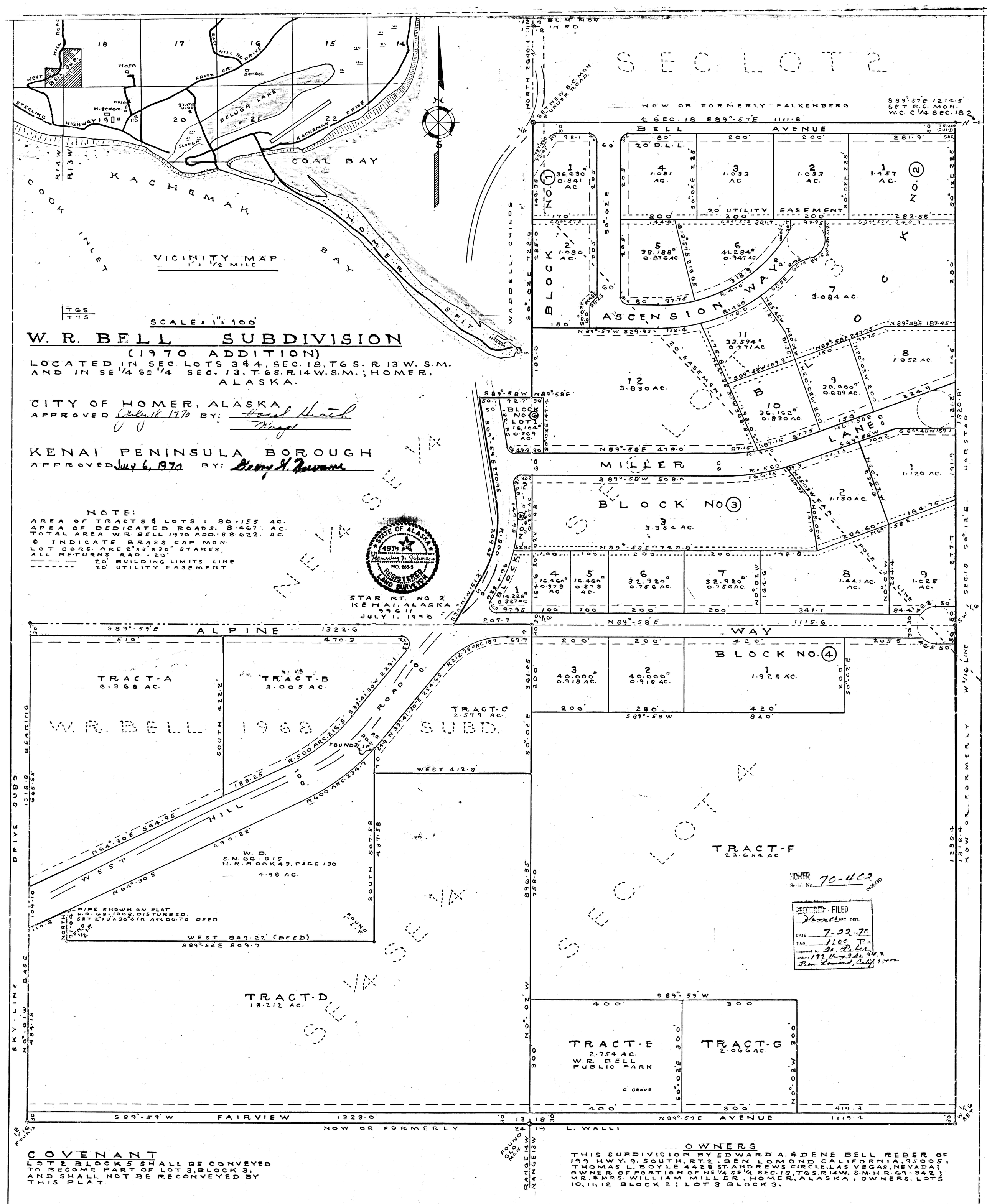

DEWBERRY LN
IGHLAND DR
MILLER LN
DE GRAFFENRIED CT
17523022
ALPINE WAY

SUBJECT MAP


DEWBERRY LN
LAND DR
MILLER LN
E GRAFFENRIED CT
17523022
ALPINE WAY

HM 70-402

KPB NOTE: See PC Resolution 95-06



COVENANT

LOT 2 BLOCK 5 SHALL BE CONVEYED TO BECOME PART OF LOT 3, BLOCK 3, AND SHALL NOT BE RECONVEYED BY THIS PLAT.

OWNERS

THIS SUBDIVISION BY EDWARD A. & DENE BELL REBER OF 199 HWY. 9. SOUTH, RT. 2, BEN LOMOND CALIFORNIA, 95005; THOMAS L. BOYLE 4428 ST. ANDREWS CIRCLE, LAS VEGAS, NEVADA; OWNER OF PORTION OF NE 1/4 SE 1/4 SEC. 13, T6S. R14W. S.M. H.R. 69-342; MR. & MRS. WILLIAM MILLER, HOMER, ALASKA, OWNERS, LOTS 10, 11, 12 BLOCK 2; LOT 3 BLOCK 3.

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND DEDICATE ALL STREETS AND PUBLIC GROUNDS, TO PUBLIC USE, AND TO USE OF PUBLIC UTILITIES.

STATE OF NEVADA
CLARK COUNTY:

ON THIS 14th DAY OF JULY 1970, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NEVADA, PERSONALLY APPEARED THOMAS L. BOYLE AND _____, TO ME KNOWN TO BE THE SAME PERSON (S) WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP, AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME AS HIS (THEIR) FREE AND VOLUNTARY ACT.

Notary Public State of Nevada
CLARK COUNTY
IRENE A. KUEPPER
My Commission Expires Apr. 26, 1971

Irene A. Kuepper
NOTARY PUBLIC FOR NEVADA
MY COMMISSION EXPIRES _____

Thomas L. Boyle

WITNESS MY HAND AND OFFICIAL SEAL THE MONTH, DAY, AND YEAR HEREIN-ABOVE WRITTEN

STATE OF ALASKA
THIRD JUDICIAL DISTRICT:

ON THIS 18th DAY OF July 1970, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF ALASKA, PERSONALLY APPEARED THE UNDERSIGNED, TO ME KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT.

OWNER: Dene Bell Reber
OWNER: William S. Miller
OWNER, HOMER, A.A.A.: Veronica M. Miller
OWNER, HOMER, A.A.A.

Beris A. Walters, Jr.
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 12 7th 1973

W. R. BELL SUB

WITNESS MY HAND AND OFFICIAL SEAL THE DAY, MONTH AND YEAR, HEREIN-ABOVE WRITTEN

KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

2021 61787

894 ALPINE WAY

175-230-22

Assessor's Exhibits

ADMINISTRATIVE INFORMATION

Neighborhood:
21 - Homer - Core Area

Property Class:
100 Residential Vacant

TAG:
20 - HOMER CITY

LEGAL DESCRIPTION:

T 6S R 13W SEC 18 Seward Meridian HM 0700402 W R BELL SUB 1970 ADDN LOT 9 BLK 3

ACRES: 1.03

PRIMARY OWNER

KISSNER PAUL D & JERI
9339 STEPHEN RICHARDS MEMORIAL DR
JUNEAU, AK 99801-9627

Residential Vacant

EXEMPTION INFORMATION

VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	50,600	66,500	92,700	94,100	75,000	95,000
Improvements	0	0	0	0	0	0
Total	50,600	66,500	92,700	94,100	75,000	95,000

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description		$ or %	AdjAmt	Value
Residential City/Residential	49 User Definable Land Formul		1.03	50,388	50,388	51,900	A	View Excellent	100	51,900	95,000
							P	Gas Yes			
							X	Elec Yes			
							J	P/Water No	-5	-2,595	
							M	P/Sewer No	-5	-2,595	
							T	Gravel Unmain	-7	-3,633	
				ASSESSED LAND VALUE (Rounded) :						**43,077**	**95,000**

MEMOS

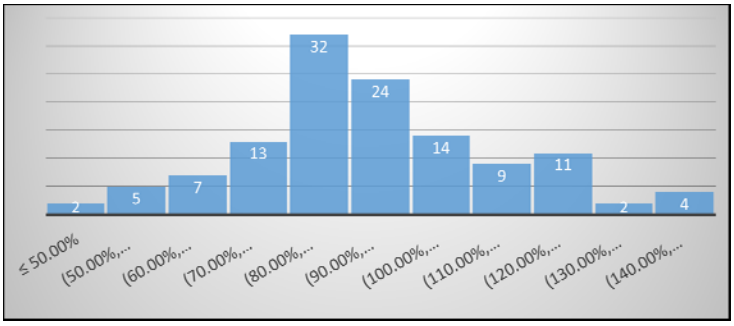
ORIGINAL

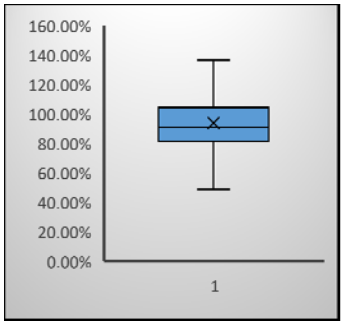
ASG 12

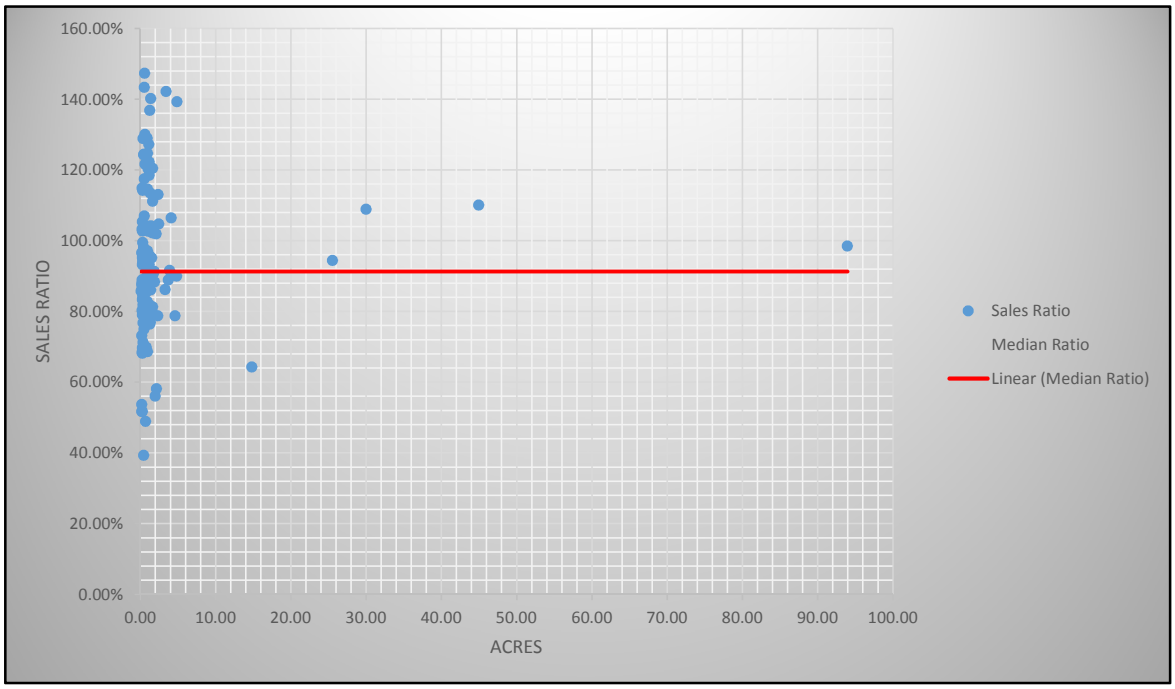
05/11/2021 Last inspected 11/03/2017 by AW; ; Data Entry by cmchood Code: D; Appr Date: by

LAND SALES RATIO STUDY

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

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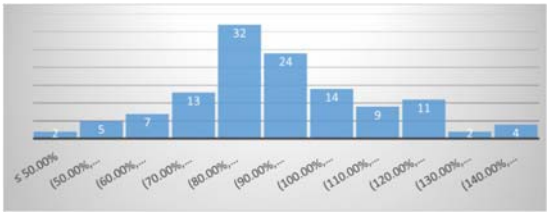
COD:	17.38%	Lower Boundary	47.24%	**Maximum**	147.25%
St. Dev	0.2093	Upper Boundary	139.12%	**Min Sale Amt**	$ 10,000
COV:	22.26%			**Max Sale Amt**	$ 740,000



NBH

neighborhooc	pxfer_date	lrsn	PIN	Total Acres	Current Land Val	Sale Price	LandType	SaleCd	2020 Cert Lanc	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	lrsn	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%

KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

175-230-13

2021 61780 **893 MILLER LN** **Card R01**

Assessor's Exhibits

ADMINISTRATIVE INFORMATION

Neighborhood:
210 Homer - Core Area

Property Class:
110 Residential Dwelling - single

TAG:
20 - HOMER CITY

LEGAL DESCRIPTION: **ACRES:** 1.12

T 6S R 13W SEC 18 Seward Meridian HM 0700402 W R BELL SUB
1970 ADDN LOT 1 BLK 3

PRIMARY OWNER

EDENS DAVID K & ATHENA J
PO BOX 3456
HOMER, AK 99603-3456

Residential Dwelling - single

EXEMPTION INFORMATION

Residential Exemption - Borough

VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	52,300	87,700	78,200	82,400	82,400	100,700
Improvements	288,200	334,000	346,900	359,600	375,600	376,100
Total	340,500	421,700	425,100	442,000	458,000	476,800

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode	Description	$ or %	AdjAmt	Value
Residential City/Residential	49 User Definable Land Formul		1.12	47,321	47,321	53,000	A	View Excellent	100	53,000	100,700
							P	Gas Yes			
							S	Gravel Main			
							X	Elec Yes			
							J	P/Water No	-5	-2,650	
							M	P/Sewer No	-5	-2,650	
				ASSESSED LAND VALUE (Rounded) :						47,700	100,700

MEMOS

Land Notes
8/20 LC TOPO RAVINE -33

ASG 16

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_01

05/11/2021 Last inspected 09/08/2016 by DM; Code: M ; Data Entry by cmchood

R01 **175-230-13**

2021 Irsn: 61780

PHYSICAL CHARACTERISTICS
Style: 1 L FRAME
Occupancy Single Family
Story Height: 1.0
Finished Area 2,176
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
B	Slab	None

EXTERIOR COVER

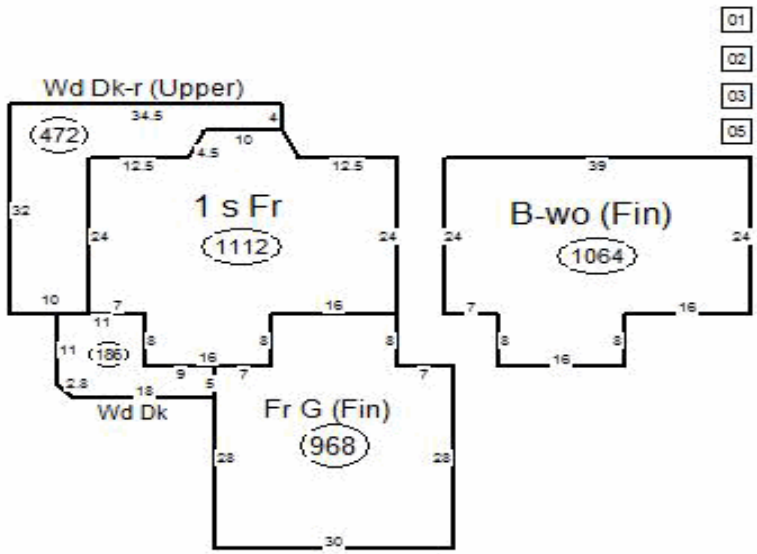
1.0	T111 plywd
B	T111 plywd

INTERIOR WALLS

1.0	Normal for Class
B	None

HEATING AND PLUMBING
Primary Heat: Hot Water

2-Fixt.Baths:	1	2	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:		10



175-230-13 R01

Construction	BaseArea	floor	FinArea	Value
Wood Frame	1112	1.0	1,112	132,280
Concrete Blk	1064	B	1,064	36,280

TOTAL BASE **168,560**

INTERIOR		
	Frame/Siding/Roof/Dorme	0
	Loft/Cathedral	0
	Interior finish	0
	Basement finish	39,520
	Heating	4,480
	Plumbing	16,800
	Fireplaces/woodstoves	5,200
	Other (Ex.Liv, AC, Attic, ...)	1,000
	TOTAL INT	**67,000**

EXT FEATURES

Description	
1 WDDK	3,250
2 WDDK-R/	8,870

GARAGES

Att Garage	41,890
Att Carport	0
Bsmt Garage:	0
Ext Features	12,120

TOTAL GAR/EXT FEAT **54,010**
SUB-TOTAL **289,570**
Quality Class/Grade G .90

GRADE ADJUSTED VALUE (rounded) **260,610**

SPECIAL FEATURES

Description			
D	BWIN	1	1,000
D	FP	1	5,200
G01	H	968	2.87
G01	IF	968	9.29
02	PRIVSEPT	1	6,500
02	SWL-PRV	1	4,000
05	1SO	0	-1.23

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	1999	2008		0.00	0.00	0	0	0	260,610	12	0	0	100	158	100	362,400
G01	ATTGAR	0.00		0	0		31.11	43.27	28	30	968	41,890	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	SWL	0.00	Avg	3000	3000		0.00	0.00	0	0	1	10,500	0	0	0	0		100	10,500
03	SHEDGP	10.00	F	2001	2005		14.65	11.72	12	16	186	2,180	70	0	0	0		100	700
05	LEANTO	10.00	Low	2012	2013		9.44	8.21	6	16	93	760	33	0	0	0		100	500

TOTAL IMPROVEMENT VALUE (for this card) **376,100**

Assessor's Exhibits
AUG 17

05/11/2021 Last inspected 09/08/2016 by DM; Code: M ; Data Entry by cmchood

KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

175-230-14

2021 61781 **937 MILLER LN** Card R01

Assessor's Exhibits

ADMINISTRATIVE INFORMATION

Neighborhood:
210 Homer - Core Area

Property Class:
110 Residential Dwelling - single

TAG:
20 - HOMER CITY

LEGAL DESCRIPTION: **ACRES:** 1.02

T 6S R 13W SEC 18 Seward Meridian HM 0700402 W R BELL SUB
1970 ADDN LOT 2 BLK 3

PRIMARY OWNER

FREUND TANYA M
1125 BROADWAY APT 101
SAN FRANCISCO, CA 94109-2126

Residential Dwelling - single

EXEMPTION INFORMATION

VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	50,400	85,100	79,900	84,100	84,100	98,400
Improvements	239,400	297,400	271,100	303,900	307,100	312,100
Total	289,800	382,500	351,000	388,000	391,200	410,500

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode	Description	$ or %	AdjAmt	Value
Residential City/Residential	49 User Definable Land Formul		1.02	50,784	50,784	51,800	A	View Excellent	100	51,800	98,400
							P	Gas Yes			
							S	Gravel Main			
							X	Elec Yes			
							J	P/Water No	-5	-2,590	
							M	P/Sewer No	-5	-2,590	
								ASSESSED LAND VALUE (Rounded) :		**46,620**	**98,400**

MEMOS

Building Notes
09/16 DM. CASA PARADISE B&B EFF YR FOR ADDITION.
Land Notes
8/20 LC TOPO RAVINE -26

ASG 18

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

05/11/2021 Last inspected 09/08/2016 by DM; Code: M ; Data Entry by cmchood

R01 **175-230-14**

2021 Irsn: 61781

Assessor's Example

PHYSICAL CHARACTERISTICS
Style: 2 L FRAME
Occupancy Single Family
Story Height: 2.0
Finished Area 2,880
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
B	Slab	None

EXTERIOR COVER

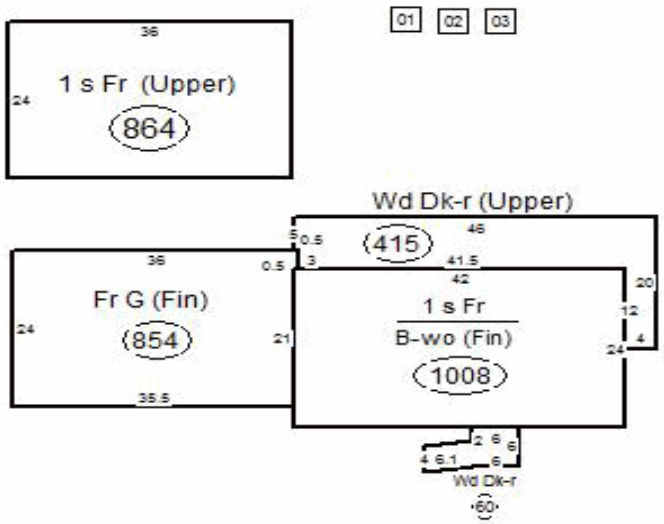
1.0	T111 plywd		
2.0	T111 plywd		
B	T111 plywd	32 None	68

INTERIOR WALLS

1.0	Normal for Class
2.0	Normal for Class
B	None

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:	1	4	Extra fix:		0
5-Fixt.Baths:	0	0	TOTAL fix:		12



175-230-14 R01

Construction	BaseArea	floor	FinArea	Value
Wood Frame	1008	1.0	1,008	95,370
Wood Frame	864	2.0	864	64,330
Concrete Blk	1008	B	1,008	27,340

TOTAL BASE **187,040**

INTERIOR

Frame/Siding/Roof/Dorme	0
Loft/Cathedral	0
Interior finish	0
Basement finish	24,980
Heating	5,400
Plumbing	13,100
Fireplaces/woodstoves	0
Other (Ex.Liv, AC, Attic, ...)	2,000
TOTAL INT	**45,480**

EXT FEATURES

Description	
1 WDDK-R	1,600
2 WDDK-R/	6,520

GARAGES

Att Garage	30,020
Att Carport	0
Bsmt Garage:	0
Ext Features	8,120

TOTAL GAR/EXT FEAT **38,140**
SUB-TOTAL **270,660**
Quality Class/Grade Avg 1.00

GRADE ADJUSTED VALUE (rounded) **270,660**

SPECIAL FEATURES

Description			
D	BWIN	2	2,000
G01	H	854	2.25
G01	IF	854	7.91
02	PRIVSEPT	1	6,500
02	SWL-PRV	1	4,000
03	LOFT	192	5.65

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	2.0	Avg	1971	2002		0.00	0.00	0	0	0	270,660	20	0	0	100	138	100	298,800
G01	ATTGAR	0.00		0	0		24.99	35.15	24	36	854	30,020	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	SWL	0.00	Avg	3000	3000		0.00	0.00	0	0	1	10,500	0	0	0	0		100	10,500
03	SHEDGP	10.00	Avg	1995	2000		14.65	20.30	12	16	192	3,900	79	0	0	0		100	800

TOTAL IMPROVEMENT VALUE (for this card) **312,100**

05/11/2021 Last inspected 09/08/2016 by DM; Code: M ; Data Entry by cmchood

23

COMPARABLE MAP

COMPARABLE MAP

APPEAL HISTORY FOR PARCEL 175-230-22

APPEAL YEAR: 2019

Appeal Type/Status
Appraiser Date Filed

BOE APPEAL Withdrawn - Formal		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
LCRANE	03/26/2019	97,700	94,100	-3,600	-4%	Informal Adjustment

Summary:

APPEAL YEAR: 2020

Appeal Type/Status
Appraiser Date Filed

BOE APPEAL Withdrawn - Formal		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
LCRANE	03/19/2020	94,100	75,000	-19,100	-20%	Informal Adjustment

Summary:

APPEAL YEAR: 2021

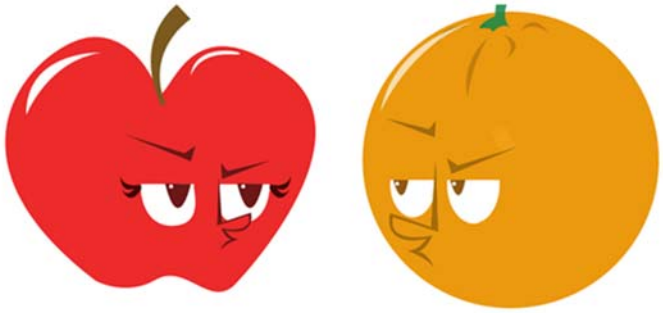
Appeal Type/Status
Appraiser Date Filed

BOE APPEAL BOE - Scheduled		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
LCRANE	03/12/2021	95,000	0	95,000	0%	

Summary:

Price per Acre Comparison

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



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

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

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

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

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

RECEIVED
MAR 31 2021
KPB - HOMER

144 N. Binkley Street
Soldotna, Alaska 99669-7599

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

For Official Use Only

Fees Received: $1,000.00
☐ Cash
☑ Check # 432590
payable to Kenai Peninsula Borough

CREDIT CARDS NOT ACCEPTED FOR FILING FEES

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

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:	18103029 NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Homer Spit Properties
Legal Description:	T 06S R 13W SEC 35 SEWARD MERIDIAN HM 2020037 HOMER SPIT PROPERTIES 2019 REPLAT LOT 2
Physical Address of Property:	3232 Homer Spit Road Homer, AK 99603

Contact information for all correspondence relating to this appeal:

Mailing Address:	3232 Homer Spit Road Homer, AK 99603		
Phone (daytime):	(907) 399-3180	Phone (evening):	(907) 399-3180
Email Address:	admin@homerspitproperties.com		☒ I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: $ 7,643,200.00 Appellant's Opinion of Value: $ 4,144,402.00

Year Property was Purchased: 2001 Price Paid: $ 2,072,201.76

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
	none in the area		

S:\WPWIN\DATA\TEMPLATES\Application REAL PROPERTY ASSESSMENT VALUATION APPEAL mh.docx

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.

Attached on seperate page

**** 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

3-31-2021
Date

Morgan Barrowcliff
Printed Name of Appellant / Agent / Representative

I, Steve Vogler give Morgan Barrowcliff the authority to act on behalf of Homer Spit Properties LLC to appeal the Kenai Peninsula Borough assessed values of our properties.

Steve Vogler

Signature: _____

Date: 3-31-21

237 E Fireweed Ln #200, Anchorage, AK 99503

AK Entity #: 72851D
Date Filed: 12/05/2020
State of Alaska, DCCED

FOR DIVISION USE ONLY

Web-12/5/2020 2:59:49 PM

THE STATE of ALASKA

Department of Commerce, Community, and Economic Development
Division of Corporations, Business, and Professional Licensing
PO Box 110806, Juneau, AK 99811-0806
(907) 465-2550 • Email: corporations@alaska.gov
Website: corporations.alaska.gov

Domestic Limited Liability Company

2021 Biennial Report

For the period ending December 31, 2020

Due Date: This report along with its fees are due by January 2, 2021

Fees: If postmarked before February 2, 2021, the fee is $100.00.
If postmarked on or after February 2, 2021 then this report is delinquent and the fee is $137.50.

Entity Name: HOMER SPIT PROPERTIES, LLC

Entity Number: 72851D

Home Country: UNITED STATES

Home State/Prov.: ALASKA

Physical Address: CPA firm providing services to the entire State of Alaska, Anchorage, AK 99503

Mailing Address: 237 E FIREWEED #200, ANCHORAGE, AK 99503

Registered Agent information cannot be changed on this form. Per Alaska Statutes, to update or change the Registered Agent information this entity must submit the Statement of Change form for this entity type along with its filing fee.

Name: STEPHEN R VOGLER

Physical Address: 4347 RENDEZVOUS CIR, ANCHORAGE, AK 99504

Mailing Address: 237 E FIREWEED #200, ANCHORAGE, AK 99503

Officials: The following is a complete list of officials who will be on record as a result of this filing.

- **Provide all officials and required information. Use only the titles provided.**
- **Mandatory Members:** this entity must have at least one (1) Member. A Member must own a %. In addition, this entity must provide all Members who own 5% or more of the entity. A Member may be an individual or another entity.
- **Manager:** If the entity is manager managed (per its articles or amendment) then there must be at least (1) Manager provided. A Manager may be a Member if the Manager also owns a % of the entity.

Full Legal Name	Complete Mailing Address	% Owned	Member
THE ENGLISH BAY CORPORATION	237 E FIREWEED #200, ANCHORAGE, AK 99503	100.00	X

If necessary, attach a list of additional officers on a separate 8.5 X 11 sheet of paper.

Purpose: ANY LAWFUL

NAICS Code: 531120 - LESSORS OF NONRESIDENTIAL BUILDINGS (EXCEPT MINIWAREHOUSES)

New NAICS Code (optional):

This form is for use by the named entity only. Only persons who are authorized by the above Official(s) of the named entity may make changes to it. If you proceed to make changes to this form or any information on it, you will be certifying under penalty of perjury that you are authorized to make those changes, and that everything on the form is true and correct. In addition, persons who file documents with the commissioner that are known to the person to be false in material respects are guilty of a class A misdemeanor. Continuation means

Morgan Barrowcliff with Homer Spit Marine Terminal(which is owned by Homer Spit Properties) spoke with Scott Romain about HSPMT's property values and the concern for our properties being overvalued in April of 2020. Morgan expressed that we are not disputing 2020 values as we were late, but wanted to start the discussion early for the 2021 valuation. After speaking with Scott it appeared we were on our way to a productive resolution to our property value concerns.

Approximately 8 months later our persistence finally paid off and we were pleased that we got an in-person meeting with Les Crane on November 4th, 2020. We went over our concerns of the property being overvalued giving examples of other properties on the spit, zoning limitations, price paid for the property, rates being set by the city of Homer, the lay of the land, and the cost of dredge maintenance and coastal erosion. Morgan informed Les of data that HSPMT put together pertaining to every property on the Homer Spit, its values, whether it was private, city, business, or state-owned, and how many acres each parcel was. Les requested this information on November 5th, 2020. We were assured that they would go over our information and get back in touch with us soon. We assumed this would be a cognitive report going over the data and talking points we had addressed in the meeting.

After many more calls to the borough, nearly a year after our initial call of concern, on March 2nd, 2021 we received an email from Les. We were beyond disappointed with the apathetic response to our inquiry. Not because of the results but the disregard for most of the talking points we discussed. It was then clear that our inquiry was neglected without even looking into our concerns. We were presented with a pamphlet and a generic slide show. The pamphlet was comparing prices per acre with apples and oranges and the slide show was comparing large property values to buying soda in bulk. We also received some data from Les about property values on the spit and how we fall right in with the median value. This was informative however appeared to further prove Morgan's point that the property was overvalued as we should be far below the median value because of the large parcel size and the limitations on zoning. After the disappointing email, Morgan again reached out to Les asking for some data going over the concerns we had discussed and how the borough is getting our values.

Les got back to us on March 16th, 2021 with a spreadsheet on property sales between 03/18/2015 and 08/31/2020 and a couple of different graphs. Unfortunately, all of these properties are Marine Commercial zoned (MC). MC zoned properties can accommodate many more business ventures than Marine Industrial (MI) zoned properties. Values of properties should reflect zoning restrictions, regulations, and the size of parcels. Les also mentioned in his last email on March 16th, 2021, "If you have any other concerns, I would suggest you file a formal appeal as the March 31st deadline is rapidly approaching, this will allow us adequate time to address your concerns".

This may come off as nagging, but the board needs to know how some taxpayers are being treated. Remember, this process started in April of 2020, got pushed out over and over, and finally received an apathetic response close to a year later on the day the borough's generic assessments were due. Then we received an email saying we need to put together an official appeal as our deadline, by law, is in a couple of weeks. None of our concerns were addressed or answered in an entire year other than the one spreadsheet we sent in. And now we have to come up with proof of why our property is overvalued in 2 weeks. This is frustrating and disturbing as we are extremely busy this time of year which is why all of this was started in April 2020.

Homer Spit Properties(HSPMT) is zoned for Marine Industrial which has many more limitations on how the property can be used and further developed in comparison to Marine Commercial or commercial property. According to the city of Homer Zoning Map, there are no other commercial-owned MI properties in the City of Homer, or on the Kenai Peninsula according to zoning maps of Kenai, Soldotna, and Seward. This means that Homer Spit Properties 91.38 acres are unique in valuation and we have no data to make comparisons off of. This shouldn't mean that the borough can come up with an astronomically high value that Homer Spit Properties can't prove otherwise.

The value of a commercial property is largely determined by the income potentials that a property has. Again this property is zoned Marine Industrial which is the most restrictive commercial zoning in Homer. This proves that MI zoned property is worth far less than Marine Commercial or commercially zoned property. In the Marine Industrial business, HSPMT's direct competition is the City of Homer and most of our rates are set by what the City of Homer is charging. This puts HSPMT in a tight spot with having restrictive business opportunities with most of the rates pre-determined by the very entity that is restricting business opportunities.

The next point to focus on is the business of Marine Industrial zones and the key features of the property that create value for this line of business. With the assumption that the borough assessing department would be the professionals in this department and with the latest frustration with lack of timeliness and professionalism in our dealing with the Kenai Borough Assessing Department, it is obvious that this needs to be brought up in more detail. Some people that don't know this business might look at HSPMT's property and see incredible income potentials thinking about condos or a big dock with ships and cranes like you would see at many busy ports. This property cannot be developed to support those infrastructures. Firstly, all 91.38 acres are zoned under Marine Industrial meaning HSPMT can not put up hotels, condos, rentals, restaurants, and many more things that are allowed on Marine Commercial or general commercial property. This may be obvious to some that have looked into the zoning codes for Homer, but what may not be so obvious, especially at high tide, is that HSPMT is surrounded by miles of mudflats. There will never be big docks, fish processing plants, big ships, or large commercial freighting operations on this property. We have a shallow water barge basin that is only usable on half of the large tides. It might be brought up that there are areas that have shallow water concerns just like HSPMT's property and this may be true, however, it is important to remember that the City of Homer offers the same services provided here, at the same rate, at a harbor or dock that is either not in the mudflat or is dredged annually with taxpayer's dollars. The barge basin could be dredged out to maintain a more workable depth for vessels but even if the income was there to support the half-million-dollar annual dredge maintenance it is not feasible. Permitting would never be allotted to dredge a channel through the mile-long, city-owned, mudflat to get the vessels into the basin.

Another subject that needs to be addressed is what Homer Spit Properties paid for the property. The true value of any property is what someone is willing to pay for it. We have a true value of what this property was purchased for in 2001 in an open market. This is somewhat convoluted because it was in 2001 and we only have access to the purchase price for the entire property, not the one specified lot. Regardless, we can still make some educated assessments as to what this specific parcel was worth per acre in 2001 and what it is assessed at per acre today. Homer Spit Properties purchased all of the property in 2001 for $3,173,965.00 for 80.81 acres. I am leaving a 9.7-acre parcel that is valued at next to nothing out of both figures. The 2001 value per acre is $39,276. The assessed value today is 9,926,700 which comes out to $122,839 per acre. This is 3.12 times higher than what it was purchased for in 2001. I don't have definitive values on the average commercial property increase but as far as I can tell 3.12 times appears to be higher than the average by about a multiple of 1 or more. Yes, we understand that there has been property that has multiplied substantially since 2001 but it looks to be more on residential property and has some unique qualities. Also keep in mind that in the Acercer we are talking about approximately Acercer are water or mudflat.

The last point we have time to put in here is the changes to the property since the date of purchase. The erosion on the northeastern beach which is approximately 5,000 ft has eroded about 20 ft in the last 20 years. Our 12 acer barge basin was at -20 ft when we purchased the property and is currently at 0 to 2 ft elevation. This means it has filled in approximately 20ft since 2001. This makes the basin worth substantially less than the date of purchase.

I wish we had more time to go into more details proving the reasons we believe our property is grossly overvalued but we are flat out of time and don't have the luxury to push this out for an entire year.

ASSESSOR'S DESCRIPTION
ANALYSIS AND RECOMMENDATION

APPELLANT: Homer Spit Properties **PARCEL NUMBER:** 181-030-29

PROPERTY ADDRESS OR GENERAL LOCATION: 3232 Homer Spit Road, Homer, AK 99603

LEGAL DESCRIPTION: T 06S R 13W SEC 35 Seward Meridian HM 2020037 HOMER SPIT PROPERTIES 2019 REPLAT LOT 2

ASSESSED VALUE TOTAL: **$7,643,200**

RAW LAND: $7,346,400

IMPROVEMENTS $296,800

TOTAL BUILDING SQUARE FEET: **6,000**

LAND SIZE 52.76 Acres

LAND USE AND GENERAL DESCRIPTION

1) Utilities

Electricity: Yes
Gas: Yes
Water: Public
Sewer: Public

2) Site Improvements:

Street:

3) Site Conditions

Topography: Level
Drainage: Adequate
View: Excellent
Easements: Typical for the Kenai Peninsula Borough

HIGHEST AND BEST USE: As Currently Improved

ZONING: Marine Industrial

INTRODUCTION

The property is located on the Homer Spit. It includes a salt water lagoon/basin. It is operated as the Homer Spit Marine Terminal. According to social media they specialize in *"Terminal Operation, Warehousing, Freight Forwarding, Indoor/Outdoor storage, Cargo Checking, Heavy Equipment for Fright Handling, Boat Haul out and Storage, Large Vessel Haul Out, Marine Vessel Support, Vessel Moorage, and more."*

The warehouse was built in 1980. It is 6,000 square feet plus a finished divided mezzanine. There is a commercial scale and scale shack. On the basin is a sheet pile dock and two shipping containers.

INSPECTION

The last inspection was performed by Land Appraiser Les Carne and Senior Appraiser Bill Anderson on November 4, 2020.

LAND COMMENTS

Subject property is a 52.76 acre parcel located on the Homer Spit. Subject property has natural gas and electric utility, public water/sewer, paved access, and ocean frontage with an excellent view. This parcel was part of a re-plat in 2020.

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 commercial properties in the Homer market area (#210), 17 sales from the last five years were analyzed. The median ratio for all of the sales is 90.00% and Coefficient of Dispersion (COD) is 17.77, these ratios are within acceptable ranges as set by International Association of Assessing Officers (IAAO).

Ratio Sum	14.37			**Excluded**		0
Mean	84.51%	**Earliest Sale**	3/18/2015	**# of Sales**		17
Median	90.00%	**Latest Sale**	8/31/2020	**0.00**	$	2,011,000
Wtd Mean	66.59%	Outlier Information		**Total SP**	$	3,020,100
PRD:	1.27	Range	1.5	**Minimum**		45.20%
COD:	17.11%	Lower Boundary	30.10%	**Maximum**		126.94%
St. Dev	0.2138	Upper Boundary	133.64%	**Min Sale Amt**	$	49,000
COV:	25.30%			**Max Sale Amt**	$	1,429,400

APPRAISAL OF COMMERCIAL PROPERTIES

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

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

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

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

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

AS 29.45.110. FULL AND TRUE VALUE

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

BURDEN OF PROOF

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

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

RECONCILIATION AND FINAL VALUE CONCLUSION

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

1. Subject 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: Homer Spit Properties

PARCEL NUMBER: 181-030-29

LEGAL DESCRIPTION: T 06S R 13W SEC 35 Seward Meridian HM 2020037 HOMER SPIT PROPERTIES 2019 REPLAT LOT 2

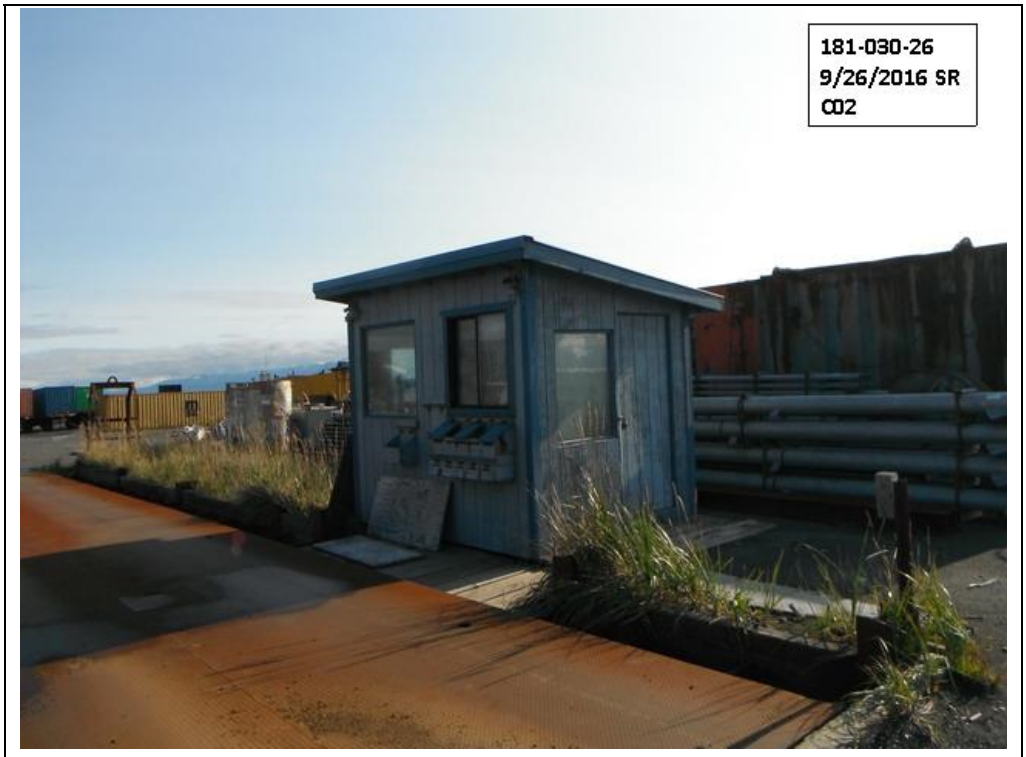
TOTAL: $ 7,643,200

BOARD ACTION:

LAND: _____ IMPROVEMENTS: _____ TOTAL: _____

SUBJECT PHOTOS

SUBJECT PHOTOS



SUBJECT PHOTOS

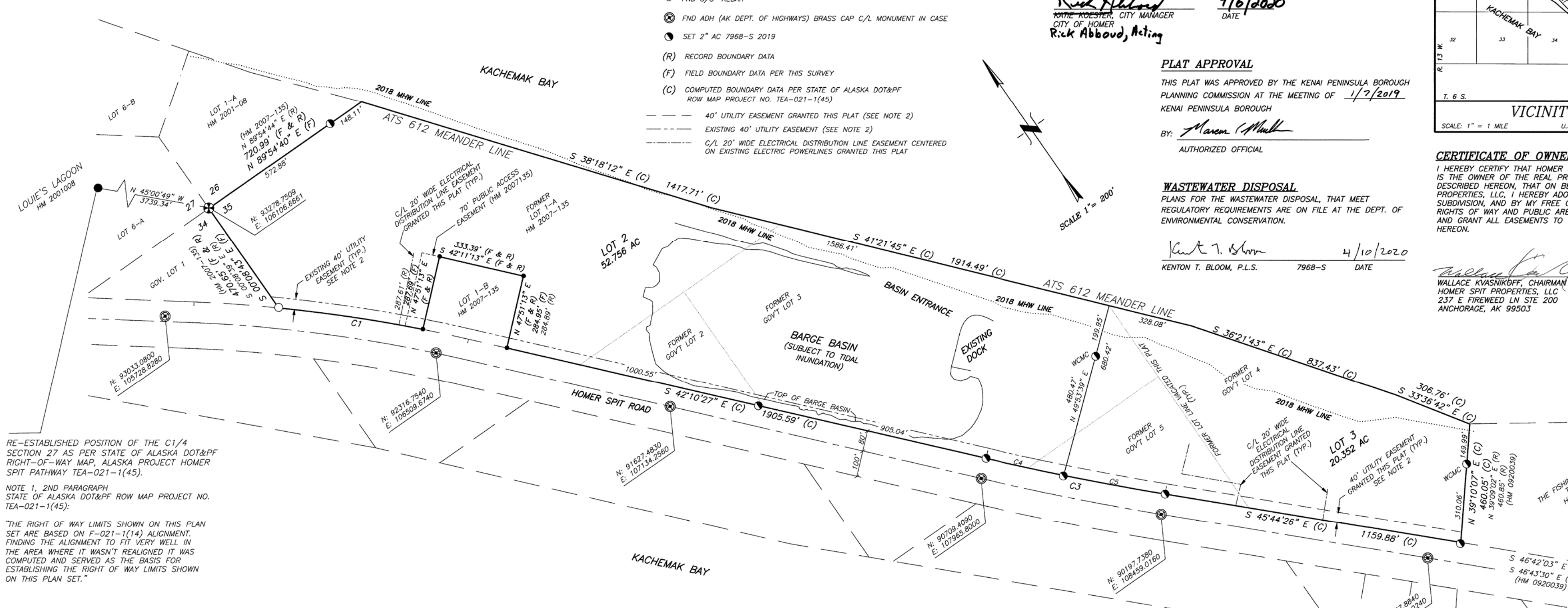
SUBJECT MAP

CURVE TABLE (HM 2007-135)

CURVE	DELTA	RADIUS	LENGTH	LENGTH (R)	CHORD BRNG	CHORD DIST
C1	05°34'43"	5809.58' (F & R)	565.65' (F)	565.65'	N 46°44'50" W	565.42'
C2	01°47'02"	5809.58' (F & R)	180.87' (F)	180.34'	N 43°03'57" W	180.86'
C3	03°34'00"	11379.16' (C)	708.34' (C)		N 43°57'26" W	708.22'
C4	01°32'49"	11379.16' (C)	307.23' (C)		N 42°56'51" W	307.23'
C5	02°01'11"	11379.16' (C)	401.09' (C)		N 44°43'51" W	401.07'

LEGEND

- FND 3-1/4" ALCAP MON (7538-S, 2001) RECOVERED THIS SURVEY
- FND 5/8" REBAR W 2" ALCAP 7538-S, 2001
- BLM MONUMENT 1952 (HM 77-55)
- FND 5/8" x 30" REBAR W 2"ALCAP 7968-S, 2007 (HM 2007135)
- FND 5/8" REBAR
- FND ADH (AK DEPT. OF HIGHWAYS) BRASS CAP C/L MONUMENT IN CASE
- SET 2" AC 7968-S 2019
- (R) RECORD BOUNDARY DATA
- (F) FIELD BOUNDARY DATA PER THIS SURVEY
- (C) COMPUTED BOUNDARY DATA PER STATE OF ALASKA DOT&PF ROW MAP PROJECT NO. TEA-021-1(45)
- 40' UTILITY EASEMENT GRANTED THIS PLAT (SEE NOTE 2)
- EXISTING 40' UTILITY EASEMENT (SEE NOTE 2)
- C/L 20' WIDE ELECTRICAL DISTRIBUTION LINE EASEMENT CENTERED ON EXISTING ELECTRIC POWERLINES GRANTED THIS PLAT



RE-ESTABLISHED POSITION OF THE C1/4 SECTION 27 AS PER STATE OF ALASKA DOT&PF RIGHT-OF-WAY MAP, ALASKA PROJECT HOMER SPIT PATHWAY TEA-021-1(45).

NOTE 1, 2ND PARAGRAPH STATE OF ALASKA DOT&PF ROW MAP PROJECT NO. TEA-021-1(45):

"THE RIGHT OF WAY LIMITS SHOWN ON THIS PLAN SET ARE BASED ON F-021-1(14) ALIGNMENT. FINDING THE ALIGNMENT TO FIT VERY WELL IN THE AREA WHERE IT WASN'T REALIGNED IT WAS COMPUTED AND SERVED AS THE BASIS FOR ESTABLISHING THE RIGHT OF WAY LIMITS SHOWN ON THIS PLAN SET."

CERTIFICATE OF ACCEPTANCE

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE CITY OF HOMER FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE 40' UTILITY EASEMENT GRANTED THIS PLAT. THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE OR MAINTAIN IMPROVEMENTS.

Rick Abboud 4/6/2020
~~KATIE KOESTER~~, CITY MANAGER DATE
CITY OF HOMER
Rick Abboud, Acting

PLAT APPROVAL

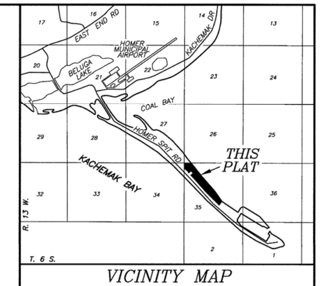
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF 1/7/2019
KENAI PENINSULA BOROUGH

BY: Marcus Mueller
AUTHORIZED OFFICIAL

WASTEWATER DISPOSAL

PLANS FOR THE WASTEWATER DISPOSAL, THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE DEPT. OF ENVIRONMENTAL CONSERVATION.

Kenton T. Bloom 4/10/2020
KENTON T. BLOOM, P.L.S. 7968-S DATE



VICINITY MAP

SCALE: 1" = 1 MILE U.S.G.S. QUAD. SELDOVIA (C-4 & C-5)

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT HOMER SPIT PROPERTIES, LLC IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT ON BEHALF OF HOMER SPIT PROPERTIES, LLC, I HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY MY FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

Wallace Kvasnikoff
WALLACE KVASNIKOFF, CHAIRMAN
HOMER SPIT PROPERTIES, LLC
237 E FIREWEED LN STE 200
ANCHORAGE, AK 99503

NOTES

1. BASIS OF BEARING FOR THIS SURVEY IS FROM GPS STATIC OBSERVATIONS TAKEN ON THE MONUMENT POSITIONS AS SHOWN ON THIS PLAT. NAD83 ALASKA STATE PLANE GRID COORDINATES OBTAINED ON THE NGS PUBLISHED VALUES FOR USC&GS TRISTATION "HOMAIR". TRUE BEARINGS AND DISTANCES WERE DETERMINED BY ROTATING AND SCALING FROM GRID USING USC&GS TRISTATION "HOMAIR" AS A SCALING POINT. TRUE BEARINGS WERE DETERMINED BY ROTATION GRID INVERSE AZIMUTHS -1°17'13". TRUE DISTANCES WERE OBTAINED BY DIVIDING GRID INVERSE DISTANCES BY 0.999986696. THE RESULTING SCALED COORDINATES WERE TRANSLATED TO A LOCAL COORDINATE SYSTEM BASED ON USC&GS TRISTATION "HOMAIR" N=100,000 E=100,000. ALL COORDINATE VALUES REPRESENT GROUND DISTANCES ORIENTED TO TRUE NORTH.

2. THE FRONT 40 FEET AS DEPICTED ALONG THE RIGHT-OF-WAY OF FORMER GOVERNMENT LOTS 2, 3 AND LOT 1A HM 2007-135 IS AN EXISTING UTILITY EASEMENT, RECORDED BK 187 PG 715 & BK 188 PG 669 (HRD). THE FRONT 40 FEET AS DEPICTED ALONG THE RIGHT-OF-WAY OF FORMER GOVERNMENT LOTS 4 & 5 IS A UTILITY EASEMENT GRANTED THIS PLAT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.

3. THESE LOTS WILL BE SERVED BY CITY OF HOMER WATER AND SEWER.

4. STATE RIGHT-OF-WAY IS FROM STATE OF ALASKA DOT&PF RIGHT-OF-WAY MAPS: ALASKA PROJECT HOMER SPIT PATHWAY TEA-021-1(45) & ALASKA PROJECT F-021-1(14) HOMER SPIT, PAGES 5 & 6 (HM 65-637).

5. PROPERTY OWNERS SHOULD CONTACT THE ARMY CORPS OF ENGINEERS PRIOR TO ANY ON-SITE DEVELOPMENT OR CONSTRUCTION ACTIVITY TO OBTAIN THE MOST CURRENT WETLANDS DESIGNATION (IF ANY).

6. ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO CITY OF HOMER ZONING REGULATIONS. REFER TO THE PARENT PLATS AND THE HOMER CITY CODE FOR ALL CURRENT SETBACK AND SITE DEVELOPMENT RESTRICTIONS. OWNERS SHOULD CHECK WITH THE CITY OF HOMER PRIOR TO DEVELOPMENT ACTIVITIES.

7. NO ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.

8. THIS SUBDIVISION LIES WITHIN A FLOOD HAZARD ZONE. SEE FIRM PANEL 02122C2177E, DATED OCTOBER 20, 2016. CONTACT THE CITY OF HOMER PRIOR TO DEVELOPMENT ACTIVITIES.

9. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.

10. THERE ARE EXISTING RIGHT-OF-WAY EASEMENTS GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. RECORDED BK 68, PG 167 & BK 70 PG 136 (HRD) THAT AFFECT THIS SUBDIVISION.

11. THE WATER BOUNDARY OF THE SUBDIVISION BECAME A FIXED BOUNDARY DUE TO THE AVULSIVE ACT OF THE MARCH 27, 1964 EARTHQUAKE.

12. THE ACREAGE OF THE SUBDIVISION WITHIN THE RECORD BOUNDARY IS 73.108 AC. THE ACREAGE OF TOTAL DRY LAND AREA IS 51.372 AC. THE ACREAGE OF TOTAL SUBMERGED LAND AREA IS 21.736 AC. THE DRY LAND AREA IN LOT 2 IS 34.780 AC. THE SUBMERGED LAND AREA IN LOT 2 IS 17.976 AC. THE DRY LAND AREA IN LOT 3 IS 16.593 AC. THE SUBMERGED LAND AREA IN LOT 3 IS 3.760 AC.

13. AN EXCEPTION TO KPB 20.30.170 (BLOCK LENGTH) WAS GRANTED BY THE KENAI PENINSULA BOROUGH PLAT COMMITTEE AT THE MEETING OF JANUARY 7, 2019.

SPECIAL SURVEY BOUNDARY NOTE

In 2001, Stephen C. Smith (7538-S) conducted a field survey and prepared a plat to facilitate an agreement to set aside some acreage in the northwest corner of property owned by Herndon & Thompson, Inc. (currently owned by Nanwalek), and combine it into a lot owned by the City of Homer (Louie's Lagoon HM 2001-8). The purpose of combining the two properties was to make it off-limits to development. At the time of the Louie's Lagoon plat, Mr. Smith coordinated with Jim Sharp (head of ADOT ROW) to confirm the position of the corner of sections 26/27/34/35 which had been destroyed. Mr. Sharp was preparing the DOT ROW map for the Homer Spit Pathway TEA -021-1(45) project (HM 2001-2) and had overseen a retracement survey of the entire Homer Spit by DOT. The DOT had re-established the position of the section corner from its own previous ties.

Mr. Smith had consulted with Ken Branch (1301-S) who provided him with direct ties to the original corner from the adjacent DOT centerline monuments in the roadway. The position of the section corner from the Ken Branch ties confirmed the DOT position as being almost identical. A note was placed on the DOT ROW map describing that interaction and confirmation of the position.

Mr. Smith used the retraced position of the ATS 612 meander line that Mr. Sharp had developed for the ROW map, as well as the retraced positions of the aliquot part boundaries re-established by the DOT ROW survey for the plat of Louie's Lagoon. Notes 1 through 3 on the Louie's Lagoon plat describe the coordination between the plat positions and the DOT ROW survey and map.

The position of the ATS 612 meander line, the DOT ROW and the aliquot part positions within the Nanwalek property were also taken directly from the Homer Spit Pathway ROW map. Mr. Sharp provided Mr. Smith with the AutoCad drawing of the Homer Spit Pathway ROW map. A field survey by Mr. Smith confirmed the positions of the DOT centerline monuments as shown in the AutoCad drawing. The DOT ROW map data was subsequently rotated and translated into the Homer Coordinate System based on NGS "Homair" (PID TT0155).

Mr. Sharp used the record bearing relationships and distances of the ATS 612 meander lines from the corner of sections 26/27/34/35 and extended them both southeasterly and northwesterly. The ATS 612 meander line intersects the west boundary of The Fishin' Hole (HM 92-39), identical with the west boundary of GLO Lot 14 as shown on the plat of Homer Spit Amended (HM 89-34). The ATS 612 survey shows this line as Line 2-3 USS 12. There are no ties to the original USS 12 monuments shown on the ATS 612 survey. The position of the west boundary of GLO Lot 14 per the Homer Spit Amended plat and The Fishin' Hole plat was held by the DOT based on ties from the DOT centerline monuments. There is a difference in distance of 2.73 feet between the meander line on the ATS 612 plat and the DOT ROW map where it ties into the west boundary of GLO Lot 14.

NOTARY'S ACKNOWLEDGMENT

FOR: Alaska

ACKNOWLEDGED BEFORE ME THIS 9th

DAY OF April 2020,

Emilie Swenning
NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES 12-21-21

STATE OF ALASKA
NOTARY PUBLIC
Emilie Swenning
My Commission Expires: December 21, 2021

STATE OF ALASKA
49TH
Kenton T. Bloom
LS-7968
4-10-20
Registered Professional Land Surveyor

2020-37
Plat #
Homer
Rec Dist
10/27 2020
Date
Time 2:48 PM

HOMER RECORDING DISTRICT KPB FILE No. 2018-086

HOMER SPIT PROPERTIES 2019 REPLAT

A REPLAT OF LOT 1-A, HOMER HOCKEY ADDITION HM 2007-135, AND GOVERNMENT LOTS 2-5, NORTHEAST OF HOMER SPIT ROAD, LOCATED WITHIN SECTION 35, T. 6 S., R. 13 W., CITY OF HOMER, KENAI PENINSULA BOROUGH, SEWARD MERIDIAN, ALASKA THIRD JUDICIAL DISTRICT EXCEPTING THEREFROM THOSE PORTIONS CONVEYED TO THE STATE OF ALASKA BY WARRANTY DEEDS RECORDED JANUARY 3, 1966 IN BK 39 PG 299, BK 39 PG 301, & BK 39 PG 303

CONTAINING 73.108 ACRES

OWNER: HOMER SPIT PROPERTIES, LLC
237 E FIREWEED LN STE 200
ANCHORAGE, AK 99503

SEABRIGHT SURVEY + DESIGN
1044 EAST ROAD, SUITE A
HOMER ALASKA 99603
(907) 299-1091
seabrightz@yahoo.com

DRAWN BY: K.K.	DATE: FEBRUARY 2020	SCALE: 1" = 200'
CHK BY: K.B.	JOB #2018-05	SHEET 1 OF 1

Homer Recording District PL 2020-37

Finance Department
144 N. Binkley Street, Soldotna, Alaska 99669 • (907) 714-2170 • (907) 714-2376 Fax

Charlie Pierce
Borough Mayor

CERTIFICATE OF TAX DEPARTMENT

I, Jennifer VanHoose, Property Tax and Collections Manager for the Kenai Peninsula Borough, do hereby certify that, as of the date of this certificate, all real property taxes and special assessments levied by the Kenai Peninsula Borough have been paid for the area(s) described as:

Subdivision: HOMER SPIT PROPERTIES 2019 REPLAT

Parcel # 18103009

T 6S R 13W SEC 35 Seward Meridian HM PORTION GOVT LOT 5

Parcel # 18103026

T 6S R 13W SEC 35 Seward Meridian HM 2007135 HOMER HOCKEY ADDN LOT 1-A

Parcel # 18103028

T 6S R 13W SEC 35 Seward Meridian HM THAT PORTION OF GOVT LOTS 2 & 3 LYING NORTHEAST OF THE HOMER SPIT ROAD

Parcel # 18103011

T 6S R 13W SEC 35 Seward Meridian HM PORTION GOVT LOT 4 LYING NE OF HWY

The following taxes and special assessments (except assessments for the cities of Homer, Kenai, Seward, Seldovia, and Soldotna) levied against this property are outstanding: $0.00.

Witness my hand and seal this 16th day of October, 2020.

Jennifer VanHoose

Jennifer VanHoose
Property Tax and Collections Manager

KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

Assessor's Exhibits

2021 108131

181-030-29
Card C01

STRG WAREHS

ADMINISTRATIVE INFORMATION

Neighborhood:
210 Homer - Core Area
Property Class:
350 General Commercial
TAG:
20 - HOMER CITY

LEGAL DESCRIPTION: **ACRES:** 52.76

T 06S R 13W SEC 35 Seward Meridian HM 2020037 HOMER SPIT PROPERTIES 2019 REPLAT LOT 2

PRIMARY OWNER
HOMER SPIT PROPERTIES LLC
237 E FIREWEED LN STE 200
ANCHORAGE, AK 99503-2000

General Commercial

EXEMPTION INFORMATION

VALUATION RECORD

Assessment Year	Worksheet
Land	7,346,400
Improvements	296,800
Total	7,643,200

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	Line#	Infl.Code - Description	$ or %	AdjAmt	Value
Commercial City/Far	30 Per Acre (breakpoint / rate		52.76	47,200	47,200	2,490,300	1	A View Excellent	100	2,490,300	7,346,400
							1	F Waterfront Ocean	85	2,116,755	
							1	R Paved	10	249,030	
							1	N P/Sewer Yes			
							1	K P/Water Yes			
							1	X Elec Yes			
							1	P Gas Yes			
								ASSESSED LAND VALUE (Rounded) :		**4,856,085**	**7,346,400**

MEMOS

ORIGINAL

ASG 19

04/06/2021 Last inspected 11/04/2020 by BA; Code: G ; Data Entry by MIS

2021

lrsn = 108131

181-030-29 C01

M & S Database Date: 10/2020

Description	MSUnits	MSCost	MSTotal	%
Base Cost	6,000	45	267,540	
Exterior Walls	6,000	7	44,820	
Heating, Cooling & Ve	6,000	4	22,920	
Basic Structure Cost	6,000	56	335,280	
Physical Depreciation	0	0	214,580	64
Depreciated Cost	6,000	20	120,700	
Building Cost New	0	0	335,280	
Depreciated Cost	0	0	120,700	
Rounded Total	0	0	120,700	

PHYSICAL CHARACTERISTICS

YEAR Built: 1980 Eff: 1993

USE: STRG WAREHS

Floor	Commercial Use Code	
1	406	WHSESTOR

ROOFING:

Card	Roof Material
C01	Metal

WALL / FRAME:

fl	Use Code	FrameDescr/sq.ft	ht
1	WHSESTOR		22

fl	Wall Siding	lf	pct
1	Single -Metal on Steel Fr	320	100

SPRINKLER SYSTEM

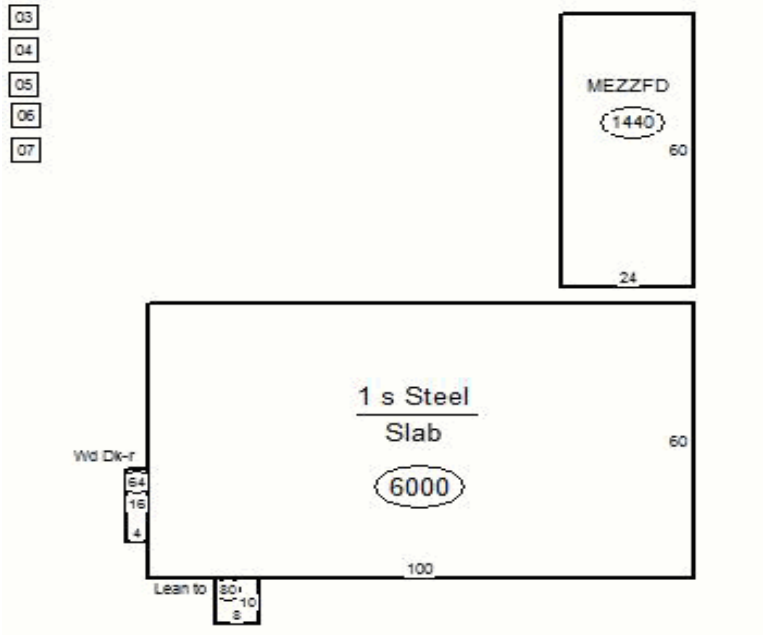
NONE

HEATING AND PLUMBING

fl	use	HeatDescr	heat	A/C
1	WHSESTOR	Space Htr	6,000	0

EXTERIOR FEATURES

Description	Units	Cost	Total
WDDK-R	64	22.50	1,440



181-030-29 C01

Total Exterior Features Value	1,440
Depreciated Ext Features	520
Total Before Adjustments	121,220
Neighborhood Adjustment	-20
TOTAL VALUE	**121,200**

SPECIAL FEATURES

Description	Size	Value
01 1 1SO	1	-1.22

SUMMARY OF IMPROVEMENTS

Improvement	Story or Ht	Grade	Year Const	Eff Const	Cond	Base Rate	Adj Rate	L	W	Size or Area	Comp Value	Pys Depr	Total Depr	% Comp	Value
C WHSESTOR	0.0	F	1980	1993	AV	0.00	0.00	0	0	6,000	0	0	0	100	121,200
01 LEANTO	10.0	Avg	1980	1988	AV	9.38	8.16	10	8	80	650	80	85	100	100
02 MEZZFD	0.0	F	1980	1984	AV	45.27	45.27	60	24	1,440	65,190	57	57	100	28,000
03 PAVING	0.0	Avg	2000	2000	AV	1.75	1.75	0	0	107,000	187,250	79	79	100	39,300
04 SCALE	0.0	F	1980	1980	AV	OVERRIDE		0	0	0	0	0	0	100	18,800
05 DOCK	0.0	Avg	2000	2000	AV	OVERRIDE		0	0	0	0	0	0	100	84,000
06 CONEX	0.0	Avg	3000	3000	AV	2500.00	2500.00	40	8	1	2,500	0	0	100	2,500
07 CONEX	0.0	Avg	3000	3000	AV	1200.00	1200.00	20	8	1	1,200	0	0	100	1,200

TOTAL IMPROVEMENT VALUE (for this card) **295,100**

Assessor's Exhibits
ASSG 20

KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

Assessor's Exhibits

2021 108131

SHED OFFICE

181-030-29
Card C02

ADMINISTRATIVE INFORMATION

Neighborhood:
210 Homer - Core Area
Property Class:
350 General Commercial
TAG:
20 - HOMER CITY

LEGAL DESCRIPTION: **ACRES:** 52.76

T 06S R 13W SEC 35 Seward Meridian HM 2020037 HOMER SPIT PROPERTIES 2019 REPLAT LOT 2

PRIMARY OWNER
HOMER SPIT PROPERTIES LLC
237 E FIREWEED LN STE 200
ANCHORAGE, AK 99503-2000

General Commercial

EXEMPTION INFORMATION

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Commercial City/Far	30 Per Acre (breakpoint / rate		52.76	47,200	47,200	2,490,300	1	A View Excellent	100	2,490,300	7,346,400
							1	F Waterfront Ocean	85	2,116,755	
							1	R Paved	10	249,030	
							1	N P/Sewer Yes			
							1	K P/Water Yes			
							1	X Elec Yes			
							1	P Gas Yes			
								ASSESSED LAND VALUE (Rounded) :		**4,856,085**	**7,346,400**

MEMOS

ORIGINAL

ASG 21

04/06/2021 Last inspected 11/04/2020 by BA; Code: G ; Data Entry by MIS

2021

lrsn = 108131

181-030-29 C02

M & S Database Date: 10/2020

PHYSICAL CHARACTERISTICS

YEAR Built: 1990 Eff: 1990

USE: SHED OFFICE

Floor	Commercial Use Code	
1	472	EQUIPSHD

ROOFING:

Card	Roof Material
C02	Metal

WALL / FRAME:

fl	Use Code	FrameDescr/sq.ft		ht
1	EQUIPSHD	Wood Joist	80.00	8

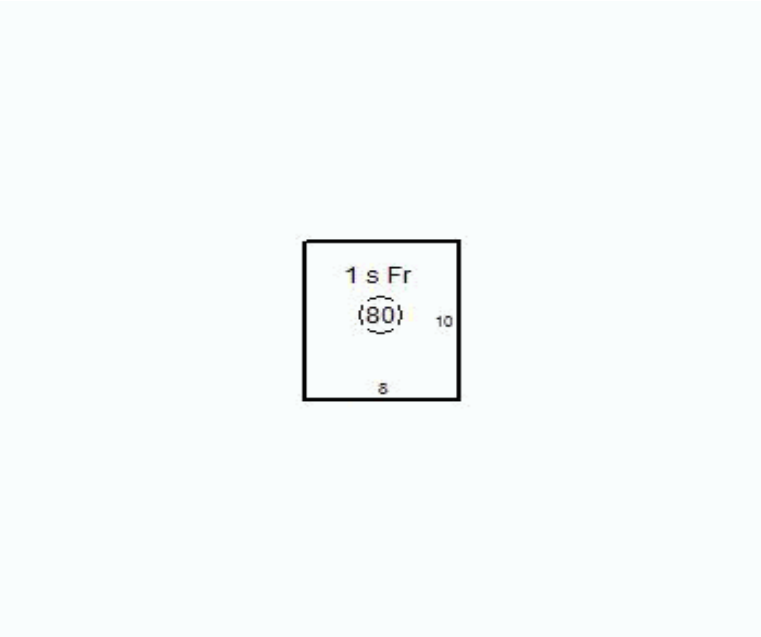
fl	Wall Siding	lf	pct
1	Stud -Textured Plywood	36	100

SPRINKLER SYSTEM

NONE

HEATING AND PLUMBING

fl	use	HeatDescr	heat	A/C
1	EQUIPSHD	None	80	0



181-030-29 C02

Description	MSUnits	MSCost	MSTotal	%
Base Cost	80	30	2,424	
Exterior Walls	80	26	2,107	
Heating, Cooling & Ve	80	0	0	
Basic Structure Cost	80	57	4,531	
Physical Depreciation	0	0	2,809	62
Depreciated Cost	80	22	1,722	
Building Cost New	0	0	4,531	
Depreciated Cost	0	0	1,722	
Rounded Total	0	0	1,700	

Total Before Adjustments	1,700
TOTAL VALUE	**1,700**

SPECIAL FEATURES

Description	Size	Value

SUMMARY OF IMPROVEMENTS

Improvement		Story or Ht	Grade	Year Const	Eff Const	Cond	Base Rate	Adj Rate	L	W	Size or Area	Comp Value	Pys Depr	Total Depr	% Comp	Value
C	EQUIPSHD	0.0	Low	1990	1990	AV	0.00	0.00	0	0	80	0	0	0	100	1,700

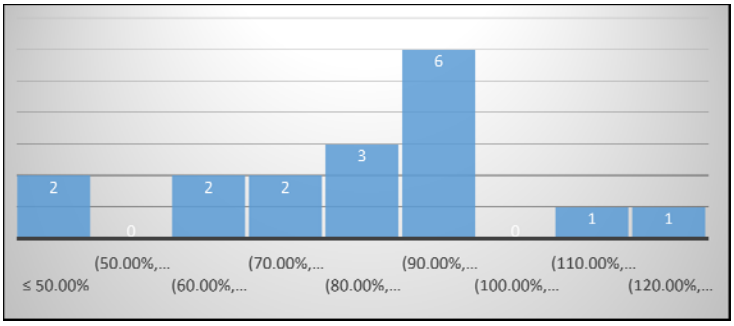
TOTAL IMPROVEMENT VALUE (for this card) **1,700**

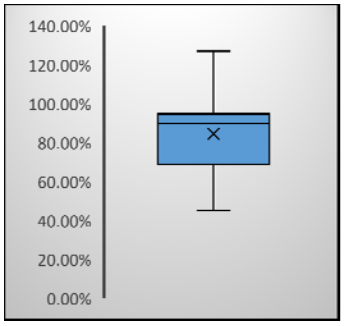
Assessor's Exhibits

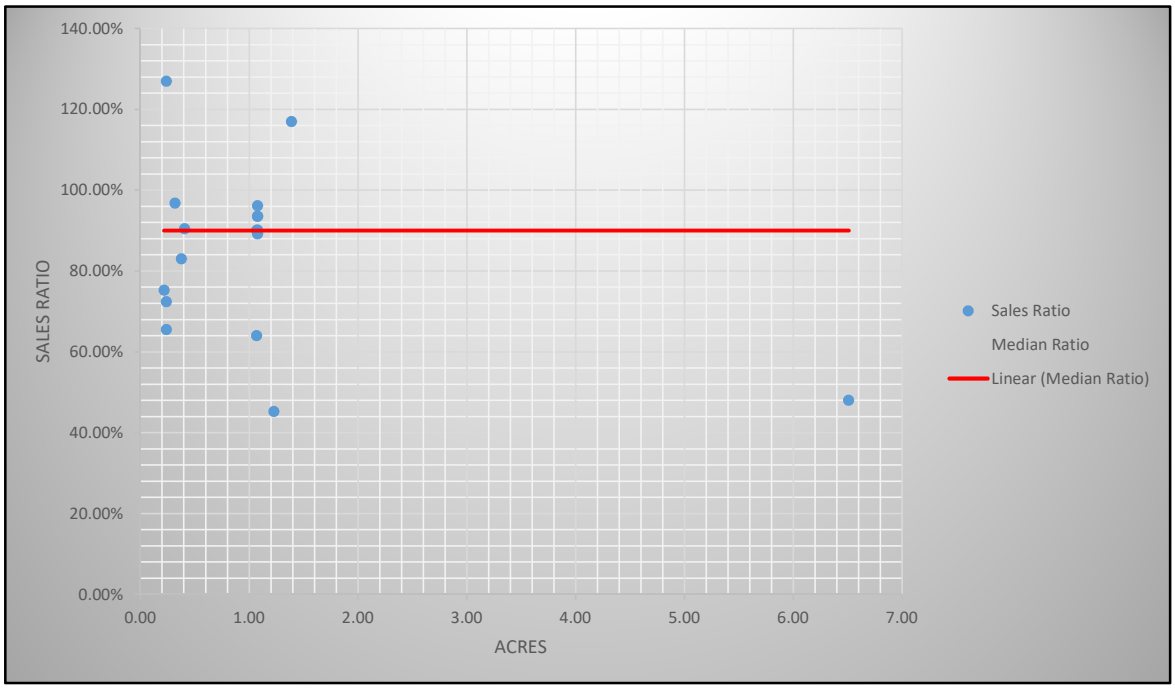
ASG 22

04/06/2021 Last inspected 11/04/2020 by BA; Code: G ; Data Entry by MIS

Ratio Sum	14.37			**Excluded**		0
Mean	84.51%	**Earliest Sale**	3/18/2015	**# of Sales**		17
Median	90.00%	**Latest Sale**	8/31/2020	**0.00**	$	2,011,000
Wtd Mean	66.59%	Outlier Information		**Total SP**	$	3,020,100
PRD:	1.27	Range	1.5	**Minimum**		45.20%
COD:	17.11%	Lower Boundary	30.10%	**Maximum**		126.94%
St. Dev	0.2138	Upper Boundary	133.64%	**Min Sale Amt**	$	49,000
COV:	25.30%			**Max Sale Amt**	$	1,429,400

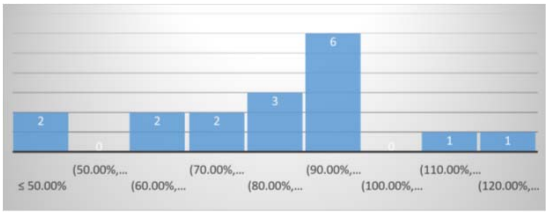






LAND SALES RATIO STUDY

Ratio Sum	14.37		5.46	**Excluded**	0
Mean	84.51%	**Earliest Sale**	3/18/2015	**# of Sales**	17
Median	90.00%	**Latest Sale**	8/31/2020	**Total AV**	$ 2,011,000
Wtd Mean	66.59%	Outlier Information		**Total SP**	$ 3,020,100
PRD:	1.27	Range	1.5	**Minimum**	45.20%
COD:	17.11%	Lower Boundary	30.10%	**Maximum**	126.94%
St. Dev	0.2138	Upper Boundary	133.64%	**Min Sale Amt**	$ 49,000
COV:	25.30%			**Max Sale Amt**	$ 1,429,400



neighborhooc	pxfer_date	lrsn	PIN	Total Acres	Current Land Val	Sale Price	LandType	SaleCd	2020 Cert Lanc	Ratio
210	4/8/15	61136	17510034	1.39	$ 152,000	$ 130,000	6	V	$152,000	116.92%
210	12/29/15	61488	17514118	0.22	$ 75,200	$ 100,000	6	C	$75,200	75.20%
210	8/20/18	61705	17519014	6.51	$ 685,800	$ 1,429,400	6	Z	$685,800	47.98%
210	4/30/15	62852	17717204	0.32	$ 64,800	$ 67,000	6	C	$64,800	96.72%
210	8/7/15	62857	17717209	0.41	$ 82,000	$ 90,700	6	C	$82,000	90.41%
210	3/18/15	92330	17730133	0.38	$ 66,400	$ 80,000	6	C	$66,400	83.00%
210	2/4/20	63329	17730222	1.23	$ 79,100	$ 175,000	6	C	$79,100	***45.20%***
210	2/27/18	104800	17908054	1.07	$ 86,400	$ 135,000	6	V	$86,400	64.00%
210	10/12/18	104801	17908055	1.08	$ 86,500	$ 92,500	6	C	$86,500	93.51%
210	10/10/18	104802	17908056	1.08	$ 86,500	$ 92,500	6	C	$86,500	93.51%
210	3/23/18	104804	17908058	1.08	$ 86,500	$ 90,000	6	C	$86,500	96.11%
210	3/6/20	107199	17908065	1.07	$ 86,400	$ 96,000	6	C	$86,400	90.00%
210	8/31/20	107200	17908066	1.08	$ 86,500	$ 97,000	6	C	$86,500	89.18%
210	6/19/20	107207	17908073	1.08	$ 86,500	$ 96,000	6	C	$86,500	90.10%
210	4/24/20	63978	17918314	0.24	$ 62,200	$ 95,000	6	V	$62,200	65.47%
210	5/24/19	64003	17919401	0.24	$ 76,000	$ 105,000	6	V	$76,000	72.38%
210	3/23/15	64042	17920216	0.24	$ 62,200	$ 49,000	6	V	$62,200	***126.94%***

Crane, Les

From: Crane, Les
Sent: Tuesday, March 2, 2021 9:46 AM
To: 'admin@homerspitmarineterminal.com'; 'morgan@homerspitmarineterminal.com'
Cc: Romain, Scott
Subject: Homer Spit Properties
Attachments: Homer Spit Road Property Tax Assessment.xlsx; Price_AC_Comp_Apple-Orange.pdf; Land Basics.pdf

Good morning Morgan & Alyssa,

My apologies for taking so long to get back with you regarding your questions, we had all of our end of the year deadlines we needed to get through.

In looking at the information you provided, I did notice a couple of things. The first item was that you did not have a land value for parcel #181-034-49 which is the condo's located at the end of the spit. While the underlying parcel that those condo sit on does not have a land value associated with it, instead the value of the land has been portioned out to each individual condo. I have added those values back into the spreadsheet for you.

The other item that I noticed is the way that you were calculating your "average price per acre", you were taking the sum total of your acreage and then the sum total of the assessed value to get an average. This is a common mistake when people are making these types of calculations. To get accurate numbers, you need to break down each parcel individually on a price per acre value. After doing the calculations this way, the overall median ratio for all 172 parcels is $139,243 and an average of $237,857. When we filter the data down to just the business & private property types (40 properties), the median remains the same at $139,243 and the average drops to $126,005. If we further filter the parcels down to just Homer Spit owned properties, the median again remains the same at $139,243 and the average drops to $101,129. If we go back to just the business & private properties and remove Homer Spit properties, the median remains the same at $139,243 and the average is $131,282.

In the world of assessing, we are more concerned with the median values, as it is less effected by extreme outliers at either the low or high ends of the spectrum. As you can see in the previous numbers, the median remained constant but the average changed drastically depending on the data. I've also attached a short write up going over the basics of how our land values are calculated for your reference.

Based on the information that I see, it appears that the Homer Spit Properties, LLC properties are being fairly and equitably with like kind properties located on the Homer Spit. I did make some adjustments to the properties when the new plat was submitted, accounting for wetlands portions of the properties. The new property assessments should be in your mailbox this week, if you have any questions give us a call or e-mail us.

Les Crane
Appraisal System Analyst
AAAO LEVEL III Appraiser
Certification #278

KENAI PENINSULA BOROUGH
144 North Binkley Street
Soldotna, Alaska 99669

Crane, Les

From: Crane, Les
Sent: Tuesday, March 16, 2021 4:49 PM
To: 'morgan@homerspitmarineterminal.com'
Cc: Romain, Scott
Subject: Homer Spit Properties LLC
Attachments: 2021_RS_210_COMMERCIAL.pdf

Hello Morgan,

I've attached a list of commercial land sales you requested, these were used in the development of commercial land values for the Homer market area.

State statue AS 29.45.110(a) requires that property be assessed at its full and true value which is the **estimated** price the property would bring in an open market transaction, under the then prevailing market conditions. Based on our ratio study of commercial properties (attached) we are at a median ratio of 90%, well under 100% of market value.

If you have any other concerns, I would suggest you file a formal appeal as the March 31st deadline is rapidly approaching, this will allow us adequate time to address your concerns.

Let us know if you have any further questions.

Les Crane
Appraisal System Analyst
AAAO LEVEL III Appraiser
Certification #278

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.

Average	$ 236,837	30.26		$ 237,857					
Median	$ 151,200	1.00	Parcel Count	$ 139,243					
Sum	$ 40,735,900	5204.98	172	$ 40,911,359					
Address	**Land Value**	**Acerage**	**Type**	**$/AC**	**Notes**		City Owned Property		5,041.97 acres
18103446	$ 169,900	0.11	City	$ 1,544,545			Private Owned Property		21.97 acres
18103103	$ 203,000	0.23	Business	$ 882,609		26	Business Owned Property		127.83 acres
18103118	$ 132,300	0.15	City	$ 882,000			State Owned Property		13.21 acres
18103119	$ 139,200	0.18	City	$ 773,333			HSPMT		91.38 acres
18103443	$ 139,200	0.18	City	$ 773,333					
18103415	$ 53,600	0.07	State	$ 765,714					
18103235	$ 140,100	0.19	City	$ 737,368					
18103449	$ 2,437,800	3.41	Business	$ 714,897	Condo's				
18103431	$ 140,300	0.2	City	$ 701,500					
18103318	$ 209,500	0.3	City	$ 698,333					
18103319	$ 210,900	0.31	City	$ 680,323					
18103320	$ 210,900	0.31	City	$ 680,323					
18103321	$ 210,900	0.31	City	$ 680,323					
18103244	$ 143,600	0.22	City	$ 652,727					
18103250	$ 143,600	0.22	City	$ 652,727					
18103251	$ 143,600	0.22	City	$ 652,727					
18103252	$ 143,600	0.22	City	$ 652,727					
18103306	$ 186,500	0.29	City	$ 643,103					
18103309	$ 144,500	0.23	City	$ 628,261					
18103417	$ 188,000	0.31	Business	$ 606,452					
18103236	$ 145,100	0.24	City	$ 604,583					
18103243	$ 146,400	0.26	City	$ 563,077					
18103448	$ 221,500	0.43	City	$ 515,116					
18103316	$ 148,900	0.29	City	$ 513,448					
18103442	$ 148,900	0.29	City	$ 513,448					
18103322	$ 149,100	0.3	City	$ 497,000					
18103317	$ 149,100	0.3	Business	$ 497,000					
18103260	$ 223,600	0.46	City	$ 486,087					
18103254	$ 150,200	0.31	City	$ 484,516					
18103444	$ 150,200	0.31	City	$ 484,516					
18103218	$ 151,200	0.32	City	$ 472,500					
18103233	$ 151,200	0.32	City	$ 472,500					
18103234	$ 151,200	0.32	City	$ 472,500					
18103238	$ 151,200	0.32	City	$ 472,500					
18103239	$ 151,200	0.32	City	$ 472,500					
18103240	$ 151,200	0.32	City	$ 472,500					
18103241	$ 151,200	0.32	City	$ 472,500					
18103242	$ 151,200	0.32	City	$ 472,500					
18103245	$ 151,200	0.32	City	$ 472,500					
18103245	$ 151,200	0.32	City	$ 472,500					
18103247	$ 151,200	0.32	City	$ 472,500					
18103248	$ 151,200	0.32	City	$ 472,500					
18103249	$ 151,200	0.32	City	$ 472,500					
18103253	$ 151,200	0.32	City	$ 472,500					
18103237	$ 151,800	0.33	City	$ 460,000					
18103425	$ 228,300	0.52	City	$ 439,038					
18103255	$ 152,500	0.35	City	$ 435,714					
18103445	$ 152,500	0.35	City	$ 435,714					
18101033	$ 155,000	0.38	State	$ 407,895					
18103104	$ 98,900	0.31	State	$ 319,032					
18103477	$ 162,500	0.52	City	$ 312,500					
18103478	$ 163,200	0.53	City	$ 307,925					
18103256	$ 153,200	0.5	City	$ 306,400					
18103432	$ 164,900	0.57	City	$ 289,298					
18103307	$ 246,600	0.88	City	$ 280,227					
18103441	$ 165,300	0.6	City	$ 275,500					
18103408	$ 22,000	0.08	Business	$ 275,000					
18103421	$ 167,200	0.63	City	$ 265,397					
18103221	$ 168,000	0.65	City	$ 258,462					
18103231	$ 168,400	0.66	City	$ 255,152					
18103222	$ 168,800	0.67	City	$ 251,940					
18103223	$ 168,800	0.67	City	$ 251,940					
18103224	$ 168,800	0.67	City	$ 251,940					
18103225	$ 168,800	0.67	City	$ 251,940					

18103226	$ 168,800	0.67	City	$ 251,940						
18103227	$ 168,800	0.67	City	$ 251,940						
18103228	$ 168,800	0.67	City	$ 251,940						
18103229	$ 168,800	0.67	City	$ 251,940						
18103451	$ 169,100	0.68	City	$ 248,676						
18103302	$ 126,300	0.51	City	$ 247,647						
18103426	$ 255,800	1.09	City	$ 234,679						
18103305	$ 223,300	0.99	City	$ 225,556						
18103304	$ 227,500	1.08	City	$ 210,648						
18103397	$ 177,000	0.93	City	$ 190,323						
18103259	$ 211,200	1.12	City	$ 188,571						
18103308	$ 265,200	1.43	City	$ 185,455						
18103419	$ 267,300	1.49	City	$ 179,396						
18103303	$ 269,000	1.58	Business	$ 170,253						
17922007	$ 132,000	0.81	Business	$ 162,963						
18103418	$ 237,800	1.47	City	$ 161,769						
18103447	$ 274,900	1.83	City	$ 150,219						
18103105	$ 239,900	1.6	City	$ 149,938						
18103395	$ 186,900	1.31	Business	$ 142,672						
18103216	$ 726,900	5.22	City	$ 139,253						
18103402	$ 408,000	2.93	City	$ 139,249						
18103028	$ 3,776,300	27.12	Business	$ 139,244	Barge Basin					
18103011	$ 2,019,000	14.5	Business	$ 139,241	Building side of RV Park					
18103026	$ 3,753,900	26.96	Business	$ 139,240	Boat storage, storage & building lot					
18103116	$ 2,390,700	17.17	City	$ 139,237						
18103117	$ 1,569,100	11.27	City	$ 139,228						
18103450	$ 460,800	3.31	Business	$ 139,215						
18101019	$ 110,700	0.8	Private	$ 138,375						
18103101	$ 244,900	1.82	City	$ 134,560						
18103301	$ 248,000	1.98	City	$ 125,253						
18103102	$ 260,600	2.1	City	$ 124,095						
18103324	$ 191,300	1.59	City	$ 120,314						
18103452	$ 92,700	0.79	City	$ 117,342						
18103108	$ 417,900	3.72	City	$ 112,339						
18103230	$ 194,900	1.78	City	$ 109,494						
18103203	$ 1,281,800	11.91	City	$ 107,624						
18101034	$ 196,600	1.87	Business	$ 105,134						
18103404	$ 221,100	2.23	City	$ 99,148						
18103232	$ 206,200	2.08	City	$ 99,135						
18103009	$ 535,300	5.4	Business	$ 99,130	Triangle lot RV					
18103027	$ 216,100	2.18	Business	$ 99,128	Ice Rink					
18103220	$ 495,600	5	City	$ 99,120						
18103403	$ 346,900	3.5	City	$ 99,114						
18101035	$ 254,800	2.7	Business	$ 94,370						
18102017	$ 502,800	5.52	Business	$ 91,087	Back Beach Lot					
18103479	$ 119,500	1.52	Business	$ 78,618						
18107005	$ 106,700	1.37	City	$ 77,883						
18107005	$ 106,700	1.37	City	$ 77,883						
17922011	$ 97,800	1.3	Business	$ 75,231						
18103401	$ 136,300	2.52	City	$ 54,087						
18101023	$ 160,500	3	City	$ 53,500						
18101017	$ 34,700	0.68	Private	$ 51,029						
18101021	$ 130,900	2.7	Private	$ 48,481						
18103001	$ 143,600	3.1	Private	$ 46,323						
18101015	$ 41,500	0.94	Private	$ 44,149						
18101008	$ 176,900	4.6	City	$ 38,457						
18101007	$ 174,700	6.47	City	$ 27,002						
18102007	$ 114,200	4.29	Private	$ 26,620						
18102001	$ 94,600	3.94	City	$ 24,010						
18101030	$ 188,000	10.3	State	$ 18,252						
18102009	$ 104,800	9	City	$ 11,644						
18102004	$ 73,000	6.9	City	$ 10,580						
18103214	$ 459,000	72.94	City	$ 6,293						
18102018	$ 91,500	19.66	City	$ 4,654						
18102005	$ 78,700	17.46	City	$ 4,507						
18102019	$ 110,900	25.81	City	$ 4,297						
18103106	$ 2,100	0.5	Business	$ 4,200						
18101025	$ 179,600	51.47	City	$ 3,489						
18101011	$ 2,600	0.77	City	$ 3,377						
18103412	$ 1,800	0.56	Business	$ 3,214						
18101010	$ 2,600	0.81	City	$ 3,210						
18101014	$ 2,600	0.82	City	$ 3,171						
18103413	$ 1,600	0.53	Business	$ 3,019						
18102011	$ 2,000	0.7	City	$ 2,857						
18103411	$ 1,800	0.64	Business	$ 2,813						
18101018	$ 2,500	0.9	Private	$ 2,778						
18103024	$ 2,600	1	Private	$ 2,600						
18101020	$ 2,500	1	Private	$ 2,500						
18103023	$ 2,500	1	Private	$ 2,500						

18101012	$ 2,800	1.2	City	$ 2,333						
18103022	$ 2,500	1.08	Private	$ 2,315						
18101013	$ 3,000	1.32	City	$ 2,273						
18101009	$ 3,000	1.44	City	$ 2,083						
18101016	$ 3,000	1.48	Private	$ 2,027						
18102003	$ 1,900	1.02	City	$ 1,863						
18101024	$ 3,800	2.16	City	$ 1,759						
18101022	$ 3,500	2	Private	$ 1,750						
18103007	$ 4,000	2.62	Business	$ 1,527						
18102010	$ 5,100	3.9	City	$ 1,308						
18103113	$ 5,000	4.19	City	$ 1,193						
18102113	$ 5,000	4.19	City	$ 1,193						
18103004	$ 5,600	4.79	City	$ 1,169						
18101001	$ 1,100	1	Private	$ 1,100						
18101002	$ 3,900	3.72	City	$ 1,048						
18101027	$ 2,100	2.15	State	$ 977						
18102006	$ 6,800	7.5	City	$ 907						
18103002	$ 6,800	7.51	City	$ 905						
18101006	$ 4,400	5.03	City	$ 875						
18101003	$ 4,400	5.05	City	$ 871						
18103010	$ 8,100	9.7	Business	$ 835	Beach Lot					
18103006	$ 8,100	10	City	$ 810						
18101005	$ 4,800	5.98	City	$ 803						
18101004	$ 4,800	6.07	City	$ 791						
18102002	$ 5,200	7.1	City	$ 732						
18101028	$ 7,400	12.87	Business	$ 575						
18102014	$ 10,400	25.19	City	$ 413						
18101026	$ 6,400	19.23	City	$ 333						
18107001	$ 154,100	4573	City	$ 34						

Property Tax Proposal

05/15/2020

Alyssa Veldkamp
Homer Spit Properties LLC
3232 Homer Spit Road
Homer, AK 99603

Overview

This document is a summarization of the compilation of information and data that has been acquired from the Kenai Peninsula Borough Parcel Viewer and the Kenai Peninsula Borough Real Property Ownership and Assessment site to provide factual information in regards to Homer Spit Properties annual property taxes and how they weigh comparatively to other properties on the Homer Spit.

Goals

1. Decrease overinflated property taxes for Homer Spit Properties for the year 2021.
2. Establish a correct property value for all of the Homer Spit Properties parcels.

Specifications

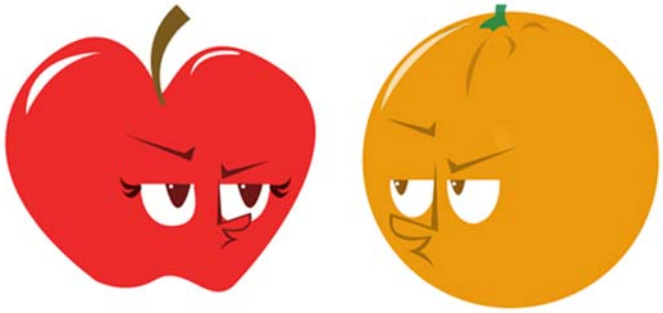
There are a total of one hundred seventy-two parcels that make up the Homer Spit. Twenty-six of these parcels are business owned, fourteen are privately owned, and one hundred thirty-two are city and state owned. To break this down even further, the Homer Spit comprises 5,204.98 acres. Business owned property consists of 127.83 acres, private owned consists of 21.97 acres and the City of Homer & state owned consists of 5,041.97 acres. This means that there is a total of 149.8 acres that pay annual property taxes to the Kenai Peninsula Borough. Homer Spit Properties is 61% of the property (including private and business) that pays property taxed on the Homer Spit.

The total value of property on the Homer Spit according to the Kenai Peninsula Borough is $38,298,100. The total value of the property that has annual property taxes paid upon it is $13,705,508. Homer Spit Properties owns 91.38 acres at a value of $10,811,500 according to the Kenai Peninsula Borough. The rest of the annual taxed property is 58.42 acres and is valued at $2,894,000. This means that the average value of business and privately owned property comes out to $49,537.83 per acre. The average value of Homer Spit Properties property per acre is $118,313.64. This is 2.388 times more than the average business & private property.

By the year 2021, it should be realistic to go through this data, come up with accurate appraisals for all 7 properties owned by Homer Spit Properties and adjust the annual property taxes accordingly. A difference of 238.8% for the average property tax amount is completely unacceptable and needs to be adjusted.

Price per Acre Comparison

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



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

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

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

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

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

RECEIVED
MAR 22 2021
Borough Clerk's Office
Kenai Peninsula Borough

144 N. Binkley Street
Soldotna, Alaska 99669-7599

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

For Official Use Only

Fees Received: $ 100

☐ Cash

☑ Check # 0000050005
payable to Kenai Peninsula Borough

CREDIT CARDS NOT ACCEPTED FOR FILING FEES

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

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

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

Account / Parcel Number:	11914005 NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Dawn Button
Legal Description:	T 5N R 3W SEC 34 SEWARD MERIDIAN SW 0800016 ASLS 79-126 TRACT B
Physical Address of Property:	37628 SNUG HARBOR ROAD

Contact information for all correspondence relating to this appeal:

Mailing Address:	20341 PHILADELPHIA WAY, EAGLE RIVER, AK 99577		
Phone (daytime):	(907) 351-5817	Phone (evening):	(907) 351-5817
Email Address:	sunrisenot@gmail.com		☒ I AGREE TO BE SERVED VIA EMAIL

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

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

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

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

Comparable Sales:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE

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

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

The following are *NOT* grounds for appeal:

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

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

Please see attached.

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

Check the following statement that applies to your intentions:

- [ ] I intend to submit additional evidence within the required time limit of 15 days prior to the hearing date.
- [x] 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:

- [x] 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

3/17/2021
Date

Dawn M. Button
Printed Name of Appellant / Agent / Representative

March 17, 2021

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

RE: Overvalued Property Appeal

Parcel: 11914005
LD: T 5N R 3W SEC 34 Seward Meridian SW 0800016 ASLS 79-126 Tract B

The subject property consists of just under ½ acre and a rustic, original (1950s) dry, one-room "cabin". Drainage issues caused by former road maintenance crew(s) have degraded the property by causing excessive run-off and sediment accumulation, killing approximately 15 mature and sapling spruce and approximately 20 mature and sapling birch. Drainage issues have been exacerbated by recent Snug Harbor Road "improvements", scrubbing all vegetation in one area where there is a natural spring, and creating issues of icing and erosion in the driveway, where the design was implemented to slope the road toward Kenai Lake. These issues have been brought to the attention of officials at the borough, state and federal levels prior to, during and after construction, which had little to no impact. In addition, considering the location and proximity to Kenai Lake, I believe it would be extremely difficult if not impossible to located a desirable location for both water and sewer.

There are currently two properties listed on MLS in Cooper Landing: A nearly three-acre parcel with a rustic structure and a partial view of Kenai River listed at $185,000; and a just over ½ acre parcel located in Caribou Heights Circle listed at $6,500. I am unable to located a comparable property that has recently sold.

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

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

Kind Regards,

Dawn Button
20341 Philadelphia Way
Eagle River, AK 99577
907.351.5817

37628

PRIVATE PROPERTY
37628

ASSESSOR'S DESCRIPTION
ANALYSIS AND RECOMMENDATION

APPELLANT: Button, Dawn

PARCEL NUMBER: 119-140-05

PROPERTY ADDRESS OR GENERAL LOCATION: 37628 SNUG HARBOR RD COOPER LANDING AK

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

ASSESSED VALUE TOTAL: **$155,800**

RAW LAND: $153,500

SWL (Sewer, Water, Landscaping): $

IMPROVEMENTS $

ADDITIONS $

OUTBUILDINGS: $2,300 GPO

TOTAL ABOVE GRADE FLOOR AREA: Card One **0** Sq. Ft.

TOTAL FINISHED LIVING AREA: Card One **0** Sq. Ft.

Card One, First Level Sq. Ft.

Card One, Second Level Sq. Ft.

Card One, Basement Unfin. Sq. Ft.

Card One, Basement Finished Sq. Ft.

LAND SIZE 0.43 Acres

GARAGE Sq. Ft.

LAND USE AND GENERAL DESCRIPTION

1) Utilities

Electricity: Yes

Gas: No

Water: None

Sewer: None

2) Site Improvements:

Street: Paved

3) Site Conditions

Topography: Sloping

Drainage: Adequate

View: Excellent

Easements: Typical for the Kenai Peninsula Borough

HIGHEST AND BEST USE: Residential

ZONING: None

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

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

LAND COMMENTS

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

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

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

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

IMPROVEMENT COMMENTS

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

References

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

RECONCILIATION AND FINAL VALUE CONCLUSION

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

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

ASSESSOR'S RECOMMENDATION:

APPELLANT: Button, Dawn

PARCEL NUMBER: 119-140-05

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

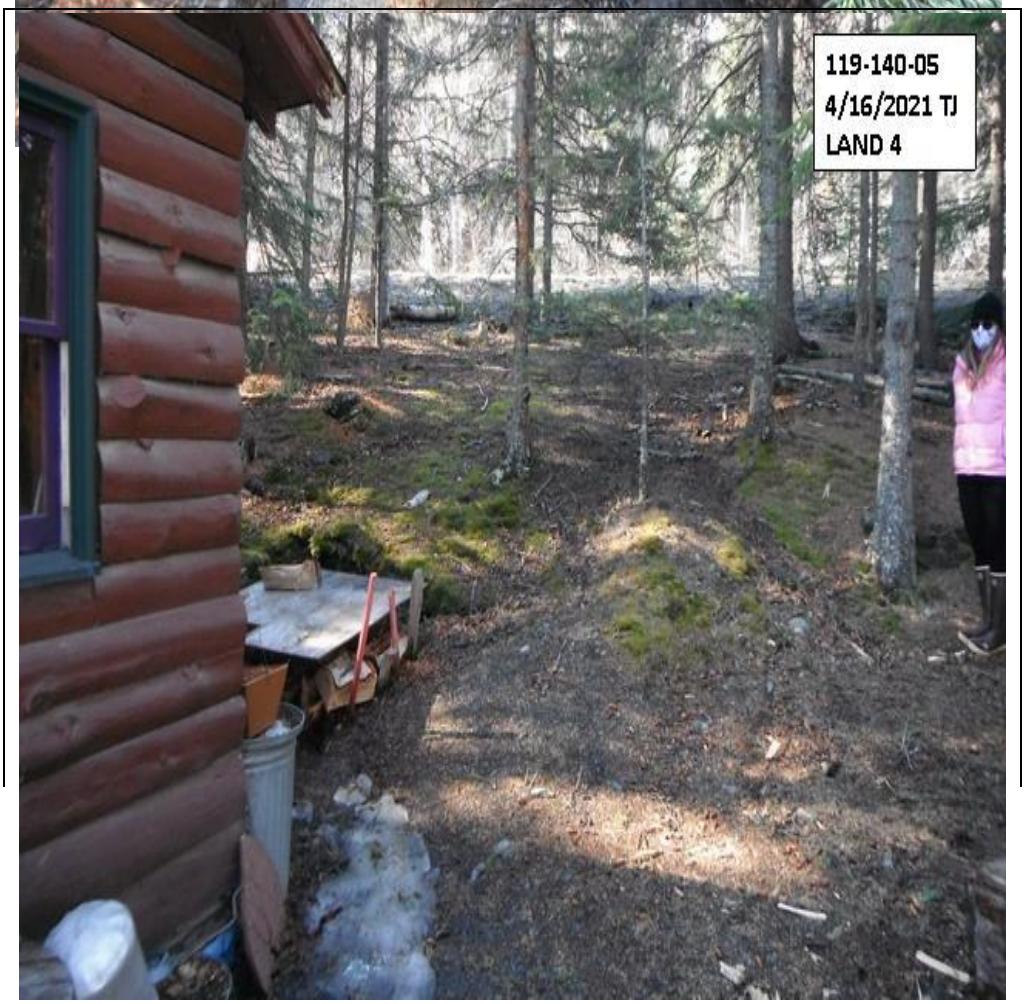
TOTAL: 154,000

BOARD ACTION:

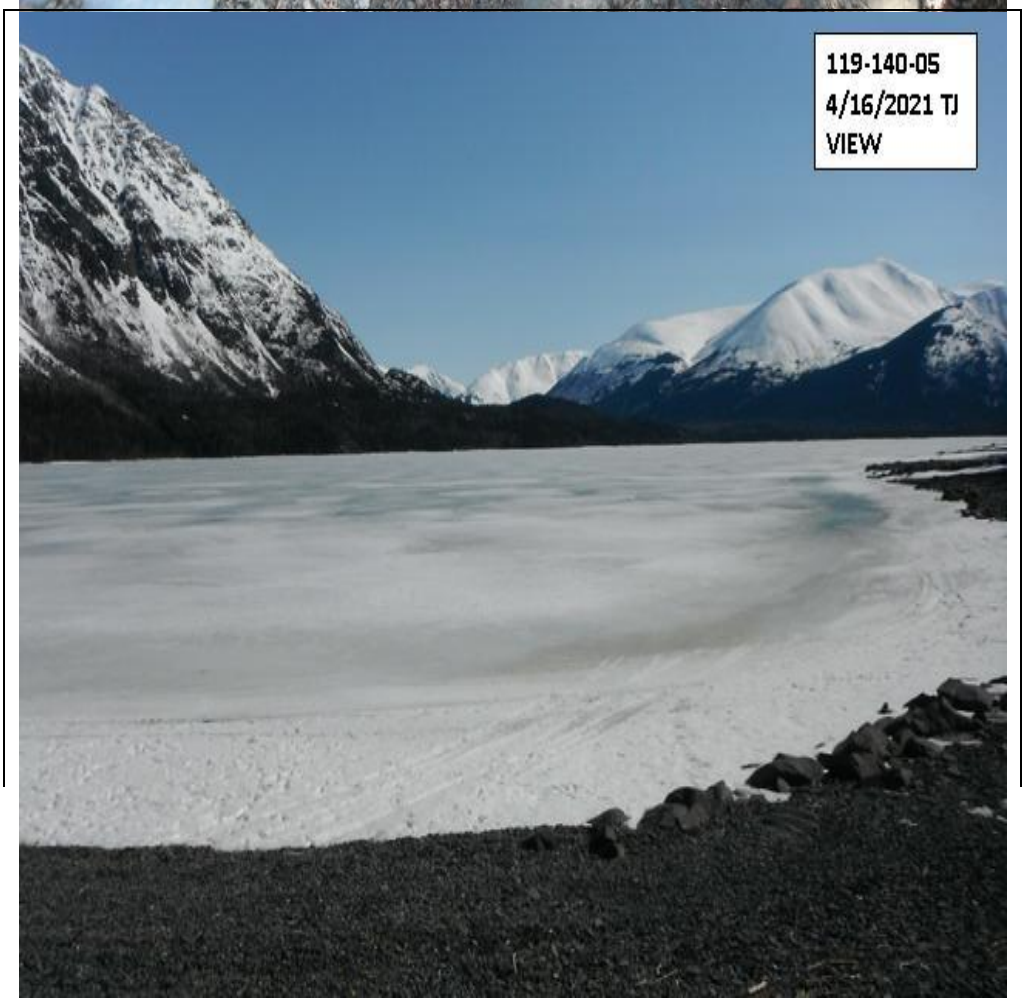
LAND: _____ IMPROVEMENTS: _____ TOTAL: _____

SUBJECT PHOTOS

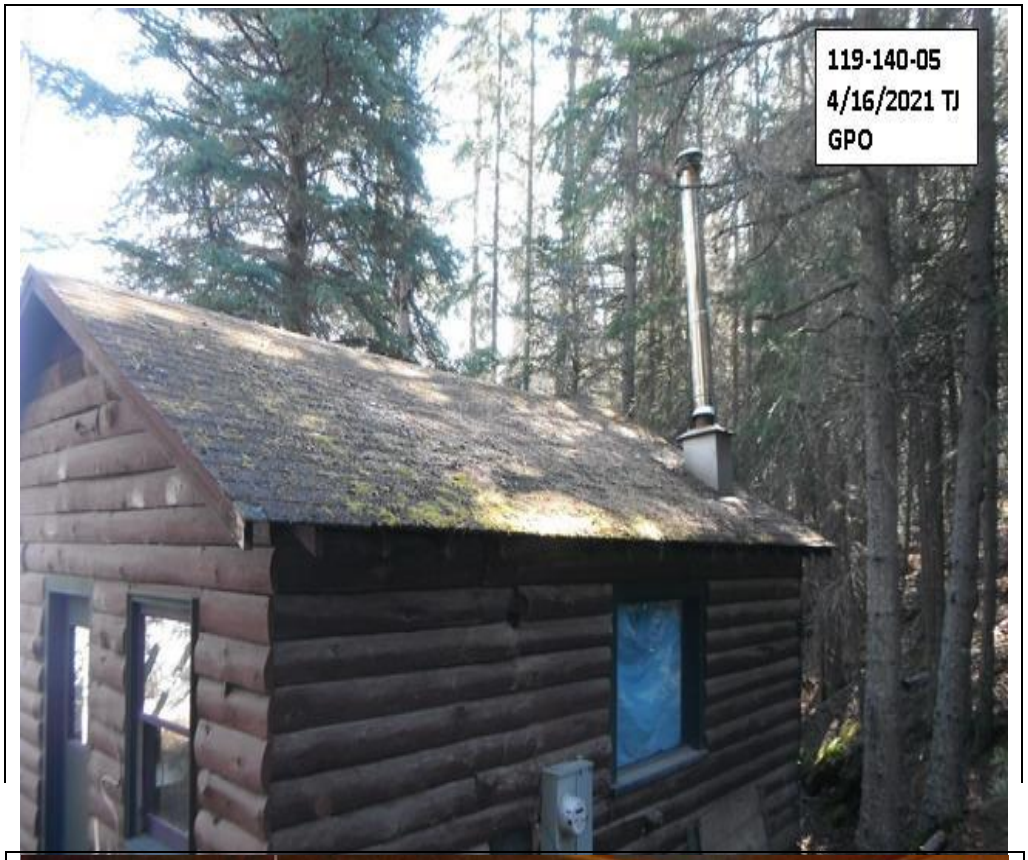
SUBJECT PHOTOS

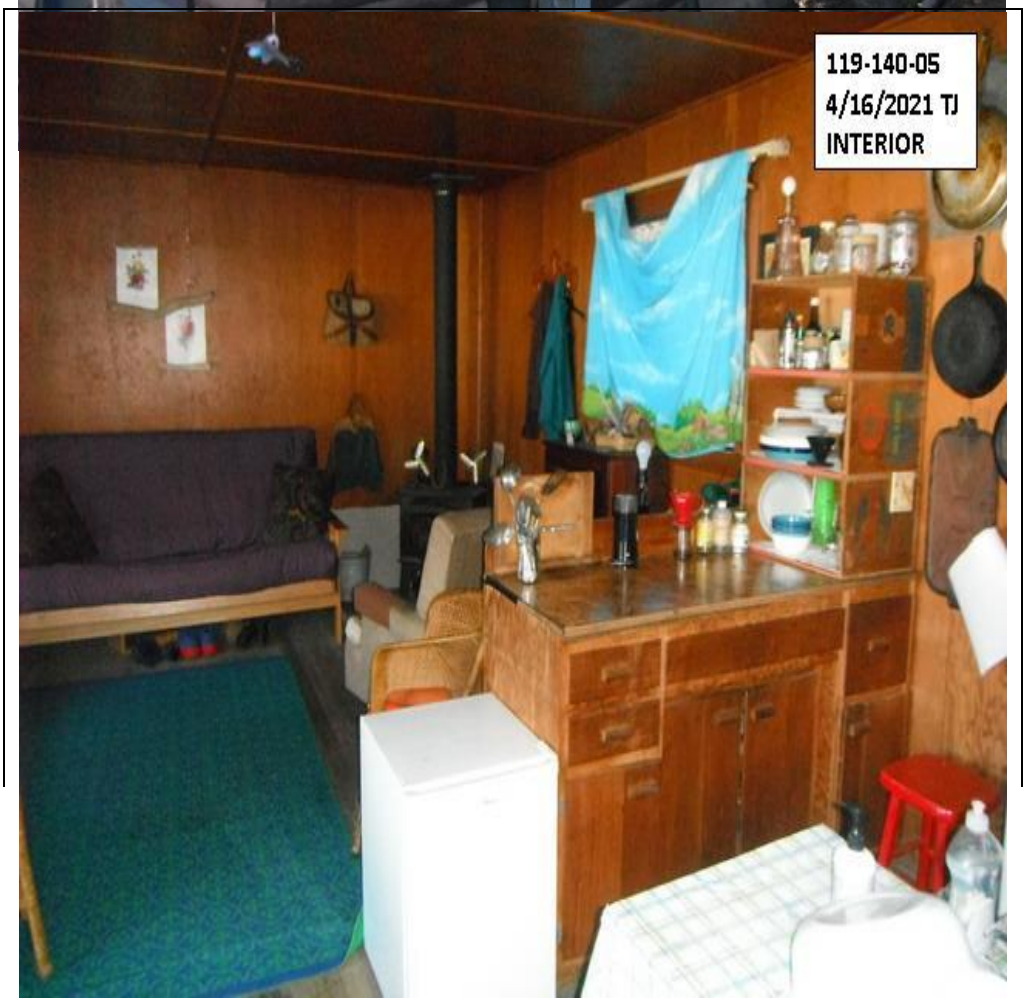


SUBJECT PHOTOS



SUBJECT PHOTOS



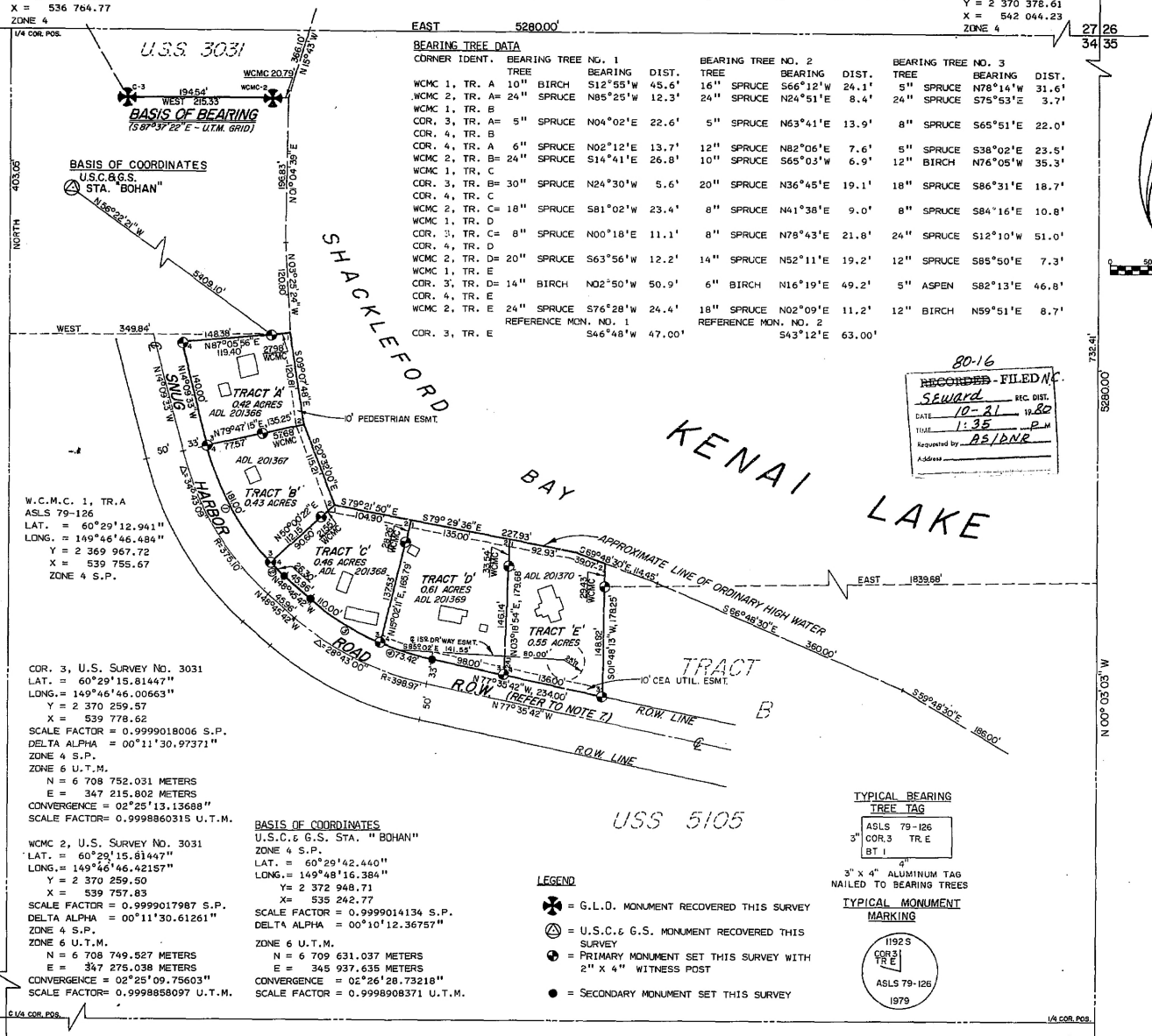


SUBJECT MAP

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

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

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



W.C.M.C. 1, TR. A
ASLS 79-126
LAT. = 60°29'12.941"
LONG. = 149°46'46.484"
Y = 2 369 967.72
X = 539 755.67
ZONE 4 S.P.

COR. 3, U.S. SURVEY NO. 3031
LAT. = 60°29'15.81447"
LONG. = 149°46'46.00663"
Y = 2 370 259.57
X = 539 778.62
SCALE FACTOR = 0.9999018006 S.P.
DELTA ALPHA = 00°11'30.97371"
ZONE 4 S.P.
ZONE 6 U.T.M.
N = 6 708 752.031 METERS
E = 347 215.802 METERS
CONVERGENCE = 02°25'13.13688"
SCALE FACTOR = 0.9998860315 U.T.M.

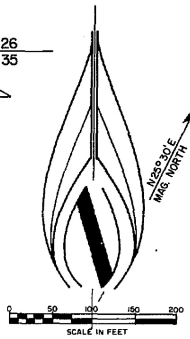
WCMC 2, U.S. SURVEY NO. 3031
LAT. = 60°29'15.81447"
LONG. = 149°46'46.42157"
Y = 2 370 259.50
X = 539 757.83
SCALE FACTOR = 0.9999017987 S.P.
DELTA ALPHA = 00°11'30.61261"
ZONE 4 S.P.
ZONE 6 U.T.M.
N = 6 708 749.527 METERS
E = 347 275.038 METERS
CONVERGENCE = 02°25'09.75603"
SCALE FACTOR = 0.9998858097 U.T.M.

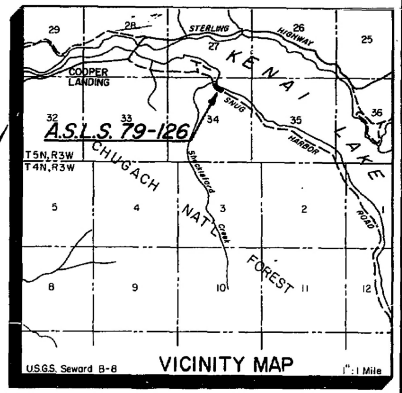
BASIS OF COORDINATES
U.S.C.& G.S. STA. "BOHAN"
ZONE 4 S.P.
LAT. = 60°29'42.440"
LONG. = 149°48'16.384"
Y = 2 372 948.71
X = 535 242.77
SCALE FACTOR = 0.9999014134 S.P.
DELTA ALPHA = 00°10'12.36757"
ZONE 6 U.T.M.
N = 6 709 631.037 METERS
E = 345 937.635 METERS
CONVERGENCE = 02°26'28.73218"
SCALE FACTOR = 0.9998908371 U.T.M.

BEARING TREE DATA

CORNER IDENT.	BEARING TREE NO. 1 TREE		BEARING	DIST.	BEARING TREE NO. 2 TREE		BEARING	DIST.	BEARING TREE NO. 3 TREE		BEARING	DIST.
WCMC 1, TR. A	10"	BIRCH	S12°55'W	45.6'	16"	SPRUCE	S66°12'W	24.1'	5"	SPRUCE	N78°14'W	31.6'
WCMC 2, TR. A=	24"	SPRUCE	N85°25'W	12.3'	24"	SPRUCE	N24°51'E	8.4'	24"	SPRUCE	S75°53'E	3.7'
WCMC 1, TR. B												
COR. 3, TR. A=	5"	SPRUCE	N04°02'E	22.6'	5"	SPRUCE	N63°41'E	13.9'	8"	SPRUCE	S65°51'E	22.0'
COR. 4, TR. B												
COR. 4, TR. A	6"	SPRUCE	N02°12'E	13.7'	12"	SPRUCE	N82°06'E	7.6'	5"	SPRUCE	S38°02'E	23.5'
WCMC 2, TR. B=	24"	SPRUCE	S14°41'E	26.8'	10"	SPRUCE	S65°03'W	6.9'	12"	BIRCH	N76°05'W	35.3'
WCMC 1, TR. C												
COR. 3, TR. B=	30"	SPRUCE	N24°30'W	5.6'	20"	SPRUCE	N36°45'E	19.1'	18"	SPRUCE	S86°31'E	18.7'
COR. 4, TR. C												
WCMC 2, TR. C=	18"	SPRUCE	S81°02'W	23.4'	8"	SPRUCE	N41°38'E	9.0'	8"	SPRUCE	S84°16'E	10.8'
WCMC 1, TR. D												
COR. 3, TR. C=	8"	SPRUCE	N00°18'E	11.1'	8"	SPRUCE	N78°43'E	21.8'	24"	SPRUCE	S12°10'W	51.0'
COR. 4, TR. D												
WCMC 2, TR. D=	20"	SPRUCE	S63°56'W	12.2'	14"	SPRUCE	N52°11'E	19.2'	12"	SPRUCE	S85°50'E	7.3'
WCMC 1, TR. E												
COR. 3, TR. D=	14"	BIRCH	N02°50'W	50.9'	6"	BIRCH	N16°19'E	49.2'	5"	ASPEN	S82°13'E	46.8'
COR. 4, TR. E												
WCMC 2, TR. E	24"	SPRUCE	S76°28'W	24.4'	18"	SPRUCE	N02°09'E	11.2'	12"	BIRCH	N59°51'E	8.7'
	REFERENCE MON. NO. 1				REFERENCE MON. NO. 2							
COR. 3, TR. E			S46°48'W	47.00'			S43°12'E	63.00'				

80-16
~~RECORDED~~ - FILED N.C.
Seward REC. DIST.
DATE 10-21 1980
TIME 1:35 P.M.
Requested by DS/DNR
Address





NOTES

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

EASEMENTS & EASEMENT NOTES

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

LEGEND

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

TYPICAL BEARING TREE TAG

3" ASLS 79-126
COR.3 TR. E
BT I
4"

3" X 4" ALUMINUM TAG NAILED TO BEARING TREES

TYPICAL MONUMENT MARKING

1192 S
COR 3
TR E
ASLS 79-126
1979

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

SHEET 1 OF 2

SECTION CORNER
LAT. = 60°28'24.913"
LONG. = 149°47'46.017"
Y = 2 365 081.66
X = 536 788.16
ZONE 4

CURVE SCHEDULE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD LENGTH	CHORD BEARING
1.	30°18'52"	342.10'	181.00'	178.90'	N29°18'59" W
2.	04°24'17"	342.10'	26.30'	26.29'	N46°33'34" W
3.	17°13'17"	365.97'	110.00'	109.58'	N57°22'21" W
4.	11°29'43"	365.97'	73.42'	73.30'	N71°50'51" W

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

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

ALASKA STATE LAND SURVEY NO. 79-126

DATE OF SURVEY Beginning 9-13-79 Ending 9-27-79	NAME OF SURVEYOR R.L. BUTTON

STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF TECHNICAL SERVICES
ANCHORAGE, ALASKA

ALASKA STATE LAND SURVEY NO. 79-126
A PORTION OF TRACT B, USS 5105
WITHIN PROTRACTED SEC. 34, T.5N., R.3W., S.M., ALASKA
CONTAINING 2.47 ACRES

DRAWN BY PAUL R. SEMONIN	APPROVAL RECOMMENDED Chief Cadastral Surveyor	Date 10/9/80
DATE 1-21-80		
SCALE 1" : 100'	CHECKED RWZ	FILE NO. 79-126

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

OWNERSHIP CERTIFICATE

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

DIRECTOR, ALASKA DIVISION OF TECHNICAL SERVICES

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

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

DATE 10-10-80

DIRECTOR, ALASKA DIVISION OF TECHNICAL SERVICES

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th DAY OF October, 1980.

NOTARY FOR ALASKA — MY COMMISSION EXPIRES 3-7-84

CERTIFICATE OF PERMITEE

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

			NOTARY'S ACKNOWLEDGEMENT	
ADL 201366 TRACT A	JOHN LUNDY	8-07-80 DATE	SUBSCRIBED AND SWORN TO BEFORE ME THIS 7TH DAY OF Aug. 1980 — NOTARY FOR ALASKA	MY COMMISSION EXPIRES 8-29-83
ADL 201367 TRACT B	DEANNA M. (NILES) BY ATTORNEY IN FACT	8-01-80 DATE	SUBSCRIBED AND SWORN TO BEFORE ME THIS 1ST DAY OF Aug. 1980 — NOTARY FOR ALASKA	MY COMMISSION EXPIRES 8-29-83
ADL 201368 TRACT C	VERNON L. FRYKHOLM BY ATTORNEY IN FACT	8-10-80 DATE	SUBSCRIBED AND SWORN TO BEFORE ME THIS 10TH DAY OF Aug. 1980 — NOTARY FOR ALASKA	MY COMMISSION EXPIRES 8-29-83
ADL 201369 TRACT D	EDWARD J. STEGER	8-6-80 DATE	SUBSCRIBED AND SWORN TO BEFORE ME THIS 6TH DAY OF Aug. 1980 — NOTARY FOR ALASKA	MY COMMISSION EXPIRES 8-29-83
ADL 201370 TRACT E	RICHARD A. ANDERSON BY ATTORNEY IN FACT	8-7-80 DATE	SUBSCRIBED AND SWORN TO BEFORE ME THIS 7TH DAY OF Aug. 1980 — NOTARY FOR ALASKA	MY COMMISSION EXPIRES 8-29-83

STATE OF ALASKA NOTARY PUBLIC GLORIA L. SHRIVER

STATE OF ALASKA NOTARY PUBLIC GLORIA L. SHRIVER

STATE OF ALASKA NOTARY PUBLIC GLORIA L. SHRIVER

STATE OF ALASKA NOTARY PUBLIC GLORIA L. SHRIVER

WATER SUPPLY AND SEWAGE DISPOSAL

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

STATE OF ALASKA — 49TH — R. L. Button

SURVEYOR'S CERTIFICATE

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

DATE 8-01-80 REGISTRATION NUMBER 1192-S

R.L. BUTTON

" PLAT APPROVAL "

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF June 23, 1980.

KENAI PENINSULA BOROUGH

BY: Philip Waring — AUTHORIZED OFFICIAL

80-16

~~RECORDED~~ - FILED

Seward REC. DIST.

DATE 10-21 19 80

TIME 1:35 P.M.

Requested by AS/DNR

Address

SHEET 2 OF 2

DATE OF SURVEY	NAME OF SURVEYOR
Beginning 9-13-79 Ending 9-27-79	R. L. BUTTON

STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF TECHNICAL SERVICES
ANCHORAGE, ALASKA

ALASKA STATE LAND SURVEY NO. 79-126
A PORTION OF TRACT B, USS 5105
WITHIN PROTRACTED SEC. 34, T. 5 N., R. 3 W., S. M., ALASKA
CONTAINING 2.47 ACRES

DRAWN BY PAUL R. SEMONIN	APPROVAL RECOMMENDED	
DATE 1-21-80	Chief Cadastral Surveyor	Date 10/9/80
SCALE 1" : 100'	CHECKED	FILE NO. 79-126

KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

119-140-05

2021 34336

37628 SNUG HARBOR RD

Card R01

ADMINISTRATIVE INFORMATION

Neighborhood:
410 Moose Pass - Cooper Landing

Property Class:
190 Residential Accessory Bldg

TAG:
67 - KPB ROAD MAINTENANCE

LEGAL DESCRIPTION: **ACRES:** 0.43

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

PRIMARY OWNER

BUTTON DAWN M
20341 PHILADELPHIA WAY
EAGLE RIVER, AK 99577-8475

Residential Accessory Bldg

EXEMPTION INFORMATION

VALUATION RECORD

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

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		0.43	108,140	108,140	46,500	G	Waterfront Lake	175	81,375	153,500
							A	View Excellent	50	23,250	
							R	Paved	5	2,325	
							O	Gas No			
							X	Elec Yes			
				ASSESSED LAND VALUE (Rounded) :						**106,950**	**153,500**

MEMOS

Building Notes
10/18 ERS NO CHANGE
Land Notes
10/18 ERS KENAI LAKE

LAND INFLUENCES										
Community	**Y**	**N**	**View**	**N**	**L**	**G**	**E**	**Street Access**		
Gas			CCRs		Airstrip			Paved	Grv Maint	Grv Unmain
Electric			HOA		For Sale			PLAT	TRAIL	NONE
Public 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				

ORIGINAL

03/26/2021 Last inspected 10/01/2018 by ERS; Code: M ; Data Entry by MIS

2021 lrsn: 34336

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

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

FOUNDATION
Footing: N/A
Walls: N/A

DORMERS
None

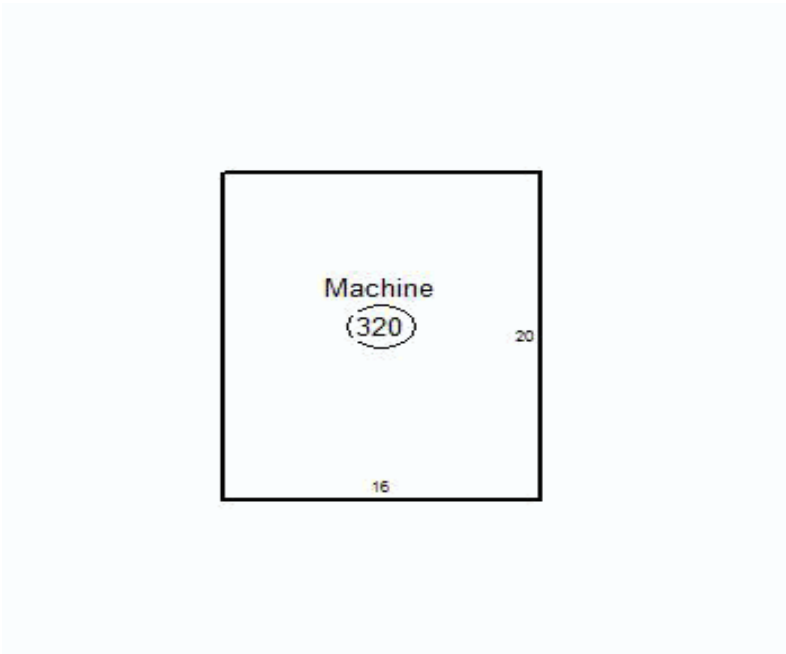
FLOORING

EXTERIOR COVER

INTERIOR WALLS

HEATING AND PLUMBING
Primary Heat: Undefined

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



119-140-05 R01

Construction	BaseArea	floor	FinArea	Value

TOTAL BASE

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

EXT FEATURES
Description

GARAGES

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

TOTAL GAR/EXT FEAT	**0**
SUB-TOTAL	**0**
Quality Class/Grade	
GRADE ADJUSTED VALUE (rounded)	**0**

SPECIAL FEATURES

Description			
03	FINISHLO	320	4.93
03	WDSTOVE	1	700.00

SUMMARY OF IMPROVEMENTS

Improvement	Story or Ht	Grade	Yr.Blt. Const	Eff Const	Count	Base Rate	Adj Rate	W	L	Size/ Area	Comp Value	Pys Depr	Obs Depr	Fnc Depr	RDF	Loc Adj	% Comp	Value
03 MACHINE	10.00	Avg	1955	1980		26.44	31.37	16	20	320	10,740	79	0	0	0		100	2,300

TOTAL IMPROVEMENT VALUE (for this card) **2,300**

03/26/2021 Last inspected 10/01/2018 by ERS; Code: M ; Data Entry by MIS

KENAI PENINSULA BOROUGH FIELD APPRAISAL DATA FORM

Parcel # 119-140 05 Cd # 1 of 1 InspDate 4-16-2021 Appraiser RA TJ AW 4/21/21

STR. OVERRIDE VALUE _____

Redraw: Y (N) Reinspect: Y (N) Yr. _____ Supp. Roll: Y (N) Insp Reason: A

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

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

EXTERIOR DETAIL

Ext. Cover	1	1.5	1.75	2	A	Dormers:	Floor Type	1	1.5	1.75	2	A
None						Shed	Plywood (OWJ)					
Alum or Steel						Gable	Slab					
Board & Batten							Other					
Log Rustic						Electricity:	Finish	1	1.5	1.75	2	A
Log Solid						None	None					
Plywood (OSB)							Base Allowance					
Stucco						Basement:	Concrete					
T1-11 Economy						Wall	Carpet					
Vinyl							Ceramic Tile					
Wood						Cover	Vinyl					
Masonry Veneer							Hard Wood					
Hardi-Plank							Pergo or Equal					

INTERIOR DETAIL

Interior Walls	1	1.5	1.75	2	A
Norm. for class					
None					
Log					
Panel A G					
Plywood					
Sheetrock					
Ceiling Finish	1	1.5	1.75	2	A
Norm. for class					
Suspended					
Acoustic Tile					
Plywood					
Sheetrock					
Wood					

SWL				LAND INFLUENCES								Same		
Cistern		Private Septic		Community	Y	N	View	N	L	G	E	Street Access		
Septic(3-4plex)		Sand Point		Gas			CCRs		Airstrip			Paved	Grv Maint	Grv Unmain
Crib		Spring		Electric			HOA		Ag Rights			PLAT		Limited / NA
Septic (dup)		Private Water		Public H2O								Water Front		
		Sep(Holding)Tk		Public Sewer			Easement*		Other*			Ocean	River	Lake
LT#	RC#2	RR#20	Other#	TOPO	Steep	Ravine	Other		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						
GPD	A	1955	1980	16 x 20	500-	

NOTES:

Dwl: Salvage value only

KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

119-140-05

2021 34336

37628 SNUG HARBOR RD

Card R01

ADMINISTRATIVE INFORMATION

Neighborhood:
410 Moose Pass - Cooper Landing

Property Class:
190 Residential Accessory Bldg

TAG:
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LEGAL DESCRIPTION: **ACRES:** 0.43

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

PRIMARY OWNER

BUTTON DAWN M
20341 PHILADELPHIA WAY
EAGLE RIVER, AK 99577-8475

Residential Accessory Bldg

EXEMPTION INFORMATION

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							A	View Excellent	50	23,250	
							R	Paved	5	2,325	
							O	Gas No			
							X	Elec Yes			
				ASSESSED LAND VALUE (Rounded) :						**106,950**	**153,500**

MEMOS

Building Notes
04/21 BA/TJ SALVAGE VALUE ONLY
Land Notes
10/18 ERS KENAI LAKE

LAND INFLUENCES										
Community	**Y**	**N**	**View**	**N**	**L**	**G**	**E**	**Street Access**		
Gas			CCRs		Airstrip			Paved	Grv Maint	Grv Unmain
Electric			HOA		For Sale			PLAT	TRAIL	NONE
Public 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				

RECOMMENDED

04/29/2021 Last inspected 04/16/2021 by BATJ; ; Data Entry by Jenny

Desk change 4/21/2021 by AW

2021 lrsn: 34336

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

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

FOUNDATION
Footing: N/A
Walls: N/A

DORMERS
None

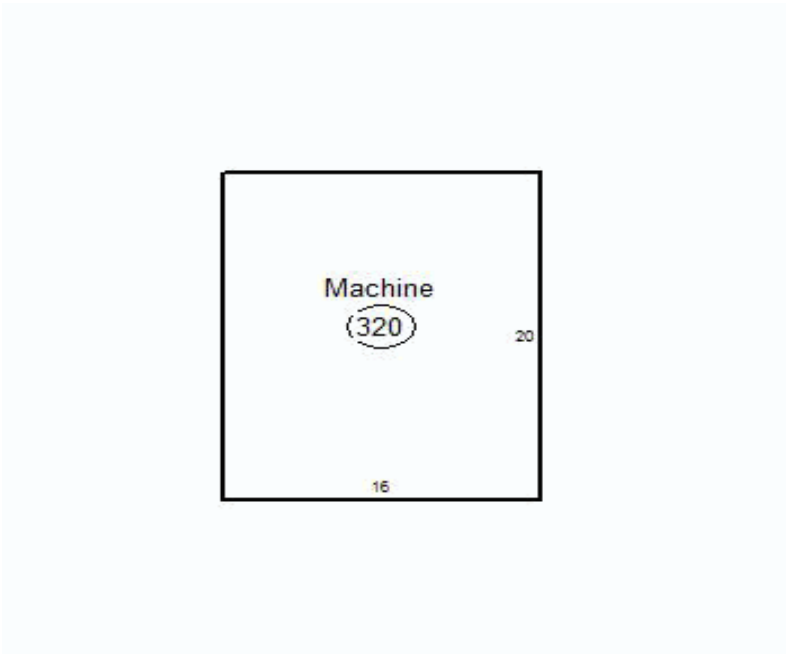
FLOORING

EXTERIOR COVER

INTERIOR WALLS

HEATING AND PLUMBING
Primary Heat: Undefined

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



119-140-05 R01

Construction	BaseArea	floor	FinArea	Value

TOTAL BASE

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

EXT FEATURES
Description

GARAGES

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

TOTAL GAR/EXT FEAT	**0**
SUB-TOTAL	**0**
Quality Class/Grade	
GRADE ADJUSTED VALUE (rounded)	**0**

SPECIAL FEATURES

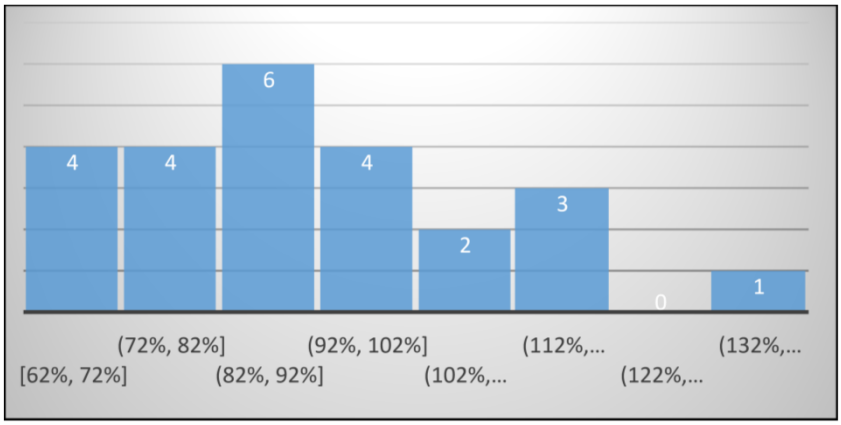
Description			
03	FINISHLO	320	0.00
03	WDSTOVE	1	0.00

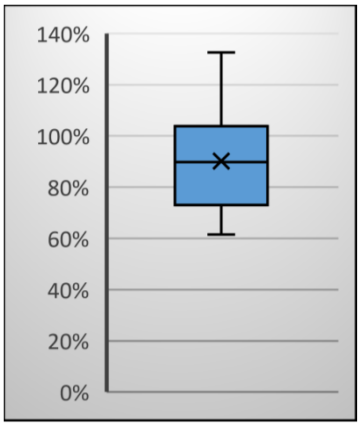
SUMMARY OF IMPROVEMENTS

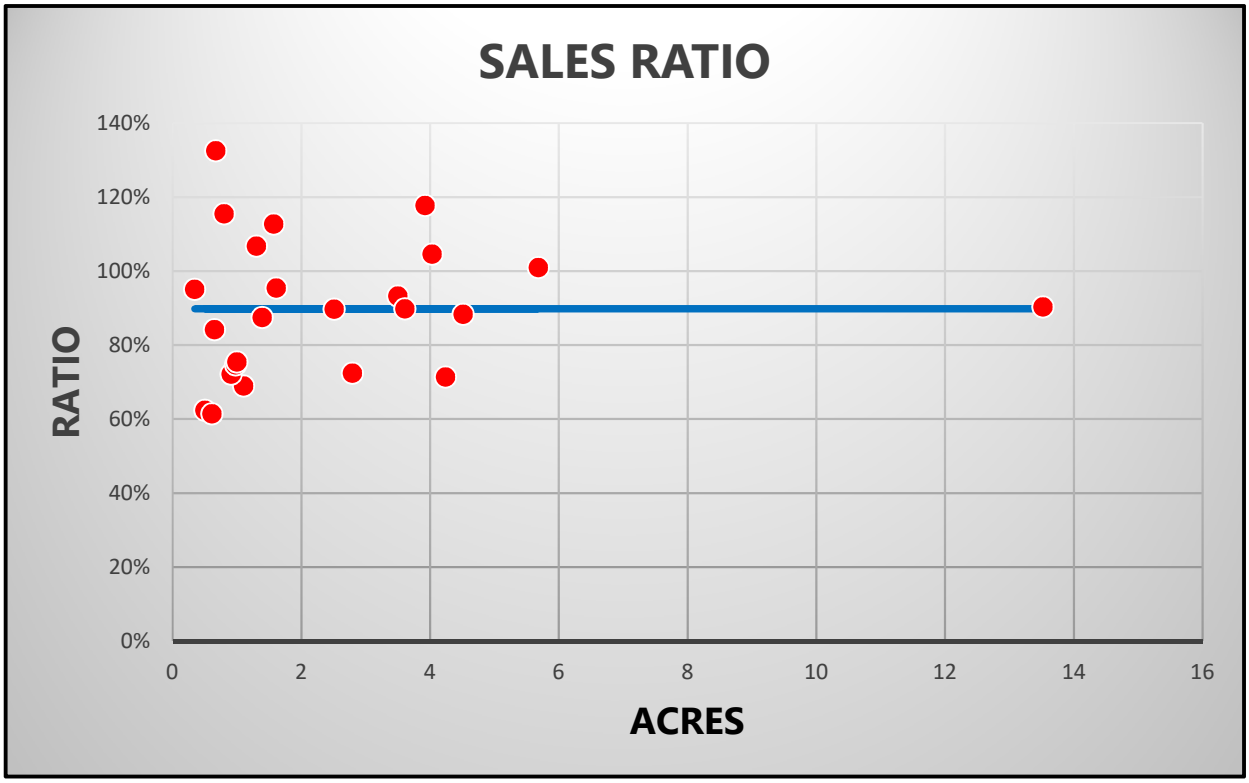
Improvement	Story or Ht	Grade	Yr.Blt. Const	Eff Const	Count	Base Rate	Adj Rate	W	L	Size/ Area	Comp Value	Pys Depr	Obs Depr	Fnc Depr	RDF	Loc Adj	% Comp	Value
03 MACHINE	10.00	Avg	1955	1980			OVERRIDE	16	20	320	0	0	0	0	0		100	500

TOTAL IMPROVEMENT VALUE (for this card) **500**

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







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

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

99 816
SEWARD RECORDING DISTRICT

RETURN TO DEANNA

QUITCLAIM DEED

I, DEANNA M. BUTTON, a married woman of Anchorage, Alaska, and GRANTOR herein, for and in consideration of the sum of One Dollar, paid in hand, and of other good and valuable consideration, the receipt of which is hereby acknowledged, hereby CONVEYS AND QUITCLAIMS to DAWN M. BUTTON of Anchorage, Alaska, all of my RIGHT, TITLE AND INTEREST which I have, if any, in the following described real estate, to include all hereditaments, tenements and other improvements situate thereupon, DEANNA M. BUTTON · 3705 ARCTIC BLVD #157 ANCH AK 99503
DAWN BUTTON PO BOX 101692 ANCH AK 99510

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

SUBJECT TO:

PLATTED EASEMENTS AND RESERVATIONS.

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

TITLE VI OF THE CIVIL RIGHTS ACT OF 1964.

ALL OTHER RESTRICTIONS AND EXCEPTIONS OF RECORD

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

DATED at Anchorage, Alaska this 8th day of February, 2000.

DEANNA M. BUTTON
GRANTOR

STATE OF ALASKA)
:ss
THIRD JUDICIAL DISTRICT)

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

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

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

00021b 15.00
SEWARD
RECORDING DISTRICT

2000 FEB 29 P 12:43
REQUESTED BY
Deanna Button

22 299

State of Alaska

Patent

No. 5441

Know All Men By These Presents that the State of Alaska, in consideration of the sum of EIGHT HUNDRED AND NO/100---------- DOLLARS lawful money of the United States, and other good and valuable considerations, now paid, the receipt whereof is hereby acknowledged, does hereby grant to DEANNA M. NILES, a married woman 9214 Densmore North, Seattle, Washington 98103 and to her heirs and assigns, all that real property situated in the Borough of Kenai Peninsula, State of Alaska, and described as follows:

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

Subject to:

Platted easements and reservations.

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

88

81-0285

1100

RECORDED ~~FILED~~
SEWARD RECORDING
DISTRICT

Feb 23 1 ... '81

REQUESTED BY Deanna M.
ADDRESS NILES
9214 Denmore N.
Seattle WA 98103

22 300

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

Title VI of the Civil Rights Act of 1964.

Township 5 NORTH, Range 3 WEST, SEWARD Meridian

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

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

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

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

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

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

State of Alaska
THIRD Judicial District } ss.

This Is To Certify that on the 8th day of January, 1981, appeared before me GEORGE K. HOLLETT, who is known to me to be the Director of the Division of Forest, Land and Water Management, Department of Natural Resources, State of Alaska, or the person who has been lawfully delegated the authority of said Director to execute the foregoing document; that he executed said document under such legal authority and with knowledge of its contents; and that such act was performed freely and voluntarily upon the premises and for the purposes stated therein.

Phyllis J. Kripp
Notary Public in and for Alaska
My Commission expires May 11, 1983

State Record of Patents

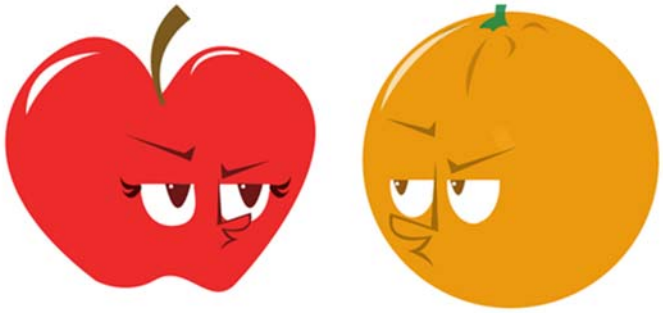
Vol. LV

Page 41

ADL No. 201367

Price per Acre Comparison

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



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

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

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

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

AS 29.45.110. FULL AND TRUE VALUE

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

BURDEN OF PROOF

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

*A borough has discretion to appraise, by whatever recognized method of valuation it chooses, so long as there is no fraud or clear adoption of a fundamentally wrong principle of valuation. Hoblit 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

RECEIVED
APR 0 1 2021
Borough Clerk's Office
Kenai Peninsula Borough

144 N. Binkley Street
Soldotna, Alaska 99669-7599

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

For Official Use Only
Fees Received: $ 100
☐ Cash
☑ Check # 62060
payable to Kenai Peninsula Borough

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

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:	01302027 NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Marilyn R. Every
Legal Description:	T8NR 11W Sec 24 S.M. KN SW1/4 North of North Kenai Rd.
Physical Address of Property:	Mile 33½, Kenai Spur Hwy

Contact information for all correspondence relating to this appeal:

Mailing Address:	58132 Kenai Spur Hwy, Kenai, Ak. 99611		
Phone (daytime):	776-8003	Phone (evening):	776-8603
Email Address:	—		☐ I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: $ 105,500 Appellant's Opinion of Value: $ _____

Year Property was Purchased: _____ Price Paid: $ — Homestead

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)

- [x] 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:

- [x] 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:

- [x] 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.

Marilyn R. Every
Signature of Appellant / Agent / Representative

3/21/2021
Date

MARILYN R EVERY
Printed Name of Appellant / Agent / Representative

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

RECEIVED
APR 01 2021
Borough Clerk's Office
Kenai Peninsula Borough

144 N. Binkley Street
Soldotna, Alaska 99669-7599

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

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Fees Received: $ 100 (B)
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Account / Parcel Number:	01302202 NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Marilyn R. Every
Legal Description:	T08N R11W Sec24, S.M. KN 2019081 Romy's Corner Subtract 2
Physical Address of Property:	Mile 33½, Kenai Spur Hwy

Contact information for all correspondence relating to this appeal:

Mailing Address:	58132 Kenai Spur Hwy, Kenai Ak. 99611		
Phone (daytime):	776-8603	Phone (evening):	776-8603
Email Address:	—	☐ I AGREE TO BE SERVED VIA EMAIL	

Value from Assessment Notice: $ 108,900 Appellant's Opinion of Value: $ _____

Year Property was Purchased: — Price Paid: $ — Homestead

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

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

Comparable Sales:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE

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

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- [ ] My property was valued incorrectly. (Improperly)
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- [ ] My property value is unequal to similar properties.

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

Check the following statement that applies to your intentions:

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

Marilyn R Every
Signature of Appellant / Agent / Representative

3/27/2021
Date

MARILYN R. EVERY
Printed Name of Appellant / Agent / Representative

ASSESSOR'S DESCRIPTION
ANALYSIS AND RECOMMENDATION

APPELLANT: EVERY, MARILYN **PARCEL NUMBER:** 013-022-02

PROPERTY ADDRESS OR GENERAL LOCATION: 58132 KENAI SPUR HWY

LEGAL DESCRIPTION: T 08N R 11W SEC 24 Seward Meridian KN 2019081 ROMY'S CORNER SUB TRACT 2

ASSESSED VALUE TOTAL: **$268,900**

RAW LAND:	$108,900	
SWL (Sewer, Water, Landscaping):	$12,500	WELL, SEPTIC, DRIVE
IMPROVEMENTS	$138,200	R01
ADDITIONS	$	
OUTBUILDINGS:	$9,300	POLE BLD, BARN, GPO

TOTAL ABOVE GRADE FLOOR AREA: Card One **3,200** Sq. Ft.

TOTAL FINISHED LIVING AREA: Card One **3,200** Sq. Ft.

Card One, First Level 2,080 Sq. Ft. Card One, Second Level 1,120 Sq. Ft.

Card One, Basement Unfin. 2,080 Sq. Ft. Card One, Basement Finished Sq. Ft.

LAND SIZE 36.13 Acres **GARAGE** Sq. Ft.

LAND USE AND GENERAL DESCRIPTION

1) Utilities

Electricity: Yes Gas: No

Water: Private Well Sewer: Private Septic

2) Site Improvements:

Street: PAV

3) Site Conditions

Topography: Rolling Drainage: Adequate

View: Limited Easements: Typical for the Kenai Peninsula Borough

HIGHEST AND BEST USE: As Currently Improved **ZONING:** None

In addition to the improved parcel listed above, the following narrative is for all of the parcels listed below:

NAME	PIN	LEGAL	LAND VALUE	IMP VALUE	TOTAL VALUE
ACREAGE	**INFLUENCES**				
Every, Marilyn	01302027	T 8N R 11W SEC 24 Seward Meridian KN SW1/4 NORTH OF NORTH KENAI ROAD	$105,500	$ 0	$105,500
70.00	ELEC YES, GAS NO, LIMITED VIEW, GRAVEL MAINTAINED ACCESS, EASEMENT, WETLAND				
EVERY, Marilyn	01302202	T 08N R 11W SEC 24 Seward Meridian KN 2019081 ROMY'S CORNER SUB TRACT 2	$108,900	$160,000	$268,900
36.13	ELEC YES, GAS NO, LIMITED VIEW, PAVED ACCESS, WATERFRONT POND				

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 deprecation (RCN-D). That value is then adjusted by a statistically tested market adjustment.

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

Land Comments:

Subject properties range from 36 to 70 acre parcels located in the Nikiski market area. The influences for each parcel are listed in the above table.

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

For the 2021 assessment year, the KPB Assessing Department updated the land values in the Nikiski area; 2013 was the last time land values were updated in these market areas. Over the last three years, 116 sales were analyzed to update the land model. The median ratio for all of the sales is 90.00% and Coefficient of Dispersion (COD) is 18.64. All ratios

are within acceptable ranges as set by International Association of Assessing Officers (IAAO).

Mean	90.81%		3.00	**Excluded**	0
Median	90.00%	**Earliest Sale**	9/6/2017	**# of Sales**	116
WtdMean	87.27%	**Latest Sale**	9/4/2020	**Total AV**	$ 2,291,000
PRD:	1.04	Outlier Information		**Total SP**	$ 2,625,291
PRB:	0.01	Range	1.5	**Minimum %**	45.45%
COD:	18.64	**Lower Boundary**	26.22%	**Maximum %**	140.81%
St.Dev	0.2117	**Upper Boundary**	153.47%	**Min Sale Amt**	$ 3,000
COV:	23.31			**Max Sale Amt**	$ 198,000

Improvement Comments:

A complete inspection of the property was performed on 4/16/2021 by Bill Anderson, Appraiser III, and Tom Johnson, Appraiser I. The inspection resulted in the following changes; the overall construction grade was lowered from Fair Plus (F+) to Fair (F) to reflect the quality of the home compared to other like-kind properties. The effective year was kept at 1985 to reflect the deferred maintenance and overall condition of the dwelling. The Subject structure is a 1.5 level over basement with a finished attic. The attic finish was adjusted to 20%. The percent complete of the home was lowered from 84% to 79% complete to reflect earthquake damage to the sheetrock, foundation, and interior and exterior areas of the home that are unfinished, including some plumbing leaks. A pole building and a general-purpose outbuilding (GPO) were removed due to condition.

The sales ratio study for the market area 140 shows a median ratio of 98.27%, indicating the properties are being appropriately assessed according to the IAAO standards.

RATIO SUM:	72.23		2.88	**# OF SALES:**	72
MEAN:	100.32%	**Earliest Sale**	12/4/2017	**TOTAL AV:**	$ 16,410,400
MEDIAN:	98.27%	**Latest Sale**	10/22/2020	**TOTAL SP:**	$ 16,443,125
WTD MEAN:	99.80%	**Outlier Information**		**MINIMUM:**	76.50%
PRD:	100.52%	**Range**	1.5	**MAXIMUM:**	134.30%
COD:	7.58%	**Lower Boundary**	75.34%	**MIN SALE AMT:**	$ 80,000
St. Dev:	9.75%	**Upper Boundary**	124.21%	**MAX SALE AMT:**	$ 499,000
COV:	9.72%				

References

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

RECONCILIATION AND FINAL VALUE CONCLUSION

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

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

ASSESSOR'S RECOMMENDATION:

APPELLANT: EVERY, MARILYN

PARCEL NUMBER: 013-022-02

LEGAL DESCRIPTION: T 08N R 11W SEC 24 Seward Meridian KN 2019081 ROMY'S CORNER SUB TRACT 2

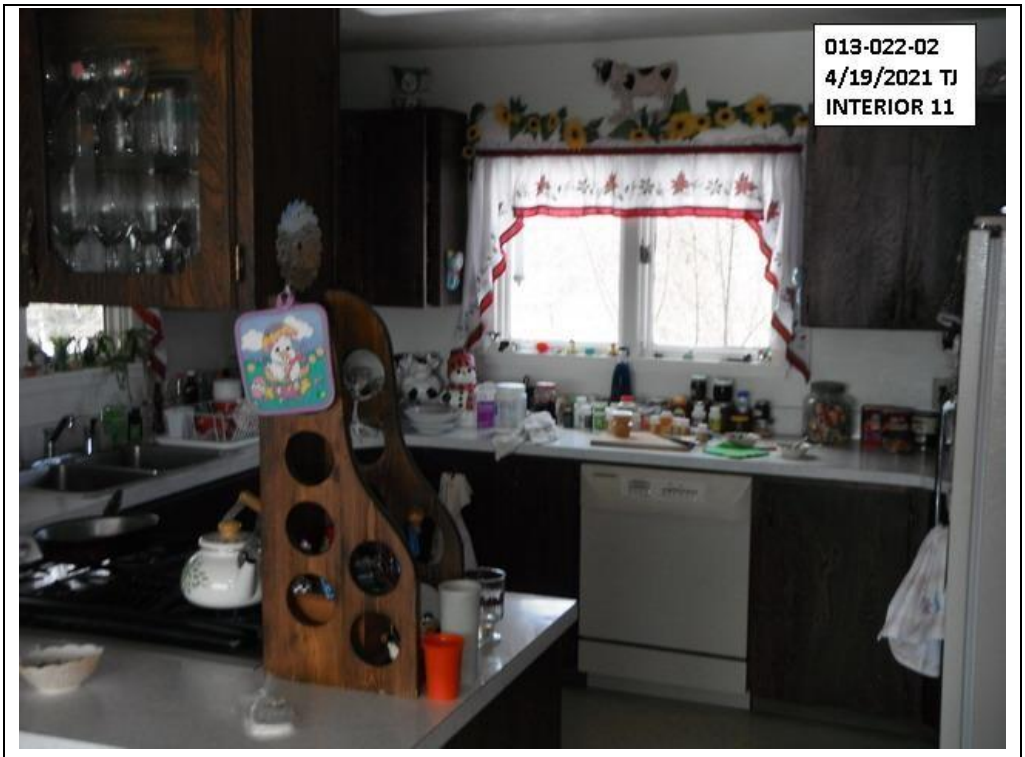
TOTAL: SEE BELOW

NAME	PIN	LEGAL	TOTAL VALUE
ACREAGE	**Board Action:**		
EVERY, Marilyn	01302027	T 8N R 11W SEC 24 Seward Meridian KN SW1/4 NORTH OF NORTH KENAI ROAD	$105,500
70	**Board Action:**		
Every, Marilyn	01302202	T 08N R 11W SEC 24 Seward Meridian KN 2019081 ROMY'S CORNER SUB TRACT 2	$245,100
36.13	**Board Action:**		

SUBJECT PHOTOS

SUBJECT PHOTOS

SUBJECT PHOTOS



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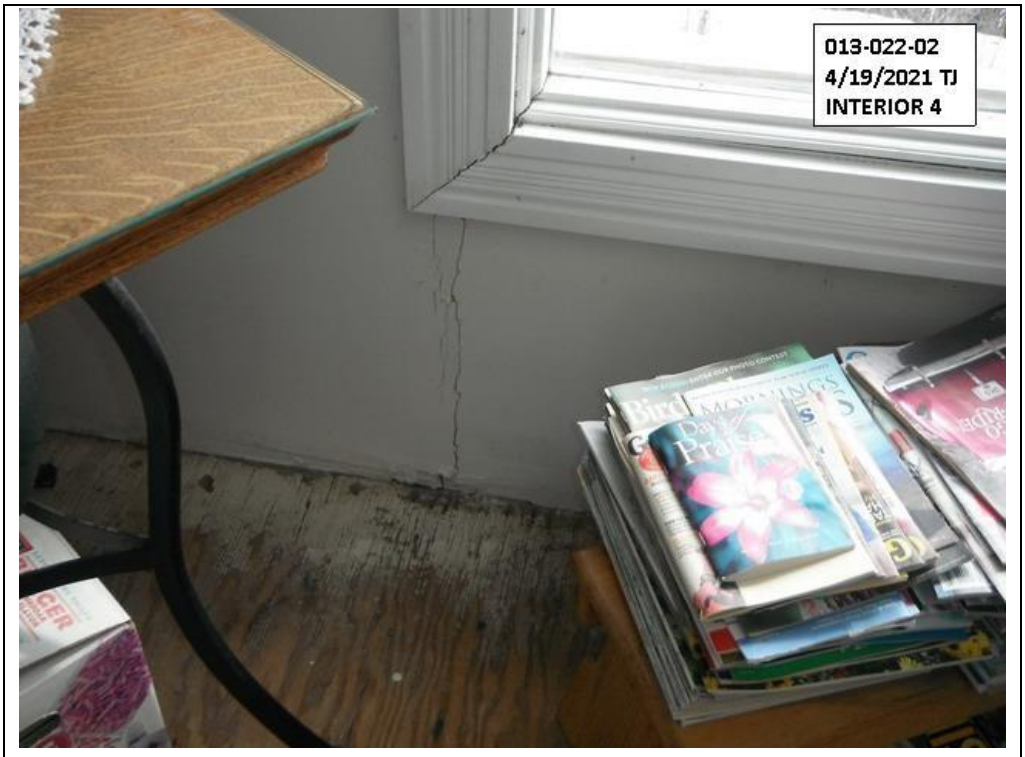
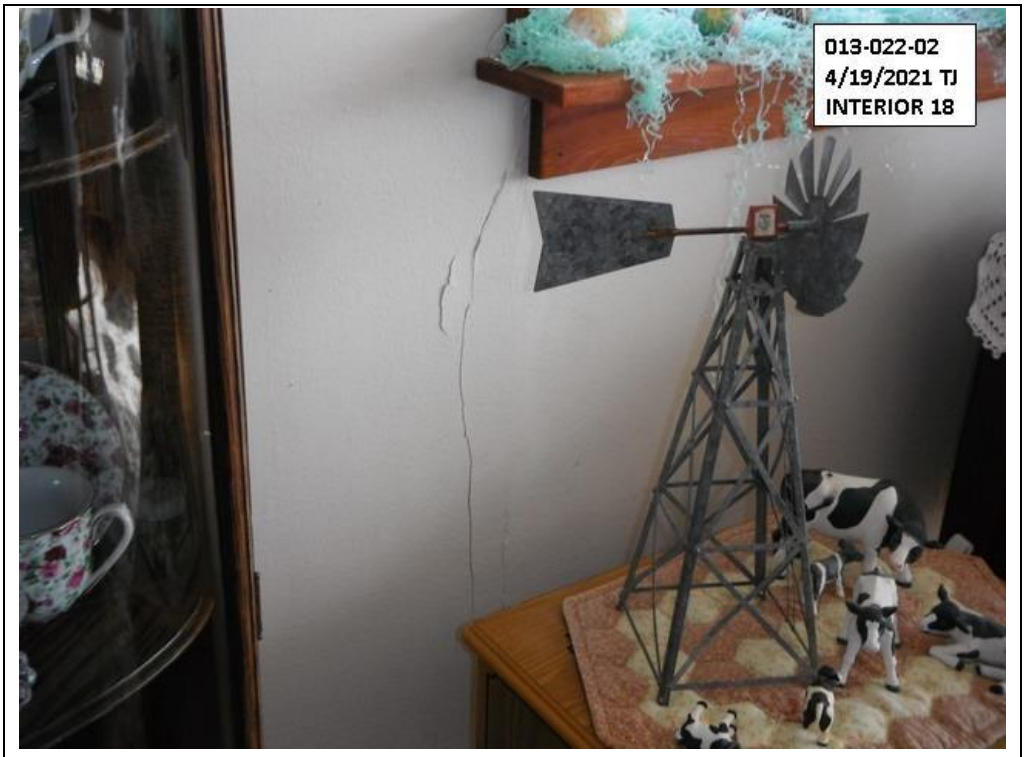


SUBJECT PHOTOS



SUBJECT PHOTOS

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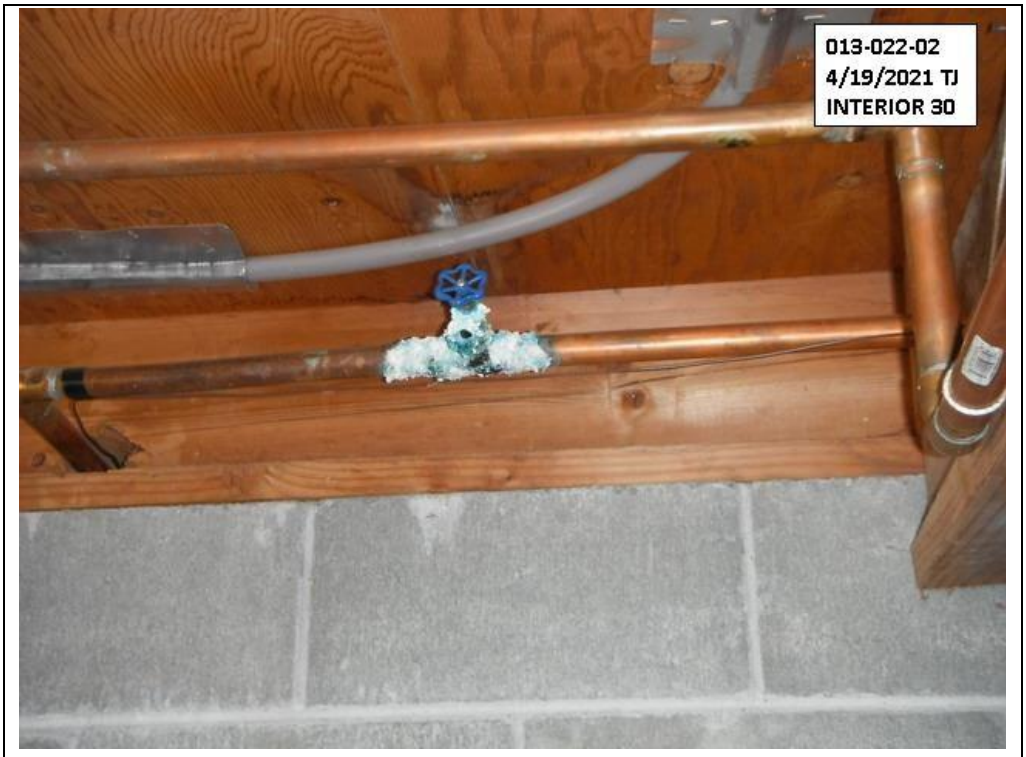
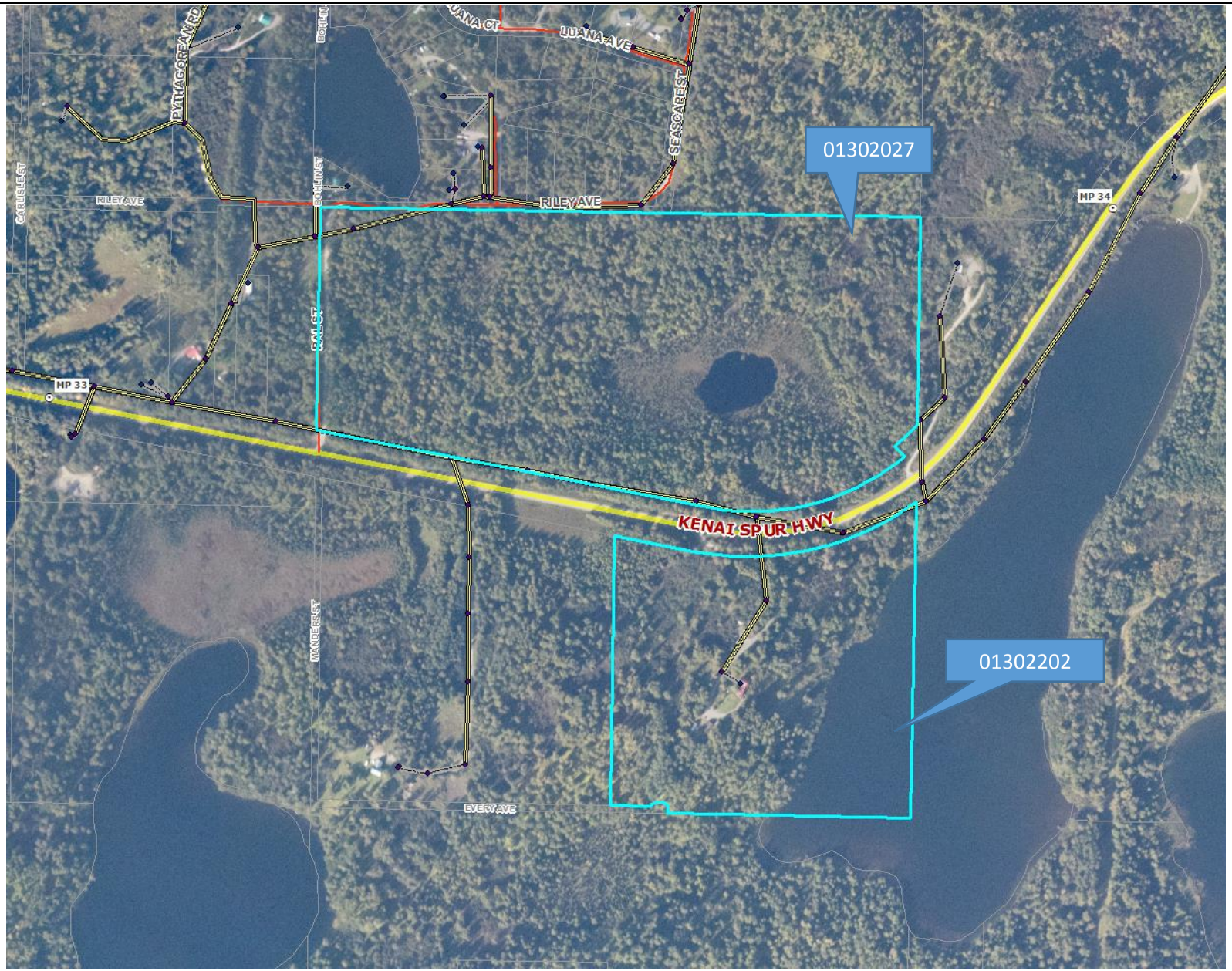
SUBJECT PHOTOS

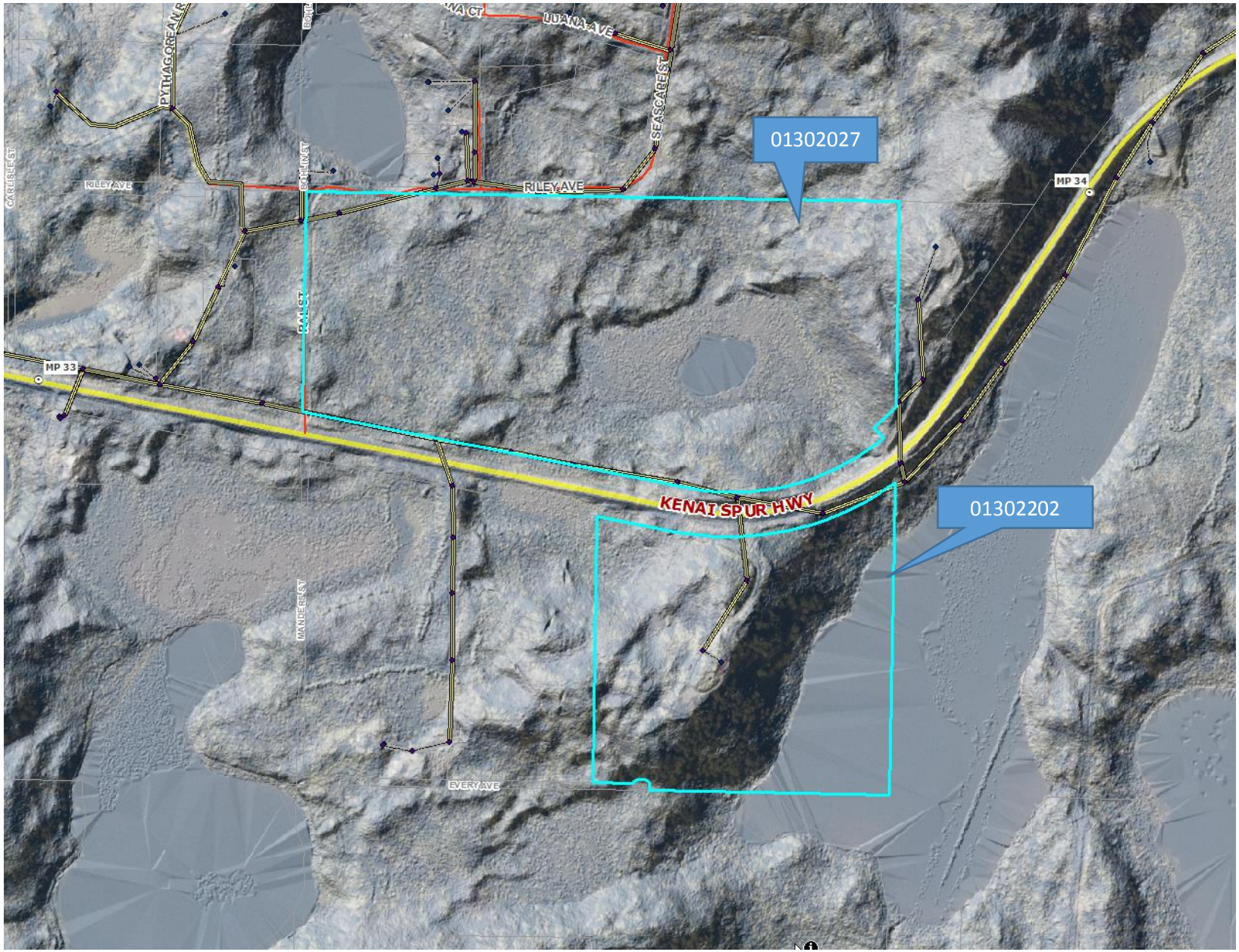


SUBJECT MAP



LUANA CT
LUANA AVE
PYTHAGOREAN RD
SEASCAPE ST
01302027
RILEY AVE
RILEY AVE
CARLISLE ST
BOHLIN ST
RAIL ST
MP 34
MP 33
KENAI SPUR HWY
MANDERS ST
01302202
EVERY AVE

SUBJECT MAP



LUANA AVE
PYTHAGOREAN R
SEASCAPE ST
RILEY AVE
RILEY AVE
CARLISLE ST
BOLLIN ST
RAL ST
MP 33
MP 34
KENAI SPUR HWY
MANDERS ST
EVERY AVE
01302027
01302202

KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

2021 1563

013-020-27

Assessor's Exhibits

ADMINISTRATIVE INFORMATION

Neighborhood:
14 - Central Peninsula - Nikiski

Property Class:
100 Residential Vacant

TAG:
55 - NIKISKI SENIOR

LEGAL DESCRIPTION:

T 8N R 11W SEC 24 Seward Meridian KN SW1/4 NORTH OF NORTH KENAI ROAD

ACRES: 70.00

PRIMARY OWNER

EVERY MARILYN R
58132 KENAI SPUR HWY
KENAI, AK 99611-6253

Residential Vacant

EXEMPTION INFORMATION

Senior Contiguous
Sen Over > 150k Flag for Contig Parcels
Sen Over > 150k Flag for Contig Parcels
Senior Contiguous

VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	57,200	57,200	57,200	57,200	57,200	105,500
Improvements	0	0	0	0	0	0
Total	57,200	57,200	57,200	57,200	57,200	105,500

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		50.00	1,924	1,924	96,200	6 View Limited	20	19,240	101,000
							X Elec Yes			
							o Easement			
							S Gravel Main			
							O Gas No	-15	-14,430	
Remaining/Wetlands	49 User Definable Land Formul		20.00	225	225	4,500	None			4,500
							ASSESSED LAND VALUE (Rounded) :		**4,810**	**105,500**

MEMOS

ORIGINAL

Exempt Value Notes

SENIOR EXEMPT AS CONTIG TO PIN 013-020-70, ORIGINAL HOMESTEAD BISECTED BY ROAD.

ASG 20

05/07/2021 Last inspected 09/02/2020 by LC; Code: M ; Data Entry by cmchood

KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

013-022-02

2021 107198

58132 KENAI SPUR HWY

Card R01

Assessor's Exhibits

ADMINISTRATIVE INFORMATION

Neighborhood:
140 Central Peninsula - Nikiski

Property Class:
110 Residential Dwelling - single

TAG:
55 - NIKISKI SN.

LEGAL DESCRIPTION: **ACRES:** 36.13

T 08N R 11W SEC 24 Seward Meridian KN 2019081 ROMY'S CORNER SUB TRACT 2

PRIMARY OWNER

EVERY MARILYN R
58132 KENAI SPUR HWY
KENAI, AK 99611-6253

Residential Dwelling - single

EXEMPTION INFORMATION

Residential Exemption - Borough
Senior Citizen

VALUATION RECORD

Assessment Year	2020	Worksheet
Land	37,800	108,900
Improvements	171,500	160,000
Total	209,300	268,900

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		26.78	2,468	2,468	66,100	I	Waterfront Pond	50	33,050	105,800
							6	View Limited	20	13,220	
							R	Paved	5	3,305	
							X	Elec Yes			
							O	Gas No	-15	-9,915	
Remaining/Wetlands	49 User Definable Land Formul		9.35	332	332	3,100		None			3,100
								ASSESSED LAND VALUE (Rounded) :		**39,660**	**108,900**

MEMOS

Building Notes

07/09 DM ROOF PART GAMBREL/PART GABLE.PART OF HOME HAS EBB HEAT.TRAILER STORED
07/19 TB R01 NO CHG TO % COMP.INFO/QUAL PER SF '13 & DM '09 INT INSP.SHEDGP & GRNHSE NV.OTHER OUTBLDGS POOR COND
12/19 ERS % COMPL FOR EARTHQUAKE REPAIRS:MAINLY DRYWALL;1 SIZEABLE CRACK IN CINDER.SOME FIN NOT COMPL

ASG 21

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				

ORIGINAL

05/07/2021 Last inspected 12/31/2019 by ERS; Code: F ; Data Entry by cmchood

R01 **013-022-02**

2021 lrsn: 107198

PHYSICAL CHARACTERISTICS
Style: 1 1/2 L FRAME
Occupancy Single Family
Story Height: 1.5
Finished Area 3,520
Attic: Fin

ROOFING
Material: Metal
Type: Gambrel
Framing: Std for class
Pitch: High 9/12 or more

FOUNDATION
Footing: Normal for class
Walls: Cinder block

DORMERS
None

FLOORING

1.0	Plywd sub	Base Allowance
1.5	Plywd sub	Base Allowance
A	Plywd sub	Base Allowance

more details on file 3,520.00 3520

EXTERIOR COVER

1.0	T111 plywd
1.5	T111 plywd
A	T111 plywd

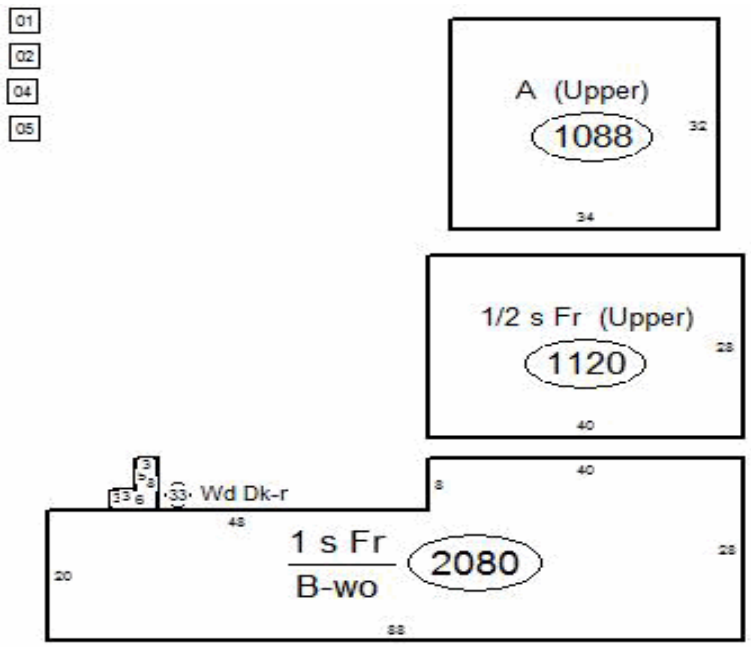
more details on file

INTERIOR WALLS

1.0	Normal for Class
1.5	Normal for Class
A	Normal for Class

HEATING AND PLUMBING
Primary Heat: Radiant-floor

2-Fixt.Baths:	1	2	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:	10



013-022-02 R01

Construction	BaseArea	floor	FinArea	Value
Wood Frame	2080	1.0	2,080	148,470
Wood Frame	1120	1.5	896	12,760
Wood Frame	1088	A	544	7,990
Concrete Blk	2080	B	0	41,350
			TOTAL BASE	**210,570**

INTERIOR		
	Frame/Siding/Roof/Dorme	1,310
	Loft/Cathedral	0
	Interior finish	43,130
	Basement finish	0
	Heating	6,270
	Plumbing	8,320
	Fireplaces/woodstoves	1,760
	Other (Ex.Liv, AC, Attic, ...)	0
	TOTAL INT	**60,790**

EXT FEATURES

Description	
1 WDDK-R	980

GARAGES

Att Garage	0
Att Carport	0
Bsmt Garage:	0
Ext Features	980

TOTAL GAR/EXT FEAT	**980**
SUB-TOTAL	**272,340**
Quality Class/Grade	F+ .95
GRADE ADJUSTED VALUE (rounded)	**258,720**

SPECIAL FEATURES

	Description		
D	FPG	1	1,760
01	PRIVSEPT	1	6,500
01	SWL-PRV	1	4,000
03	4SO	0	-9.56
04	LOFT	320	7.88
06	FINISHLO	578	4.40
06	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	RDF	Loc Adj	% Comp	Value
D	DWELL	1.5	F+	1974	1985		0.00	0.00	0	0	0	258,720	47	0	0	100	120	84	138,200
01	SWL	0.00	Avg	3000	3000		0.00	0.00	0	0	1	10,500	0	0	0	0		100	10,500
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
03	POLEBLDG	0.00	Low	1990	1995		19.12	9.56	13	36	468	4,470	80	0	0	0		100	900
04	FLATBARN	10.00	Low	1973	1993		21.78	19.28	16	20	320	6,170	80	0	0	0		100	1,200
05	MACHINE	0.00	Low	1980	1988		23.19	15.07	32	32	1,024	15,430	69	0	0	0		100	4,800
06	MACHINE	0.00	Low	1960	1970		25.67	19.54	24	27	578	11,750	80	0	0	0		100	2,400
																		TOTAL IMPROVEMENT VALUE (for this card)	**160,000**

Assessor's Empire

AUG 22

05/07/2021 Last inspected 12/31/2019 by ERS; Code: F ; Data Entry by cmchood

KENAI PENINSULA BOROUGH FIELD APPRAISAL DATA FORM

4/20/21 AW

Parcel # 013-022-02 Cd # 1 of 1 InspDate 4/19/21 Appraiser BA/TJ

STR. OVERRIDE VALUE _____

Redraw: (Y) N Reinspect: Y (N) Yr. _____ Supp. Roll: Y (N) Insp Reason: A

A → 2020 Fin

Property Class				Occupancy				Type: 1 1/2			
VA 100		Condo 140		Single Family	X	Condo		Material:	Quality:		
VA(Lnd Imp)105		AB 190		Duplex		Townhouse		Frame X	Cabin		G
RS 110	X	CM VC 300		Triplex				Log	P		VG
RS 112		CM(Lndlmp) 305		4-6 Family		Yr Blt 1974		Mas	L		EX
RC 120		CM 350		Multi-family		Eff Yr 1985			F	X	HVI
MH 130		LH VA 600		Other		Pct.Comp. 79			AV		HVII
MH (only) 131		LH (Lndlmp) 605		Extra Living Units							
MH 132		Other _____		Designed		Converted					

Foundation		Roof		Roof Material		Heat		Plumbing			
Footings		Type		Built up		Hot Water		kitchen 1	water htr	1	
Normal for class	X	Gable	X	CompSh to 235		No Heat		2-fix 1	4-fixture		
Piers - no wall		Gambrel		CompSh 240-260		Radiant Ceiling		3-fix 2	5-fixture		
Mono slab		Flat or Shed		Comp Roll		Radiant Floor	X	Extra fixtures			
None		A-Frame		Metal	X	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	X	Med 5/12 - 8/12		Bsmt Garage	1C	2C	3C	Fireplaces			
Mono slab - no wall		High 9/12 & up	X	Egress Win #		Monitor		Fireplace (M) G		1	
None				MH Found. (Lin Ft)				Wood Stove		1	

EXTERIOR DETAIL

Ext. Cover	1	1.5	1.75	2	A	Dormers:	
None						Shed	
Alum or Steel						Gable	
Board & Batten							
Log Rustic						Electricity:	
Log Solid						None	
Plywood (OSB)							
Stucco						Basement:	
T1-11 Economy	X	X				Wall c Block	
Vinyl							
Wood						Cover none	
Masonry Veneer							
Hardi-Plank							

INTERIOR DETAIL

Floor Type	1	1.5	1.75	2	A
Plywood (OWJ)	X	X			
Slab					
Other					
Finish	1	1.5	1.75	2	A
None					
Base Allowance	X	X			
Concrete					
Carpet					
Ceramic Tile					
Vinyl					
Hard Wood					
Pergo or Equal					

Interior Walls	1	1.5	1.75	2	A
Norm. for class	X	X			
None					
Log					
Panel A G					
Plywood					
Sheetrock					
Ceiling Finish	1	1.5	1.75	2	A
Norm. for class	X	X			
Suspended					
Acoustic Tile					
Plywood					
Sheetrock					
Wood					

SWL				LAND INFLUENCES								Same		
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		Same	HOA		For Sale			PLAT		Limited / NA
Septic (dup)		Private Water	(1)	Public H2O			Hwy Frt		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

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)						
04 BARN	L	1973	1993	16x20		(LOFT 20X16)
05 GPO	L	1980	1988	32x32	(2,000)	(LOFT 32x32)

NOTES:

DOM. 90 comp For Earth quake DAMAGE TO Sheet Rock + Foundation, plumbing leaks. Removed Pole Blds + GPO Due to condition

S:\Les Crane\Forms\Les-FieldApprForm.xls 4/28/2020

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 = 85%		mean = 100%		mean = 115%		mean = 135%		mean = 165%	
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	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	2
Water/Sewer Rough-in	2	2	4
Excavation, Forms, & Backfill	2	2	6
Foundation	-2	8	14
Rough Framing	-4	21	35
Windows & Exterior Doors	-1	2	37
Roof Cover	✓	3	40
Plumbing Rough-in	-1	4	44
Insulation	✓	1	45
Electrical Rough-in	✓	6	51
Heating	✓	5	56
Exterior Cover & Paint	-2	6	62
Int. Drywall ,Tape & Texture	-3	8	70
Int. Cabinets, Doors, Trim Etc.	-4	13	83
Plumbing Fixtures	✓	5	88
Floor Covers	-1	3	91
Built in Appliances	✓	3	94
Light Fixtures & Finish Hardware	-1	2	96
Painting & Decorating	-2	4	100
Total Completion	79		

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%			

Rev (02/2013)

85

02/08/2013 Prepared by the Kenai Peninsula Borough Assessing Dept. S:\Les Crane\Forms\Les-FieldApprForm.xls (Side 2)

S:\DeptForms\Les-FieldApprForm.xls

change ATTIC TO 2020 Fin 4/19/21 BA / TJ

BELOW GRADE

Lower Level Wall Framing: Treated Wood Concrete Block Concrete

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

LEVEL 1

LEVEL 2

KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

013-022-02

2021 107198

58132 KENAI SPUR HWY

Card R01

Assessor's Exhibits

ADMINISTRATIVE INFORMATION

Neighborhood:
140 Central Peninsula - Nikiski

Property Class:
110 Residential Dwelling - single

TAG:
55 - NIKISKI SN.

LEGAL DESCRIPTION: **ACRES:** 36.13

T 08N R 11W SEC 24 Seward Meridian KN 2019081 ROMY'S CORNER SUB TRACT 2

PRIMARY OWNER

EVERY MARILYN R
58132 KENAI SPUR HWY
KENAI, AK 99611-6253

Residential Dwelling - single

EXEMPTION INFORMATION

Residential Exemption - Borough
Senior Citizen

VALUATION RECORD

Assessment Year	2020	Worksheet
Land	37,800	108,900
Improvements	171,500	136,200
Total	209,300	245,100

LAND DATA AND CALCULATIONS

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							6 View Limited	20	13,220	
							R Paved	5	3,305	
							X Elec Yes			
							O Gas No	-15	-9,915	
Remaining/Wetlands	49 User Definable Land Formul		9.35	332	332	3,100	None			3,100
							ASSESSED LAND VALUE (Rounded) :		**39,660**	**108,900**

MEMOS

Building Notes
04/21 BA/TJ % COMP FOR EATHQUAKE DAMAGE TO SHEETROCK & FOUNDATION. PLUMBING LEAKS, REMOVED POLE BLDG & GPO DUE TO CONDITION

ASG 26

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				

RECOMMENDED

05/07/2021 Last inspected 04/19/2021 by BATJ; ; Data Entry by Jenny

Desk change 4/26/2021 by AW

R01 **013-022-02**

2021 Irsn: 107198

Assessor's Exhibits

PHYSICAL CHARACTERISTICS
Style: 1 1/2 L FRAME
Occupancy Single Family
Story Height: 1.50
Finished Area 3,194
Attic: Unfin

ROOFING
Material: Metal
Type: Gable
Framing: Std for class
Pitch: High 9/12 or more

FOUNDATION
Footing: Normal for class
Walls: Cinder block

DORMERS
None

FLOORING
1.0	Plywd sub	Base Allowance
1.5	Plywd sub	Base Allowance
A	Plywd sub	None

more details on file 3,194.00 3194

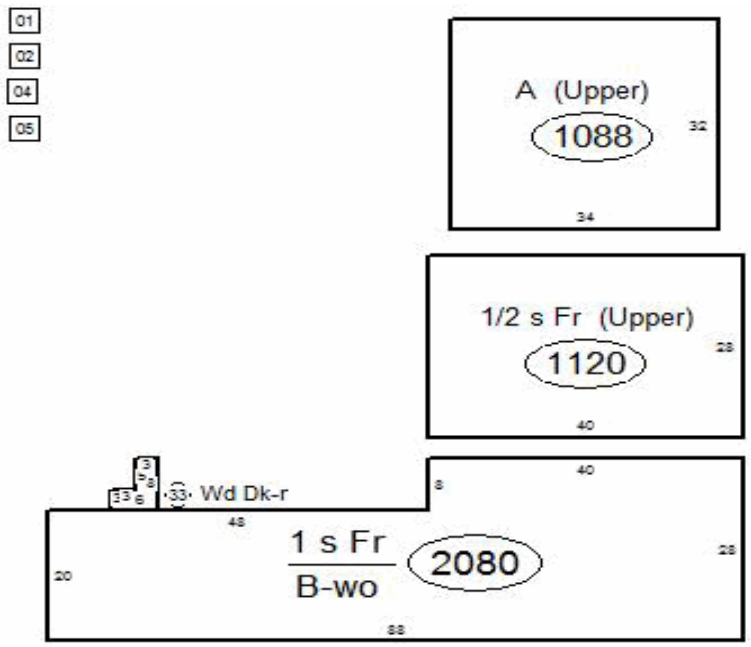
EXTERIOR COVER
1.0	T111 plywd
1.5	T111 plywd
A	T111 plywd

more details on file

INTERIOR WALLS
1.0	Normal for Class
1.5	Normal for Class
A	Normal for Class

HEATING AND PLUMBING
Primary Heat: Radiant-floor

2-Fixt.Baths:	1	2	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:		10



013-022-02 R01

Construction	BaseArea	floor	FinArea	Value
Wood Frame	2080	1.0	2,080	148,470
Wood Frame	1120	1.5	896	12,760
Wood Frame	1088	A	218	7,990
Concrete Blk	2080	B	0	41,350
			TOTAL BASE	**210,570**

INTERIOR		
	Frame/Siding/Roof/Dorme	1,310
	Loft/Cathedral	0
	Interior finish	35,650
	Basement finish	0
	Heating	5,690
	Plumbing	8,320
	Fireplaces/woodstoves	3,875
	Other (Ex.Liv, AC, Attic, ...)	0
	TOTAL INT	**54,845**

EXT FEATURES
Description
1 WDDK-R 980

GARAGES
Att Garage	0
Att Carport	0
Bsmt Garage:	0
Ext Features	980

TOTAL GAR/EXT FEAT	**980**
SUB-TOTAL	**266,395**
Quality Class/Grade	F .90
GRADE ADJUSTED VALUE (rounded)	**239,760**

SPECIAL FEATURES

Description			
D	FP	1	2,925
D	WDSTOVE	1	950.00
01	PRIVSEPT	1	6,500
01	SWL-PRV	1	4,000
04	LOFT	320	7.88
05	LOFT	1,024	0.00

SUMMARY OF IMPROVEMENTS

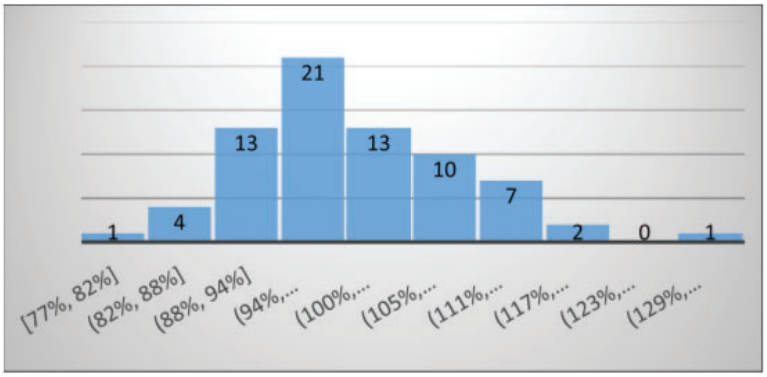
Improvement		Story or Ht	Grade	Yr.Blt. Const	Eff Const	Count	Base Rate	Adj Rate	W	L	Size/ Area	Comp Value	Pys Depr	Obs Depr	Fnc Depr	RDF	Loc Adj	% Comp	Value
D	DWELL	1.50	F	1974	1985		0.00	0.00	0	0	0	239,760	47	0	0	100	120	79	120,500
01	SWL	0.00	Avg	3000	3000		0.00	0.00	0	0	1	10,500	0	0	0	0		100	10,500
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
04	FLATBARN	10.00	Low	1973	1993		21.78	19.28	16	20	320	6,170	80	0	0	0		100	1,200
05	MACHINE	0.00	Low	1980	1988		OVERRIDE		32	32	1,024	0	0	0	0	0		100	2,000

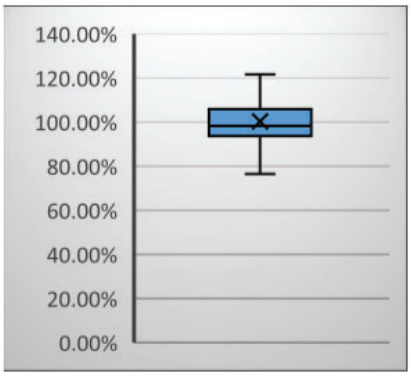
TOTAL IMPROVEMENT VALUE (for this card) **136,200**

AUG 27

05/07/2021 Last inspected 04/19/2021 by BATJ; ; Data Entry by Jenny Desk change 4/26/2021 by AW

NBH # 140			HT SFR	POST	
RATIO SUM:	72.23		2.88	# OF SALES:	72
MEAN:	100.32%	Earliest Sale	12/4/2017	TOTAL AV:	$ 16,410,400
MEDIAN:	98.27%	Latest Sale	10/22/2020	TOTAL SP:	$ 16,443,125
WTD MEAN:	99.80%	Outlier Information		MINIMUM:	76.50%
PRD:	100.52%	Range	1.5	MAXIMUM:	134.30%
COD:	7.58%	Lower Boundary	75.34%	MIN SALE AMT:	$ 80,000
St. Dev:	9.75%	Upper Boundary	124.21%	MAX SALE AMT:	$ 499,000
COV:	9.72%				





RATIO STUDY

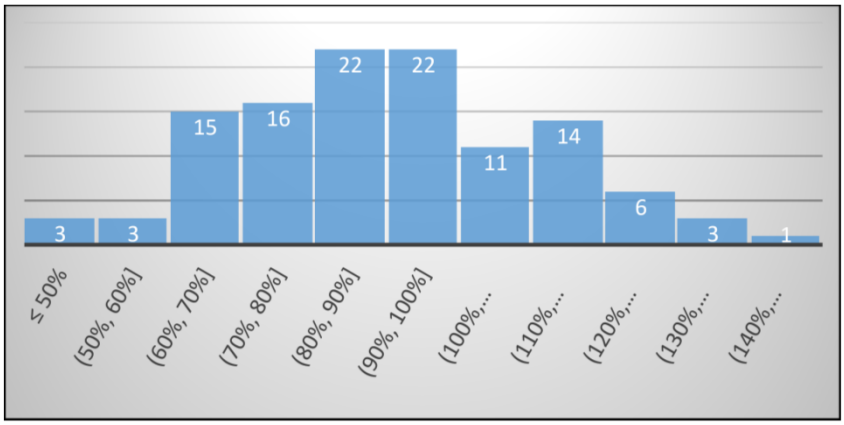
RATIO SUM:	72.23		2.88	**# OF SALES:**	72
MEAN:	100.32%	**Earliest Sale**	12/4/2017	**TOTAL AV:**	$ 16,410,400
MEDIAN:	98.27%	**Latest Sale**	10/22/2020	**TOTAL SP:**	$ 16,443,125
WTD MEAN:	99.80%	**Outlier Info**		**MINIMUM:**	76.50%
PRD:	100.52%	**Range**	1.50	**MAXIMUM:**	134.30%
COD:	7.58%	**Lower Bounda**	75.34%	**IN SALE AMT:**	$ 80,000
St. Dev:	0.0975	**Upper Bounda**	124.21%	**AX SALE AMT:**	$ 499,000
COV:	9.72%				$ -

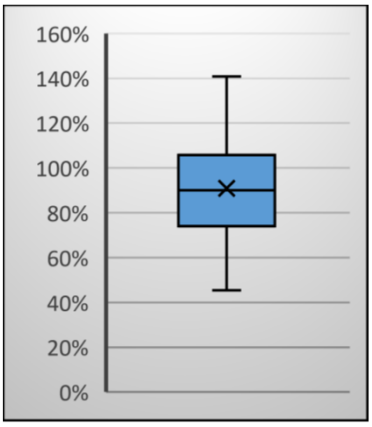
SALE DATE:	**2021**
HOUSE TYPE:	**SFR**
MKT AREA:	**140**
POST	

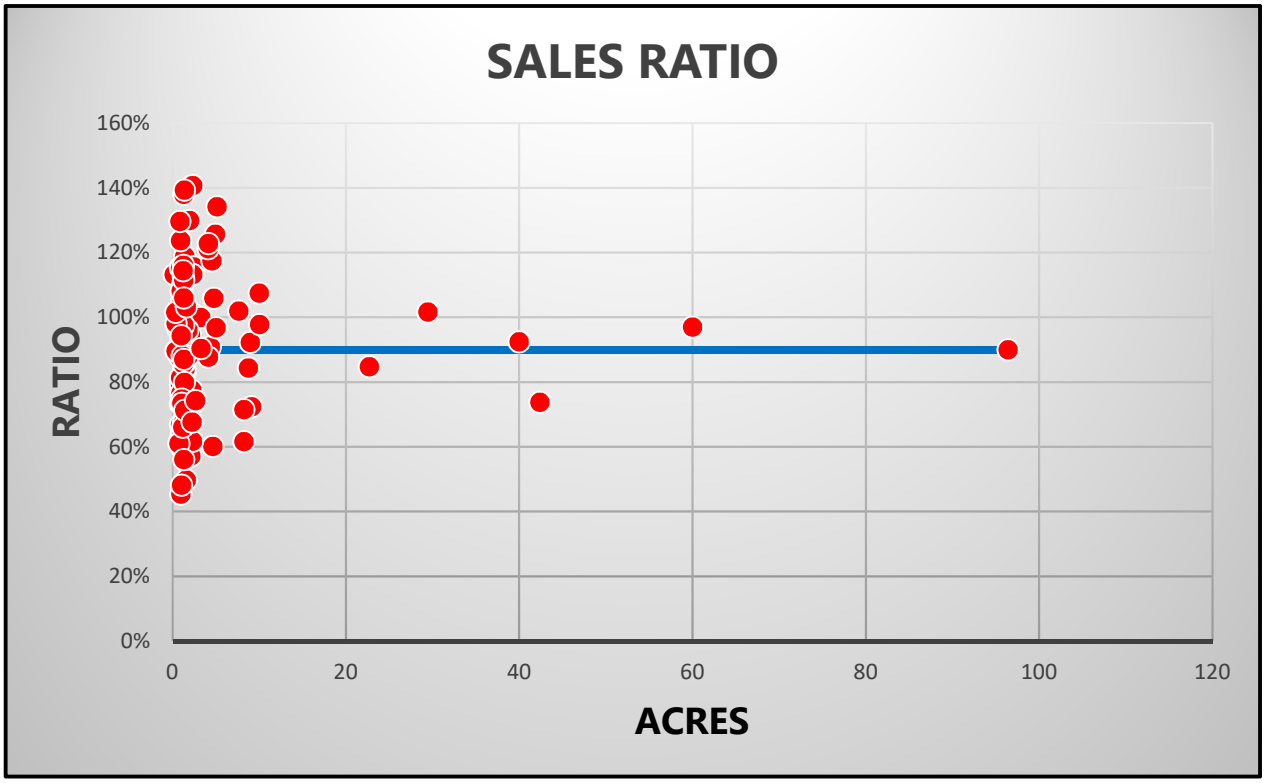
PIN	AREA	IMPS	LAND	AV	SP	RATIO	HTYPE	DATE	QUAL
01214115	140	$ 128,800	$ 7,700	$ 136,500	$ 142,000	96.13%	11	8/15/2018	A+
01217033	140	$ 126,900	$ 21,600	$ 148,500	$ 155,000	95.81%	25	9/12/2018	A-
01228005	140	$ 248,900	$ 9,000	$ 257,900	$ 265,000	97.32%	11	2/11/2020	A
01238026	140	$ 431,100	$ 25,200	$ 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+

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-

Mean	90.81%		3.00	**Excluded**	0
Median	90.00%	**Earliest Sale**	9/6/2017	**# of Sales**	116
WtdMean	87.27%	**Latest Sale**	9/4/2020	**Total AV**	$ 2,291,000
PRD:	1.04	Outlier Information		**Total SP**	$ 2,625,291
PRB:	0.01	Range	1.5	**Minimum %**	45.45%
COD:	18.64	**Lower Boundary**	26.22%	**Maximum %**	140.81%
St.Dev	0.2117	**Upper Boundary**	153.47%	**Min Sale Amt**	$ 3,000
COV:	23.31			**Max Sale Amt**	$ 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%
140	**5/24/2019**	**01732901**	**42.4**	**$ 36,900**	**$ 50,000**	**73.80%**

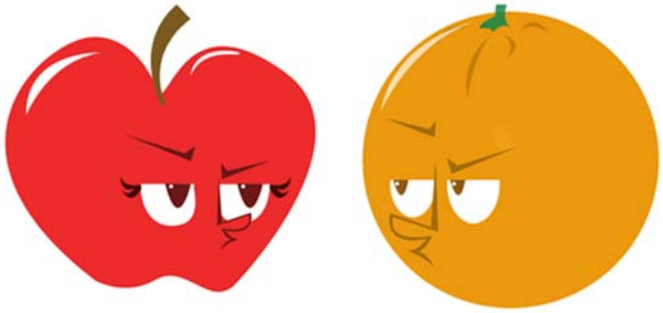
***Moved from #180 Market Area to #140 Market Area**

Assessor's Exhibits

Date	Time	Name of Contact	Account #	Contact #	Comments / Notes
3/22/2021	1:57 PM	EVERY, Marilyn	013-022-02	(907) 776-8603	Upset land has increased so much. Stan Thompson told here she wouldn't have to pay taxes on the property across the road. Can't believe values have gone up this much. Every body is money nhungry. Not happy that I could not make an adjustment over the phone. Will file an appeal.
4/5/2021	12:00 PM	EVERY, Marilyn	013-020-27 013-022-02	(907) 776-8603	I CALLED MARILYN TO TELL HER WE RECEIVED HER FORMAL APPEAL AND WOULD CALL TO SET UP AN INSPECTION.
4/13/2021	1:05 PM	EVERY, Marilyn	013-022-02	(907) 776-8603	CALLED TO SET UP INSPECTION FOR 4/19/21 @ NOON.
4/27/2021	4:22 PM	EVERY, Marilyn	013-022-02	(907) 776-8603	WILL CONTINUE
5/4/2021	8:39 AM	EVERY, Marilyn	013-022-02	(907) 776-8603	CALLED MARILYN TO ASK IF SHE WAS GOING TO BOE. SHE SAID SHE WAS NOT FEELING WELL AND DIDN'T KNOW WHAT SHE WAS GOING TO DO.
5/5/2021	8:28 AM	EVERY, Marilyn	013-022-02	(907) 776-8603	Discussed land value, lakefront influence. No change to land value.
5/5/2021	8:33 AM	EVERY, Marilyn	013-020-27	(907) 776-8603	Discussed land value, influences. No change to land 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.

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

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

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

AS 29.45.110. FULL AND TRUE VALUE

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

BURDEN OF PROOF

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

*A borough has discretion to appraise, by whatever recognized method of valuation it chooses, so long as there is no fraud or clear adoption of a fundamentally wrong principle of valuation. Hoblit 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

RECEIVED
APR 0 1 2021
Borough Clerk's Office
Kenai Peninsula Borough

144 N. Binkley Street
Soldotna, Alaska 99669-7599

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

For Official Use Only

Fees Received: $ 100 (68)
☐ Cash
☑ Check # 2076
payable to Kenai Peninsula Borough

CREDIT CARDS NOT ACCEPTED FOR FILING FEES

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

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:	15706343 NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	RICHARD W THAYER
Legal Description:	T1S R14W SEC35 SEW MERIDIAN HM 0900721 NRESUB ADDN NO1 LOT1-A
Physical Address of Property:	15784 STEELHEAD RIDGE RD NINILCHIK, AK 99639

Contact information for all correspondence relating to this appeal:

Mailing Address:	P.O. BOX 39281		
Phone (daytime):	907-301-6856	Phone (evening):	907-301-6856
Email Address:	rwthayer@gci.net		☒ I AGREE TO BE SERVED VIA EMAIL

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

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

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

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

Comparable Sales:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE
18532007	63819 EVERGREEN AVE	157,000	8/28/2019
15949007	11725 CRABMAN ROAD	75,000	8/8/2019
15901081	17695 KIMELUK	125,000	6/24/2020

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)

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

The following are *NOT* grounds for appeal:
- The taxes are too high.
- The value changed too much in one year.
- You cannot afford the taxes.

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

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

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

Check the following statement that applies to your intentions:

- [x] 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:

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

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

Richard W. Thayer — 28 MARCH 2021

Signature of Appellant / Agent / Representative — Date

RICHARD W. THAYER

Printed Name of Appellant / Agent / Representative

Documents Submitted to the KPB Board of Equalization

Owner of Record and Appellant: Richard Thayer

Parcel No. 15706343

Submitted: May 13, 2021

Hearing: May 26, 2021, 2 pm

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

Office of the Borough Clerk

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

Johni Blankenship, MMC
Borough Clerk

April 28, 2021

Richard W Thayer
rwthayer@gci.net

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

Mr. Thayer:

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

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

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

2021 KPB Property Assessment Evaluation

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	Z	AA	AC	AD	AE
1				Floor Area			Assessed Value				2021 $	2020 $	2019 $		2021 %	2020 %	2019 %	2021 $	2020 $	2019 $				Sale $ /				
2		Property ID	Address	Gross	Finish	Yr Blt	2021	2020	2019	2018	Change	Change	Change		Change	Change	Change	/F ft2	/F ft2	/F ft2	Sale Date		Sales Price	F ft2		HT	House Type	Quality
3																												
4		2020 COMPS																										
5	1	15723109	12829 Frontage Rd	640	640	2009	125,300	125,400	110,000	100,600	-100	15,400	9,400		-0.1%	14.0%	9.3%	195.78	195.94	171.88	5/8/2019		138,000	215.63		73	Cot Mul L	Ave-
6	2	15949007	17725 Crab Man Rd	672	672	1984	86,200	86,500	76,400	74,300	-300	10,100	2,100		-0.3%	13.2%	2.8%	128.27	128.72	113.69	9/6/2019		75,000	111.61		72	Cot 1 L	F
7	3	18532007	63819 Evergreen Ave	1,152	960	2008	154,700	153,100	132,400	121,100	1,600	20,700	11,300		1.0%	15.6%	9.3%	161.15	159.48	137.92	6/23/2019		157,000	163.54		72	Cot 1 L	Avg
8																												
9															0.2%	14.3%	7.2%	161.73	161.38	141.16			370,000	163.59				
10		Additional 2020 and 2021 Sales																										
11	1	15706313	15832 Steelhead Ridge Rd	561	722	1994	79,400	80,200	70,800	74,000	-800	9,400	-3,200		-1.0%	13.3%	-4.3%	109.97	111.08	98.06	12/11/2020		92,000	127.42		72	Cot 1 L	F
12	2	15721005	62598 Marsha Way	740	740	2004	80,500	80,700	74,100	76,600	-200	6,600	-2,500		-0.2%	8.9%	-3.3%	108.78	109.05	100.14	1/6/2021		135,000	182.43		71	Cabin	Ave-
13	2a	15721006	62578 Marsha Way				12,500	12,500	18,800	18,800	0	-6,300	0								1/6/2021							
14	3	18532038	63540 Evergreen Ave	384	384	1998	70,200	70,400	64,400	63,300	-200	6,000	1,100		-0.3%	9.3%	1.7%	182.81	183.33	167.71	12/16/2020		78,000	203.13		71	Cabin	Ave-
15	3a	18532048	63510 Evergreen Ave				10,700	10,700	15,100	15,100	0	-4,400	0								12/16/2020							
16																												
17															-0.6%	11.1%	-3.8%	133.86	134.49	121.97			227,000	154.93				
18		2021 COMPS																										
19	1	15701033	11890 Sterling Hwy	254	254	2005	36,500	36,600	38,700	56,200	-100	-2,100	-17,500		-0.3%	-5.4%	-31.1%	143.70	144.09	152.36	1/31/2018		43,000	169.29		71	Cabin	F
20	2	15723109	12829 Frontage Rd	640	640	2009	125,300	125,400	110,000	100,600	-100	15,400	9,400		-0.1%	14.0%	9.3%	195.78	195.94	171.88	5/8/2019		138,000	215.63		73	Cot Mul L	Ave-
21	3	15949007	17725 Crab Man Rd	672	672	1984	86,200	86,500	76,400	74,300	-300	10,100	2,100		-0.3%	13.2%	2.8%	128.27	128.72	113.69	9/6/2019		75,000	111.61		72	Cot 1 L	F
22	4	15721022	10377 Katrine Blvd	720	720	2007	208,700	193,800	184,000	180,500	15,400	9,300	3,500		8.0%	5.1%	1.9%	289.86	268.47	255.56	2/3/2020		213,000	295.83		72	Cot 1 L	Ave-
23	5	15901111	17540 Tidal Knoll Rd	768	768	2003	138,800	139,400	123,700	118,600	-600	15,700	5,100		-0.4%	12.7%	4.3%	180.73	181.51	161.07	9/28/2018		156,600	203.91		72	Cot 1 L	Ave
24	6	15945007	17560 Prospector St	768	768	1990	111,500	111,800	99,900	101,700	-300	11,900	-1,800		-0.3%	11.9%	-1.8%	145.18	145.57	130.08	11/13/2018		129,000	167.97		72	Cot 1 L	Avg
25	7	18532007	63819 Evergreen Ave	1,152	960	2008	154,700	153,100	132,400	121,100	1,600	20,700	11,300		1.0%	15.6%	9.3%	161.15	159.48	137.92	6/23/2019		157,000	163.54		72	Cot 1 L	Avg
26	8	15901081	17695 Kimeluk St	1,568	1,568	2000	169,600	175,900	142,300	119,600	-6,300	33,600	22,700		-3.6%	23.6%	19.0%	108.16	112.18	90.75	6/24/2020		125,000	79.72		72	Cot 1 L	Avg-
27																												
28															0.5%	11.3%	1.7%	169.10	167.00	151.66			1,036,600	175.94				
41		NRE HT 71, 72 and 73																										
42	1	15706313	15832 Steelhead Ridge Rd	561	561	1994	79,400	80,200	70,800	74,000	-800	9,400	-3,200		-1.0%	13.3%	-4.3%	141.53	142.96	126.70	12/11/2020		92,000	163.99		72	Cot 1 L	F
43	2	15706309	15790 Bear Paw Rd	608	608	1996	92,900	93,100	78,800	64,300	-200	14,300	14,500		-0.2%	18.1%	22.6%	152.80	153.13	129.61						72	Cot 1 L	F+
44	3	15706310	15786 Bear Paw Rd	756	655	2009	110,800	111,000	95,300	92,800	-200	15,700	2,500		-0.2%	16.5%	2.7%	169.16	169.47	145.50						73	Cot Mul L	Ave+
45	4	15706421	65100 Forest Park Ave	672	672	2008	106,200	106,300	91,500	90,900	-100	14,800	600		-0.1%	16.2%	0.7%	158.04	158.18	136.16						72	Cot 1 L	Ave-
46	5	15706343	15784 Steelhead Ridge Rd	672	672	2010	120,800	121,100	104,800	86,600	-300	16,300	18,200		-0.2%	15.6%	21.0%	179.76	180.21	155.95						72	Cot 1 L	Ave
47	6	15706353	15767 Steelhead Ridge Rd	672	672	2016	105,000	131,300	105,100	89,800	-26,300	26,200	15,300		-20.0%	24.9%	17.0%	156.25	195.39	156.40						72	Cot 1 L	Ave-
48	7	15706356	15825 Steelhead Ridge Rd	792	721	2003	115,700	116,200	96,100	94,100	-500	20,100	2,000		-0.4%	20.9%	2.1%	160.47	161.17	133.29						71	Cabin	F+
49	8	15706355	15817 Steelhead Ridge Rd	792	721	2003	103,700	103,500	84,500	65,000	-300	19,000	19,500		-0.3%	22.5%	30.0%	143.13	143.55	117.20						71	Cabin	F+
51																												
52															-2.8%	18.5%	11.5%	157.64	163.01	137.54								
53		NRE HT Other																										
54	9	15706436	15642 Morning Lori St	1,344	1,209	2008	141,600	142,800	141,700	105,000	-1,200	1,100	36,700		-0.8%	0.8%	35.0%	117.12	118.11	117.20							1 1/2 L Fr	Ave
55	10	15706315	15795 Bear Paw Rd	1,568	1,350	2011	184,700	186,400	184,600	147,800	-1,700	1,800	36,800		-0.9%	1.0%	24.9%	136.81	138.07	136.74							1 1/2 L Fr	Ave
56	11	15706362	15659 Steelhead Ridge Rd	2,102	1,906	2011	381,100	385,200	372,900	253,700	-4,100	12,300	119,200		-1.1%	3.3%	47.0%	199.95	202.10	195.65							1 1/2 L Fr	VG-
57	12	15706308	15798 Bear Paw Rd	1,094	858	2004	91,600	92,400	93,100	103,000	-800	-700	-9,900		-0.9%	-0.8%	-9.6%	106.76	107.69	108.51							1 1/2 L Log	F+
58	13	15706375	15822 Bear Paw Rd	2,216	1,108	1995	172,500	162,400	175,800	175,100	10,100	-13,400	700		6.2%	-7.6%	0.4%	155.69	146.57	158.66							1 L Mas	Ave
59	14	15706434	65205 Forest Park Ave	1,120	1,120	2000	134,900	127,300	139,900	131,900	7,600	-12,600	8,000		6.0%	-9.0%	6.1%	120.45	113.66	124.91							1 Log Fr	Avg-
60	15	15706377	15800 Wild Salmon Way	1,344	1,344	2004	229,500	218,300	222,200	214,300	11,200	-3,900	7,900		5.1%	-1.8%	3.7%	170.76	162.43	165.33							1 Log Fr	Avg
61	16	15706369	15664 Steelhead Ridge Rd	1,152	832	2002	158,600	132,800	132,100	129,100	25,800	700	3,000		19.4%	0.5%	2.3%	190.63	159.62	158.77	07/19/19		148,000	177.88			1 Log Fr	Avg -
62	16a	15706368	15566 Steelhead Ridge Rd				16,200	16,200	17,900	17,900	0	-1,700	0								07/19/19							
63	16b	15706370	15740 Steelhead Ridge Rd				13,100	13,100	15,200	15,200	0	-2,100	0								07/19/19							
64	17	15706431	15710 Wild Salmon Way	1,632	1,632	2005	226,900	180,900	225,900	200,700	46,000	-45,000	25,200		25.4%	-19.9%	12.6%	139.03	110.85	138.42							2+ L Fr	Ave+
65	18	15706354	15805 Steelhead Ridge Rd	2,050	2,050	1997	341,200	284,500	343,200	286,400	56,700	-58,700	56,800		19.9%	-17.1%	19.8%	166.44	138.78	167.41							2+ L Fr	VG-
66	19	15706366	15571 Steelhead Ridge Rd	2,448	2,288	2000	282,600	233,600	283,700	168,600	49,000	-50,100	115,100		21.0%	-17.7%	68.3%	123.51	102.10	123.99	8/22/2018		224,500	98.12			2+ L Fr	Ave
67	20	15706360	15677 Steelhead Ridge Rd	2,960	2,960	2003	299,500	256,100	307,400	307,700	43,400	-51,300	-300		16.9%	-16.7%	-0.1%	101.18	86.52	103.85							2+ L Fr	Ave
69																												
70		Included in Detailed Assessment of 2019 and 2020 COMPS													9.7%	-7.1%	17.5%	144.03	132.21	141.62								
71																												
72																												
73		Assessed Value Criteria							$/Ft2		Range of Possible Assessed Values																	
74																												
75	1	Ave 2021 $/Ft2 of Assessed Value NRE HT 71, 72 and 73							157.64		105,936	105,900																
76	2	Ave 2021 COMPS Normalized Assessed Values (2019 and 2020 sales)							163.51		109,878	109,800																
77	3	USAA Home Value Monitoring										111,000																
78	4	Ave 2021 COMPS $/Ft2 of Assessed Value							169.10		113,638	113,600																
79	5	Ave 2021 COMPS Sale $/Ft2 - raw unadjusted							175.94		118,229	118,200																
80	6	2021 $/Ft2 Assessed Value of 15784 Steelhead Ridge Rd							179.76		120,800	120,800																

Detailed Assessment of 2019 and 2020 COMPS

		15784 Steelhead Ridge Rd, Ninilchik, AK		12829 Frontage Road, Ninilchik, AK			15664 Steelhead Ridge Rd, Ninilchik, AK			63819 Evergreen Ave, Ninilchik, AK		
1	Distance From Subject		Subject	3.41			0.11			2.01		
2	Original List Price/List Price				$149,500	$144,900		$149,900	$149,900		$159,000	$159,000
3	Sold Price					$138,000			$148,000			$157,000
4	Sales Date				5/9/2019			7/20/2019			8/28/2019	
5	Personal Prop included in sale						YES			YES		
	Property Information/Adjustments					+/-			+/-			+/-
6	View (Inlet)		None		Superior			Same			Same	
7	Location (Bluff and proximity)		None		Superior			Same			Same	
8	Road Access		Inferior		Superior			Same			Superior	
9	Exterior Features		None		Superior			Superior			Superior	
10	Lot Acreage/Value	1.37	15100	1.0	34100	4070	3.65	42400	(25080)	1.15	13800	2425
10a	Superior View and Location					(6000)						
10b	Remaining Wetlands											
11	SF-Res/Value	672	77620	640			832			960		
12	Garage #/Value	2	24440	0		12500	2			0		12500
13	Beds	1		1			1			1		
14	Baths	1		1.5		(1000)	1.75		(1500)	1		
15	Heating		No Heat		Space Heater	(3000)		Forced Air	(3000)		Space Heater	(3000)
16	Fireplace - Gas	0		0			1		(500)	0		
17	Woodstove	0		0			0			0		
18	Improvements: MACHINE	1	5800	0		5800	0		5800	0		5800
19	Improvements: LEANTO	0		1		(400)	0			0		
20	Improvements: FLATCP	0		0			0			1		(7300)
21	Improvements: SHEDGP	0		0			0			1		(1000)
22	Improvements: CANPY	0		0			0			1		(1100)
23	Improvements:CONEX	0		0			1		(1200)	0		
24	Improvements:DETGAR	0		0			1	12500	0	0		
25	Structures:MHRVPARK											
26	Exterior Features		ATTGAR		OFP-R - 256 WDDK-R - 20			WDDK - 35 WDDK-R - 555			EFP - 72 OFP-R - 192 WDDK-R - 12 WDDK-R - 16	
27	Grade		A		A-			A			A	
28	House Type		Cot 1 L		Cot M L			1 L Frame			Cot 1 L	
28	Year Built/Remodeled		2011		2009			2002			2008	
	Adjusted Sales Price					$149,970			$122,520			$165,325
	Price Per SF- Res		$179.76			$234.33			$147.26			$172.21
	Ave Price Per SF		$163.51									

3.1

APP 6

Detailed Assessment of 2019 and 2020 COMPS

		11725 Crab Man Road, Ninilchik, AK			17695 Kimeluk Ninilchik, AK			10377 Katrina BLvd Ninilchik, AK		
1	Distance From Subject	2.37			4.90			9.00		
2	Original List Price/List Price		$79,900	$79,900						
3	Sold Price			$75,000			$125,000			$213,000
4	Sales Date		8/8/2019			6/24/2020			2/4/2020	
5	Personal Prop included in sale									
	Property Information/Adjustments			+/-			+/-			+/-
6	View (Inlet)		Same			Same			Superior	
7	Location (Bluff and proximity)		Same			Same			Superior	
8	Road Access		Superior			Superior			Superior	
9	Exterior Features		Superior			Superior			Superior	
10	Lot Acreage/Value	1.91	15000	(4240)	3.38	32500	(19627)	2.25	70900	(27730)
10a	Superior View and Location									(14000)
10b	Remaining Wetlands							2.88	1700	(1700)
11	SF-Res/Value	672			1568			720		
12	Garage #/Value	0		12500	0		12500	0		
13	Beds	1			1			1		
14	Baths	2		(2000)	1.5		(1000)	1		
15	Heating		Space Heater	(3000)		Space Heater	(3000)		Space Heater	(3000)
16	Fireplace - Gas	0			0			0		
17	Woodstove	0			1		(500)	1		(500)
18	Improvements: MACHINE	0		5800	0		5800	0		5800
19	Improvements: LEANTO	0			0			0		
20	Improvements: FLATCP	1		(900)	0			0		
21	Improvements: SHEDGP	0			1		(1800)	1		(600)
22	Improvements: CANPY	0			0			0		
23	Improvements:CONEX	0			0			0		
24	Improvements:DETGAR	0			0			1	24600	(6232)
25	Structures:MHRVPARK				1		(900)	0		
26	Exterior Features		RFX/ - 240 WDDK-R - 240			WDDK-R - 66			RFX/ - 360 WDDK-R - 32 WDDK-R - 360	
27	Grade		F			A-			A	
28	House Type		Cot 1 L			Cot 1 L			Cot 1 L	
28	Year Built/Remodeled		1984			2000			2007	
	Adjusted Sales Price			$83,160			$116,473			$165,038
	Price Per SF- Res			$123.75			$74.28			$229.22
	Ave Price Per SF									

3.2

APP 7

[redacted]

[redacted] Edit

View Another Property

[redacted]

Summary | Market Value | Rebuild Cost | Tax Value | USAA Loans

Property Value Estimates

Market Value	Rebuild Estimate	Tax Value
$111,000	$218,000	$97,200
Use this as a starting point to determine your available home equity.	For adequate protection, your property insurance should cover the cost to rebuild.	Contact the tax assessor's office to correct missing or incorrect information.

Tips for Managing Your Home

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

Feedback

Planning to move? We can help.

See What You Can Afford | Get Preapproved[3] | Insure Your New Home

Home Maintenance Tips

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

Get Tips and Advice

Financial Readiness Score

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

Get Your Score

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

GO MOBILE apps & more

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

Subject

Address	15784 Steelhead Ridge Road , Ninilchik, AK 99639
Beds	1
Baths	1
SF-Res	672
SF-Lot	59677.20
Garage #	2
Year Built	2011
Construction Status	Existing

Comparable Properties

	Subject	18-13309		19-6866		19-6940	
	15784 Steelhead Ridge Road Ninilchik AK 99639	12829 Frontage Road Ninilchik AK		15664 Steelhead Ridge Road Ninilchik AK		16110 Reba Street Ninilchik AK	
Distance From Subject		3.41		0.11		0.60	
List Price		$144,900		$149,900		$169,000	
Original List Price		$149,500		$149,900		$169,000	
Sold Price		$138,000		$148,000		$174,200	
Status		Closed		Closed		Closed	
Status Date		05/08/2019		07/19/2019		07/11/2019	
Agent Days on Market		202		43		8	
Adjustment			+/-		+/-		+/-
Beds	1	1		1		1	
Baths	1	1.5		1.75		1	
SF-Res	672	640		832		795	
SF-Lot	59,677.2	43,560	+4070	158,994	-25080	120,225.6	-15289
Garage #	2	0	+3500	2		1	+1750
Year Built	2011	2009		2002		1986	
Construction Status	Existing	Existing Structure		Existing Structure		Existing Structure	
Adjusted Price		$145,570		$122,920		$160,661	
Price Per SF-Res	168.93	$227.45		$147.74		$202.09	

	Subject	19-8153		19-9458		19-9670	
	15784 Steelhead Ridge Road Ninilchik AK 99639	67081 Mahoney Way Ninilchik AK		63819 Evergreen Avenue Ninilchik AK		11725 Crab Man Road Ninilchik AK	
Distance From Subject		2.70		2.01		2.37	
List Price		$145,000		$159,000		$79,900	
Original List Price		$145,000		$159,000		$79,900	
Sold Price		$137,500		$157,000		$75,000	
Status		Closed		Closed		Closed	
Status Date		08/02/2019		08/26/2019		09/06/2019	
Agent Days on Market		47		27		22	
Adjustment			+/-		+/-		+/-
Beds	1	1		1		2	
Baths	1	1		1		1	
SF-Res	672	1,280		960		672	
SF-Lot	59,677.2	556,696.8	-121000	50,094	+2420	83,199.6	-5940
Garage #	2	2		0	+3500	0	+3500
Year Built	2011	1983		2008		1984	
Construction Status	Existing	Existing Structure		Existing Structure		Existing Structure	
Adjusted Price			$16,500		$162,920		$72,560
Price Per-SF-Res	168.93		$12.89		$169.71		$107.98

Price Analysis

Summary of Closed Listings

MLS #	Address	List Price	ADOM	Sold Date	Sold Price	Total Adjustments	Adjusted Price
19-9458	63819 Evergreen Avenue, Ninilchik AK	$159,000	27	08/23/2019	$157,000	$5,920	$162,920
18-13309	12829 Frontage Road, Ninilchik AK	$144,900	202	05/08/2019	$138,000	$7,570	$145,570
19-8153	67081 Mahoney Way, Ninilchik AK	$145,000	47	08/02/2019	$137,500	$-121,000	$16,500
19-6940	16110 Reba Street, Ninilchik AK	$169,000	8	07/10/2019	$174,200	$-13,539	$160,661
19-6866	15664 Steelhead Ridge Road, Ninilchik AK	$149,900	43	07/19/2019	$148,000	$-25,080	$122,920
19-9670	11725 Crab Man Road, Ninilchik AK	$79,900	22	09/06/2019	$75,000	$-2,440	$72,560

Low, Average, Median, and High Comparisons

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

Overall Market Analysis (Unadjusted)

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

Comparison Based on SF-Res

MLS #	Address	Adjusted Price	Price Per SF-Res
19-9458	63819 Evergreen Avenue , Ninilchik AK	$162,920	$169.71
18-13309	12829 Frontage Road , Ninilchik AK	$145,570	$227.45
19-8153	67081 Mahoney Way , Ninilchik AK	$16,500	$12.89
19-6940	16110 Reba Street , Ninilchik AK	$160,661	$202.09
19-6866	15664 Steelhead Ridge Road , Ninilchik AK	$122,920	$147.74
19-9670	11725 Crab Man Road , Ninilchik AK	$72,560	$107.98
Average		$113,522	$144.64
Subject Has			672
Indicated Price			$97,200.09

Address: 63819 Evergreen Avenue

Listing #	19-9458	**Price-List**	$ 159,000
Status	Closed	**Near**	Ninilchik
Zip Code	99639	**Type**	Residential
Bedrooms	1	**Baths**	1.00
SF-Res	960	**Carport #**	4
Garage #	0	**Latitude**	60.024183
Longitude	-151.589673	**Unit #**	
Year Built	2008		

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

School-Elementary	Ninilchik	**School-Middle**	Ninilchik	**School-High**	BTV-Undisci by LL
SF-Lot	50,094	**Acres**	1.15	**SF-Res**	960
SF-Gar	0	**Grid # (Muni Anch)**	N/A	**Tax Map #-Mat-Su**	N/A
Energy Rating		**Tax ID**	18532007	**Taxes (Estimated)**	
Tax Year		**Year Built**	2008	**Year Remodeled**	
Year Updated		**Construction Status**	Existing Structure	**Foreclosure/Bank Own**	No
Remote Description					

Directions: Sterling Hwy to Ninilchik, Turn onto Oil Well Road, go approximately 3 miles, Left on Brody, first Right on Evergreen Ave. Go to the very end of the Road, driveway straight ahead.
Legal: Ninilchik Airport Heights 1977 Addn Tr 7
Public Remarks: Beautiful Log-Sided Home, 1 Bdrm, 1 Bath, plus a large Loft area. Beautiful Covered Deck, Huge Vaulted T&G Ceilings, open Kitchen & Living room floor plan, separate Arctic Entry or Fish Processing area! Huge Boat/RV Covered Area, Fishing Cleaning Station, Shed, Very Private at End of the road. Great Recreational area. No CCR's. Furniture included with a Full Price Offer. Cash or Recreation Loan

Residential Type: Single Family Res
Construction Type: Wood Frame - 2x6
Exterior Finish: Log
Roof Type: Metal
Foundation Type: Sono Tubes
Floor Style: Chalet/A-Frame
Garage Type: None
Carport Type: Detached

Heat Type: Kerosene/Oil Heater
Fuel Type: Propane
Sewer Type: Septic Tank
Water-Type: Well
Dining Room Type: Area
Access Type: Dedicated Road; Dirt; Gravel; Unmaintained
Topography: Level
Wtrfrnt-Frontage: None

Wtrfrnt-Access Near: Creek; Inlet; Ocean; River
New Finance (Terms): Cash; Other - See Remarks
Mortgage Info: EM Minimum Deposit: 1,500
Docs Avl for Review: Docs Posted on MLS; Prop Disci Available

Features-Interior: BR/BA on Main Level; Ceiling Fan(s); Dishwasher; Electric; Gas Cooktop; Microwave (B/I); Range-Downdraft; Range/Oven; Refrigerator; Vaulted Ceiling; Washer &/Or Dryer; Water Softener; Window Coverings
Flooring: Carpet; Laminate Flooring
Features-Additional: Private Yard; Deck/Patio; Fire Service Area; Satellite Dish; Shed

Agent Days On Market	27	**Date-Closing**	08/23/2019	**Date-Pending**	07/07/2019

LO: Jack White Real Estate Soldotna

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

Adjustments for Comparable #19-9458

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

Price Per Calculations for Comparable #19-9458

Description	Value
SF-Res	$169.71

Address: 12829 Frontage Road

Listing #	18-13309	**Price-List**	$ 144,900
Status	Closed	**Near**	Ninilchik
Zip Code	99639	**Type**	Residential
Bedrooms	1	**Baths**	1.50
SF-Res	640	**Carport #**	0
Garage #	0	**Latitude**	60.091188
Longitude	-151.611995	**Unit #**	
Year Built	2009		

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

School-Elementary	Ninilchik	**School-Middle**	Ninilchik	**School-High**	Ninilchik
SF-Lot	43,560	**Acres**	1.00	**SF-Res**	640
SF-Gar		**Grid # (Muni Anch)**	N/A	**Tax Map #-Mat-Su**	N/A
Energy Rating		**Tax ID**	15723109	**Taxes (Estimated)**	
Tax Year		**Year Built**	2009	**Year Remodeled**	
Year Updated		**Construction Status**	Existing Structure	**Foreclosure/Bank Own**	No
Remote Description					

Directions: South on Sterling Hwy just after mile 131. Right on Frontage Rd. First driveway on right. Sign Posted.
Legal: Red Bluff Terrace Addn #1 L1 B1
Public Remarks: Home or Recreational Get-Away with Ocean and Mountain Views. Just Minutes Away from Beach Access. 1 Bedroom, 1.5 Bathroom, Breakfast Bar, Deck, and Shed. Close to Fishing the Deep Creek River, Ninilchik River, and Cook Inlet. Lived in a total of 2 years! as it was used as a Recreational Property.

Residential Type: Single Family Res
Construction Type: Wood Frame - 2x6
Exterior Finish: Wood
Roof Type: Metal
Foundation Type: All Weather Wood; Poured Concrete
Floor Style: Two-Story Tradtnl
Garage Type: None
Carport Type: None

Heat Type: Kerosene/Oil Heater
Fuel Type: Propane
Sewer Type: Septic Tank
Water-Type: Cistern
Dining Room Type: Breakfast Nook/Bar
Access Type: Dedicated Road; Gravel
View Type: Inlet; Mountains; Ocean; Unobstructed
Topography: Sloping
Wtrfrnt-Frontage: None

Wtrfrnt-Access Near: Inlet; Ocean
New Finance (Terms): Cash; Conventional
Mortgage Info: EM Minimum Deposit: 1,500
Docs Avl for Review: CC&R's; Prop Disc! Available

Features-Interior: Ceiling Fan(s); CO Detector(s); Electric; Microwave (B/I); Range/Oven; Refrigerator; Smoke Detector(s); Telephone
Features-Additional: Private Yard; Covenant/Restriction; Deck/Patio; Fire Service Area; Motion Lighting; Satellite Dish; Shed; View; Waterfront Access

Agent Days On Market	202	**Date-Closing**	05/08/2019	**Date-Pending**	03/28/2019

LO: Mossy Oak Properties of Alaska Kenai

Provided as a courtesy of
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Prepared by Amanda M Davis on Wednesday, March 18, 2020 2:45 PM.

Adjustments for Comparable #18-13309

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

Price Per Calculations for Comparable #18-13309

Description	Value
SF-Res	$227.45

Address: 67061 Mahoney Way

Listing #	19-8153	**Price-List**	$ 145,000
Status	Closed	**Near**	Ninilchik
Zip Code	99639	**Type**	Residential
Bedrooms	1	**Baths**	1.00
SF-Res	1,280	**Carport #**	0
Garage #	2	**Latitude**	60.013394
Longitude	-151.685006	**Unit #**	
Year Built	1983		

MLS Area: 476 - Ninilchik/Happy Valley
Borough/Census Area: 1B - Kenai Peninsula Borough
Region: 1 - Southcentral Alaska Region
Builder Name & Co:
Zoning: UNZ - Not Zoned

School-Elementary	Ninilchik	**School-Middle**	Ninilchik	**School-High**	Ninilchik
SF-Lot	556,697	**Acres**	12.78	**SF-Res**	1,280
SF-Gar	676	**Grid # (Muni Anch)**	N/A	**Tax Map #-Mat-Su**	N/A
Energy Rating		**Tax ID**	15901308	**Taxes (Estimated)**	
Tax Year		**Year Built**	1983	**Year Remodeled**	
Year Updated		**Construction Status**	Existing Structure	**Foreclosure/Bank Own**	No
Remote Description					

Directions: At MP 138.5 Sterling Hwy (1/2 mile south of Deep Creek Bridge, Ninilchik) travel 3/4 mile east on Deep Creek Rd. Turn right onto Crane St and drive 1/4 mile to Mahoney Way. Turn right & drive 200 yds.
Legal: Mahoney Estates Tr B
Public Remarks: Seafarer's cottage with a setting that was chosen back when choices abounded. World class fishing minutes away. Quiet, expansive wilderness views from a desirable elevation. Southern exposure. Level access with many building site options. Your fish camp getaway beckons...

Residential Type: Single Family Res	**Heat Type:** Stove; Forced Air	**Wtrfrnt-Access Near:** None
Construction Type: Wood Frame	**Fuel Type:** Propane; Wood	**New Finance (Terms):** Cash
Exterior Finish: Wood	**Sewer Type:** Septic Tank; Unknown	**Mortgage Info:** EM Minimum Deposit: 1,500
Roof Type: Metal	**Water-Type:** Private; Well	**Docs Avl for Review:** Docs Posted on MLS
Foundation Type: All Weather Wood	**Dining Room Type:** Area	
Floor Style: Cabin	**Access Type:** Gravel; Unknown-BTV	
Garage Type: Detached	**View Type:** Mountains; Wetlands	
Carport Type: Detached	**Topography:** Level; Sloping; Wetlands	
	Wtrfrnt-Frontage: None	

Features-Interior: Arctic Entry; BR/BA on Main Level; Dishwasher; Electric; Family Room; Range/Oven; Refrigerator; Washr&/Or Dryer Hkup; Wood Stove
Flooring: Carpet
Features-Additional: Greenhouse; Shed; View

Agent Days On Market	47	**Date-Closing**	08/02/2019	**Date-Pending**	07/09/2019

LO: Story Real Estate

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Adjustments for Comparable #19-8153

Description	Value	$137,500
SF-Lot	-121000	$16,500

Price Per Calculations for Comparable #19-8153

Description	Value
SF-Res	$12.89

Address: 16110 Reba Street

Listing #	19-6940	**Price-List**	$ 169,000
Status	Closed	**Near**	Ninilchik
Zip Code	99639	**Type**	Residential
Bedrooms	1	**Baths**	1.00
SF-Res	795	**Carport #**	1
Garage #	1	**Latitude**	60.038729
Longitude	-151.649132	**Unit #**	
Year Built	1986		

MLS Area: 476 - Ninilchik/Happy Valley
Borough/Census Area: 1B - Kenai Peninsula Borough
Region: 1 - Southcentral Alaska Region
Builder Name & Co:
Zoning: UNZ - Not Zoned

School-Elementary	Ninilchik	**School-Middle**	Ninilchik	**School-High**	Ninilchik
SF-Lot	120,226	**Acres**	2.76	**SF-Res**	795
SF-Gar	480	**Grid # (Muni Anch)**	N/A	**Tax Map #-Mat-Su**	N/A
Energy Rating		**Tax ID**	15930003	**Taxes (Estimated)**	
Tax Year		**Year Built**	1986	**Year Remodeled**	
Year Updated		**Construction Status**	Existing Structure	**Foreclosure/Bank Own**	No
Remote Description					

Directions: 8 tenths of a mile Oil Well Rd from the Ninilchik Tesoro to Reba Street, 1 tenth mile, see sign on the left.
Legal: Spakionaya Visok L2-4 B1
Public Remarks: NINILCHIK HOME, Beautifully detailed property inside and out. Home comes with natural gas serviced 3 lots. All of the improvements are all on the center lot providing a privacy buffer. 960 sf workshop with natural gas and plumbing. Heated detached garage with work-space. Plenty of additional covered storage space.

Residential Type: Single Family Res
Construction Type: Wood Frame
Exterior Finish: Wood
Roof Type: Metal
Foundation Type: Sono Tubes
Floor Style: Ranch-Traditional
Garage Type: Detached; Heated
Carport Type: Attached

Heat Type: Stove; Kerosene/Oil Heater
Fuel Type: Natural Gas
Sewer Type: Septic Tank
Water-Type: Well
Dining Room Type: Area
Topography: Level; Sloping
Wtrfrnt-Frontage: None

Wtrfrnt-Access Near: Creek; Inlet; River
New Finance (Terms): Cash; Conventional; Owner Finance
Mortgage Info: EM Minimum Deposit: 1,000
Docs Avl for Review: Docs Posted on MLS; Prop Discl Available

Features-Interior: BR/BA on Main Level; Ceiling Fan(s); CO Detector(s); Gas Cooktop; Range/Oven; Refrigerator; Smoke Detector(s); Telephone; Vaulted Ceiling; Washer &/Or Dryer; Washr&/Or Dryer Hkup; Water Softener; Window Coverings; Workshop
Flooring: Carpet
Features-Additional: Deck/Patio; DSL/Cable Available; Fire Service Area; Landscaping; Road Service Area; Satellite Dish; Shed

Agent Days On Market	8	**Date-Closing**	07/10/2019	**Date-Pending**	05/15/2019

LO: Springer Real Estate Group, LLC

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Adjustments for Comparable #19-6940

Description	Value	$174,200
SF-Lot	-15289	$158,911
Garage #	+1750	$160,661
Final Adjusted Value		$160,661

Price Per Calculations for Comparable #19-6940

Description	Value
SF-Res	$202.09

Address: 15664 Steelhead Ridge Road

Listing #	19-6866	**Price-List**	$ 149,900
Status	Closed	**Near**	Ninilchik
Zip Code	99639	**Type**	Residential
Bedrooms	1	**Baths**	1.75
SF-Res	832	**Carport #**	0
Garage #	2	**Latitude**	60.044480
Longitude	-151.635622	**Unit #**	
Year Built	2002		

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

School-Elementary	Ninilchik	**School-Middle**	Ninilchik	**School-High**	Ninilchik
SF-Lot	158,994	**Acres**	3.65	**SF-Res**	832
SF-Gar	616	**Grid # (Muni Anch)**	N/A	**Tax Map #-Mat-Su**	N/A
Energy Rating		**Tax ID**	15706369,68,70	**Taxes (Estimated)**	
Tax Year		**Year Built**	2002	**Year Remodeled**	2013
Year Updated	2013	**Construction Status**	Existing Structure	**Foreclosure/Bank Own**	No
Remote Description					

Directions: Sterling Hwy South, just before MP 136, left on Oil Well Rd, just over 1 mile turn left on Garrison Ridge Rd, Left on Wild Salmon Way & left on Steelhead Rdige Rd. Property is on the Right- See sign.
Legal: Ninilchik River Estates Addn #2 L10-12
Public Remarks: SIMPLY CHARMING NINILCHIK HOME up on a hilltop of 3.65 acres! 2013 addtion & updates make this 832 sf home ready to move into! Enjoy the serenity & southern exposure from the 550 sf wrap around deck. HUGE master suite wing boasts a full closet, spacious laundry room, sitting area & private 3/4 bath. 616 sf 2 car SHOP + 8x20 CONEX & circle driveway. Most custom log furniture stays for full price.

Residential Type: Recreational/Cabin; Single Family Res
Association Info: Association Name: Ninilchik River Estates; Dues-Amount: 150; Dues-Frequency: Yearly
Construction Type: Wood Frame - 2x4; Wood Frame - 2x6
Exterior Finish: Wood
Roof Type: Metal
Foundation Type: Poured Concrete; Sono Tubes
Floor Style: Cabin; Ranch-Traditional
Garage Type: Detached
Carport Type: None

Heat Type: Stove; Kerosene/Oil Heater; Forced Air
Fuel Type: Electric
Sewer Type: Septic Tank
Water-Type: Private
Dining Room Type: Area
Access Type: Dedicated Road; Gravel; Maintained
View Type: Mountains
Topography: Gently Rolling; Level; Sloping
Wtrfrnt-Frontage: None

Wtrfrnt-Access Near: River
New Finance (Terms): Cash; Conventional
Mortgage Info: EM Minimum Deposit: 1,500
Docs Avl for Review: CC&R's; Docs Posted on MLS; Prop Discl Available

Features-Interior: BR/BA on Main Level; CO Detector(s); Electric; Fireplace; Refrigerator; Smoke Detector(s); Telephone; Vaulted Ceiling; Washer &/Or Dryer; Window Coverings; Workshop
Flooring: Laminate Flooring
Features-Additional: Private Yard; Barn/Shop; Covenant/Restriction; Deck/Patio; Fire Service Area; Garage Door Opener; Home Owner Assoc.; Landscaping; Lot-Corner; Satellite Dish; Shed; Storage Space/Unit; Waterfront Access; RV Parking

Room Name	Level	Remarks
Dining Room	First	
Kitchen	First	
Living Room	First	
Utility Room	First	Utility Rm has outside entrance
Master Bathroom	First	
Bonus Room	First	laundry room/mud room
Bonus Room	First	sitting area

Room Name	Level
Master Bedroom	First
Three Quarter Bathroom	First

Agent Days On Market	43	**Date-Closing**	07/19/2019	**Date-Pending**	06/18/2019

LO: Century 21 Realty Solutions Freedom Branch

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Adjustments for Comparable #19-6866

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

Price Per Calculations for Comparable #19-6866

Description	Value
SF-Res	$147.74

Address: 11725 Crab Man Road

Listing #	19-9670	**Price-List**	$ 79,900
Status	Closed	**Near**	Ninilchik
Zip Code	99639	**Type**	Residential
Bedrooms	2	**Baths**	1.00
SF-Res	672	**Carport #**	0
Garage #	0	**Latitude**	60.017376
Longitude	-151.679461	**Unit #**	
Year Built	1984		

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

School-Elementary	Ninilchik	**School-Middle**	Ninilchik	**School-High**	Ninilchik
SF-Lot	83,200	**Acres**	1.91	**SF-Res**	672
SF-Gar		**Grid # (Muni Anch)**	N/A	**Tax Map #-Mat-Su**	N/A
Energy Rating		**Tax ID**	15949007	**Taxes (Estimated)**	
Tax Year		**Year Built**	1984	**Year Remodeled**	
Year Updated		**Construction Status**	Existing Structure	**Foreclosure/Bank Own**	No
Remote Description					

Directions: Sterling Hwy to Deep Creek, Right on Crab man and property on Left. See sign posted.
Legal: Sandhill Meadows L6 B1
Public Remarks: SUMMER IS HERE! 2 bed 1 bath home on 1.91 acres in Ninilchik and less than a mile from Deep Creek beach & boat launch! Property is very efficient and can be used year round. No CCRS and plenty of space for second home or large shop. Property is an estate sale. JUST GRAB THE FISHING POLES!

Residential Type: Recreational/Cabin	**Heat Type:** Kerosene/Oil Heater	**Wtrfrnt-Access Near:** None
Exterior Finish: Wood	**Fuel Type:** Oil	**New Finance (Terms):** Cash
Roof Type: Metal	**Sewer Type:** Septic Tank	**Mortgage Info:** EM Minimum Deposit: 2,000
Foundation Type: Other	**Water-Type:** Private; Well	**Docs Avl for Review:** Docs Posted on MLS
Floor Style: Cabin	**Access Type:** Gravel; Maintained; Government	
Garage Type: None	**Wtrfrnt-Frontage:** None	
Carport Type: None		

Features-Additional: Private Yard; Deck/Patio; Fire Service Area; Road Service Area

Agent Days On Market	22	**Date-Closing**	09/06/2019	**Date-Pending**	07/05/2019

LO: Century 21 Realty Solutions Freedom Branch

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Adjustments for Comparable #19-9670

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

Price Per Calculations for Comparable #19-9670

Description	Value
SF-Res	$107.98

Comparable Market Analysis

15784 Steelhead Ridge Rd, Ninilchik, AK, 99639

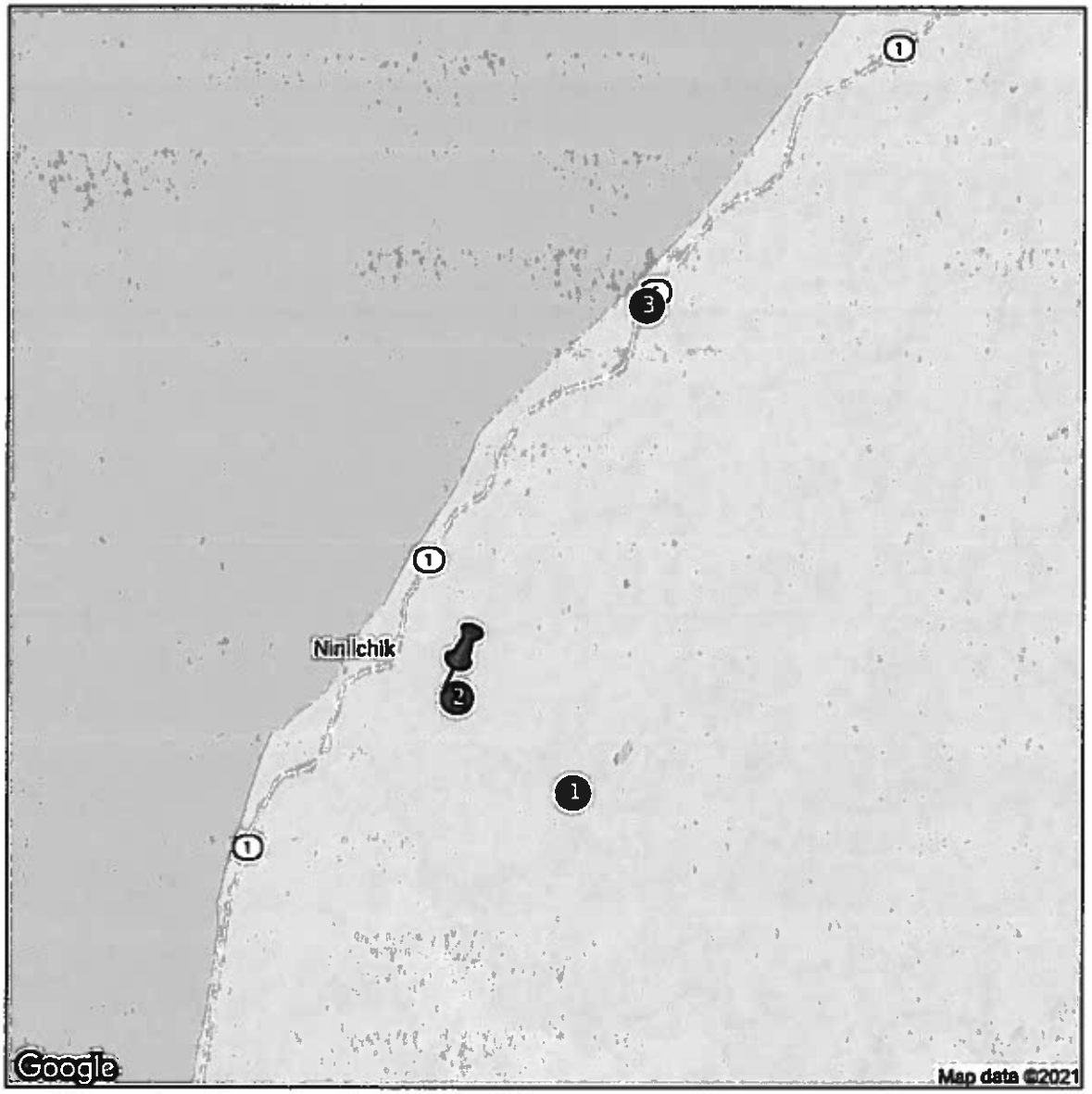
Prepared for 15784 Steelhead Ridge Rd, Ninilchik—Wednesday, March 31, 2021

Prepared by Michael Johnson of Somers Sotheby's International Realty

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

CMA Prepared for 15784 Steelhead Ridge Rd, Ninilchik by Michael Johnson 15784 Steelhead Ridge Rd , Ninilchik AK 99639

Map of Subject And Comparable Properties



Active Sold Pending Withdrawn Cancelled Expired

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

CMA Prepared for 15784 Steelhead Ridge Rd, Ninilchik by Michael Johnson 15784 Steelhead Ridge Rd , Ninilchik AK 99639

Subject

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

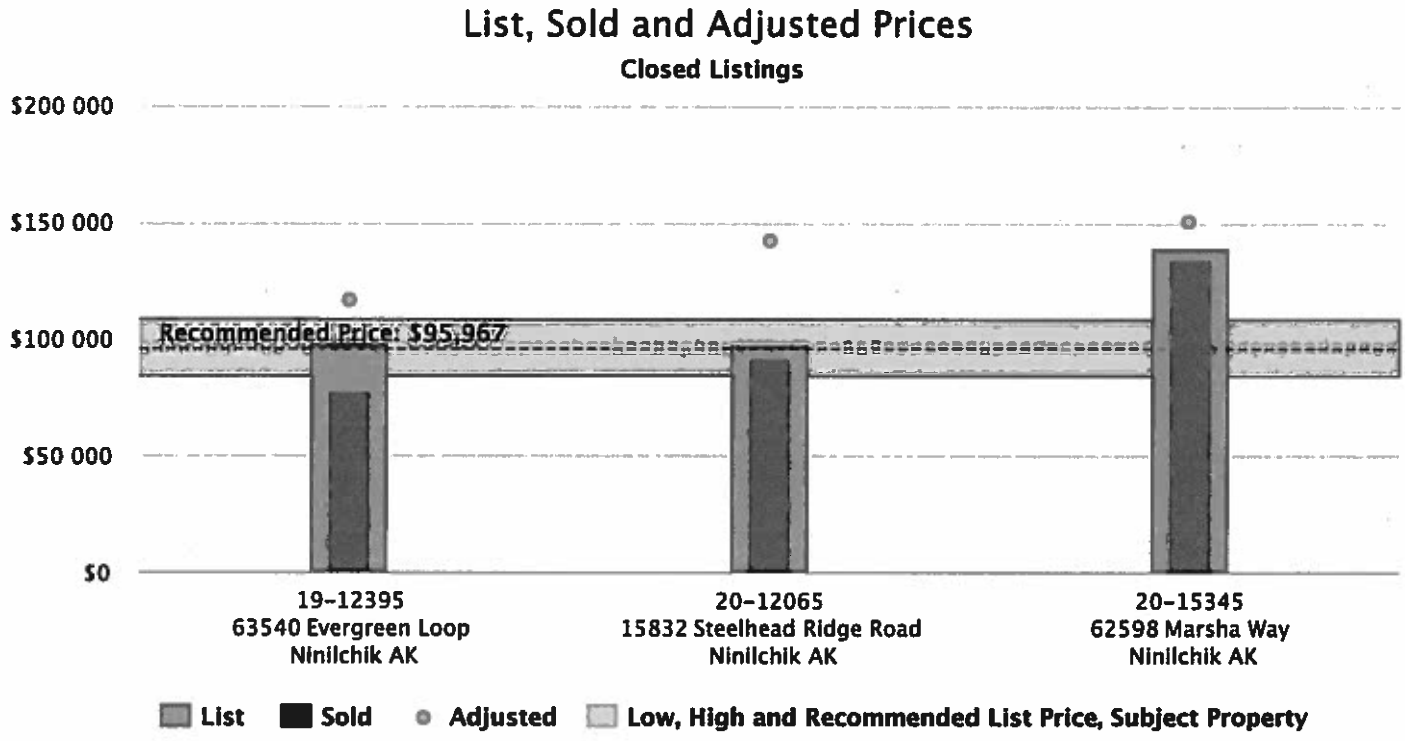
CMA Prepared for 15784 Steelhead Ridge Rd, Ninilchik by Michael Johnson 15784 Steelhead Ridge Rd , Ninilchik AK 99639

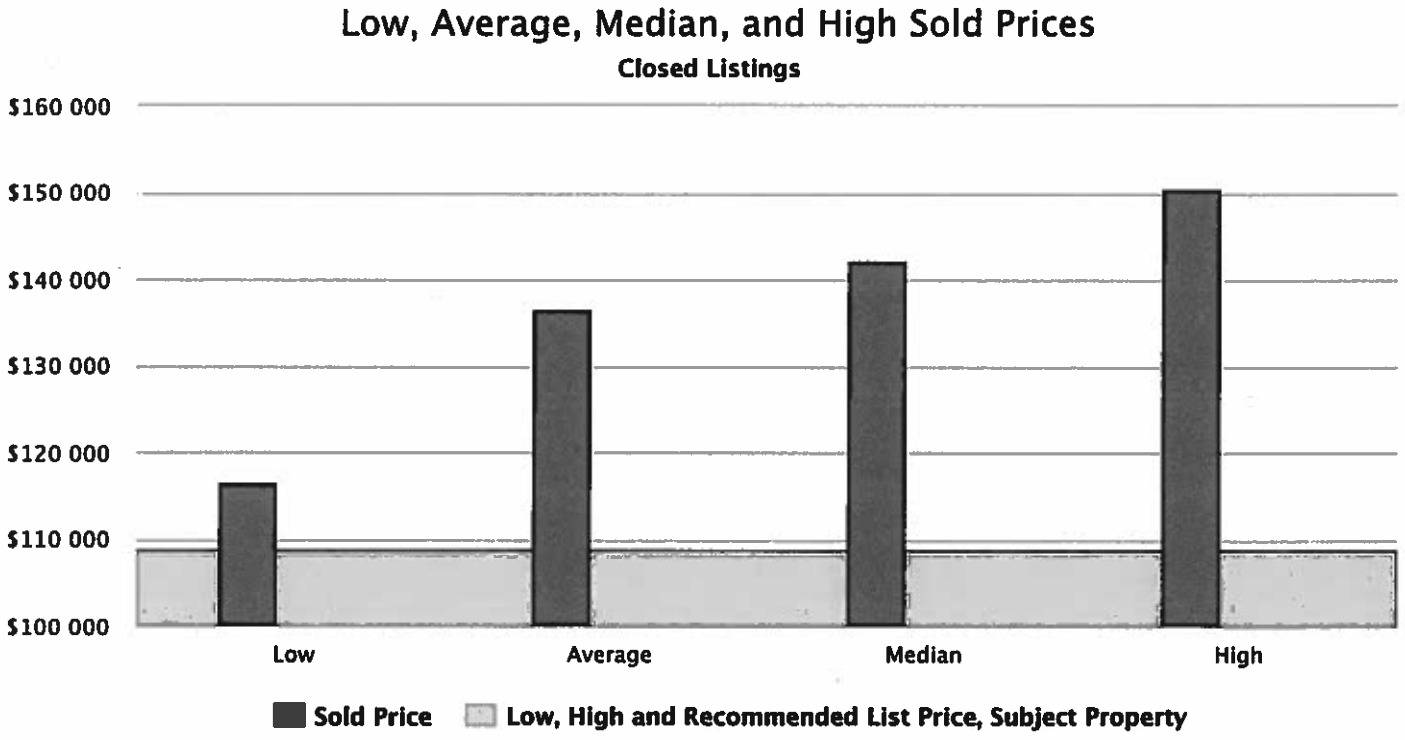
Comparable Properties

	Subject	19-12395		20-12065		20-15345	
	15784 Steelhead Ridge Rd Ninilchik AK 99639	63540 Evergreen Loop Ninilchik AK		15832 Steelhead Ridge Road Ninilchik AK		62598 Marsha Way Ninilchik AK	
Distance From Subject		2.18		0.21		5.76	
List Price		$99,000		$97,500		$139,500	
Original List Price		$109,000		$97,500		$145,000	
Sold Price		$78,000		$92,000		$135,000	
Status		Closed		Closed		Closed	
Status Date		12/16/2020		12/11/2020		01/06/2021	
Agent Days on Market		490		116		42	
Adjustment			+/-		+/-		+/-
Beds	1	1		1		1	
Baths	1	1		1		1	
SF-Res	672	384	+18720	722	-3250	740	-4420
Garage #	2	0	+20000	0	+20000	0	+20000
Year Built	2010	1998		1994		2005	
Construction Status	Existing	Existing Structure		Existing Structure		Existing Structure	
Acres	1.37	1.99		1.28		2.92	
Adjusted Price	$95,967		$116,720		$142,250		$150,580
Price Per SF-Res	142.81		$303.96		$197.02		$203.[illegible]9

CMA Prepared for 15784 Steelhead Ridge Rd, Ninilchik by Michael Johnson 15784 Steelhead Ridge Rd , Ninilchik AK 99639

Price Analysis





Summary of Closed Listings

MLS #	Address	List Price	ADOM	Sold Date	Sold Price	Total Adjustments	Adjusted Price
19-12395	63540 Evergreen Loop, Ninilchik AK	$99,000	490	12/14/2020	$78,000	$38,720	$116,720
20-12065	15832 Steelhead Ridge Road, Ninilchik AK	$97,500	116	12/11/2020	$92,000	$50,250	$142,250
20-15345	62598 Marsha Way, Ninilchik AK	$139,500	42	01/08/2021	$135,000	$15,580	$150,580

Low, Average, Median, and High Comparisons

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

Overall Market Analysis (Unadjusted)

Status	#	List Vol.	Avg. List Price	Sold Vol.	Avg. Sold Price	Avg. Sale/List Price	Avg. SF-Res	Avg. List $/SF-Res	Avg. Sold $/SF-Res	Avg. ADOM
Closed	3	336,000	112,000	305,000	101,667	0.90	615	193.79	170.99	216
Overall	3	336,000	112,000	305,000	101,667	0.90	615	193.79	170.99	216

SELECTION CRITERIA FOR COMPARABLE PROPERTIES

Specified listings from the following search:

Comparison Based on SF-Res

MLS #	Address	Adjusted Price	Price Per SF-Res
19-12395	63540 Evergreen Loop , Ninilchik AK	$116,720	$303.96
20-12065	15832 Steelhead Ridge Road , Ninilchik AK	$142,250	$197.02
20-15345	62598 Marsha Way , Ninilchik AK	$150,580	$203.49
Average		$136,517	$234.82
Subject Has			672
Indicated Price			$157,800.60

CMA Prepared for 15784 Steelhead Ridge Rd, Ninilchik by Michael Johnson 15784 Steelhead Ridge Rd , Ninilchik AK 99639

Listing Price Recommendation

Low	$84,260
High	$108,750
Recommended	$95,987

Address: 68540 Evergreen Loop

Listing #	19-12395	**Price-List**	$ 99,000
Status	Closed	**Near**	Ninilchik
Zip Code	99639	**Type**	Residential
Bedrooms	1	**Baths**	1.00
SF-Res	384	**Carport #**	0
Garage #	0	**Latitude**	60.023775
Longitude	-151.583823	**Unit #**	
Year Built	1998		

MLS Area: 476 - Ninilchik/Happy Valley
Borough/Census Area: 1B - Kenai Peninsula Borough
Region: 1 - Southcentral Alaska Region
Builder Name & Co:
Zoning: UNZ - Not Zoned

School-Elementary	Ninilchik	**School-Middle**	Ninilchik	**School-High**	Ninilchik
SF-Lot	86,684	**Acres**	1.99	**SF-Res**	384
SF-Gar		**Grid # (Muni Anch)**	N/A	**Tax Map #-Mat-Su**	N/A
Energy Rating		**Tax ID**	18532038	**Taxes (Estimated)**	
Tax Year		**Year Built**	1998	**Year Remodeled**	
Year Updated		**Construction Status**	Existing Structure	**Foreclosure/Bank Own**	No
Remote Description					

Directions: Sterling Highway to Ninilchik. Take Oil Well Rd to about 3.5 miles, turn left on Bishop, right on Evergreen, sign posted.
Legal: Fish Haven #2&3 L9-10 B2
Public Remarks: Beautiful Cabin on a Borough Maintained Road. 16'x 20' cabin with 8'x 8' full bathroom on back. Has electric power, well & septic! Toyo oil heat with tank & stand. Private setting that includes 1.02 acre corner lot next to it. 1.99 acres total! Peace and quiet after your fishing and four wheeler trips. Also, a storage tool shed. Fully furnished. Buyer and buyers Realtor to verify all info.

Residential Type: Recreational/Cabin
Construction Type: Wood Frame; Post & Beam
Exterior Finish: Wood
Roof Type: Metal
Foundation Type: All Weather Wood; Treated Posts; Sono Tubes
Floor Style: Cabin
Garage Type: None
Carport Type: None

Heat Type: Stove; Kerosene/Oil Heater
Fuel Type: Oil; Propane; Wood
Sewer Type: Septic Tank
Water-Type: Well
Wtrfrnt-Frontage: None

Wtrfrnt-Access Near: River
New Finance (Terms): Cash; Conventional; Owner Finance

Agent Days On Market	490	**Date-Closing**	12/14/2020	**Date-Pending**	11/24/2020
Commission to SO	3.00	**Commission Type**	%		

LO: Coastal Realty(907) 235-7141

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

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

Description	Value	$78,000
SF-Res	+18720	$96,720
Garage #	+20000	$116,720
Final Adjusted Value		$116,720

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

Description	Value
SF-Res	$303.96

Address: 15832 Steelhead Ridge Road

Listing #	20-12065	**Price-List**	$ 97,500
Status	Closed	**Near**	Ninilchik
Zip Code	99639	**Type**	Residential
Bedrooms	1	**Baths**	1.00
SF-Res	722	**Carport #**	1
Garage #	0	**Latitude**	60.041881
Longitude	-151.628403	**Unit #**	
Year Built	1994		

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

School-Elementary	Ninilchik	**School-Middle**	Ninilchik	**School-High**	Ninilchik
SF-Lot	55,757	**Acres**	1.28	**SF-Res**	722
SF-Gar		**Grid # (Muni Anch)**	N/A	**Tax Map #-Mat-Su**	N/A
Energy Rating		**Tax ID**	15706313	**Taxes (Estimated)**	
Tax Year		**Year Built**	1994	**Year Remodeled**	
Year Updated		**Construction Status**	Existing Structure	**Foreclosure/Bank Own**	No
Remote Description					

Directions: Sterling Hwy to Oil Well Rd. Left on Garrison Ridge Rd. Right on Steelhead Ridge Rd. House is on Left at end of road. See Sign Posted.
Legal: Ninilchik River Estates Amended L24 B1
Public Remarks: Make this your Recreational Retreat or Home located in Ninilchik River Estates. One of Ninilchik's best hidden secrets! Ninilchik River access with Subdivision Ownership. 1 bedroom, 1 bathroom Cabin with open kitchen and living room, and extra room for Laundry or whatever, loft also. Cozy wood stove. Patio for the family barbecues & 2 sheds. Trees for privacy and a large meadow, end of road.

Residential Type: Recreational/Cabin
Association Info: Association Name: Ninilchik River Estates; Dues-Amount: 150; Dues-Frequency: Yearly
Construction Type: Wood Frame
Exterior Finish: Wood
Roof Type: Metal
Foundation Type: Block; Sono Tubes
Floor Style: Cabin
Garage Type: None
Carport Type: Detached

Heat Type: Stove
Fuel Type: Oil; Wood
Sewer Type: Septic Tank
Water-Type: Private; Well
Dining Room Type: Breakfast Nook/Bar
Access Type: Maintained
Topography: Level
Wtrfrnt-Frontage: None

Wtrfrnt-Access Near: None
Mortgage Info: EM Minimum Deposit: 1,000
Docs Avl for Review: CC&R's; Prop Discl Available

Features-Interior: BR/BA on Main Level; Ceiling Fan(s); Range/Oven; Refrigerator

Agent Days On Market	116	**Date-Closing**	12/11/2020	**Date-Pending**	11/27/2020
Commission to SO	3.00	**Commission Type**	%		

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

Provided as a courtesy of
Mike Johnson
Somers Sotheby's International Realty
10928 Eagle River Road #115
Eagle River, AK 99577

Mobile - (907) 980-1818
Office - (907) 622-2400
Mike.Johnson3@SothebysRealty.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 Mike Johnson on Thursday, April 01, 2021 9:36 AM.

Adjustments for Comparable #20-12065 (Map Number 2)

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

Price Per Calculations for Comparable #20-12065 (Map Number 2)

Description	Value
SF-Res	$197.02

Address: 62598 Marsha Way

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

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

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

Directions: Between mile markers 128 and 129 on the Sterling Highway. Left on Marsha Way, first property on Left.
Legal: Iliamna Meadows L36-37
Public Remarks: Cute, cozy and newly updated! Perfect for either a summer get away or a year round home for a couple. Two adjoining lots make up almost 3 acres. Easy access right off the Sterling Highway with 2 different beach access with in a mile of the property. Located between Ninilchik and Clam Gulch. Brand new deck, paint and so much more, this is a must see!! Hurry before its sold!

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

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

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

Features-Interior: Ceiling Fan(s); CO Detector(s); Gas Cooktop; Range/Oven; Refrigerator; Telephone; Vaulted Ceiling; Wired Audio; Wood Counters
Flooring: Carpet; Linoleum
Features-Additional: Private Yard; Deck/Patio; Horse Property; Lot-Corner; Motion Lighting; Shed; Trailside; Circle Driveway

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

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

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

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

Description	Value	$135,000
SF-Res	-4420	$130,580
Garage #	+20000	$150,580
Final Adjusted Value		$150,580

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

Description	Value
SF-Res	$203.49

Kenai Peninsula Borough

Assessing Department
144 N. Binkley Street
Soldotna AK 99669

Mar 24 2021 9:15PM

General Information

THAYER RICHARD THAYER RICHARD W PO BOX 39281 NINILCHIK, AK 99639-0281	**Property ID** 15706343 **Address** 15784 STEELHEAD RIDGE RD **Document / Book Page** 20130024830 **Acreage** 1.3700

Owners

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

Legal Description

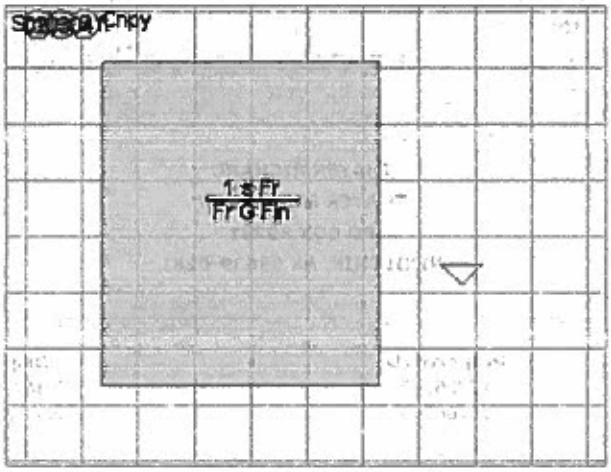
Description
T 1S R 14W SEC 35 Seward Meridian HM 0910071 NINILCHIK RIVER ESTATES SUB ADDN NO 1 LOT 1-A LYING N OF STEELHEAD RIDGE RD

Value History

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

R01 - Extension Details

Address 15784 STEELHEAD RIDGE RD
Type COTTAGE 1 L
Grade A
Year Built 2010
Value $87,400



Attributes

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

Floor Areas

Code	Description	Gross	Finished	Construction
2.0	Floor Level	672	672	Wood frame
	Total	672	672	

Exterior Features

Code	Description	Size	Construction
ATTGAR	Attached Garage	672	Wood frame

Improvements

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

Land Details

Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Asd Value
	Residential Rural/Res T	1.3700	0.00	0.00	$15,100

Kenai Peninsula Borough

Assessing Department
144 N. Binkley Street
Soldotna AK 99669

General Information

YECKLEY DANIEL YECKLEY DEBRA PO BOX 39716 NINILCHIK, AK 99639-0716	**Property ID** 15706353 **Address** 15767 STEELHEAD RIDGE RD **Document / Book Page** 20130000860 **Acreage** 1.5600

Owners

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

Legal Description

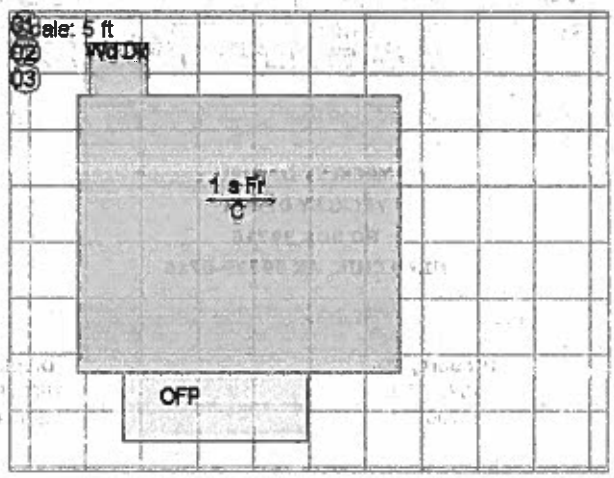
Description
T 1S R 14W SEC 35 Seward Meridian HM 0910071 NINILCHIK RIVER ESTATES SUB ADDN NO 1 LOT 10-A

Value History

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

R01 - Extension Details

Address 15767 STEELHEAD RIDGE RD
Type COTTAGE 1 L
Grade A-
Year Built 2016
Value $70,300



Attributes

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

Floor Areas

Code	Description	Gross	Finished	Construction
1.0	Floor Level	672	672	Wood frame
	Total	672	672	

Exterior Features

Code	Description	Size	Construction
OFP	Open frame porch	96	
WDDK	Wood deck	23	

Improvements

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

Land Details

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

Ninilchik Emergency Services
Po Box 39446
Ninilchik, Alaska 99639

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

May 15, 2019

To whom it may concern:

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

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

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

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

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

Sincerely,

Dave Bear
Chief, Ninilchik Emergency Services
907 953-0355

Ninilchik River Estates Home Owners Association, Inc.

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

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

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

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

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

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

Date: April 6, 2020

Since our last meeting on March 6, 2020, much has happened. Hopefully you and all you know are well and safe. The effort to combat the Coronavirus Pandemic should show some progress soon. I know everyone's schedule has been turned on its head and the futures still unclear. When the dust settles on the KPB & State Budget and the Federal Stimulus Package, there should be funds to do priority projects just like any other year.
With spring breakup right around the corner, we thought that anything we could do now to work on this project will only help on the timeline when things get back to normal.

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

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

See included:

March 6th. Meeting Minutes

March 14th. Meeting Letter

March 14th. Meeting Minutes

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

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

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

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

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

Let us know if you have any questions or comments.

Thank you,

Arnold E. Mason, President

NREHOA

Ninilchik River Estates

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

Meeting with Brenda Ahlberg, KPB
March 6, 2020

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

Updates on progress toward the CDBG application.

1. If Ninilchik joins service area with Anchor Point will this affect the Block Grant for Alice Avenue over the Ninilchik River to Oilwell Road project proposal?
   Joining services area will not affect the grant proposal. Joining service is specifically for tax purposes only.

2. What, when and how do we proceed with the Engineering of the project for estimates needed for the grant?
   Brenda Ahlberg will be contacting John Hedges, KPB Purchasing and Contracts for the engineering and cost estimate for the project. This is a complicated process and will take some time to complete.

3. Will the Public Hearing with Ninilchik Community be only for this project or will it be for other applicants also?
   This meeting will be conducted through the Kenai Peninsula Borough. There can be other applicants for Grants at the Public Hearing and the community will vote on which projects will receive a share of the Grant. Minutes will be taken which will reflect the vote by the community.

4. What was the proposed Community Meeting date and time which the KPB will be presenting?
   KBP does not have a proposed date or time. With the 2020 Federal Poverty Level showing Ninilchik at 50.0 which puts us out of the running for the Grant, Brenda will create a survey to challenge that Ninilchik is in the range needed for this Grant.

5. Any word from CIRI on easement or right of way?
   Max Best will be contacting CIRI on this next week. Max is going to look into the preliminary design for the centerline profile on the Alice Avenue 66' right of way to see if there needs to be any additional right of way on the approaches to the Ninilchik River structure. This is a normal process in the preliminary design of a project to clear up any right of way problems before

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

6. Have the Ninilchik River Estates roads and Garrison Ridge Bridge been dedicated to the Borough?
   The simple answer is NO. A subdivision plans has to have a dedicated right of way of 60' for the roads and comply with roads and bridge construction standards to be approved. The borough doesn't own the roads or bridge until that process is complete and they except ownership.

7. We have requested help in inspect Garrison Ridge Road Bridge, twice, and have been denied. How do we proceed inf we are to close the bridge to all traffic?
   With the letters from the Mayor and NRE lawyer both tell us that the NRE homeowners are liable for any accidents or the bridge falling into the river. NRE cannot block the entrances of the Garrison Ridge Road at the intersection of Oil Well Road but can put a gate on Garrison Ridge Road on Tract A which NRE owns and another gate at other side above the bridge. Signs can be posted at the entrance of Garrison Ridge Road of closure.

Brenda will be going to training on this block grant process and she likes the tenacity that NRE has on this project and that the project is community driven. Brenda will be working with Pauletta Borne on this grant process.
NRE meeting for subdivision and Alice Avenue residents to go over the project and ROW issues is scheduled for March 14th @ 1:00pm. Locations is Diane's place. Jody will contact homeowners.

Respectfully,
Helena Bock

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

To: Whom it my Concern

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

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

Subject: Meeting for Subdivision & Alice Avenue Residents

Date: March 14, 2020

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

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

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

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

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

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

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

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

If you have any questions or comments contact:

Arnold E. Mason, President
NREPOA

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

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

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

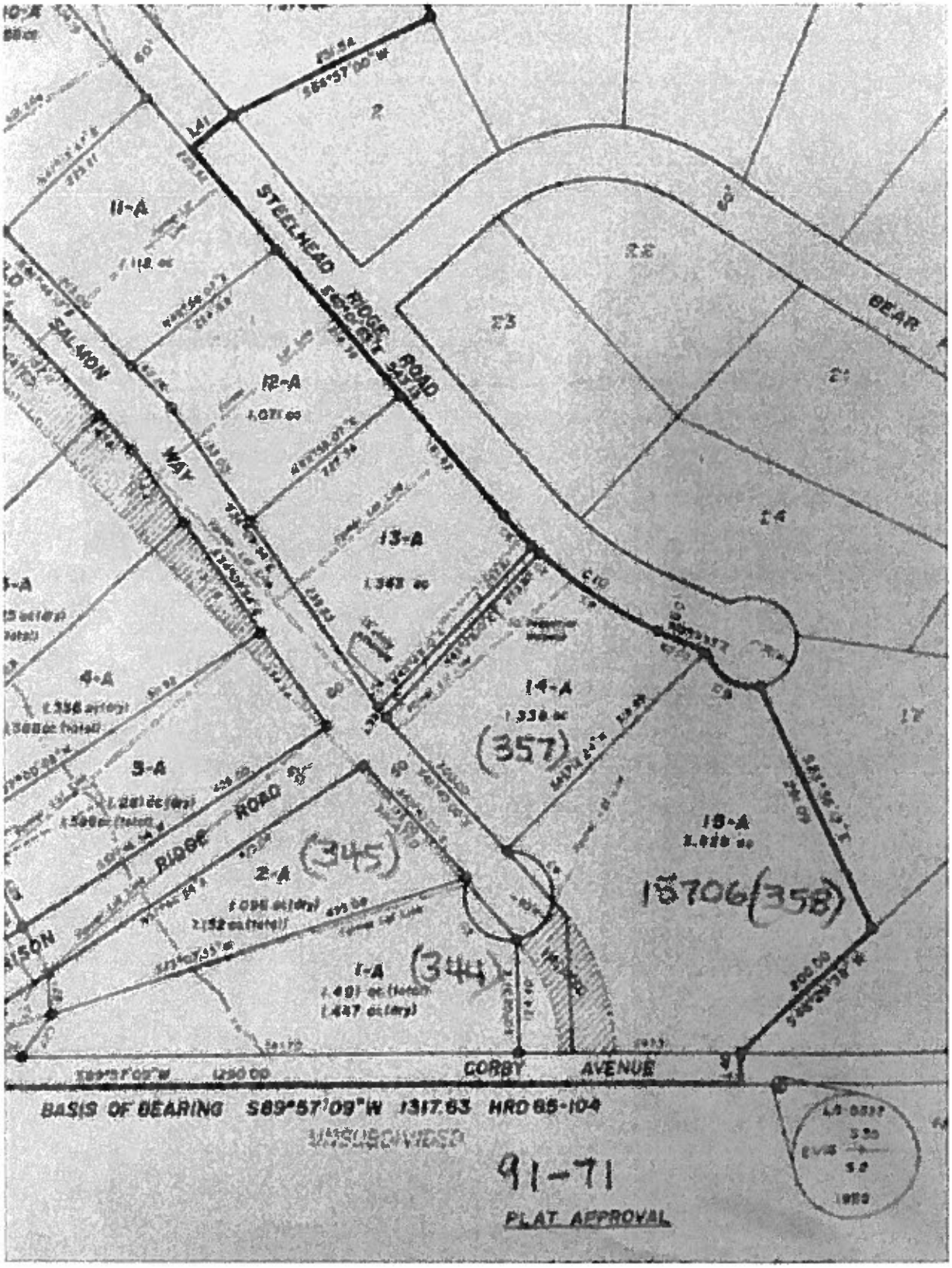
Arnold explained the importance for emergency and fire needs and that it would eliminate the steep hill currently on Garrison Ridge Road. Charlene states she is the process of vacating the ROW and cul-de-sac with the borough of which she has met with twice now. The person she has been working with has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

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

- Arlene Hanes asked, "If we get approved for the CDBG what is the timeline?
  - Start this summer on Alice Avenue but the project may take a couple of years to finish.

- Chrissie Hoffman's concern is of the rivers longevity and that we need to get everyone involved to insure the safety of the river so the project would not be shut down after doing so much work on the block grant for the Alice Avenue over Ninilchik River to Oil Well Road project.
  - Arnold said that this will be the boroughs project, who will work closely with Fish and Game, Fish Habitat on permits, and Kachemak Bay Heritage Land Trust.

  - Chrissie Hoffman talked with Arnold about the possibility of having the new 60' ROW extended across her property parallel from the property line for lot 344. (see attached map photo). We also talked about how we are working with ADF&G and the KPB on the design and permitting process for all the work near the new structure over the Ninilchik River and along the river.


STEELHEAD RIDGE SECOND ADDITION
SALMON WAY
RIDGE ROAD
BEAR
CORBY AVENUE
11-A
12-A
13-A
14-A
(357)
15-A
15706(358)
2-A
(345)
1-A
(344)
4-A
3-A
BASIS OF BEARING S89°57'09"W 1317.63 HRD 85-104
91-71
PLAT APPROVAL

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

Meeting Adjourned: 2:40pm

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

Respectfully,
Helena Bock

Ninilchik Emergency Services

Andrea Grace Huhndorf, Asst. Chief

PO BOX 39446

Ninilchik, AK 99639

907 567 3342

Ninilchik River Estates Home-Owners Association Inc.

Arnold E. Mason, President

PO BOX 39802

Ninilchik, AK 99639

Re: Garrison Ridge Road/ Bridge Access to Community

June 04, 2020

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

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

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

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

Asst. Chief

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

To: Whom it may concern

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

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

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

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

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

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

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

We have had meetings with:

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

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

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

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

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

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

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

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

If you have any questions or comments contact:
Arnold E. Mason, President
NREPOA
Email: aemason50@att.net
Cell Numbers: (315)212-9629

ICE FLOW UNDER BRIDGE

ALICE AVE

ROAD & CULVERT DAMAGE

ROAD & CULVERT DAMAGE

HAZARDOUS DRIVING CONDITIONS

HAZARDOUS DRIVING CONDITIONS

ASSESSOR'S DESCRIPTION
ANALYSIS AND RECOMMENDATION

APPELLANT: Richard Thayer | **PARCEL NUMBER:** 157-063-43

PROPERTY ADDRESS OR GENERAL LOCATION: 15784 Steelhead Ridge Road, Ninilchik, AK 99639

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

ASSESSED VALUE TOTAL: **$120,800**

RAW LAND:	$15,100	
SWL (Sewer, Water, Landscaping):	$10,500	Private Septic($6,500) Private Well($4,000)
IMPROVEMENTS	$89,400	Dwelling($84,100) Drive($2,000)
ADDITIONS	$	
OUTBUILDINGS:	$5,800	General Purpose Outbuilding

TOTAL ABOVE GRADE FLOOR AREA: Card One **672** Sq. Ft.

TOTAL FINISHED LIVING AREA: Card One **672** Sq. Ft.

Card One, First Level 672 Sq. Ft. | Card One, Second Level Sq. Ft.

Card One, Basement Unfin. Sq. Ft. | Card One, Basement Finished Sq. Ft.

LAND SIZE 1.37 Acres | **GARAGE** 672 Sq. Ft.

LAND USE AND GENERAL DESCRIPTION

1) Utilities

Electricity: Yes | Gas: No

Water: Private Well | Sewer: Private Septic

2) Site Improvements:

Street: Gravel Unmaintained

3) Site Conditions

Topography: Flat | Drainage: Adequate

View: None | 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 deprecation (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 1.37 acre parcel with no view, electric utility, gravel unmaintained access, covenants, conditions & restrictions (CCRs), and no natural gas utility.

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 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

A physical inspection of the land and improvements were performed by Paul Story, Appraiser, and Stephen Carmichael, Appraiser II. The house type is a cottage with an attached garage on the lower level. The year built is 2010 with an effective age of 2014. The attached garage has no heat, and the cottage portion has an insufficient electric space heater.

Upon inspection minor changes were made including the percent complete, to reflect the lack of heat in the home, primary heat system, no heat in the garage, and the exterior cover. These changes resulted in a $3,300 deduction in value.

The subject property was inspected and adjusted for current condition, which is reflected in the assessor's recommended value. This value is found to be fair and equitable with like-kind properties in the subject's market area.

The assessments for the years 2013, 2014, 2018, and 2019 were informally appealed. The subject property was also appealed in 2020 and that value was settled in the favor of the appellant for one year due to COVID-19, as reflected in our evidence packet. The subject property was again appealed for the 2021 appeal period.

For the Ninilchik market area (#310), and specifically for the house type of cabins & cottages, eight sales from the last three years were analyzed. The median ratio for all of the sales is 93.93%, and Coefficient of Dispersion (COD) is 12.63%. All ratios are within acceptable ranges as set by International Association of Assessing Officers (IAAO).

RATIO SUM:	7.96		2.40	**# OF SALES:**	8
MEAN:	99.55%	**Earliest Sale**	1/31/2018	**TOTAL AV:**	$ 1,029,000
MEDIAN:	**93.93%**	**Latest Sale**	6/24/2020	**TOTAL SP:**	$ 1,036,600
WTD MEAN:	99.27%	**Outlier Information**		**MINIMUM:**	84.88%
PRD:	100.29%	**Range**	1.5	**MAXIMUM:**	135.68%
COD:	12.63%	**Lower Boundary**	51.42%	**MIN SALE AMT:**	$ 43,000
St. Dev:	17.46%	**Upper Boundary**	146.26%	**MAX SALE AMT:**	$ 213,000
COV:	17.54%				

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 Thayer

PARCEL NUMBER: 157-063-43

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

TOTAL: 117,500

BOARD ACTION:

LAND: _____ IMPROVEMENTS: _____ TOTAL: _____

SUBJECT PHOTOS

SUBJECT PHOTOS

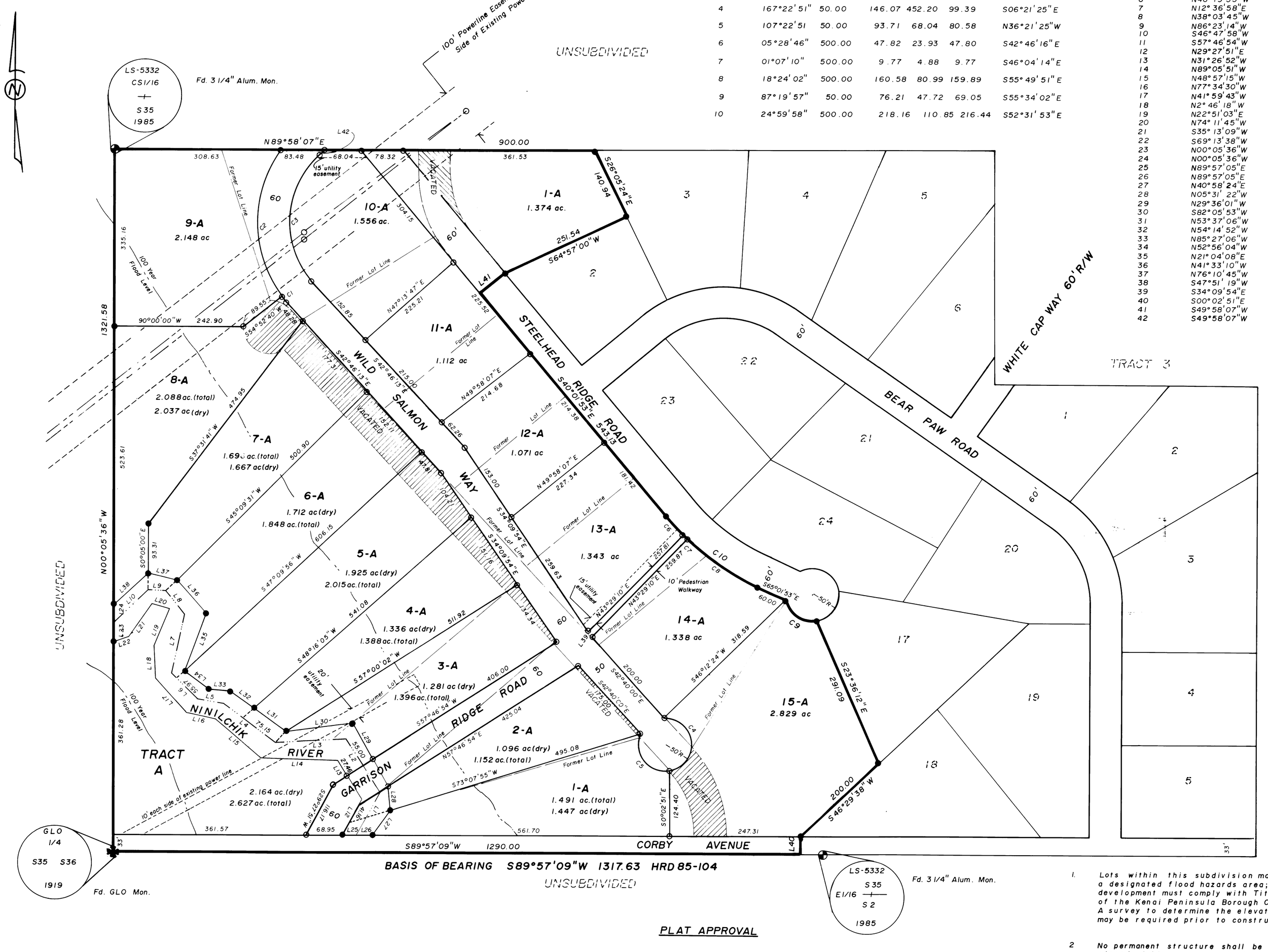
SUBJECT PHOTOS

SUBJECT PHOTOS

SUBJECT MAP

STEELHEA
MORNING LORI ST
WILD SALMON WAY
15706343
BEAR PAW RD

ASSESSOR'S EXHIBITS

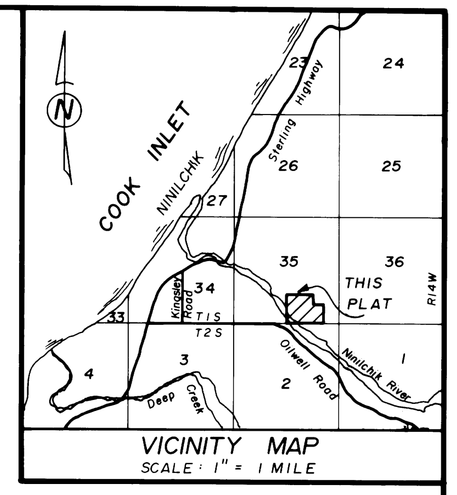


CURVE TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG.
1	03°01'45"	230.00	12.16	6.08	12.16	S44°15'20"E
2	76°13'40"	230.00	306.00	180.43	283.92	S01°37'37"E
3	92°44'14"	170.00	275.16	178.32	246.09	S03°35'54"W
4	167°22'51"	50.00	146.07	452.20	99.39	S06°21'25"E
5	107°22'51	50.00	93.71	68.04	80.58	N36°21'25"W
6	05°28'46"	500.00	47.82	23.93	47.80	S42°46'16"E
7	01°07'10"	500.00	9.77	4.88	9.77	S46°04'14"E
8	18°24'02"	500.00	160.58	80.99	159.89	S55°49'51"E
9	87°19'57"	50.00	76.21	47.72	69.05	S55°34'02"E
10	24°59'58"	500.00	218.16	110.85	216.44	S52°31'53"E

LINE TABLE

LINE	BEARING	DISTANCE
1	N29°45'31"E	89.19
2	N32°05'12"W	118.35
3	S86°48'53"W	134.20
4	N51°36'20"W	120.35
5	N80°53'44"W	50.03
6	N46°19'53"W	69.79
7	N12°36'58"E	114.04
8	N38°03'45"W	55.26
9	N86°23'14"W	33.60
10	S46°47'58"W	91.81
11	S57°46'54"W	62.80
12	N29°27'51"E	81.24
13	N31°26'52"W	87.46
14	N89°05'51"W	144.20
15	N48°57'15"W	111.49
16	N77°34'30"W	58.00
17	N41°59'43"W	84.58
18	N2°46'18"W	59.49
19	N22°51'03"E	77.48
20	N74°11'45"W	34.53
21	S35°13'09"W	76.71
22	S69°13'38"W	36.06
23	N00°05'36"W	34.25
24	N00°05'36"W	34.28
25	N89°57'05"E	25.25
26	N89°57'05"E	25.25
27	N40°58'24"E	61.07
28	N05°31'22"W	45.94
29	N29°36'01"W	135.96
30	S82°05'53"W	124.99
31	N53°37'06"W	73.70
32	N54°14'52"W	55.73
33	N85°27'06"W	42.29
34	N52°56'04"W	55.61
35	N21°04'08"E	115.65
36	N41°33'10"W	83.72
37	N76°10'45"W	56.04
38	S47°51'19"W	90.26
39	S34°09'54"E	10.00
40	S00°02'51"E	33.00
41	S49°58'07"W	60.00
42	S49°58'07"W	10.33



Certificate of Ownership and Dedication

I hereby certify that I am the owner of the real property shown and described hereon and that I hereby adopt this plan of subdivision and by my free consent dedicate all rights-of-way to public use and grant all easements to the use shown.

I further certify that Deeds of Trust affecting this property do not contain restrictions which would prohibit this replat; or require signature and approval of beneficiaries.

Clark R. Garrison
P.O Box 90
Ninilchik, Ak. 99639

NOTARY'S ACKNOWLEDGEMENT

Subcribed and sworn before me on this ____ day of ____ 1991, for Clark R. Garrison

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES ____

91-71
RECORDED - FILED
HOMER
DATE 8/31 91
TIME 10:21 A
MICHAEL SWAN
SW 987
SOLDOTNA, AK 99669

LEGEND

- ● Found Rebar
- ○ Set 5/8" Rebar W/Plastic Cap
- Area subject to inundation between approx. 100 year flood level (FIRM panel 3525 of 6375, May 19, 1981.)

STATE OF ALASKA
Michael A. Swan
LS 5940
REGISTERED PROFESSIONAL LAND SURVEYOR

SHEET 2 SIGNATURE SHEET of INTEREST ONLY

NINILCHIK RIVER ESTATES ADDITION NO. 1

RESUBDIVISION OF NINILCHIK RIVER ESTATES LOTS 1-16, BLOCK ONE, LOT 1, BLOCK TWO, TRACT A AND VACATION OF A PORTION OF WILD SALMON WAY AND STEELHEAD RIDGE ROAD.

OWNER: CLARK GARRISON
P.O. BOX 90
NINILCHIK, AK. 99639

DESCRIPTION

32.579 ACRES SITUATED IN THE SW1/4SE1/4, SE1/4 SE1/4 Section 35, T1S, R14W, S.M., AK. AND THE KENAI PENINSULA BOROUGH.

SWAN SURVEYING
P.O. BOX 987
SOLDOTNA, AK. 99669
PHONE(907)262-1014

Surveyed Oct. 10, 1991	Field Book 90.02
Drafted M.A.S.	Scale 1" = 100'
K.P.B. File No. 91-101	HOMER RECORDING DISTRICT

WASTEWATER DISPOSAL: Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.

The Alaska Department of Environmental Conservation approves this subdivision for platting.

SIGNATURE ____ TITLE EN. ENG. DATE 11/22/91

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of Sept. 9, 1991.

KENAI PENINSULA BOROUGH

By: ____
Authorized Official

NOTES:

1. Lots within this subdivision may be located within a designated flood hazards area; if such is the case, development must comply with Title 21, Chapter 05 of of the Kenai Peninsula Borough Code of Ordinances. A survey to determine the elevation of the property may be required prior to construction.
2. No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
3. Building Setback -- A setback of 20 feet is required from all street right-of-ways unless a lesser standard is approved by resolution of the appropriate Planning Commission.
4. Front 10 feet of building setback abutting all right-of-ways is also utility easement.
5. Lots 10A - 15A restricted access to Steelhead Ridge Road. and Lots 1A, 2A & 3A access to Wild Salmon Way.

SHEET 1 OF 2

KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

157-063-43

2021 47637 **15784 STEELHEAD RIDGE RD** **Card R01**

Assessor's Exhibits

ADMINISTRATIVE INFORMATION

Neighborhood:
310 Ninilchik and Vicinity

Property Class:
110 Residential Dwelling - single

TAG:
68 - WESTERN EMERGENCY SVS

LEGAL DESCRIPTION: **ACRES:** 1.37

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

PRIMARY OWNER

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

Residential Dwelling - single

EXEMPTION INFORMATION

VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	17,000	17,000	17,000	17,000	15,100	15,100
Improvements	60,500	58,300	69,600	87,800	82,100	105,700
Total	77,500	75,300	86,600	104,800	97,200	120,800

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		1.37	12,263	12,263	16,800	h	CCR's	25	4,200	15,100
							X	Elec Yes			
							Q	View None			
							T	Gravel Unmain	-10	-1,680	
							O	Gas No	-25	-4,200	
								ASSESSED LAND VALUE (Rounded) :		**-1,680**	**15,100**

MEMOS

Building Notes
04/20 SC NO CHANGE, OVERRIDE TOTAL VALUE $97,200 FOR 2020 ONLY
01/21 PS SPOKE WITH OWNER - WILL BE BACK MID APRIL & WILL CALL US TO SET UP INSPECTION.
2020 Value Override COVID-19

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 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				

ORIGINAL

05/05/2021 Last inspected 09/05/2018 by DM; ; Data Entry by cmchood Desk change 1/21/2021 by PS

R01 **157-063-43**

2021 Irsn: 47637

PHYSICAL CHARACTERISTICS
Style: COTTAGE
Occupancy Single Family
Story Height: 1.0
Finished Area 672
Attic: None

ROOFING
Material: Metal
Type: Gable
Framing: Std for class
Pitch: Medium 5/12 to 8/12

FOUNDATION
Footing: Monolithic slab
Walls: Monolithic slab-no wall

DORMERS
None

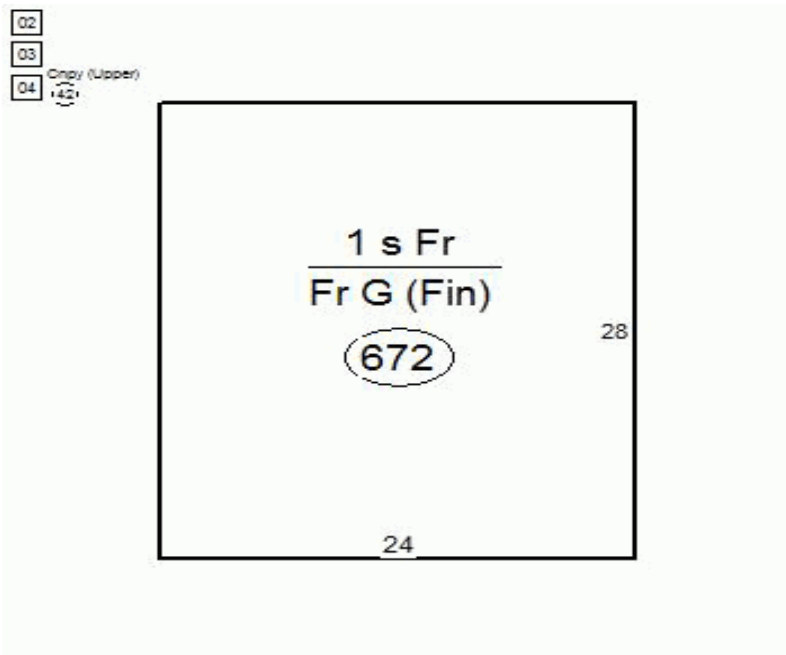
FLOORING
2.0 Plywd sub Base Allowance

EXTERIOR COVER
2.0 T111 plywd

INTERIOR WALLS
2.0 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



157-063-43 R01

Construction	BaseArea	floor	FinArea	Value
Wood Frame	672	2.0	672	52,420

TOTAL BASE **52,420**

INTERIOR		
	Frame/Siding/Roof/Dorme	0
	Loft/Cathedral	0
	Interior finish	0
	Basement finish	0
	Heating	-3,170
	Plumbing	3,930
	Fireplaces/woodstoves	0
	Other (Ex.Liv, AC, Attic, ...)	0
	TOTAL INT	**760**

EXT FEATURES
Description

GARAGES

Att Garage	24,440
Att Carport	0
Bsmt Garage:	0
Ext Features	0

TOTAL GAR/EXT FEAT **24,440**
SUB-TOTAL **77,620**
Quality Class/Grade Avg 1.00

GRADE ADJUSTED VALUE (rounded) **77,620**

SPECIAL FEATURES

Description			
G01	H	672	2.25
G01	IF	672	7.91
03	PRIVSEPT	1	6,500
03	SWL-PRV	1	4,000
04	LOFT	84	1.88
04	SHOP	224	728.00

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	RDF	Loc Adj	% Comp	Value
D	DWELL	1.0	Avg	2010	2014		0.00	0.00	0	0	0	77,620	6	0	0	100	121	99	87,400
G01	ATTGAR	0.00		0	0		26.21	36.37	24	28	672	24,440	0	0	0	0		100	0
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
03	SWL	0.00	Avg	3000	3000		0.00	0.00	0	0	1	10,500	0	0	0	0		100	10,500
04	MACHINE	0.00	F	2018	2019		26.44	22.65	14	16	224	5,970	3	0	0	0		100	5,800

TOTAL IMPROVEMENT VALUE (for this card) **105,700**

Assessor's Exhibits
AS 67

KENAI PENINSULA BOROUGH FIELD APPRAISAL DATA FORM

AW 4/26/21

Parcel # 15706343 Cd # 1 of 1 InspDate 4/21/21 Appraiser SC+PS

STR. OVERRIDE VALUE _____

Redraw: Y (N) Reinspect: Y (N) Yr. _____ Supp. Roll: Y (N) Insp Reason: A

Property Class				Occupancy				Type: Cottage			
VA 100		Condo 140		Single Family	✓	Condo		Material:		Quality:	
VA(Lnd Imp)105		AB 190		Duplex		Townhouse		Frame	✓	Cabin	
RS 110	✓	CM VC 300		Triplex				Log		P	G
RS 112		CM(Lndimp) 305		4-6 Family		Yr Blt 2010		Mas		L	VG
RC 120		CM 350		Multi-family		Eff Yr 2014				F	EX
MH 130		LH VA 600		Other		Pct.Comp. 95				AV	✓ HVI
MH (only) 131		LH (Lndimp) 605		Extra Living Units							HVII
MH 132		Other _____		Designed		Converted					

Foundation		Roof		Roof Material		Heat		Plumbing	
Footings		Type		Built up		Hot Water		kitchen (1)	water htr (1)
Normal for class		Gable	✓	CompSh to 235		No Heat		2-fix	4-fixture
Piers - no wall		Gambrel		CompSh 240-260		Radiant Ceiling		3-fix (1)	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			Fireplaces	
Mono slab - no wall	✓	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	✓				
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	33%					Wall	Carpet						Norm. for class	✓				
Vinyl							Ceramic Tile						Suspended					
Wood	67%					Cover	Vinyl						Acoustic Tile					
Masonry Veneer							Hard Wood						Plywood					
Hardi-Plank							Pergo or Equal						Sheetrock					
													Wood					

SWL				LAND INFLUENCES								Street Access		
Cistern		Private Septic	(1)	Community	Y	N	View:	N	L	G	E	Paved	Grv Maint	Grv Unmain
Septic(3-4plex)		Sand Point		Gas			CCRs		Airstrip			PLAT		NONE
Crib		Spring		Electric			HOA		For Sale					
Septic (dup)		Private Water	(1)	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

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)						
GPO	F	2018	2019	14x16		Loft 6x14, Shop

NOTES:

FRG-No Heat

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 = 85%		mean = 100%		mean = 115%		mean = 135%		mean = 165%	
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	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 workman-ship. Good attention to interior refinements and detail; exterior has some custom design and ornamentation	72.5 67.5 62.5	Excellent high quality workman-ship, finishes and appointments and attention to detail. Unique in design, etc	90.0 82.5 75.0

A

101.35 PS

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 NO Heat	0	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	95		

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%			

15706343 1 of 1 4/21/21 SC + PS

LEVEL 2

LEVEL 1

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

BELOW GRADE

Lower Level Wall Framing: Treated Wood Concrete Block Concrete

KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

157-063-43

2021 47637 **15784 STEELHEAD RIDGE RD** **Card R01**

Assessor's Exhibits

ADMINISTRATIVE INFORMATION

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TAG:
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PRIMARY OWNER

THAYER RICHARD
THAYER RICHARD W
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NINILCHIK, AK 99639-0281

Residential Dwelling - single

EXEMPTION INFORMATION

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Total	77,500	75,300	86,600	104,800	97,200	117,500

LAND DATA AND CALCULATIONS

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							X	Elec Yes			
							Q	View None			
							T	Gravel Unmain	-10	-1,680	
							O	Gas No	-25	-4,200	
								ASSESSED LAND VALUE (Rounded) :		**-1,680**	**15,100**

MEMOS

Building Notes
04/20 SC NO CHG;OVERRIDE TOTAL VALUE $97,200 FOR 2020 ONLY
01/21 PS SPOKE W/OWNER-WILL BE BACK MID APRIL & WILL CALL US TO SET UP INSP
04/21 SC/PS FRG NO HEAT
2020 Value Override COVID-19

ASG 71

LAND INFLUENCES

Community	Y	N	View	N	L	G	E	Street Access		
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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				

ORIGINAL

05/05/2021 Last inspected 04/21/2021 by SCPS; Code: A ; Data Entry by BEVERLY

R01 **157-063-43**

2021 Irsn: 47637

PHYSICAL CHARACTERISTICS
Style: COTTAGE
Occupancy Single Family
Story Height: 1.0
Finished Area 672
Attic: None

ROOFING
Material: Metal
Type: Gable
Framing: Std for class
Pitch: High 9/12 or more

FOUNDATION
Footing: Monolithic slab
Walls: Monolithic slab-no wall

DORMERS
None

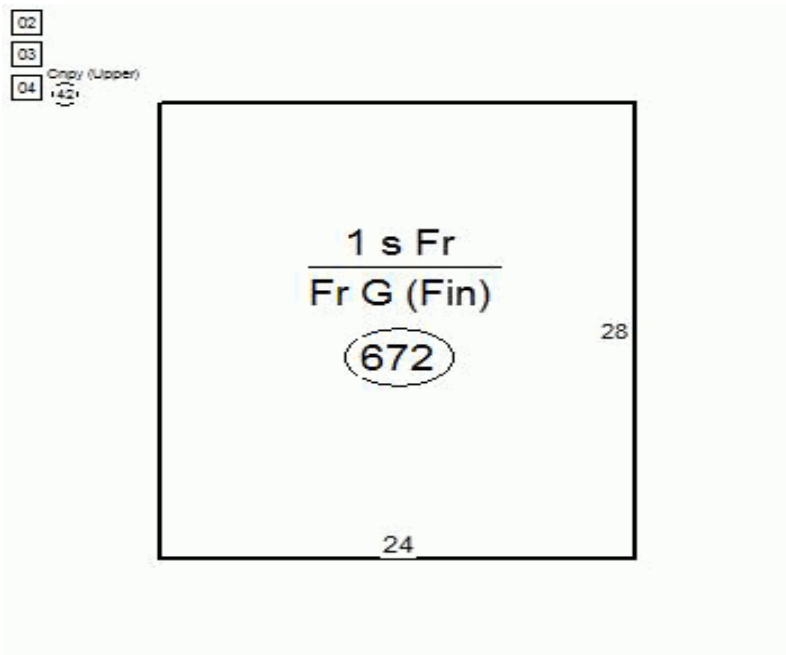
FLOORING
2.0 Plywd sub Base Allowance

EXTERIOR COVER
2.0 T111 plywd 33 Wood siding 67

INTERIOR WALLS
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



157-063-43 R01

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Wood Frame	672	2.0	672	52,420

TOTAL BASE **52,420**

INTERIOR		
	Frame/Siding/Roof/Dorme	350
	Loft/Cathedral	0
	Interior finish	0
	Basement finish	0
	Heating	-1,810
	Plumbing	3,930
	Fireplaces/woodstoves	0
	Other (Ex.Liv, AC, Attic, ...)	0
	TOTAL INT	**2,470**

EXT FEATURES
Description

GARAGES	
Att Garage	22,930
Att Carport	0
Bsmt Garage:	0
Ext Features	0

TOTAL GAR/EXT FEAT **22,930**
SUB-TOTAL **77,820**
Quality Class/Grade Avg 1.00
GRADE ADJUSTED VALUE (rounded) **77,820**

SPECIAL FEATURES

Description			
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03	SWL-PRV	1	4,000
04	LOFT	84	1.88
04	SHOP	224	728.00

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	RDF	Loc Adj	% Comp	Value
D	DWELL	1.0	Avg	2010	2014		0.00	0.00	0	0	0	77,820	6	0	0	100	121	95	84,100
G01	ATTGAR	0.00		0	0		26.21	34.12	24	28	672	22,930	0	0	0	0		100	0
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
03	SWL	0.00	Avg	3000	3000		0.00	0.00	0	0	1	10,500	0	0	0	0		100	10,500
04	MACHINE	0.00	F	2018	2019		26.44	22.65	14	16	224	5,970	3	0	0	0		100	5,800

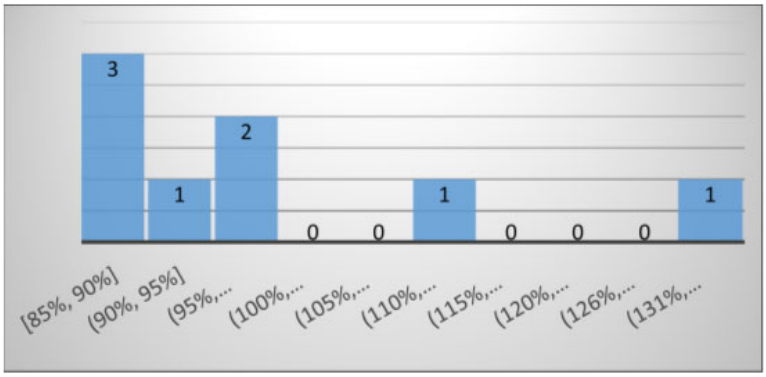
TOTAL IMPROVEMENT VALUE (for this card) **102,400**

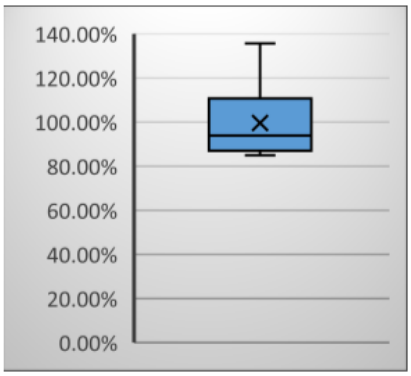
Assessor's Exhibits
ASC 72

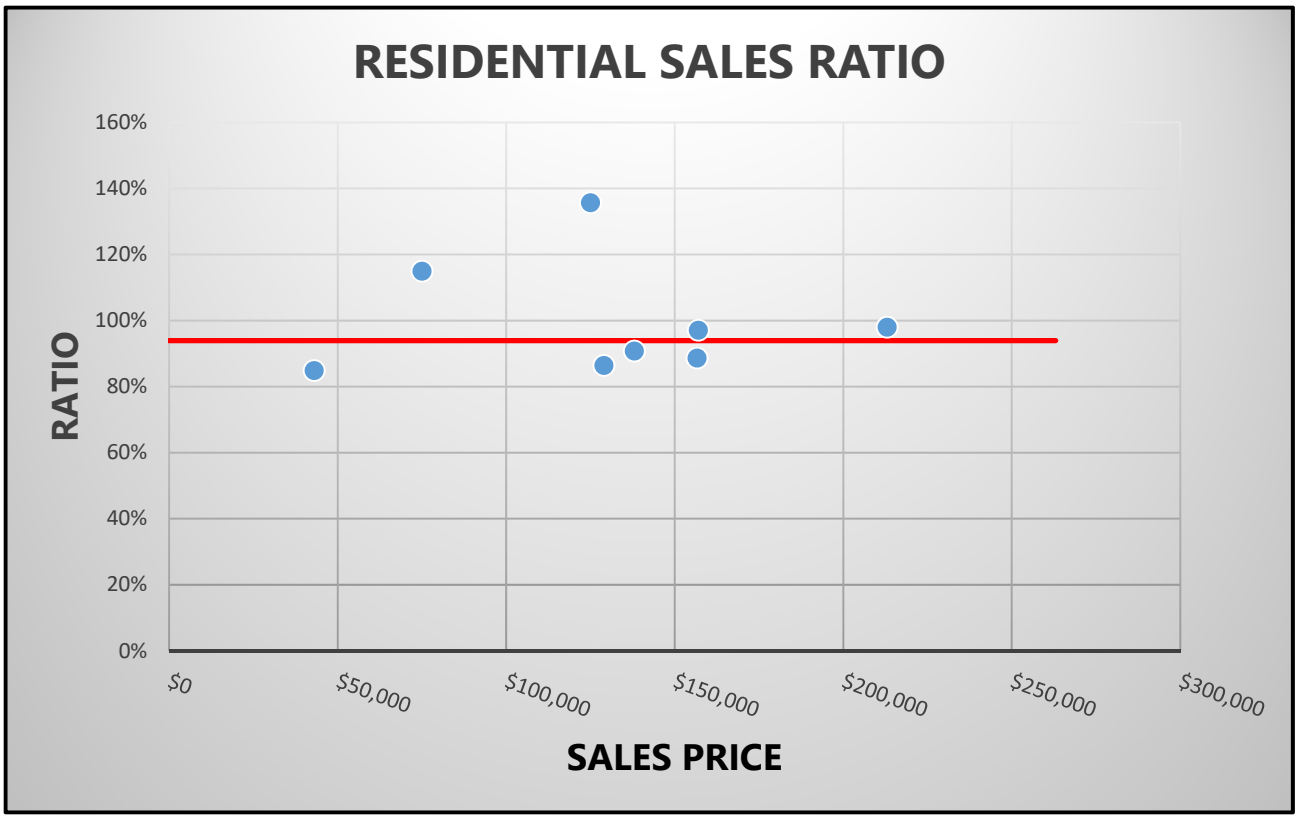
05/05/2021 Last inspected 04/21/2021 by SCPS; Code: A ; Data Entry by BEVERLY

NBH # 310 ***HT CAB-COTT*** **POST**

RATIO SUM:	7.96	12/1/2017	2.40	**# OF SALES:**	8
MEAN:	99.55%	**Earliest Sale**	1/31/2018	**TOTAL AV:**	$ 1,029,000
MEDIAN:	**93.93%**	**Latest Sale**	6/24/2020	**TOTAL SP:**	$ 1,036,600
WTD MEAN:	99.27%	**Outlier Information**		**MINIMUM:**	84.88%
PRD:	100.29%	**Range**	1.5	**MAXIMUM:**	135.68%
COD:	12.63%	**Lower Boundary**	51.42%	**MIN SALE AMT:**	$ 43,000
St. Dev:	17.46%	**Upper Boundary**	146.26%	**MAX SALE AMT:**	$ 213,000
COV:	17.54%				







RATIO STUDY

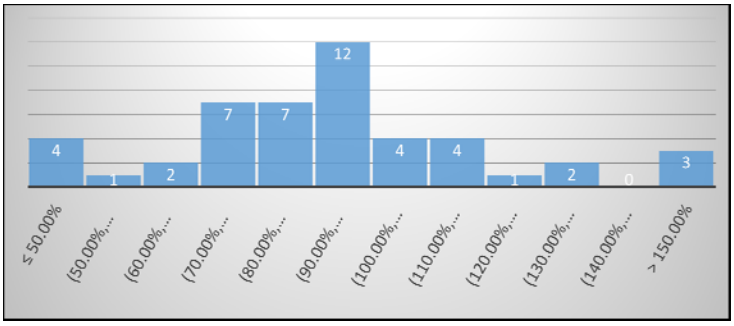
RATIO SUM:	7.96	12/1/2017	2.40	**# OF SALES:**	8
MEAN:	99.55%	**Earliest Sale**	1/31/2018	**TOTAL AV:**	$ 1,029,000
MEDIAN:	**93.93%**	**Latest Sale**	6/24/2020	**TOTAL SP:**	$ 1,036,600
WTD MEAN:	99.27%	**Outlier Info**		**MINIMUM:**	84.88%
PRD:	100.29%	**Range**	1.50	**MAXIMUM:**	135.68%
COD:	12.63%	**Lower Boundary**	51.42%	**MIN SALE AMT:**	$ 43,000
St. Dev:	0.1746	**Upper Boundary**	146.26%	**MAX SALE AMT:**	$ 213,000
COV:	17.54%			$ -	$ 263,000

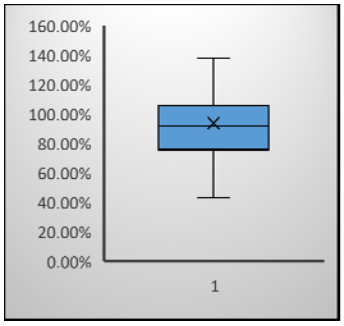
SALE DATE:	**2021**
HOUSE TYPE:	**CAB-COTT**
MKT AREA:	**310**
	POST

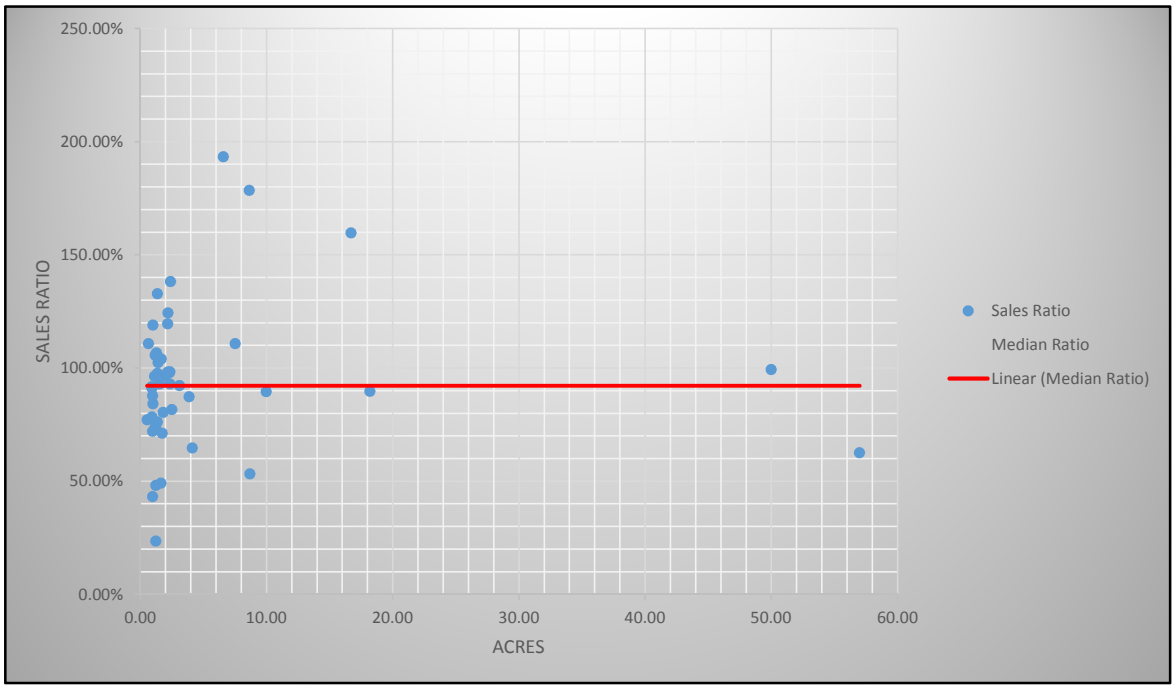
PIN	AREA	IMPS	LAND	AV	SP	RATIO	HTYPE	DATE	QUAL
15701033	310	$ 22,300	$ 14,200	$ 36,500	$ 43,000	84.88%	71	1/31/2018	F
15721022	310	$ 136,100	$ 72,600	$ 208,700	$ 213,000	97.98%	72	2/3/2020	A
15723109	310	$ 91,200	$ 34,100	$ 125,300	$ 138,000	90.80%	73	5/8/2019	A-
15901081	310	$ 137,100	$ 32,500	$ 169,600	$ 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

310 ORIG

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

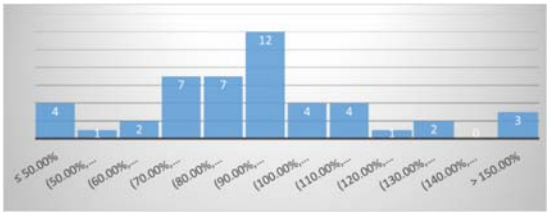






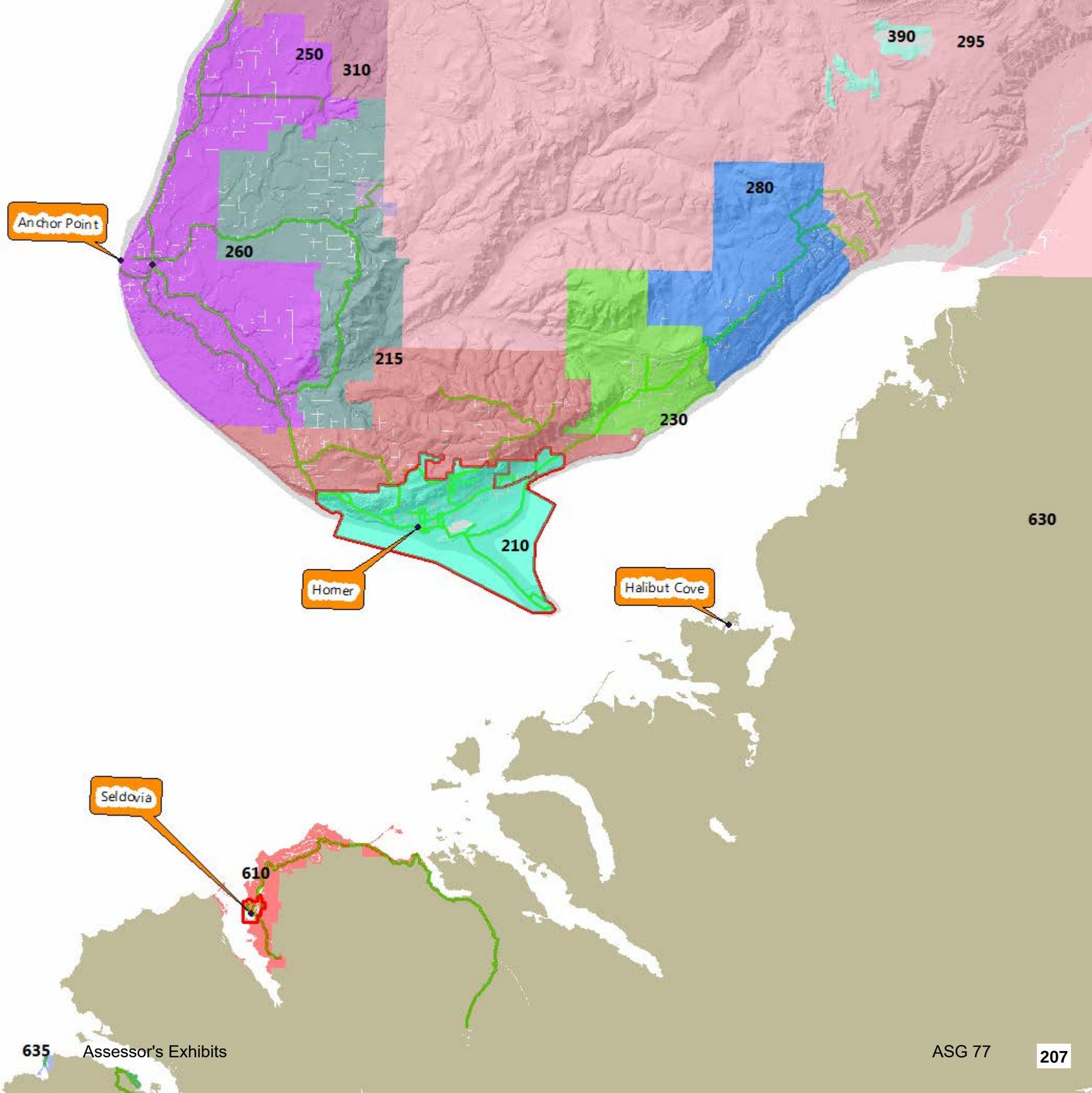
LAND SALES RATIO STUDY

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	lrsn	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%


390
295
250
310
280
Anchor Point
260
215
230
630
210
Homer
Halibut Cove
Seldovia
610
635

3/16/21	9:30AM	**Thayer, Richard**	157-063-43	(907) 301-6856	Richard was tentatively unhappy with his value. He requested to take a look at the 2021ratio study for #310 market area for cabins and cottages. He also pointed out that 15706353 appealed value stayed the same and his went back to normal value. I told him I would look into it. I advised him I would send him the sales ratio study and we could discuss further. Email out.

3/24/21	11:45AM	**Thayer, Richard**	157-063-43	(907) 301-6856	Spoke to Richard regarding his CMA from previous years and our ratio study for his market area specific to cabins & cottages. I gave him explanations as to the differences in value on all properties he questioned. Gave him reasoning why the price per square foot is not a good comparison for different properties because it fails to point out the specific details as to why they are valued differently. Does not take into account the condition & depreciation as well as different house types. We agreed to disagree.

KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

157-063-13

2021 47607 **15832 STEELHEAD RIDGE RD** **Card R01**

Assessor's Exhibits

ADMINISTRATIVE INFORMATION

Neighborhood:
310 Ninilchik and Vicinity

Property Class:
110 Residential Dwelling - single

TAG:
68 - WESTERN EMERGENCY SVS

LEGAL DESCRIPTION: **ACRES:** 1.28

T 1S R 14W SEC 35 Seward Meridian HM 0860012 NINILCHIK RIVER ESTATES SUB AMENDED LOT 24 BLK 1

PRIMARY OWNER

MCMAHON GEORGE M Jr
613 MARINA POINT DR
DAYTONA BEACH, FL 32114-5041

Residential Dwelling - single

EXEMPTION INFORMATION

VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	16,600	16,600	16,600	16,600	14,600	14,600
Improvements	50,300	49,100	57,400	54,200	65,600	64,800
Total	66,900	65,700	74,000	70,800	80,200	79,400

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		1.28	12,656	12,656	16,200	h	CCR's	25	4,050	14,600
							X	Elec Yes			
							Q	View None			
							T	Gravel Unmain	-10	-1,620	
							O	Gas No	-25	-4,050	
							ASSESSED LAND VALUE (Rounded) :			**-1,620**	**14,600**

MEMOS

Building Notes
9/18 tb MISC OUTBLDGS N/V
Real Estate Listing on File

ASG 80

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				

APPELLANT COMPARABLE_01

05/06/2021 Last inspected 09/13/2018 by TB; Code: M ; Data Entry by cmchood

R01 **157-063-13**

2021 lrsn: 47607

PHYSICAL CHARACTERISTICS
Style: COTTAGE
Occupancy Single Family
Story Height: 1.0
Finished Area 561
Attic: None

ROOFING
Material: Metal
Type: Gable
Framing: Std for class
Pitch: Medium 5/12 to 8/12

FOUNDATION
Footing: Normal for class
Walls: Formed concrete

DORMERS
None

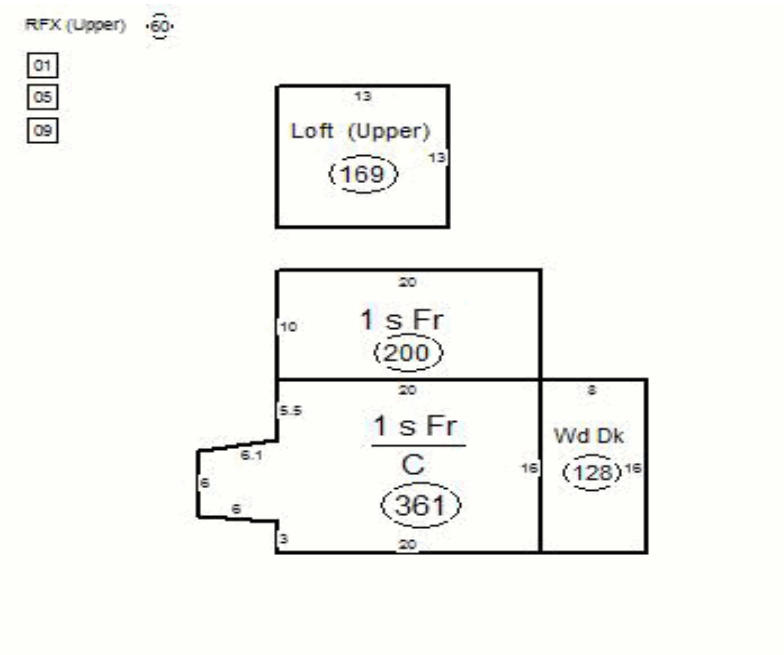
FLOORING
1.0 Plywd sub Base Allowance

EXTERIOR COVER
1.0 T111 plywd 74 Board & batten

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



157-063-13 R01

Construction	BaseArea	floor	FinArea	Value
Wood Frame	561	1.0	561	50,770

TOTAL BASE **50,770**

INTERIOR		
	Frame/Siding/Roof/Dorme	350
	Loft/Cathedral	2920
	Interior finish	0
	Basement finish	0
	Heating	-1,440
	Plumbing	3,120
	Fireplaces/woodstoves	950
	Other (Ex.Liv, AC, Attic, ...)	0
	TOTAL INT	**5,900**

EXT FEATURES

Description	
1 WDDK	1,790

GARAGES

Att Garage	0
Att Carport	0
Bsmt Garage:	0
Ext Features	1,790

TOTAL GAR/EXT FEAT	**1,790**
SUB-TOTAL	**58,460**
Quality Class/Grade	F .90
GRADE ADJUSTED VALUE (rounded)	**52,610**

SPECIAL FEATURES

	Description		
D	WDSTOVE	1	950.00
05	PRIVSEPT	1	6,500
05	SWL-PRV	1	4,000
09	D	300	-0.85

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	1994	2003		0.00	0.00	0	0	0	52,610	19	0	0	100	121	100	51,600
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
05	SWL	0.00	Avg	3000	3000		0.00	0.00	0	0	1	10,500	0	0	0	0		100	10,500
09	SHEDGP	10.00	Low	1997	2002		13.89	8.48	15	20	300	2,970	78	0	0	0		100	700

TOTAL IMPROVEMENT VALUE (for this card) **64,800**

05/06/2021 Last inspected 09/13/2018 by TB; Code: M ; Data Entry by cmchood

KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

157-063-09

2021 47603 **15790 BEAR PAW RD** **Card R01**

Assessor's Exhibits

ADMINISTRATIVE INFORMATION

Neighborhood:
310 Ninilchik and Vicinity

Property Class:
110 Residential Dwelling - single

TAG:
68 - WESTERN EMERGENCY SVS

LEGAL DESCRIPTION: **ACRES:** 1.31

T 1S R 14W SEC 35 Seward Meridian HM 0860012 NINILCHIK RIVER ESTATES SUB AMENDED LOT 3 BLK 2

PRIMARY OWNER

GIOVANINI GENE PAUL
PO BOX 39625
NINILCHIK, AK 99639-0625

Residential Dwelling - single

EXEMPTION INFORMATION

Senior Citizen
Residential Exemption - Borough

VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	16,700	16,700	16,700	16,700	14,800	14,800
Improvements	41,700	42,000	47,600	62,100	64,000	78,100
Total	58,400	58,700	64,300	78,800	78,800	92,900

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		1.31	12,519	12,519	16,400	h	CCR's	25	4,100	14,800
							Q	View None			
							X	Elec Yes			
							T	Gravel Unmain	-10	-1,640	
							O	Gas No	-25	-4,100	
								ASSESSED LAND VALUE (Rounded) :		**-1,640**	**14,800**

MEMOS

Building Notes
09/18 DM 2MH STORED ON PROPERTY NV EFF YR BY WT MN
04/20 SC NO CHANGE, OVERRIDE TOTAL VALUE $78,800 FOR 2020 ONLY
02/21 PS LEFT MESSAGE IN JAN 2020 TO INSPECT NO CALLS RETURNED
2020 Value Override COVID-19

ASG 82

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				

APPELLANT COMPARABLE_02

05/06/2021 Last inspected 09/05/2018 by DM; ; Data Entry by cmchood Desk change 2/11/2021 by PS

R01 **157-063-09**

2021 Irsn: 47603

Assessor's Exhibits

PHYSICAL CHARACTERISTICS
Style: COTTAGE
Occupancy Single Family
Story Height: 1.0
Finished Area 608
Attic: None

ROOFING
Material: Metal
Type: Gable
Framing: Std for class
Pitch: Low 4/12 or less

FOUNDATION
Footing: Piers
Walls: Piers-no wall

DORMERS
None

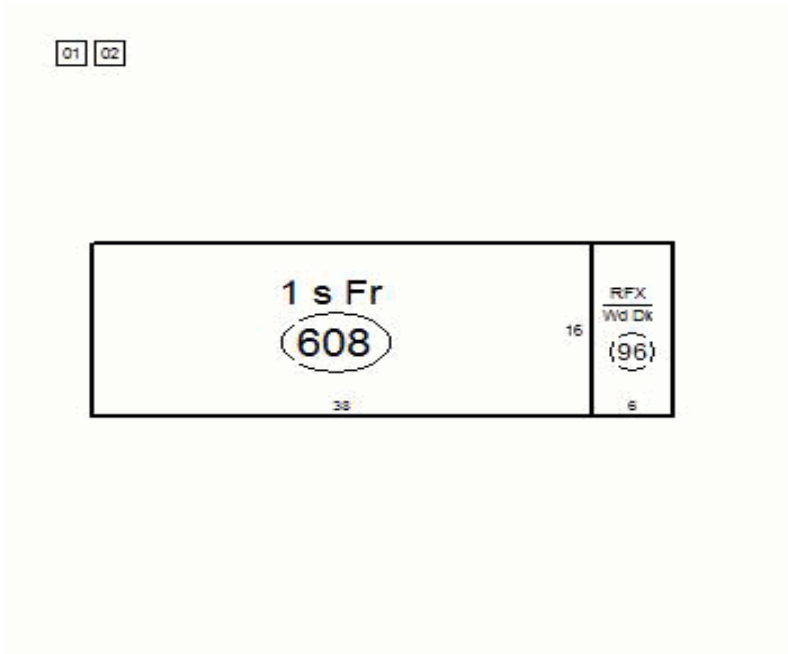
FLOORING
1.0 Plywd sub Base Allowance

EXTERIOR COVER
1.0 Log solid

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



157-063-09 R01

Construction	BaseArea	floor	FinArea	Value
Wood Frame	608	1.0	608	53,780

TOTAL BASE **53,780**

INTERIOR		
	Frame/Siding/Roof/Dorme	4,010
	Loft/Cathedral	0
	Interior finish	0
	Basement finish	0
	Heating	-1,560
	Plumbing	3,120
	Fireplaces/woodstoves	0
	Other (Ex.Liv, AC, Attic, ...)	0
	TOTAL INT	**5,570**

EXT FEATURES

Description	
1 WDDK	1,460
2 RFX/	1,250

GARAGES

Att Garage	0
Att Carport	0
Bsmt Garage:	0
Ext Features	2,710

TOTAL GAR/EXT FEAT **2,710**
SUB-TOTAL **62,060**
Quality Class/Grad F+ .95

GRADE ADJUSTED VALUE (rounded) **58,960**

SPECIAL FEATURES

Description			
01	PRIVSEPT	1	6,500
01	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	RDF	Loc Adj	% Comp	Value
D	DWELL	1.0	F+	1996	2012		0.00	0.00	0	0	0	58,960	8	0	0	100	121	100	65,600
01	SWL	0.00	Avg	3000	3000		0.00	0.00	0	0	1	10,500	0	0	0	0		100	10,500
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) **78,100**

AS 83

KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

157-063-10

2021 47604 **15786 BEAR PAW RD** **Card R01**

Assessor's Exhibits

ADMINISTRATIVE INFORMATION

Neighborhood:
310 Ninilchik and Vicinity

Property Class:
110 Residential Dwelling - single

TAG:
68 - WESTERN EMERGENCY SVS

LEGAL DESCRIPTION: **ACRES:** 1.00

T 1S R 14W SEC 35 Seward Meridian HM 0860012 NINILCHIK RIVER ESTATES SUB AMENDED LOT 2 BLK 2

PRIMARY OWNER

PACE WILLIAM T & CHRIS A
5966 E CUMULUS CIR
PALMER, AK 99645-5906

Residential Dwelling - single

EXEMPTION INFORMATION

VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	15,000	15,000	15,000	15,000	12,800	12,800
Improvements	67,300	64,900	77,800	80,300	98,200	98,000
Total	82,300	79,900	92,800	95,300	111,000	110,800

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	h	CCR's	25	3,550	12,800
							Q	View None			
							X	Elec Yes			
							T	Gravel Unmain	-10	-1,420	
							O	Gas No	-25	-3,550	
								ASSESSED LAND VALUE (Rounded) :		**-1,420**	**12,800**

MEMOS

ASG 84

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				

APPELLANT COMPARABLE_03

05/06/2021 Last inspected 09/05/2018 by DM; Code: M ; Data Entry by cmchood

R01 **157-063-10**

2021 Irsn: 47604

Assessor's Exhibits

PHYSICAL CHARACTERISTICS
Style: COTTAGE MULT
Occupancy Single Family
Story Height: 1.5
Finished Area 655
Attic: None

ROOFING
Material: Metal
Type: Gable
Framing: Std for class
Pitch: High 9/12 or more

FOUNDATION
Footing: Piers
Walls: Piers-no wall

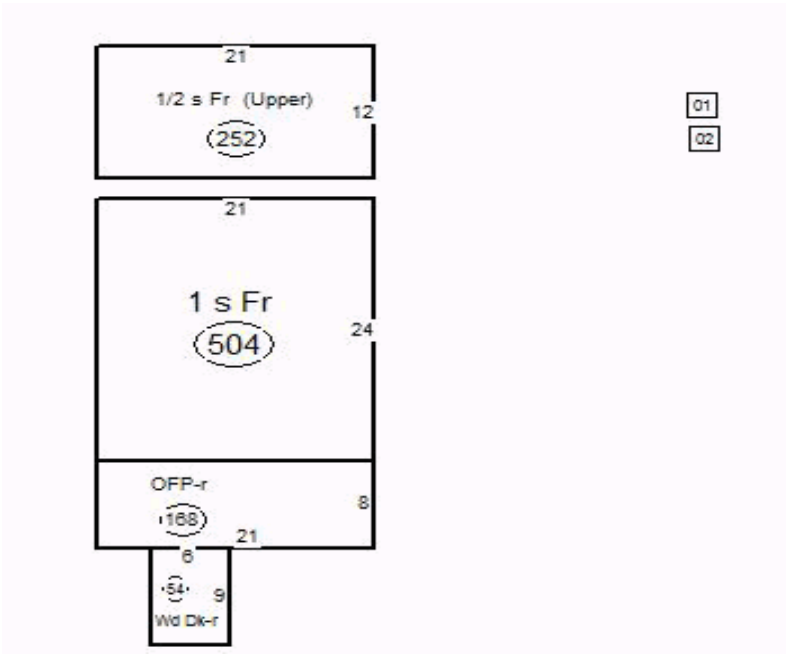
DORMERS
None

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: 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



157-063-10 R01

Construction	BaseArea	floor	FinArea	Value
Wood Frame	504	1.0	504	51,750
Wood Frame	252	1.5	151	4,380

TOTAL BASE **56,130**

INTERIOR		
	Frame/Siding/Roof/Dorme	520
	Loft/Cathedral	0
	Interior finish	5,610
	Basement finish	0
	Heating	-1,770
	Plumbing	3,930
	Fireplaces/woodstoves	0
	Other (Ex.Liv, AC, Attic, ...)	0
	TOTAL INT	**8,290**

EXT FEATURES
Description
1 OFP-R 5,670
2 WDDK-R 1,490

GARAGES
Att Garage 0
Att Carport 0
Bsmt Garage: 0
Ext Features 7,160

TOTAL GAR/EXT FEAT **7,160**
SUB-TOTAL **71,580**
Quality Class/Grade Avg+ 1.05

GRADE ADJUSTED VALUE (rounded) **75,160**

SPECIAL FEATURES

Description			
02	PRIVSEPT	1	6,500
02	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	RDF	Loc Adj	% Comp	Value
D	DWELL	1.5	Avg+	2009	2014		0.00	0.00	0	0	0	75,160	6	0	0	100	121	100	85,500
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	SWL	0.00	Avg	3000	3000		0.00	0.00	0	0	1	10,500	0	0	0	0		100	10,500

TOTAL IMPROVEMENT VALUE (for this card) **98,000**

AS 85

05/06/2021 Last inspected 09/05/2018 by DM; Code: M ; Data Entry by cmchood

KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

157-063-43

2021 47637 **15784 STEELHEAD RIDGE RD** **Card R01**

Assessor's Exhibits

ADMINISTRATIVE INFORMATION

Neighborhood:
310 Ninilchik and Vicinity

Property Class:
110 Residential Dwelling - single

TAG:
68 - WESTERN EMERGENCY SVS

LEGAL DESCRIPTION: **ACRES:** 1.37

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

PRIMARY OWNER

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

Residential Dwelling - single

EXEMPTION INFORMATION

VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	17,000	17,000	17,000	17,000	15,100	15,100
Improvements	60,500	58,300	69,600	87,800	82,100	105,700
Total	77,500	75,300	86,600	104,800	97,200	120,800

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		1.37	12,263	12,263	16,800	h	CCR's	25	4,200	15,100
							X	Elec Yes			
							Q	View None			
							T	Gravel Unmain	-10	-1,680	
							O	Gas No	-25	-4,200	
							ASSESSED LAND VALUE (Rounded) :			**-1,680**	**15,100**

MEMOS

Building Notes
04/20 SC NO CHANGE, OVERRIDE TOTAL VALUE $97,200 FOR 2020 ONLY
01/21 PS SPOKE WITH OWNER - WILL BE BACK MID APRIL & WILL CALL US TO SET UP INSPECTION.
2020 Value Override COVID-19

ASG 86

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				

APPELLANT COMPARABLE_04

05/06/2021 Last inspected 09/05/2018 by DM; ; Data Entry by cmchood Desk change 1/21/2021 by PS

R01 **157-063-43**

2021 Irsn: 47637

PHYSICAL CHARACTERISTICS
Style: COTTAGE
Occupancy Single Family
Story Height: 1.0
Finished Area 672
Attic: None

ROOFING
Material: Metal
Type: Gable
Framing: Std for class
Pitch: Medium 5/12 to 8/12

FOUNDATION
Footing: Monolithic slab
Walls: Monolithic slab-no wall

DORMERS
None

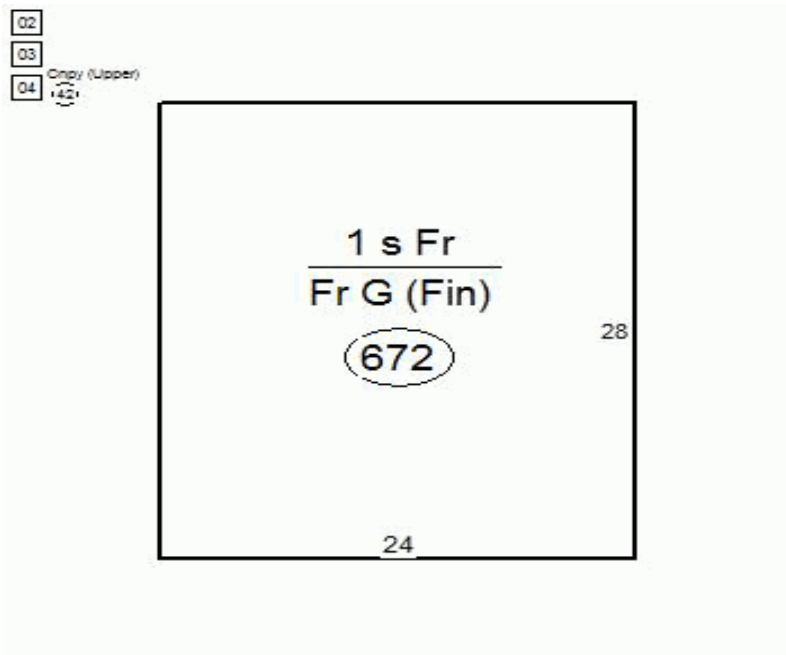
FLOORING
2.0 Plywd sub Base Allowance

EXTERIOR COVER
2.0 T111 plywd

INTERIOR WALLS
2.0 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



157-063-43 R01

Construction	BaseArea	floor	FinArea	Value
Wood Frame	672	2.0	672	52,420

TOTAL BASE **52,420**

INTERIOR		
	Frame/Siding/Roof/Dorme	0
	Loft/Cathedral	0
	Interior finish	0
	Basement finish	0
	Heating	-3,170
	Plumbing	3,930
	Fireplaces/woodstoves	0
	Other (Ex.Liv, AC, Attic, ...)	0
	TOTAL INT	**760**

EXT FEATURES
Description

GARAGES

Att Garage	24,440
Att Carport	0
Bsmt Garage:	0
Ext Features	0

TOTAL GAR/EXT FEAT **24,440**
SUB-TOTAL **77,620**
Quality Class/Grade Avg 1.00

GRADE ADJUSTED VALUE (rounded) **77,620**

SPECIAL FEATURES

Description			
G01	H	672	2.25
G01	IF	672	7.91
03	PRIVSEPT	1	6,500
03	SWL-PRV	1	4,000
04	LOFT	84	1.88
04	SHOP	224	728.00

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	RDF	Loc Adj	% Comp	Value
D	DWELL	1.0	Avg	2010	2014		0.00	0.00	0	0	0	77,620	6	0	0	100	121	99	87,400
G01	ATTGAR	0.00		0	0		26.21	36.37	24	28	672	24,440	0	0	0	0		100	0
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
03	SWL	0.00	Avg	3000	3000		0.00	0.00	0	0	1	10,500	0	0	0	0		100	10,500
04	MACHINE	0.00	F	2018	2019		26.44	22.65	14	16	224	5,970	3	0	0	0		100	5,800

TOTAL IMPROVEMENT VALUE (for this card) **105,700**

Assessor's Exhibits
AS 87

KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

157-063-53

2021 47647 **15767 STEELHEAD RIDGE RD** **Card R01**

Assessor's Exhibits

ADMINISTRATIVE INFORMATION

Neighborhood:
310 Ninilchik and Vicinity

Property Class:
110 Residential Dwelling - single

TAG:
68 - WESTERN EMERGENCY SVS

LEGAL DESCRIPTION: **ACRES:** 1.56

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

PRIMARY OWNER

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

Residential Dwelling - single

EXEMPTION INFORMATION

VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	17,900	17,900	17,900	17,900	19,800	19,800
Improvements	1,500	71,900	85,800	87,200	85,300	85,200
Total	19,400	89,800	103,700	105,100	105,100	105,000

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		1.56	11,538	11,538	18,000	h	CCR's	25	4,500	19,800
							6	View Limited	20	3,600	
							P	Gas Yes			
							X	Elec Yes			
							T	Gravel Unmain	-10	-1,800	
							o	Easement	-25	-4,500	
								ASSESSED LAND VALUE (Rounded) :		**1,800**	**19,800**

MEMOS

Building Notes
04/20 BA LTP;CHECK NXT CANVASS

Land Notes
03/20 LC P/L EASEMENT

ASG 88

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				

APPELLANT COMPARABLE_05

05/06/2021 Last inspected 09/05/2018 by DM; ; Data Entry by cmchood Desk change 4/13/2020 by BA

R01 **157-063-53**

2021 Irsn: 47647

Assessor's Exhibits

PHYSICAL CHARACTERISTICS
Style: COTTAGE
Occupancy Single Family
Story Height: 1.0
Finished Area 672
Attic: None

ROOFING
Material: Metal
Type: Gable
Framing: Std for class
Pitch: Medium 5/12 to 8/12

FOUNDATION
Footing: Normal for class
Walls: Cinder block

DORMERS
None

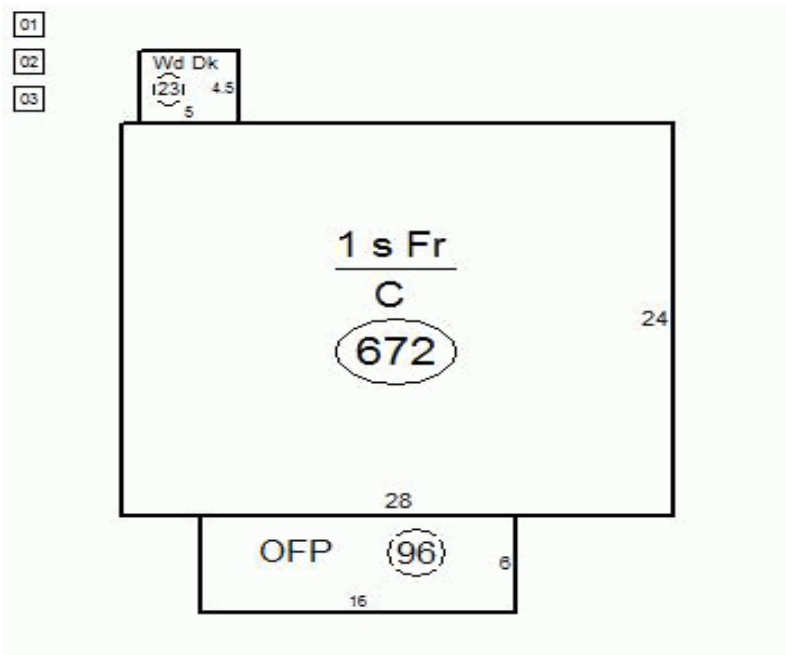
FLOORING
1.0 Plywd sub Base Allowance

EXTERIOR COVER
1.0 Wood siding

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



157-063-53 R01

Construction	BaseArea	floor	FinArea	Value
Wood Frame	672	1.0	672	67,810

TOTAL BASE **67,810**

INTERIOR		
	Frame/Siding/Roof/Dorme	570
	Loft/Cathedral	0
	Interior finish	0
	Basement finish	0
	Heating	-1,810
	Plumbing	3,930
	Fireplaces/woodstoves	0
	Other (Ex.Liv, AC, Attic, ...)	0
	TOTAL INT	**2,690**

EXT FEATURES

Description	
1 OFP	3,240
2 WDDK	730

GARAGES

Att Garage	0
Att Carport	0
Bsmt Garage:	0
Ext Features	3,970

TOTAL GAR/EXT FEAT **3,970**
SUB-TOTAL **74,470**
Quality Class/Grade Avg- .95

GRADE ADJUSTED VALUE (rounded) **70,750**

SPECIAL FEATURES

Description			
02	PRIVSEPT	1	6,500
02	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	RDF	Loc Adj	% Comp	Value
D	DWELL	1.0	Avg-	2016	2017		OVERRIDE		0	0	0	70,750	0	0	0	100	121	88	70,300
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	SWL	0.00	Avg	3000	3000		0.00	0.00	0	0	1	10,500	0	0	0	0		100	10,500
03	SHEDGP	10.00	Avg	2016	2017		14.65	14.65	12	16	192	2,810	15	0	0	0		100	2,400

TOTAL IMPROVEMENT VALUE (for this card) **85,200**

AGO 89

KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

157-063-56

2021 47650 **15825 STEELHEAD RIDGE RD** **Card R01**

Assessor's Exhibits

ADMINISTRATIVE INFORMATION

Neighborhood:
310 Ninilchik and Vicinity

Property Class:
110 Residential Dwelling - single

TAG:
68 - WESTERN EMERGENCY SVS

LEGAL DESCRIPTION: **ACRES:** 1.34

T 1S R 14W SEC 35 Seward Meridian HM 0910071 NINILCHIK RIVER ESTATES SUB ADDN NO 1 LOT 13-A

PRIMARY OWNER

HERBERT MICHAEL W & BONNIE
19615 WAR ADMIRAL RD
EAGLE RIVER, AK 99577-8478

Residential Dwelling - single

EXEMPTION INFORMATION

VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	16,900	16,900	16,900	16,900	22,400	22,400
Improvements	66,400	64,500	77,200	79,200	73,700	93,300
Total	83,300	81,400	94,100	96,100	96,100	115,700

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		1.34	12,388	12,388	16,600	h CCR's	25	4,150	22,400
							6 View Limited	20	3,320	
							X Elec Yes			
							P Gas Yes			
							T Gravel Unmain	-10	-1,660	
							ASSESSED LAND VALUE (Rounded) :		**5,810**	**22,400**

MEMOS

Building Notes
9/18 TB CHANGES R01 PER SF 2012 CHANGES TO 15706355 R01 PER OWNER INPUT SAME STR & BLDR
04/20 SC NO CHANGE, OVERRIDE TOTAL VALUE $96,100 FOR 2020 ONLY
2020 Value Override COVID-19

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 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				

APPELLANT COMPARABLE_06

05/06/2021 Last inspected 09/17/2018 by TB; ; Data Entry by cmchood Desk change 4/2/2020 by SC

R01 **157-063-56**

2021 Irsn: 47650

Assessor's Exhibits

PHYSICAL CHARACTERISTICS
Style: CABIN
Occupancy Single Family
Story Height: 1.0
Finished Area 721
Attic: Fin

ROOFING
Material: Metal
Type: Gable
Framing: Std for class
Pitch: High 9/12 or more

FOUNDATION
Footing: Piers
Walls: Piers-no wall

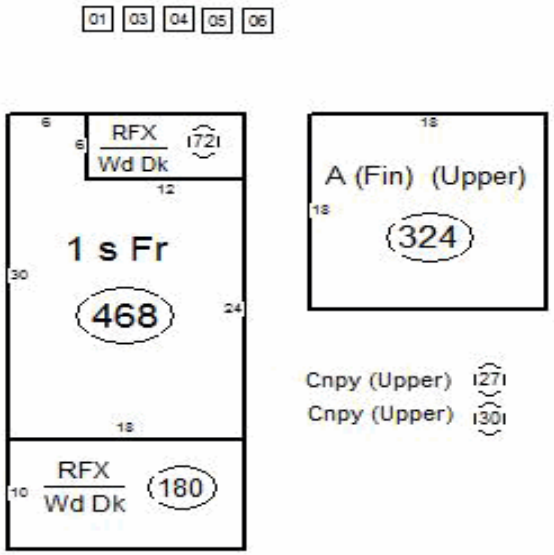
DORMERS
None

FLOORING
1.0 Plywd sub Base Allowance
A Plywd sub Base Allowance

EXTERIOR COVER
1.0 Log rustic
A Board & batter

INTERIOR WALLS
1.0 Normal for Class
A 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



157-063-56 R01

Construction	BaseArea	floor	FinArea	Value
Wood Frame	468	1.0	468	44,420
Wood Frame	324	A	253	3,560

TOTAL BASE **47,980**

INTERIOR		
	Frame/Siding/Roof/Dorme	4,350
	Loft/Cathedral	0
	Interior finish	5,800
	Basement finish	0
	Heating	-1,850
	Plumbing	3,120
	Fireplaces/woodstoves	0
	Other (Ex.Liv, AC, Attic, ...)	0
	TOTAL INT	**11,420**

EXT FEATURES

Description	
1 WDDK	1,280
2 RFX/	930
3 WDDK	2,240
4 RFX/	2,340

GARAGES

Att Garage	0
Att Carport	0
Bsmt Garage:	0
Ext Features	6,790

TOTAL GAR/EXT FEAT **6,790**
SUB-TOTAL **66,190**
Quality Class/Grade F+ .95

GRADE ADJUSTED VALUE (rounded) **62,880**

SPECIAL FEATURES

Description			
04	PRIVSEPT	1	6,500
04	SWL-PRV	1	4,000
05	FINISHLO	144	6.22
06	FINISHLO	196	5.64

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	2011		0.00	0.00	0	0	0	62,880	9	0	0	100	121	100	69,200
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
03	SHEDGP	10.00	Avg	2003	2007		15.42	15.42	10	12	120	1,850	61	0	0	0		100	700
04	SWL	0.00	Avg	3000	3000		0.00	0.00	0	0	1	10,500	0	0	0	0		100	10,500
05	MACHINE	0.00	Avg	2016	2016		26.44	32.66	12	12	144	5,020	7	0	0	0		100	4,700
06	MACHINE	0.00	Avg	2016	2016		26.44	32.08	14	14	196	6,650	7	0	0	0		100	6,200

TOTAL IMPROVEMENT VALUE (for this card) **93,300**

05/06/2021 Last inspected 09/17/2018 by TB; ; Data Entry by cmchood Desk change 4/2/2020 by SC **221**

KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

157-063-55

2021 47649

15817 STEELHEAD RIDGE RD

Card R01

Assessor's Exhibits

ADMINISTRATIVE INFORMATION

Neighborhood:
310 Ninilchik and Vicinity

Property Class:
120 Residential Cabin - single

TAG:
68 - WESTERN EMERGENCY SVS

LEGAL DESCRIPTION: **ACRES:** 1.07

T 1S R 14W SEC 35 Seward Meridian HM 0910071 NINILCHIK RIVER ESTATES SUB ADDN NO 1 LOT 12-A

PRIMARY OWNER

RAMPTON 5 ALASKA COMMUNITY PROPERTY TRUST
19151 MOUNT MAGNIFICENT CIR
EAGLE RIVER, AK 99577-8399

Residential Cabin - single

EXEMPTION INFORMATION

VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	15,400	15,400	15,400	15,400	19,800	19,800
Improvements	42,200	41,000	49,600	69,100	55,200	83,400
Total	57,600	56,400	65,000	84,500	75,000	103,200

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		1.07	13,738	13,738	14,700	h	CCR's	25	3,675	19,800
							6	View Limited	20	2,940	
							X	Elec Yes			
							P	Gas Yes			
							T	Gravel Unmain	-10	-1,470	
								ASSESSED LAND VALUE (Rounded) :		**5,145**	**19,800**

MEMOS

Building Notes
03/12 SF INFO PER OWNER
04/20 SC NO CHANGE, OVERRIDE TOTAL VALUE $75K FOR 2020 ONLY
2020 Value Override COVID-19

ASG 92

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				

APPELLANT COMPARABLE_07

05/06/2021 Last inspected 09/17/2018 by TB; ; Data Entry by cmchood

Desk change 4/7/2020 by SC

R01 **157-063-55**

2021 Irsn: 47649

Assessor's Exhibits

PHYSICAL CHARACTERISTICS
Style: CABIN
Occupancy Single Family
Story Height: 1.0
Finished Area 721
Attic: Fin

ROOFING
Material: Metal
Type: Gable
Framing: Std for class
Pitch: High 9/12 or more

FOUNDATION
Footing: Piers
Walls: Piers-no wall

DORMERS
None

FLOORING

1.0	Slab	Base Allowance
A	Plywd sub	None

EXTERIOR COVER

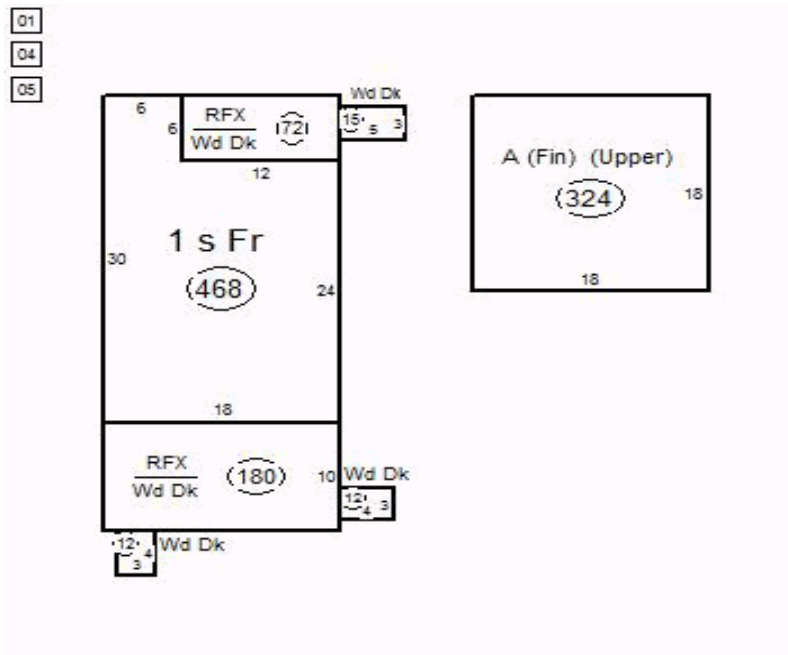
1.0	Log rustic
A	Wood siding

INTERIOR WALLS

1.0	Normal for Class
A	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:	0	0
4-Fixt.Baths:	0	0	Extra fix:		0
5-Fixt.Baths:	0	0	TOTAL fix:		4



157-063-55 R01

Construction	BaseArea	floor	FinArea	Value
Wood Frame	468	1.0	468	44,420
Wood Frame	324	A	253	3,560

TOTAL BASE **47,980**

INTERIOR		
	Frame/Siding/Roof/Dorme	4,350
	Loft/Cathedral	0
	Interior finish	5,800
	Basement finish	0
	Heating	-3,220
	Plumbing	2,415
	Fireplaces/woodstoves	950
	Other (Ex.Liv, AC, Attic, ...)	0
	TOTAL INT	**10,295**

EXT FEATURES

Description	
1 WDDK	1,280
2 RFX/	930
3 WDDK	2,240
4 RFX/	2,340
5 WDDK	390
6 WDDK	320
7 WDDK	320

GARAGES

Att Garage	0
Att Carport	0
Bsmt Garage:	0
Ext Features	7,820

TOTAL GAR/EXT FEAT **7,820**
SUB-TOTAL **66,095**
Quality Class/Grade F+ .95

GRADE ADJUSTED VALUE (rounded) **62,790**

SPECIAL FEATURES

Description			
D	WDSTOVE	1	950.00
04	PRIVSEPT	1	6,500
04	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	RDF	Loc Adj	% Comp	Value
D	DWELL	1.0	F+	2003	2011		0.00	0.00	0	0	0	62,790	9	0	0	100	121	100	69,100
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
04	SWL	0.00	Avg	3000	3000		0.00	0.00	0	0	1	10,500	0	0	0	0		100	10,500
05	SHEDGP	10.00	Avg	2017	2018		15.23	15.23	11	12	132	2,010	11	0	0	0		100	1,800

TOTAL IMPROVEMENT VALUE (for this card) **83,400**

AS 93

05/06/2021 Last inspected 09/17/2018 by TB; ; Data Entry by cmchood Desk change 4/7/2020 by SC

KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

157-063-08

2021 47602 **15798 BEAR PAW RD** **Card R01**

Assessor's Exhibits

ADMINISTRATIVE INFORMATION

Neighborhood:
310 Ninilchik and Vicinity

Property Class:
110 Residential Dwelling - single

TAG:
68 - WESTERN EMERGENCY SVS

LEGAL DESCRIPTION: **ACRES:** 1.31

T 1S R 14W SEC 35 Seward Meridian HM 0860012 NINILCHIK RIVER ESTATES SUB AMENDED LOT 4 BLK 2

PRIMARY OWNER

DOUGAL ALLEN L & KATHLEEN A
1008 LANNAHAN PL
CALDWELL, ID 83605-5679

Residential Dwelling - single

EXEMPTION INFORMATION

VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	16,700	16,700	16,700	16,700	14,800	14,800
Improvements	75,100	78,400	87,200	76,400	77,600	76,800
Total	91,800	95,100	103,900	93,100	92,400	91,600

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		1.31	12,519	12,519	16,400	h CCR's	25	4,100	14,800
							X Elec Yes			
							Q View None			
							T Gravel Unmain	-10	-1,640	
							O Gas No	-25	-4,100	
							ASSESSED LAND VALUE (Rounded) :		**-1,640**	**14,800**

MEMOS

Building Notes
9/18 TB INFO PER REALTOR.COM QUALITY PER SF 2012 INSP OF 157-063-55 SAME BUILDER
Real Estate Listing on File

ASG 94

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				

APPELLANT COMPARABLE_08

05/06/2021 Last inspected 09/13/2018 by TB; Code: M ; Data Entry by cmchood

R01 **157-063-08**

2021 Irsn: 47602

PHYSICAL CHARACTERISTICS
Style: 1 1/2 L LOG
Occupancy Single Family
Story Height: 1.5
Finished Area 858
Attic: None

ROOFING
Material: Metal
Type: Gable
Framing: Std for class
Pitch: High 9/12 or more

FOUNDATION
Footing: Piers
Walls: Piers-no wall

DORMERS
1.5 Shed 44

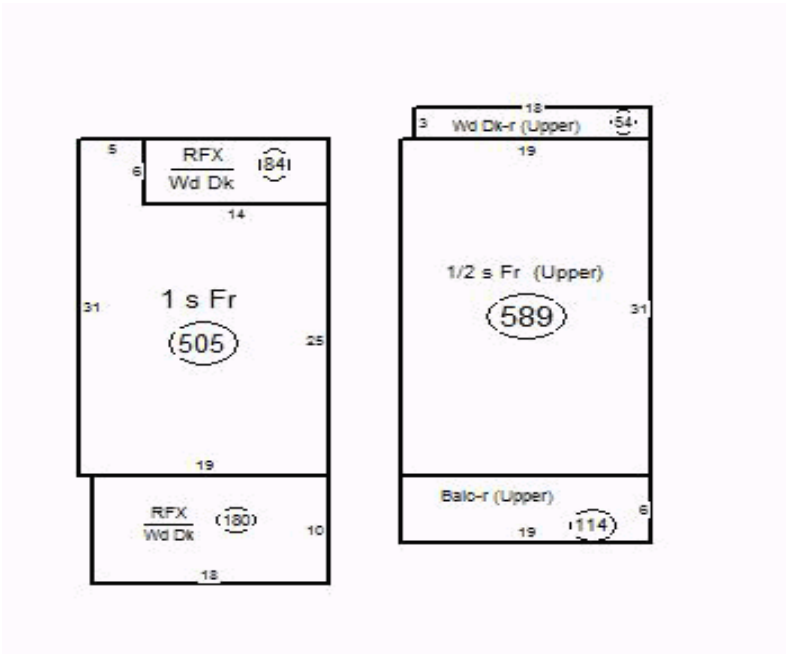
FLOORING
1.0 Plywd sub Base Allowance
1.5 Plywd sub Base Allowance

EXTERIOR COVER
1.0 Log solid
1.5 Board & batter

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



157-063-08 R01

Construction	BaseArea	floor	FinArea	Value
Wood Frame	505	1.0	505	47,040
Wood Frame	589	1.5	353	8,310

TOTAL BASE **55,350**

INTERIOR		
	Frame/Siding/Roof/Dorme	8,610
	Loft/Cathedral	0
	Interior finish	12,080
	Basement finish	0
	Heating	-3,840
	Plumbing	3,120
	Fireplaces/woodstoves	950
	Other (Ex.Liv, AC, Attic, ...)	0
	TOTAL INT	**20,920**

EXT FEATURES

Description	
1 WDDK	1,390
2 RFX/	1,090
3 WDDK	2,240
4 RFX/	2,340
5 BALC-R/	3,210
6 WDDK-R/	1,450

GARAGES

Att Garage	0
Att Carport	0
Bsmt Garage:	0
Ext Features	11,720

TOTAL GAR/EXT FEAT **11,720**
SUB-TOTAL **87,990**
Quality Class/Grade F+ .95

GRADE ADJUSTED VALUE (rounded) **83,590**

SPECIAL FEATURES

Description			
D	WDSTOVE	1	950.00

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	RDF	Loc Adj	% Comp	Value
D	DWELL	1.5	F+	2004	2011		0.00	0.00	0	0	0	83,590	9	0	0	100	116	87	76,800

TOTAL IMPROVEMENT VALUE (for this card) **76,800**

05/06/2021 Last inspected 09/13/2018 by TB; Code: M ; Data Entry by cmchood

Assessor's Exhibits
AS 95

KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

157-063-75

2021 97277 **15822 BEAR PAW RD** **Card R01**

Assessor's Exhibits

ADMINISTRATIVE INFORMATION

Neighborhood:
310 Ninilchik and Vicinity

Property Class:
110 Residential Dwelling - single

TAG:
68 - WESTERN EMERGENCY SVS

LEGAL DESCRIPTION: **ACRES:** 3.75

T 1S R 14W SEC 35 Seward Meridian HM 2011058 NINILCHIK RIVER EST BOCK REPLAT LOT 6A BLOCK 2

PRIMARY OWNER

BOCK CRAIG A & HELENA M L
PO BOX 39038
NINILCHIK, AK 99639-0038

Residential Dwelling - single

EXEMPTION INFORMATION

Residential Exemption - Borough

VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	25,500	25,500	25,500	25,500	25,700	25,700
Improvements	136,400	148,400	149,700	150,300	136,700	146,800
Total	161,900	173,900	175,200	175,800	162,400	172,500

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		3.75	7,627	7,627	28,600	h	CCR's	25	7,150	25,700
							X	Elec Yes			
							Q	View None			
							T	Gravel Unmain	-10	-2,860	
							O	Gas No	-25	-7,150	
								ASSESSED LAND VALUE (Rounded) :		**-2,860**	**25,700**

MEMOS

Building Notes
9/18 TB INFO & MEASUREMENTS PER OWNER CHECK FOR IMPS TO GPO NEXT CANVASS 2ND WDSTV IN RO1 IS PIPE ONLY 8X12 SHED N/V LEAKING

ASG 96

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				

APPELLANT COMPARABLE_09

05/06/2021 Last inspected 09/13/2018 by TB; Code: M ; Data Entry by cmchood

R01 **157-063-75**

2021 Irsn: 97277

Assessor's Exhibits

PHYSICAL CHARACTERISTICS
Style: 1 L MASONRY
Occupancy Single Family
Story Height: 1.0
Finished Area 1,108
Attic: None

ROOFING
Material: Metal
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

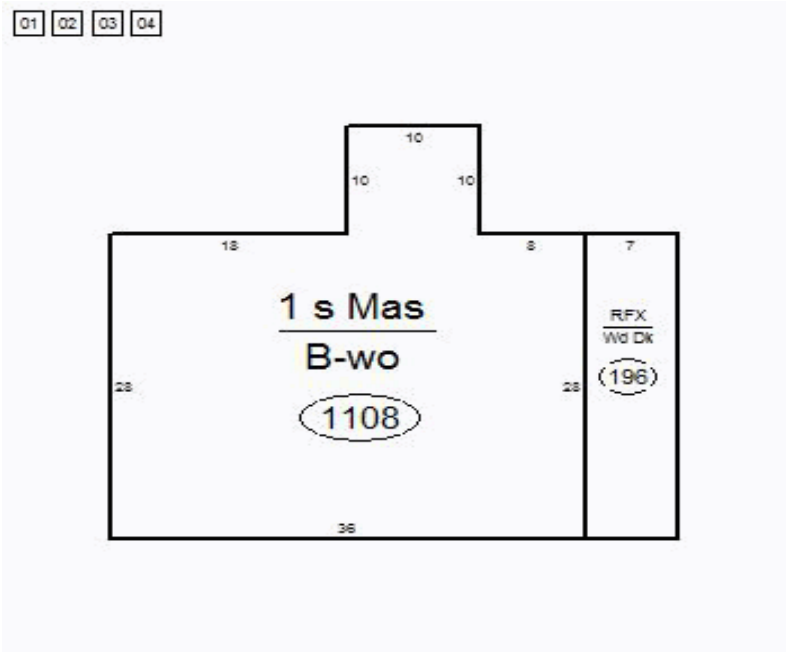
1.0	T111 plywd
B	None

INTERIOR WALLS

1.0	Normal for Class
B	None

HEATING AND PLUMBING
Primary Heat: Radiant-floor

2-Fixt.Baths:	1	2	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:		7



157-063-75 R01

Construction	BaseArea	floor	FinArea	Value
Brick	1108	1.0	1,108	103,200
Concrete	1108	B	0	29,560

TOTAL BASE **132,760**

INTERIOR

Frame/Siding/Roof/Dorme	0
Loft/Cathedral	0
Interior finish	0
Basement finish	0
Heating	2,070
Plumbing	6,550
Fireplaces/woodstoves	1,250
Other (Ex.Liv, AC, Attic, ...)	0
TOTAL INT	**9,870**

EXT FEATURES

Description	
1 WDDK	2,800
2 RFX/	3,110

GARAGES

Att Garage	0
Att Carport	0
Bsmt Garage:	0
Ext Features	5,910

TOTAL GAR/EXT FEAT **5,910**
SUB-TOTAL **148,540**
Quality Class/Grade Avg 1.00

GRADE ADJUSTED VALUE (rounded) **148,540**

SPECIAL FEATURES

Description			
D	WDSTOVE	1	1,250
02	PRIVSEPT	1	6,500
02	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	RDF	Loc Adj	% Comp	Value
D	DWELL	1.0	Avg	1995	2007		0.00	0.00	0	0	0	148,540	13	0	0	100	100	91	117,600
01	MACHINE	0.00	Avg	2018	2019		24.65	24.65	26	28	728	17,940	3	0	0	0		100	17,400
02	SWL	0.00	Avg	3000	3000		0.00	0.00	0	0	1	10,500	0	0	0	0		100	10,500
03	SHEDGP	10.00	Low	1995	1995		15.90	10.34	10	14	140	1,450	80	0	0	0		100	300
04	HAYCOVER	0.00	Low	2012	2013		4.52	4.52	16	20	320	1,450	33	0	0	0		100	1,000

TOTAL IMPROVEMENT VALUE (for this card) **146,800**

AUG 97

05/06/2021 Last inspected 09/13/2018 by TB; Code: M ; Data Entry by cmchood

KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

157-063-69

2021 47663 **15664 STEELHEAD RIDGE RD** **Card R01**

Assessor's Exhibits

ADMINISTRATIVE INFORMATION

Neighborhood:
310 Ninilchik and Vicinity

Property Class:
110 Residential Dwelling - single

TAG:
68 - WESTERN EMERGENCY SVS

LEGAL DESCRIPTION: **ACRES:** 1.05

T 1S R 14W SEC 35 Seward Meridian HM 0960023 NINILCHIK RIVER ESTATES SUBD ADD NO 2 LOT 11

PRIMARY OWNER

YAGURA REVOCABLE FAMILY TRUST
3314 151ST ST NW
GIG HARBOR, WA 98332-9248

Residential Dwelling - single

EXEMPTION INFORMATION

VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	15,300	15,300	15,300	15,300	13,100	13,100
Improvements	57,700	57,200	113,800	116,800	119,700	145,500
Total	73,000	72,500	129,100	132,100	132,800	158,600

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		1.05	13,905	13,905	14,600	h	CCR's	25	3,650	13,100
							X	Elec Yes			
							Q	View None			
							T	Gravel Unmain	-10	-1,460	
							O	Gas No	-25	-3,650	
							ASSESSED LAND VALUE (Rounded) :			**-1,460**	**13,100**

MEMOS

Building Notes
11/19 DM DETGAR HAS WOOD FLOOR R02 RMVD %COMP & EFF YR BY WTMN
Real Estate Listing on File

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 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				

APPELLANT COMPARABLE_10

05/06/2021 Last inspected 11/22/2019 by DM; ; Data Entry by cmchood Desk change 1/19/2021 by PS

R01 **157-063-69**

2021 Irsn: 47663

Assessor's Exhibits

PHYSICAL CHARACTERISTICS
Style: 1 L FRAME
Occupancy Single Family
Story Height: 1.0
Finished Area 1,152
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

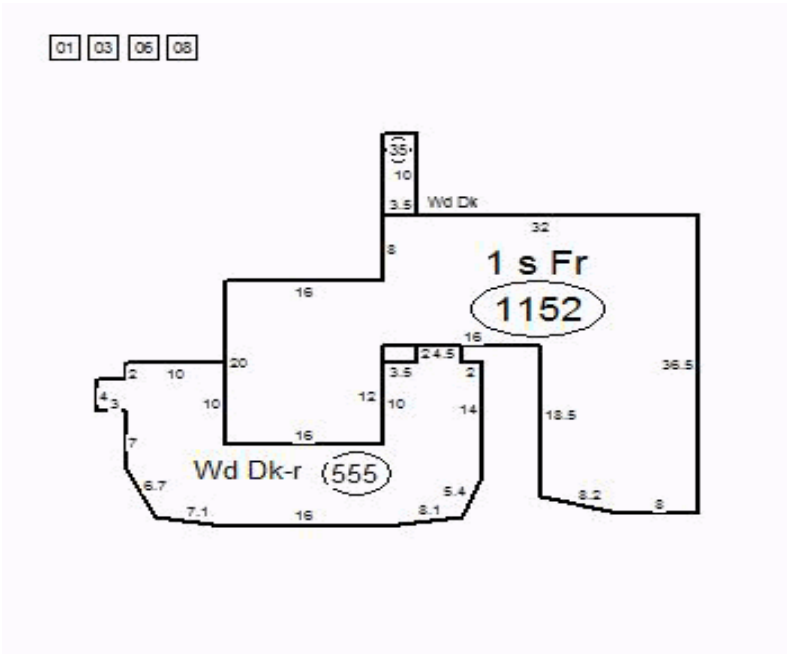
FLOORING
1.0 Plywd sub Base Allowance

EXTERIOR COVER
1.0 T111 plywd

INTERIOR WALLS
1.0 Normal for Class

HEATING AND PLUMBING
Primary Heat: Forced hot air

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



157-063-69 R01

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	0
	Plumbing	7,860
	Fireplaces/woodstoves	2,100
	Other (Ex.Liv, AC, Attic, ...)	0
	TOTAL INT	**9,960**

EXT FEATURES

Description	
1 WDDK-R	7,050
2 WDDK	990

GARAGES

Att Garage	0
Att Carport	0
Bsmt Garage:	0
Ext Features	8,040

TOTAL GAR/EXT FEAT **8,040**
SUB-TOTAL **124,550**
Quality Class/Grade Avg 1.00

GRADE ADJUSTED VALUE (rounded) **124,550**

SPECIAL FEATURES

Description			
D	FPG	1	2,100
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	RDF	Loc Adj	% Comp	Value
D	DWELL	1.0	Avg	2002	2016		0.00	0.00	0	0	0	124,550	4	0	0	100	100	100	119,600
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
03	SWL	0.00	Avg	3000	3000		0.00	0.00	0	0	1	10,500	0	0	0	0		100	10,500
06	DETGAR	0.00	Low	2008	2011		23.65	23.65	22	28	616	14,570	16	0	0	0		100	12,200
08	CONEX	0.00	Avg	3000	3000		1,200.00	1,200.00	8	20	1	1,200	0	0	0	0		100	1,200

TOTAL IMPROVEMENT VALUE (for this card) **145,500**

05/06/2021 Last inspected 11/22/2019 by DM; ; Data Entry by cmchood Desk change 1/19/2021 by PS 229

KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

157-063-77

2021 100932 **15800 WILD SALMON WAY** **Card R01**

Assessor's Exhibits

ADMINISTRATIVE INFORMATION

Neighborhood:
310 Ninilchik and Vicinity

Property Class:
110 Residential Dwelling - single

TAG:
68 - WESTERN EMERGENCY SVS

LEGAL DESCRIPTION: **ACRES:** 4.24

T 1S R 14W SEC 35 Seward Meridian HM 2014011 NINILCHIK RIVER ESTATES WILSON REPLAT NO 2 LOT 8A1

PRIMARY OWNER

WILSON DIANE P
PO BOX 39030
NINILCHIK, AK 99639-0030

Residential Dwelling - single

EXEMPTION INFORMATION

VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	53,400	53,400	53,400	53,400	64,100	64,100
Improvements	149,600	158,800	160,900	168,800	154,200	165,400
Total	203,000	212,200	214,300	222,200	218,300	229,500

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		4.24	7,193	7,193	30,500	I	Waterfront Pond	75	22,875	64,100
							h	CCR's	25	7,625	
							6	View Limited	20	6,100	
							X	Elec Yes			
							P	Gas Yes			
							T	Gravel Unmain	-10	-3,050	
								ASSESSED LAND VALUE (Rounded) :		**33,550**	**64,100**

MEMOS

Land Notes
08/18 DM APPROX 10% WETLANDS

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 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				

APPELLANT COMPARABLE_11

05/06/2021 Last inspected 08/28/2018 by DM; Code: M ; Data Entry by cmchood

R01 **157-063-77**

2021 Irsn: 100932

Assessor's Exhibits

PHYSICAL CHARACTERISTICS
Style: 1 L FRAME
Occupancy Single Family
Story Height: 1.0
Finished Area 1,344
Attic: None

ROOFING
Material: Metal
Type: Gable
Framing: Std for class
Pitch: Medium 5/12 to 8/12

FOUNDATION
Footing: Normal for class
Walls: Cinder block

DORMERS
None

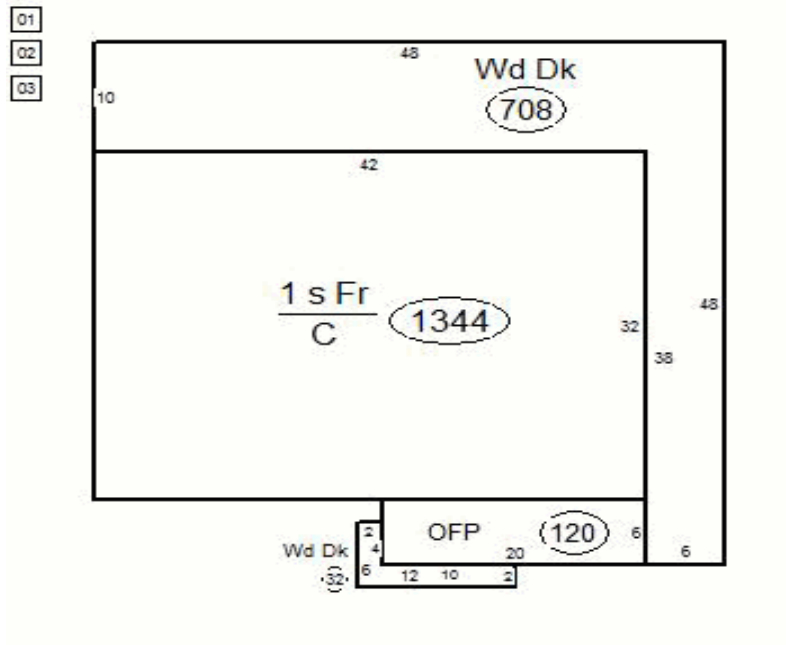
FLOORING
1.0 Plywd sub Base Allowance

EXTERIOR COVER
1.0 T111 plywd

INTERIOR WALLS
1.0 Normal for Class

HEATING AND PLUMBING
Primary Heat: Forced hot air

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



157-063-77 R01

Construction	BaseArea	floor	FinArea	Value
Wood Frame	1344	1.0	1,344	121,330

TOTAL BASE **121,330**

INTERIOR		
	Frame/Siding/Roof/Dorme	0
	Loft/Cathedral	0
	Interior finish	0
	Basement finish	0
	Heating	0
	Plumbing	7,860
	Fireplaces/woodstoves	1,250
	Other (Ex.Liv, AC, Attic, ...)	0
	TOTAL INT	**9,110**

EXT FEATURES

Description	
1 WDDK	7,720
2 OFP	3,910
3 WDDK	930

GARAGES

Att Garage	0
Att Carport	0
Bsmt Garage:	0
Ext Features	12,560

TOTAL GAR/EXT FEAT **12,560**
SUB-TOTAL **143,000**
Quality Class/Grade Avg 1.00

GRADE ADJUSTED VALUE (rounded) **143,000**

SPECIAL FEATURES

Description			
D	WDSTOVE	1	1,250
01	IF	644	5.34
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	RDF	Loc Adj	% Comp	Value
D	DWELL	1.0	Avg	2004	2011		0.00	0.00	0	0	0	143,000	9	0	0	100	100	100	130,100
01	DETGAR	0.00	Avg	2015	2016		32.67	38.01	23	28	644	24,480	7	0	0	0		100	22,800
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
03	SWL	0.00	Avg	3000	3000		0.00	0.00	0	0	1	10,500	0	0	0	0		100	10,500

TOTAL IMPROVEMENT VALUE (for this card) **165,400**

ASG 101

05/06/2021 Last inspected 08/28/2018 by DM; Code: M ; Data Entry by cmchood

KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

157-063-15

2021 47609 **15795 BEAR PAW RD** **Card R01**

Assessor's Exhibits

ADMINISTRATIVE INFORMATION

Neighborhood:
310 Ninilchik and Vicinity

Property Class:
110 Residential Dwelling - single

TAG:
68 - WESTERN EMERGENCY SVS

LEGAL DESCRIPTION: **ACRES:** 1.04

T 1S R 14W SEC 35 Seward Meridian HM 0860012 NINILCHIK RIVER ESTATES SUB AMENDED LOT 22 BLK 1

PRIMARY OWNER

CHRISTENSEN VAL D & SHAUNA B
19425 UPPER SKYLINE DR
EAGLE RIVER, AK 99577-7922

Residential Dwelling - single

EXEMPTION INFORMATION

VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	15,200	15,200	15,200	15,200	13,100	13,100
Improvements	131,700	134,100	132,600	169,400	173,300	171,600
Total	146,900	149,300	147,800	184,600	186,400	184,700

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		1.04	13,942	13,942	14,500	h	CCR's	25	3,625	13,100
							X	Elec Yes			
							Q	View None			
							T	Gravel Unmain	-10	-1,450	
							O	Gas No	-25	-3,625	
								ASSESSED LAND VALUE (Rounded) :		**-1,450**	**13,100**

MEMOS

ASG 102

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				

APPELLANT COMPARABLE_12

05/06/2021 Last inspected 09/13/2018 by TB; Code: M ; Data Entry by cmchood

R01 **157-063-15**

2021 Irsn: 47609

Assessor's Exhibits

PHYSICAL CHARACTERISTICS
Style: 1 1/2 L FRAME
Occupancy Single Family
Story Height: 1.75
Finished Area 1,350
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

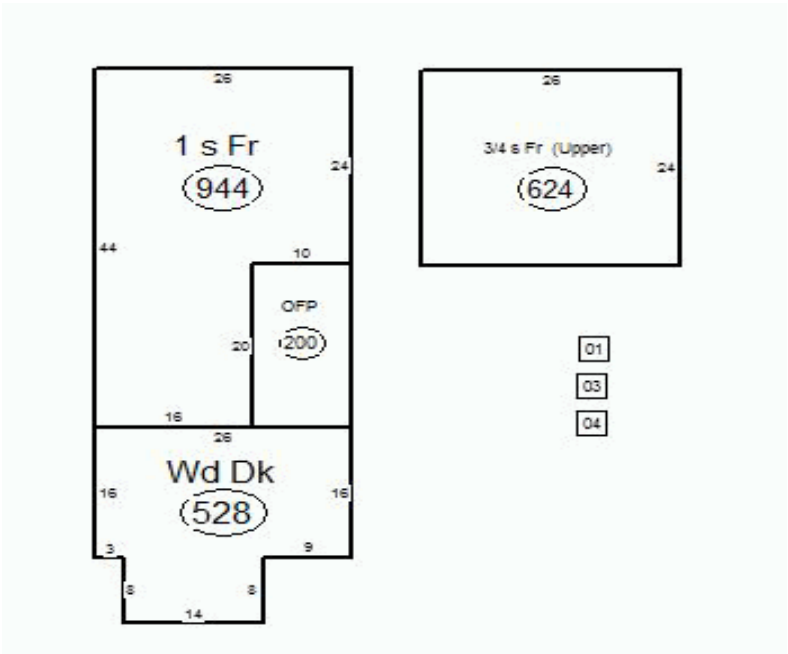
DORMERS
None

FLOORING
1.0 Plywd sub Base Allowance
1.75 Plywd sub Base Allowance

EXTERIOR COVER
1.0 Log solid
1.75 Log solid

INTERIOR WALLS
1.0 Normal for Class
1.75 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



157-063-15 R01

Construction	BaseArea	floor	FinArea	Value
Wood Frame	944	1.0	944	90,230
Wood Frame	624	1.75	406	18,980

TOTAL BASE **109,210**

INTERIOR

Frame/Siding/Roof/Dorme	5,040
Loft/Cathedral	0
Interior finish	15,090
Basement finish	0
Heating	-3,650
Plumbing	3,930
Fireplaces/woodstoves	1,250
Other (Ex.Liv, AC, Attic, ...)	0
TOTAL INT	**21,660**

EXT FEATURES

Description	
1 OFP	6,000
2 WDDK	5,760

GARAGES

Att Garage	0
Att Carport	0
Bsmt Garage:	0
Ext Features	11,760

TOTAL GAR/EXT FEAT **11,760**
SUB-TOTAL **142,630**
Quality Class/Grade Avg 1.00

GRADE ADJUSTED VALUE (rounded) **142,630**

SPECIAL FEATURES

Description			
D	WDSTOVE	1	1,250
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	RDF	Loc Adj	% Comp	Value
D	DWELL	1.75	Avg	2011	2015		0.00	0.00	0	0	0	142,630	5	0	0	100	116	100	157,200
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
03	SWL	0.00	Avg	3000	3000		0.00	0.00	0	0	1	10,500	0	0	0	0		100	10,500
04	SHEDGP	10.00	Avg	2011	2013		14.65	14.65	12	16	192	2,810	33	0	0	0		100	1,900

TOTAL IMPROVEMENT VALUE (for this card) **171,600**

ASG 103

05/06/2021 Last inspected 09/13/2018 by TB; Code: M ; Data Entry by cmchood

KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

157-063-62

2021 47656 **15659 STEELHEAD RIDGE RD** Card R01

Assessor's Exhibits

ADMINISTRATIVE INFORMATION

Neighborhood:
310 Ninilchik and Vicinity

Property Class:
110 Residential Dwelling - single

TAG:
68 - WESTERN EMERGENCY SVS

LEGAL DESCRIPTION: **ACRES:** 1.32

T 1S R 14W SEC 35 Seward Meridian HM 0960023 NINILCHIK RIVER ESTATES SUBD ADD NO 2 LOT 4

PRIMARY OWNER

MAUGER MICHAEL J
MAUGER JANET E
19741 N MITKOF LOOP
EAGLE RIVER, AK 99577-8790

Residential Dwelling - single

EXEMPTION INFORMATION

VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	16,800	16,800	16,800	16,800	23,100	23,100
Improvements	234,500	239,200	236,900	356,100	362,100	358,000
Total	251,300	256,000	253,700	372,900	385,200	381,100

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode	Description	$ or %	AdjAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		1.32	12,500	12,500	16,500	9	View Good	50	8,250	23,100
							h	CCR's	25	4,125	
							X	Elec Yes			
							T	Gravel Unmain	-10	-1,650	
							O	Gas No	-25	-4,125	
								ASSESSED LAND VALUE (Rounded) :		**6,600**	**23,100**

MEMOS

ASG 104

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				

APPELLANT COMPARABLE_13

05/06/2021 Last inspected 09/05/2018 by DM; Code: M ; Data Entry by cmchood

R01 **157-063-62**

2021 Irsn: 47656

Assessor's Exhibits

PHYSICAL CHARACTERISTICS

Style: 1 1/2 L FRAME
Occupancy Single Family
Story Height: 1.75
Finished Area 1,906
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

EXTERIOR COVER

1.0	Hardi-Plank
1.75	Hardi-Plank

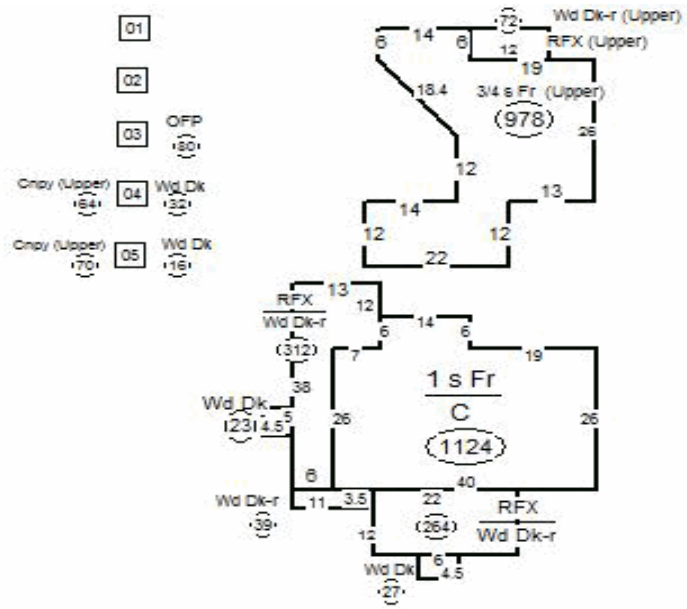
INTERIOR WALLS

1.0	Normal for Class
1.75	Normal for Class

HEATING AND PLUMBING

Primary Heat: Radiant-floor

2-Fixt.Baths:	1	2	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:		10



157-063-62 R01

Construction	BaseArea	floor	FinArea	Value
Wood Frame	1124	1.0	1,124	170,570
Wood Frame	978	1.75	782	43,020

TOTAL BASE **213,590**

INTERIOR		
	Frame/Siding/Roof/Dorme	10,280
	Loft/Cathedral	0
	Interior finish	48,660
	Basement finish	0
	Heating	4,330
	Plumbing	21,600
	Fireplaces/woodstoves	0
	Other (Ex.Liv, AC, Attic, ...)	1,500
	TOTAL INT	**86,370**

EXT FEATURES

Description	
1 WDDK-R	5,360
2 RFX/	5,860
3 WDDK-R	1,700
4 WDDK-R	5,770
5 RFX/	6,930
6 WDDK	1,060
7 WDDK	920

See file for more feat.

GARAGES

Att Garage	0
Att Carport	0
Bsmt Garage:	0
Ext Features	31,880

TOTAL GAR/EXT FEAT **31,880**
SUB-TOTAL **331,840**
Quality Class/Grade VG- .86

GRADE ADJUSTED VALUE (rounded) **285,380**

SPECIAL FEATURES

Description			
D	MONTR	0	1,500
02	PRIVSEPT	1	6,500
02	SWL-PRV	1	4,000
03	SHOP	280	910.00
04	SHOP	256	832.00
05	E	240	0.60

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	VG-	2011	2015		0.00	0.00	0	0	0	285,380	5	0	0	100	116	100	314,500
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	SWL	0.00	Avg	3000	3000		0.00	0.00	0	0	1	10,500	0	0	0	0		100	10,500
03	MACHINE	0.00	G	2015	2016		26.44	34.37	14	20	280	15,250	7	0	0	0		100	14,200
04	MACHINE	0.00	G	2015	2016		26.44	34.37	16	16	256	12,320	7	0	0	0		100	11,500
05	SHEDGP	10.00	G	2015	2016		14.36	19.45	12	20	240	6,580	20	0	0	0		100	5,300

TOTAL IMPROVEMENT VALUE (for this card) **358,000**

ASG 105

05/06/2021 Last inspected 09/05/2018 by DM; Code: M ; Data Entry by cmchood

KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

157-063-54

2021 47648 **15805 STEELHEAD RIDGE RD** **Card R01**

Assessor's Exhibits

ADMINISTRATIVE INFORMATION

Neighborhood:
310 Ninilchik and Vicinity

Property Class:
110 Residential Dwelling - single

TAG:
68 - WESTERN EMERGENCY SVS

LEGAL DESCRIPTION: **ACRES:** 1.11

T 1S R 14W SEC 35 Seward Meridian HM 0910071 NINILCHIK RIVER ESTATES SUB ADDN NO 1 LOT 11-A

PRIMARY OWNER

MAXWELL GREG K & ANNETTE L
PO BOX 39744
NINILCHIK, AK 99639-0744

Residential Dwelling - single

EXEMPTION INFORMATION

Residential Exemption - Borough

VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	15,600	15,600	15,600	15,600	20,300	20,300
Improvements	276,500	274,400	270,800	327,600	264,200	320,900
Total	292,100	290,000	286,400	343,200	284,500	341,200

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		1.11	13,514	13,514	15,000	h	CCR's	25	3,750	20,300
							6	View Limited	20	3,000	
							P	Gas Yes			
							X	Elec Yes			
							T	Gravel Unmain	-10	-1,500	
								ASSESSED LAND VALUE (Rounded) :		**5,250**	**20,300**

MEMOS

Building Notes
5/24/11-TWO SM LEAN-TO'S ON HOUSE N/V.DJ

ASG 106

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				

APPELLANT COMPARABLE_14

05/06/2021 Last inspected 09/05/2018 by DM; Code: M ; Data Entry by cmchood

R01 **157-063-54**

2021 Irsn: 47648

Assessor's Exhibits

PHYSICAL CHARACTERISTICS
Style: 2 L FRAME
Occupancy Single Family
Story Height: 2.0
Finished Area 2,050
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

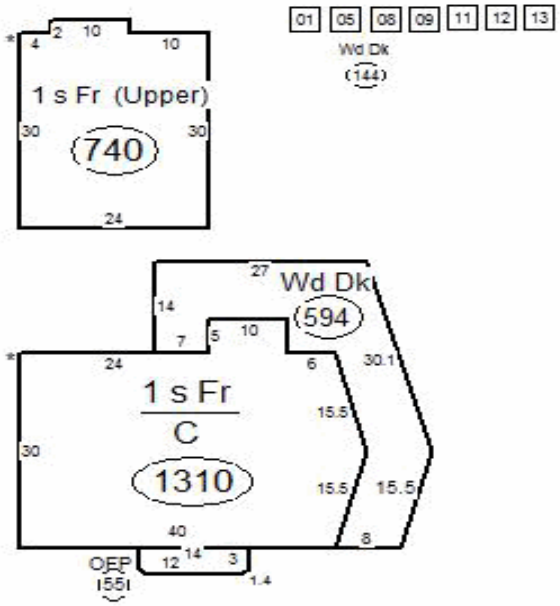
FLOORING
1.0 Plywd sub Base Allowance
2.0 Plywd sub Base Allowance

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: Forced hot air

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



157-063-54 R01

Construction	BaseArea	floor	FinArea	Value
Wood Frame	1310	1.0	1,310	194,080
Wood Frame	740	2.0	740	89,600

TOTAL BASE **283,680**

INTERIOR		
	Frame/Siding/Roof/Dorme	3,260
	Loft/Cathedral	0
	Interior finish	0
	Basement finish	0
	Heating	0
	Plumbing	16,200
	Fireplaces/woodstoves	1,800
	Other (Ex.Liv, AC, Attic, ...)	0
	TOTAL INT	**21,260**

EXT FEATURES

Description	
1 WDDK	9,500
2 OFP	2,940

GARAGES

Att Garage	0
Att Carport	0
Bsmt Garage:	0
Ext Features	12,440

TOTAL GAR/EXT FEAT **12,440**
SUB-TOTAL **317,380**
Quality Class/Grade VG- .86

GRADE ADJUSTED VALUE (rounded) **272,950**

SPECIAL FEATURES

Description			
D	WDSTOVE	1	1,800
05	PRIVSEPT	1	6,500
05	SWL-PRV	1	4,000
08	H	936	2.25
08	IF	936	5.34
08	LOFT	432	4.86
09	4SO	0	-14.05
12	1SO	0	-1.76
13	1SO	0	-1.76

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	2.0	VG-	1997	2008		0.00	0.00	0	0	0	272,950	12	0	0	100	115	100	276,200
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
05	SWL	0.00	Avg	3000	3000		0.00	0.00	0	0	1	10,500	0	0	0	0		100	10,500
08	DETGAR	0.00	Avg	2004	2007		29.79	42.24	26	36	936	39,540	24	0	0	0		100	30,100
09	POLEBLDG	10.00	Avg	2000	2009		28.10	14.05	10	10	100	1,410	53	0	0	0		100	700
10	WDDK	0.00	Low	2004	2007		0.00	0.00	12	12	138	2,100	61	0	0	0		100	800
11	GRNHSEFS	0.00	Low	2018	2019		3.76	3.76	8	16	120	450	7	0	0	0		100	400
12	LEANTO	10.00	Avg	1997	2008		13.55	11.79	3	4	12	140	57	0	0	0		100	100
13	LEANTO	10.00	Avg	1997	2008		13.55	11.79	3	4	12	140	57	0	0	0		100	100

TOTAL IMPROVEMENT VALUE (for this card) **320,900**

05/06/2021 Last inspected 09/05/2018 by DM; Code: M ; Data Entry by cmchood

237

KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

157-063-66

2021 47660 **15571 STEELHEAD RIDGE RD** **Card R01**

Assessor's Exhibits

ADMINISTRATIVE INFORMATION

Neighborhood:
310 Ninilchik and Vicinity

Property Class:
110 Residential Dwelling - single

TAG:
68 - WESTERN EMERGENCY SVS

LEGAL DESCRIPTION: **ACRES:** 2.24

T 1S R 14W SEC 35 Seward Meridian HM 0960023 NINILCHIK RIVER ESTATES SUBD ADD NO 2 LOT 8

PRIMARY OWNER

MCDANIEL JOSHUA ADAM
PO BOX 39465
NINILCHIK, AK 99639-0465

Residential Dwelling - single

EXEMPTION INFORMATION

Residential Exemption - Borough
Disabled Veteran

VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	20,700	20,700	20,700	20,700	24,000	24,000
Improvements	151,600	150,000	147,900	263,000	209,600	258,600
Total	172,300	170,700	168,600	283,700	233,600	282,600

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		2.24	9,732	9,732	21,800	h	CCR's	25	5,450	24,000
							6	View Limited	20	4,360	
							X	Elec Yes			
							T	Gravel Unmain	-10	-2,180	
							O	Gas No	-25	-5,450	
								ASSESSED LAND VALUE (Rounded) :		**2,180**	**24,000**

MEMOS

Building Notes
5/11 DJ MISC OUTBLDGS NV EFF YR BY WT MEANS
09/18 DM CNPY ON GPO & CONEX NV GRNHSE NV 8X20 CONEX INSIDE POL
Land Notes
09/18 DM APPROX 16% WETLANDS
Real Estate Listing on File

ASG 108

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				

APPELLANT COMPARABLE_15

05/06/2021 Last inspected 09/05/2018 by DM; Code: M ; Data Entry by cmchood

2021

Irsn: 47660

Assessor's Empire

PHYSICAL CHARACTERISTICS

Style: 2 L FRAME
Occupancy Single Family
Story Height: 1.0
Finished Area 2,288
Attic: Fin

ROOFING

Material: Metal
Type: Gable
Framing: Std for class
Pitch: Medium 5/12 to 8/12

FOUNDATION

Footing: Normal for class
Walls: Formed concrete

DORMERS

None

FLOORING

2.0	Plywd sub	Base Allowance
A	Plywd sub	None
1.0	Slab	Base Allowance

EXTERIOR COVER

1.0	Wood siding
2.0	Wood siding
A	Wood siding

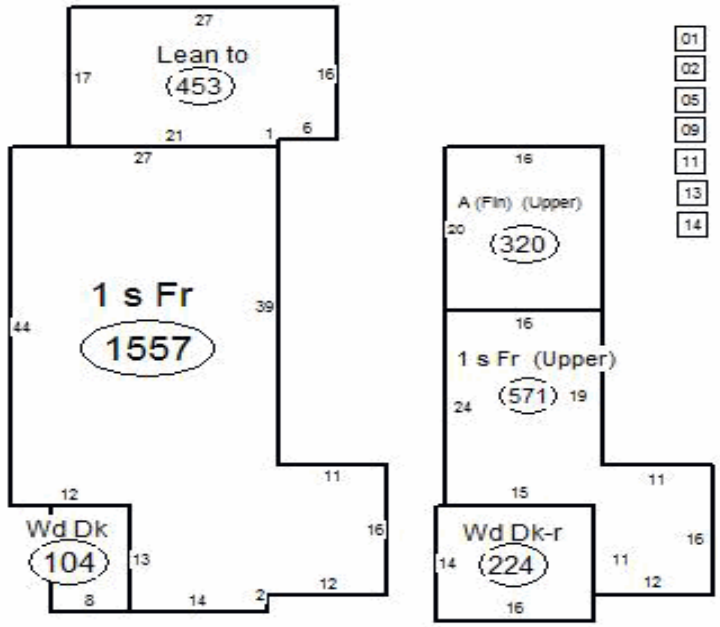
INTERIOR WALLS

1.0	Normal for Class
2.0	Normal for Class
A	Other

HEATING AND PLUMBING

Primary Heat: Hot Water

2-Fixt.Baths:	1	2	Kit sink:	1 1
3-Fixt.Baths:	1	3	Water Htr:	1 1
4-Fixt.Baths:	0	0	Extra fix:	0
5-Fixt.Baths:	1	5	TOTAL fix:	12



157-063-66 R01

Construction	BaseArea	floor	FinArea	Value
Wood Frame	1557	1.0	1,557	137,570
Wood Frame	571	2.0	571	45,420
Wood Frame	320	A	160	3,430

TOTAL BASE **186,420**

INTERIOR		
	Frame/Siding/Roof/Dorme	1,770
	Loft/Cathedral	0
	Interior finish	4,050
	Basement finish	0
	Heating	4,280
	Plumbing	17,575
	Fireplaces/woodstoves	1,250
	Other (Ex.Liv, AC, Attic, ...)	0
	TOTAL INT	**28,925**

EXT FEATURES

Description	
1 WDDK-R	3,520
2 WDDK	1,800

GARAGES

Att Garage	0
Att Carport	0
Bsmt Garage:	0
Ext Features	5,320

TOTAL GAR/EXT FEAT **5,320**
SUB-TOTAL **220,665**
Quality Class/Grade Avg 1.00
GRADE ADJUSTED VALUE (rounded) **220,670**

SPECIAL FEATURES

	Description		
D	WDSTOVE	1	1,250
D	WH	1	4,475
05	PRIVSEPT	1	6,500
05	SWL-PRV	1	4,000
09	SHOP	192	624.00
09	WDSTOVE	1	700.00
12	1SO	0	-1.03
14	1SO	0	-2.49

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	Avg	2000	2013		0.00	0.00	0	0	0	220,670	7	0	0	100	115	100	236,000
01	CONEX	0.00	Avg	3000	3000		1,200.00	1,200.00	8	20	1	1,200	0	0	0	0		100	1,200
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
05	SWL	0.00	Avg	3000	3000		0.00	0.00	0	0	1	10,500	0	0	0	0		100	10,500
09	MACHINE	0.00	Low	2008	2011		26.44	17.19	12	16	192	4,160	16	0	0	0		100	3,500
11	SHEDGP	10.00	Low	2012	2014		13.31	8.65	6	8	48	420	28	0	0	0		100	300
12	LEANTO	10.00	Low	2008	2011		7.94	6.91	17	27	453	3,130	43	0	0	0		100	1,800
13	CONEX	0.00	Avg	3000	3000		1,200.00	1,200.00	8	20	1	1,200	0	0	0	0		100	1,200
14	POLEBLDG	0.00	Low	2008	2011		19.12	16.63	8	27	216	3,590	43	0	0	0		100	2,100

TOTAL IMPROVEMENT VALUE (for this card) **258,600**

05/06/2021 Last inspected 09/05/2018 by DM; Code: M ; Data Entry by cmchood

KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

157-063-60

2021 47654

15677 STEELHEAD RIDGE RD

Card R01

Assessor's Exhibits

ADMINISTRATIVE INFORMATION

Neighborhood:
310 Ninilchik and Vicinity

Property Class:
110 Residential Dwelling - single

TAG:
68 - WESTERN EMERGENCY SVS

LEGAL DESCRIPTION: **ACRES:** 1.36

T 1S R 14W SEC 35 Seward Meridian HM 0960023 NINILCHIK RIVER ESTATES SUBD ADD NO 2 LOT 2

PRIMARY OWNER

VAN SAUN RODERIC A
VAN SAUN KATHERINE A
PO BOX 39622
NINILCHIK, AK 99639-0622

Residential Dwelling - single

EXEMPTION INFORMATION

Residential Exemption - Borough

VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	25,500	25,500	25,500	25,500	23,400	23,400
Improvements	236,700	285,800	282,200	281,900	232,700	276,100
Total	262,200	311,300	307,700	307,400	256,100	299,500

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		1.36	12,279	12,279	16,700	9	View Good	50	8,350	23,400
							h	CCR's	25	4,175	
							X	Elec Yes			
							T	Gravel Unmain	-10	-1,670	
							O	Gas No	-25	-4,175	
							ASSESSED LAND VALUE (Rounded) :			**6,680**	**23,400**

MEMOS

Building Notes

05/11 DJ VERIFIED INT W/OWNER
11/11 SF % COMP & EFF BY WTMN
01/13 DOM INFO PER OWNER
10/14 BLM NO CHANGES PER OWNER
08/18 DM SOME OUTBLDGS NV
04/19 DM ORIGINAL HOUSE HAS PIER FOUNDATION.ADDN IS FORMED CONC

ASG 110

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				

APPELLANT COMPARABLE_16

05/06/2021 Last inspected 04/10/2019 by DM; Code: A ; Data Entry by cmchood

R01 **157-063-60**

2021 Irsn: 47654

Assessor's Explorer

PHYSICAL CHARACTERISTICS

Style: 2 L FRAME
Occupancy Single Family
Story Height: 2.0
Finished Area 2,960
Attic: Fin

ROOFING

Material: Metal
Type: Gable
Framing: Std for class
Pitch: Medium 5/12 to 8/12

FOUNDATION

Footing: Monolithic slab
Walls: Formed concrete

DORMERS

None

FLOORING

1.0	Plywd sub	Base Allowance
2.0	Plywd sub	Base Allowance
A	Plywd sub	Base Allowance

EXTERIOR COVER

1.0	Vinyl
2.0	Vinyl
A	Vinyl

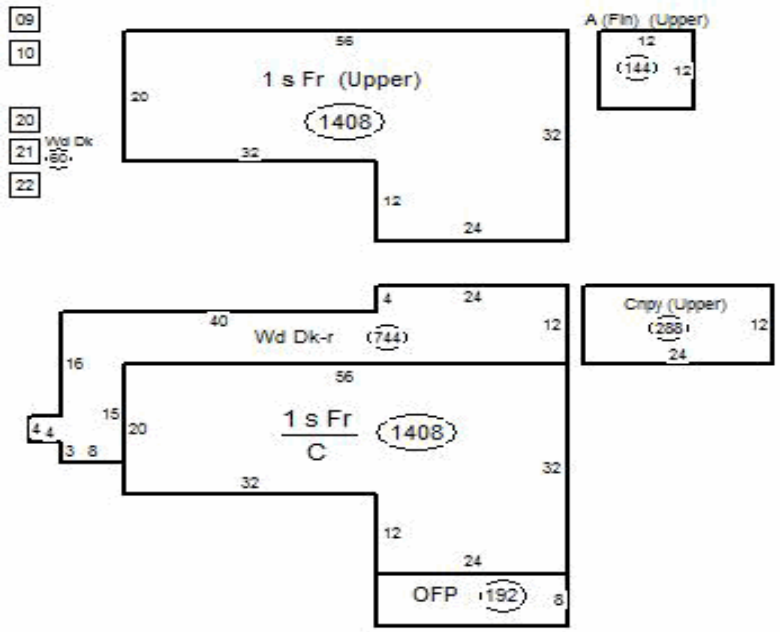
INTERIOR WALLS

1.0	Normal for Class
2.0	Normal for Class
A	Normal for Class

HEATING AND PLUMBING

Primary Heat: Space heater

2-Fixt.Baths:	0	0	Kit sink:	1	1
3-Fixt.Baths:	3	9	Water Htr:	1	1
4-Fixt.Baths:	0	0	Extra fix:		0
5-Fixt.Baths:	0	0	TOTAL fix:		11



157-063-60 R01

Construction	BaseArea	floor	FinArea	Value
Wood Frame	1408	1.0	1,408	126,190
Wood Frame	1408	2.0	1,408	96,310
Wood Frame	144	A	144	1,540

TOTAL BASE **224,040**

INTERIOR		
	Frame/Siding/Roof/Dorme	0
	Loft/Cathedral	0
	Interior finish	3,650
	Basement finish	0
	Heating	-7,990
	Plumbing	16,265
	Fireplaces/woodstoves	1,250
	Other (Ex.Liv, AC, Attic, ...)	0
	TOTAL INT	**13,175**

EXT FEATURES

Description	
1 WDDK-R	9,450
2 OFP	5,810
3 CNPY/	3,420

GARAGES

Att Garage	0
Att Carport	0
Bsmt Garage:	0
Ext Features	18,680

TOTAL GAR/EXT FEAT **18,680**
SUB-TOTAL **255,895**
Quality Class/Grade Avg 1.00

GRADE ADJUSTED VALUE (rounded) **255,900**

SPECIAL FEATURES

Description			
D	WDSTOVE	1	1,250
D	WH	1	4,475
09	PRIVSEPT	1	6,500
09	SWL-PRV	1	4,000
21	FINISHLO	240	5.36
22	H	1,280	2.25
22	IF	1,280	5.34
22	LOFT	640	5.26

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	2.0	Avg	2003	2011		0.00	0.00	0	0	0	255,900	9	0	0	100	115	80	214,200
09	SWL	0.00	Avg	3000	3000		0.00	0.00	0	0	1	10,500	0	0	0	0		100	10,500
10	DRIVE	0.00	Avg	3000	3000		2,000.00	2,000.00	0	0	1	2,000	0	0	0	0		100	2,000
20	SHEDGP	10.00	Low	2000	2001		15.42	10.02	8	16	128	1,280	79	0	0	0		100	300
21	MACHINE	0.00	Low	1997	2002		26.44	20.67	10	24	240	5,810	34	0	0	0		100	3,800
22	DETGAR	0.00	Avg	2008	2011		29.30	42.16	32	40	1,280	53,960	16	0	0	0		100	45,300

TOTAL IMPROVEMENT VALUE (for this card) **276,100**

05/06/2021 Last inspected 04/10/2019 by DM; Code: A ; Data Entry by cmchood

241

KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

157-010-33

2021 47282 **11890 STERLING HWY** **Card R01**

Assessor's Exhibits

ADMINISTRATIVE INFORMATION

Neighborhood:
310 Ninilchik and Vicinity

Property Class:
110 Residential Dwelling - single

TAG:
59 - CENTRAL HOSPITAL

LEGAL DESCRIPTION: **ACRES:** 2.60

T 1S R 14W SEC 12 Seward Meridian HM SE1/4 SE1/4 SE1/4 LYING SOUTH OF THE STERLING HWY

PRIMARY OWNER

OSMAR TIMOTHY D
PO BOX 382
KASILOF, AK 99610-0382

Residential Dwelling - single

EXEMPTION INFORMATION

VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	20,900	20,900	20,900	20,900	14,200	14,200
Improvements	31,300	30,600	35,300	17,800	22,400	22,300
Total	52,200	51,500	56,200	38,700	36,600	36,500

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		2.60	9,077	9,077	23,600	6	View Limited	20	4,720	14,200
							R	Paved			
							O	Gas No	-25	-5,900	
							Y	Elec No	-35	-8,260	
								ASSESSED LAND VALUE (Rounded) :		**-9,440**	**14,200**

MEMOS

Building Notes
9/18 TB % COMP & INFO PER REALTOR.COM PICS
Land Notes
9/18 TB HWY FNT
Real Estate Listing on File

ASG 112

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				

KPB COMPARABLE_01

05/06/2021 Last inspected 09/18/2018 by TB; Code: M ; Data Entry by cmchood

R01 **157-010-33**

2021 Irsn: 47282

PHYSICAL CHARACTERISTICS
Style: CABIN
Occupancy Single Family
Story Height: 1.0
Finished Area 254
Attic: None

ROOFING
Material: Comp sh to 235#
Type: Complex
Framing: Std for class
Pitch: Medium 5/12 to 8/12

FOUNDATION
Footing: Piers
Walls: Piers-no wall

DORMERS
None

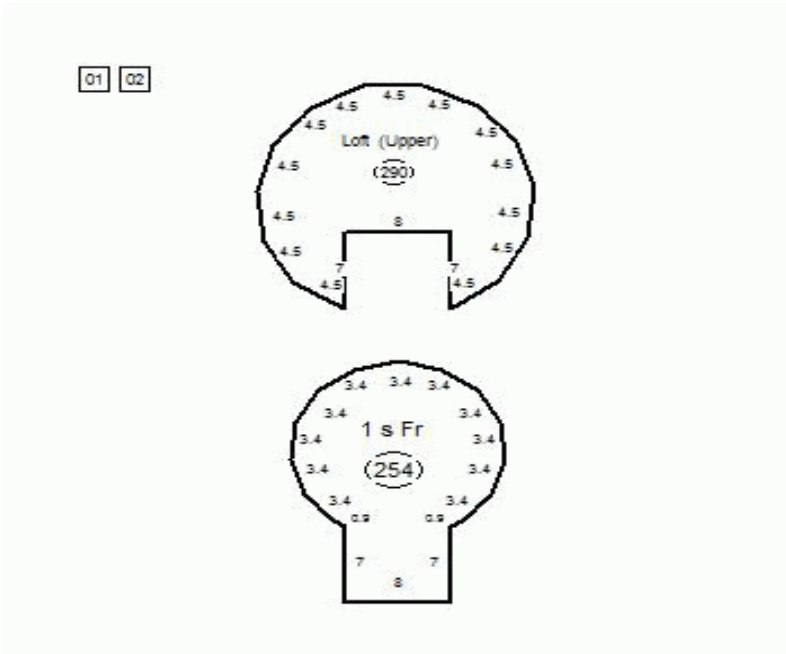
FLOORING
1.0 Plywd sub Base Allowance

EXTERIOR COVER
1.0 Al/St siding

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



157-010-33 R01

Construction	BaseArea	floor	FinArea	Value
Wood Frame	254	1.0	254	24,930

TOTAL BASE **24,930**

INTERIOR		
	Frame/Siding/Roof/Dorme	0
	Loft/Cathedral	5010
	Interior finish	0
	Basement finish	0
	Heating	-650
	Plumbing	3,120
	Fireplaces/woodstoves	0
	Other (Ex.Liv, AC, Attic, ...)	0
	TOTAL INT	**7,480**

EXT FEATURES
Description

GARAGES

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

TOTAL GAR/EXT FEAT **0**
SUB-TOTAL **32,410**
Quality Class/Grade F .90

GRADE ADJUSTED VALUE (rounded) **29,170**

SPECIAL FEATURES

Description			
02	CRIB	1	1,500

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	2005	2012		0.00	0.00	0	0	0	29,170	8	0	0	100	121	58	18,800
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	SWL	0.00	Avg	3000	3000		0.00	0.00	0	0	1	1,500	0	0	0	0		100	1,500

TOTAL IMPROVEMENT VALUE (for this card) **22,300**

Assessor's Exhibits
ASG 113

05/06/2021 Last inspected 09/18/2018 by TB; Code: M ; Data Entry by cmchood

KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

157-231-09

2021 48235 **12829 FRONTAGE RD** **Card R01**

Assessor's Exhibits

ADMINISTRATIVE INFORMATION

Neighborhood:
310 Ninilchik and Vicinity

Property Class:
110 Residential Dwelling - single

TAG:
59 - CENTRAL HOSPITAL

LEGAL DESCRIPTION: **ACRES:** 1.00

T 1S R 14W SEC 13 Seward Meridian HM 0860058 RED BLUFF TERRACE SUB ADDN NO 1 LOT 1 BLK 1

PRIMARY OWNER

HUBBARD DAN C
HUBBARD BEATRICE D
173 HUBBARD RD SW
FLOYD, VA 24091-3255

Residential Dwelling - single

EXEMPTION INFORMATION

VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	40,000	40,000	40,000	40,000	34,100	34,100
Improvements	52,800	51,000	60,600	70,000	91,300	91,200
Total	92,800	91,000	100,600	110,000	125,400	125,300

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	34,100
							h	CCR's	25	3,550	
							X	Elec Yes			
							T	Gravel Unmain	-10	-1,420	
							O	Gas No	-25	-3,550	
								ASSESSED LAND VALUE (Rounded) :		**19,880**	**34,100**

MEMOS

Building Notes
09/18 TJ INFO PER OWNER
Real Estate Listing on File

ASG 114

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				

KPB COMPARABLE_02

05/06/2021 Last inspected 11/05/2019 by BA; Code: U ; Data Entry by cmchood

R01 **157-231-09**

2021 Irsn: 48235

Assessor's Exhibits

PHYSICAL CHARACTERISTICS
Style: COTTAGE MULT
Occupancy Single Family
Story Height: 2.0
Finished Area 640
Attic: None

ROOFING
Material: Metal
Type: Gable
Framing: Std for class
Pitch: Medium 5/12 to 8/12

FOUNDATION
Footing: Normal for class
Walls: Chemonite-Treated wood

DORMERS
None

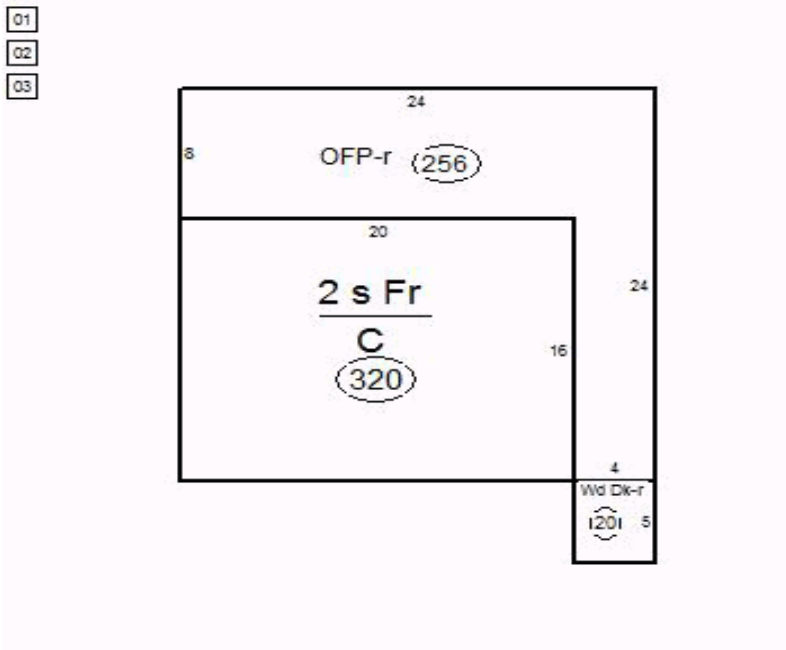
FLOORING
1.0 Plywd sub Base Allowance
2.0 Plywd sub Base Allowance

EXTERIOR COVER
1.0 Plywood sh
2.0 Plywood sh

INTERIOR WALLS
1.0 Normal for Class
2.0 Normal for Class

HEATING AND PLUMBING
Primary Heat: Space heater

2-Fixt.Baths:	1	2	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:		7



157-231-09 R01

Construction	BaseArea	floor	FinArea	Value
Wood Frame	320	1.0	320	32,850
Wood Frame	320	2.0	320	25,450

TOTAL BASE **58,300**

INTERIOR		
	Frame/Siding/Roof/Dorme	0
	Loft/Cathedral	0
	Interior finish	0
	Basement finish	0
	Heating	-1,720
	Plumbing	6,550
	Fireplaces/woodstoves	0
	Other (Ex.Liv, AC, Attic, ...)	0
	TOTAL INT	**4,830**

EXT FEATURES

Description	
1 OFP-R	7,760
2 WDDK-R	780

GARAGES

Att Garage	0
Att Carport	0
Bsmt Garage:	0
Ext Features	8,540

TOTAL GAR/EXT FEAT **8,540**
SUB-TOTAL **71,670**
Quality Class/Grade Avg- .95

GRADE ADJUSTED VALUE (rounded) **68,090**

SPECIAL FEATURES

Description			
01	CISTERN	1	4,000
01	PRIVSEPT	1	6,500

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	2.0	Avg-	2009	2015		0.00	0.00	0	0	0	68,090	5	0	0	100	121	100	78,300
01	SWL	0.00	Avg	3000	3000		0.00	0.00	0	0	1	10,500	0	0	0	0		100	10,500
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
03	LEANTO	10.00	G	2018	2019		10.38	10.38	6	7	42	440	7	0	0	0		100	400

TOTAL IMPROVEMENT VALUE (for this card) **91,200**

ASG 1 15

05/06/2021 Last inspected 11/05/2019 by BA; Code: U ; Data Entry by cmchood

KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

159-490-07

2021 50206 **17725 CRAB MAN RD** **Card R01**

Assessor's Exhibits

ADMINISTRATIVE INFORMATION

Neighborhood:
310 Ninilchik and Vicinity

Property Class:
110 Residential Dwelling - single

TAG:
68 - WESTERN EMERGENCY SVS

LEGAL DESCRIPTION: **ACRES:** 1.91

T 2S R 14W SEC 10 Seward Meridian HM 0770083 SANDHILL MEADOWS SUB LOT 6 BLK 1

PRIMARY OWNER

ORCUTT SARA
PO BOX 39261
NINILCHIK, AK 99639-0261

Residential Dwelling - single

EXEMPTION INFORMATION

Residential Exemption - Borough

VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	19,400	19,400	19,400	19,400	15,000	15,000
Improvements	48,700	46,800	54,900	57,000	71,500	71,200
Total	68,100	66,200	74,300	76,400	86,500	86,200

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		1.91	10,471	10,471	20,000	S	Gravel Main			15,000
							Q	View None			
							X	Elec Yes			
							O	Gas No	-25	-5,000	
										-5,000	15,000

ASSESSED LAND VALUE (Rounded) :

MEMOS

Real Estate Listing on File

ASG 116

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				

KPB COMPARABLE_03

05/06/2021 Last inspected 11/21/2019 by DM; Code: U ; Data Entry by cmchood

R01 **159-490-07**

2021 Irsn: 50206

PHYSICAL CHARACTERISTICS
Style: COTTAGE
Occupancy Single Family
Story Height: 1.0
Finished Area 672
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

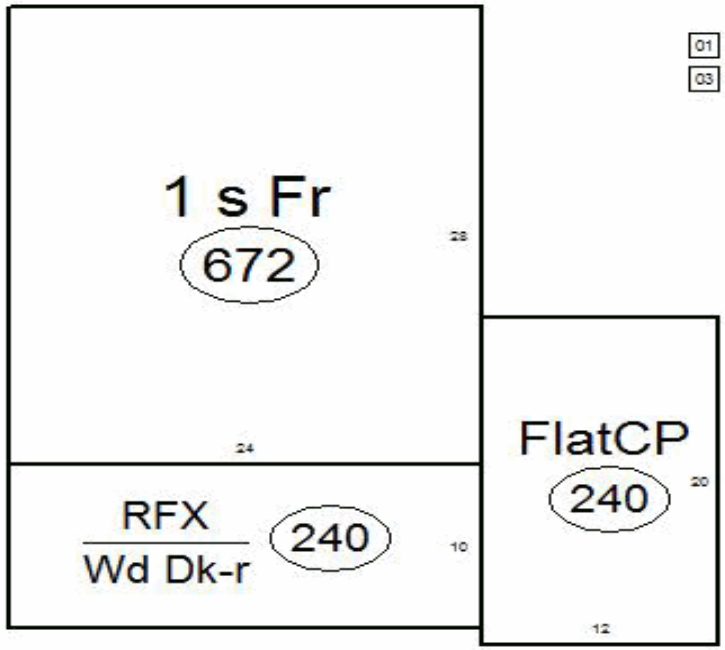
FLOORING
1.0 Plywd sub Base Allowance

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



159-490-07 R01

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

TOTAL BASE **58,420**

INTERIOR		
	Frame/Siding/Roof/Dorme	420
	Loft/Cathedral	0
	Interior finish	0
	Basement finish	0
	Heating	-1,730
	Plumbing	3,120
	Fireplaces/woodstoves	0
	Other (Ex.Liv, AC, Attic, ...)	0
	TOTAL INT	**1,810**

EXT FEATURES

Description	
1 WDDK-R	3,040
2 RFX/	3,110

GARAGES

Att Garage	0
Att Carport	0
Bsmt Garage:	0
Ext Features	6,150

TOTAL GAR/EXT FEAT **6,150**
SUB-TOTAL **66,380**
Quality Class/Grade F .90

GRADE ADJUSTED VALUE (rounded) **59,740**

SPECIAL FEATURES

Description			
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	RDF	Loc Adj	% Comp	Value
D	DWELL	1.0	F	1984	2002		0.00	0.00	0	0	0	59,740	20	0	0	100	121	100	57,800
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
03	SWL	0.00	Avg	3000	3000		0.00	0.00	0	0	1	10,500	0	0	0	0		100	10,500
05	FLATCP	0.00	Avg	1996	2002		16.00	16.00	12	20	240	3,840	78	0	0	0		100	900

TOTAL IMPROVEMENT VALUE (for this card) **71,200**

Assessor's Exhibits
ASG 117

05/06/2021 Last inspected 11/21/2019 by DM; Code: U ; Data Entry by cmchood

KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

157-210-22

2021 48151 **10377 KATRINA BLVD** **Card R01**

Assessor's Exhibits

ADMINISTRATIVE INFORMATION

Neighborhood:
310 Ninilchik and Vicinity

Property Class:
110 Residential Dwelling - single

TAG:
59 - CENTRAL HOSPITAL

LEGAL DESCRIPTION: **ACRES:** 5.13

T 1S R 13W SEC 5 Seward Meridian HM 0770046 ILIAMNA MEADOWS SUB LOT 3

PRIMARY OWNER

BRAMER NEIL A
10377 KATRINA BLVD
NINILCHIK, AK 99639-9770

Residential Dwelling - single

EXEMPTION INFORMATION

Residential Exemption - Borough

VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	80,200	80,200	80,200	80,200	72,600	72,600
Improvements	90,700	88,200	100,300	103,800	120,700	136,100
Total	170,900	168,400	180,500	184,000	193,300	208,700

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		2.25	9,689	9,689	21,800	A	View Excellent	150	32,700	70,900
							F	Waterfront Ocean	100	21,800	
							S	Gravel Main			
							X	Elec Yes			
							t	Topo Wetlands			
							O	Gas No	-25	-5,450	
Remaining/Wetlands	49 User Definable Land Formul		2.88	590	590	1,700		None			1,700
										49,050	72,600

ASSESSED LAND VALUE (Rounded) :

MEMOS

Building Notes
06/11 SF SKIDS ON FOOTERS
06/20 SC INT INFO PER OWNER SKIDS ON FOOTERS
Bluff Erosion Property
09/18 ERS 20' TO BLUFF FRO NEAREST FOOTING ON RFX/WDDK-R
ESTIMATED STABLE
06/20 SC STABLE BLUFF 35' FROM HOME
Land Notes
Additional memos on file.

ASG 118

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				

KPB COMPARABLE_04

05/06/2021 Last inspected 06/25/2020 by SC; Code: U ; Data Entry by cmchood

2021 Irsn: 48151

Assessor's Empire/SCG 19

PHYSICAL CHARACTERISTICS
Style: COTTAGE
Occupancy Single Family
Story Height: 1.0
Finished Area 720
Attic: None

ROOFING
Material: Metal
Type: Gable
Framing: Std for class
Pitch: Medium 5/12 to 8/12

FOUNDATION
Footing: None
Walls: None

DORMERS
None

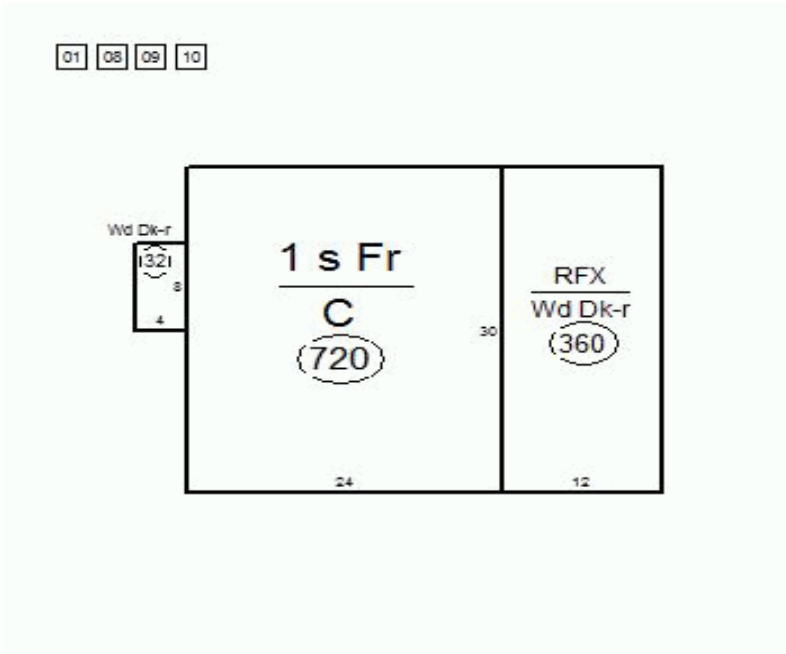
FLOORING
1.0 Plywd sub Base Allowance

EXTERIOR COVER
1.0 T111 plywd

INTERIOR WALLS
1.0 Normal for Class

HEATING AND PLUMBING
Primary Heat: Space heater

2-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



157-210-22 R01

Construction	BaseArea	floor	FinArea	Value
Wood Frame	720	1.0	720	71,810

TOTAL BASE **71,810**

INTERIOR		
	Frame/Siding/Roof/Dorme	0
	Loft/Cathedral	0
	Interior finish	0
	Basement finish	0
	Heating	-1,940
	Plumbing	3,930
	Fireplaces/woodstoves	1,250
	Other (Ex.Liv, AC, Attic, ...)	0
	TOTAL INT	**3,240**

EXT FEATURES

Description	
1 WDDK-R	4,570
2 RFX/	5,710
3 WDDK-R	1,150

GARAGES

Att Garage	0
Att Carport	0
Bsmt Garage:	0
Ext Features	11,430

TOTAL GAR/EXT FEAT	**11,430**
SUB-TOTAL	**86,480**
Quality Class/Grade	Avg 1.00
GRADE ADJUSTED VALUE (rounded)	**86,480**

SPECIAL FEATURES

	Description		
D	WDSTOVE	1	1,250
01	PRIVSEPT	1	6,500
01	SWL-PRV	1	4,000
09	HB	0	3,150

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	Avg	2007	2014		0.00	0.00	0	0	0	86,480	6	0	0	100	121	100	98,400
01	SWL	0.00	Avg	3000	3000		0.00	0.00	0	0	1	10,500	0	0	0	0		100	10,500
08	DRIVE	0.00	Avg	3000	3000		2,000.00	2,000.00	0	0	1	2,000	0	0	0	0		100	2,000
09	DETGAR	0.00	G	1998	2004		35.58	35.58	25	36	900	35,170	30	0	0	0		100	24,600
10	SHEDGP	10.00	Avg	1998	2002		14.65	14.65	12	16	192	2,810	78	0	0	0		100	600

TOTAL IMPROVEMENT VALUE (for this card) **136,100**

KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

159-011-11

2021 48412 **17450 TIDAL KNOLL RD** **Card R01**

Assessor's Exhibits

ADMINISTRATIVE INFORMATION

Neighborhood:
310 Ninilchik and Vicinity

Property Class:
110 Residential Dwelling - single

TAG:
68 - WESTERN EMERGENCY SVS

LEGAL DESCRIPTION: **ACRES:** 1.00

T 2S R 14W SEC 9 Seward Meridian HM 0850097 DEEP CREEK KNOLL SUB AMENDED LOT 11

PRIMARY OWNER

WHITISH ANDREW BARRY
WHITISH XIAOHU WANG
PO BOX 35672
FORT WAINWRIGHT, AK 99703-0672

Residential Dwelling - single

EXEMPTION INFORMATION

VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	25,000	25,000	25,000	25,000	19,900	19,900
Improvements	81,000	78,700	93,600	98,700	119,500	118,900
Total	106,000	103,700	118,600	123,700	139,400	138,800

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	9	View Good	50	7,100	19,900
							h	CCR's	25	3,550	
							S	Gravel Main			
							X	Elec Yes			
							o	Easement	-10	-1,420	
							O	Gas No	-25	-3,550	
							ASSESSED LAND VALUE (Rounded) :			**5,680**	**19,900**

MEMOS

Building Notes
03/12 DJ MH CD3 GONE CD2 NOW GPO SHED N/V
07/18 ERS NO CHANGE

ASG 120

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				

KPB COMPARABLE_05

05/06/2021 Last inspected 12/20/2018 by ES; Code: U ; Data Entry by cmchood

R01 **159-011-11**

2021 Irsn: 48412

PHYSICAL CHARACTERISTICS
Style: COTTAGE
Occupancy Single Family
Story Height: 1.0
Finished Area 768
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

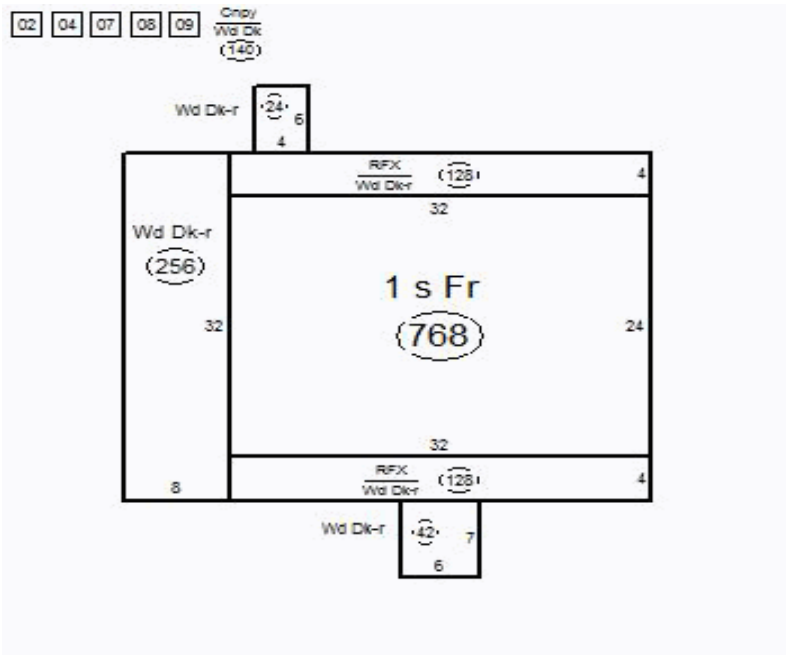
FLOORING
1.0 Plywd sub Base Allowance

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



159-011-11 R01

Construction	BaseArea	floor	FinArea	Value
Wood Frame	768	1.0	768	75,700

TOTAL BASE **75,700**

INTERIOR

Frame/Siding/Roof/Dorme	0
Loft/Cathedral	0
Interior finish	0
Basement finish	0
Heating	-2,070
Plumbing	3,930
Fireplaces/woodstoves	0
Other (Ex.Liv, AC, Attic, ...)	0
TOTAL INT	**1,860**

EXT FEATURES

Description	
1 WDDK-R	2,500
2 RFX/	2,030
3 WDDK-R	930
4 WDDK-R	2,500
5 RFX/	2,030
6 WDDK-R	1,330
7 WDDK-R	3,700

GARAGES

Att Garage	0
Att Carport	0
Bsmt Garage:	0
Ext Features	15,020

TOTAL GAR/EXT FEAT **15,020**
SUB-TOTAL **92,580**
Quality Class/Grade Avg 1.00

GRADE ADJUSTED VALUE (rounded) **92,580**

SPECIAL FEATURES

Description			
04	PRIVSEPT	1	6,500
04	SWL-PRV	1	4,000
07	H	200	288.00
07	SHOP	200	650.00
08	1SO	0	-1.18

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	Avg	2003	2011		0.00	0.00	0	0	0	92,580	9	0	0	100	121	100	101,900
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
04	SWL	0.00	Avg	3000	3000		0.00	0.00	0	0	1	10,500	0	0	0	0		100	10,500
07	MACHINE	0.00	Low	1995	1998		26.44	17.19	10	20	200	6,100	44	0	0	0		100	3,400
08	LEANTO	10.00	Avg	2004	2005		9.05	7.87	7	19	133	1,050	70	0	0	0		100	300
09	SHEDGP	10.00	F	2012	2013		15.90	12.72	8	12	96	1,220	33	0	0	0		100	800

TOTAL IMPROVEMENT VALUE (for this card) **118,900**

Assessor's Exhibits
ASG 121

KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

159-450-07

2021 50073 **17560 PROSPECTOR ST** **Card R01**

Assessor's Exhibits

ADMINISTRATIVE INFORMATION

Neighborhood:
310 Ninilchik and Vicinity

Property Class:
120 Residential Cabin - single

TAG:
68 - WESTERN EMERGENCY SVS

LEGAL DESCRIPTION: **ACRES:** 2.46

T 2S R 14W SEC 11 Seward Meridian HM 0770014 SOURDOUGH FLATS SUB UNIT 1 LOT 2 BLK 1

PRIMARY OWNER

SMITH TERESA A
PO BOX 39349
NINILCHIK, AK 99639-0349

Residential Cabin - single

EXEMPTION INFORMATION

Residential Exemption - Borough
Senior Citizen

VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	21,500	21,500	21,500	21,500	17,200	17,200
Improvements	69,100	67,500	80,200	78,400	94,600	94,300
Total	90,600	89,000	101,700	99,900	111,800	111,500

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		2.46	9,309	9,309	22,900	S Gravel Main			17,200
							Q View None			
							X Elec Yes			
							O Gas No	-25	-5,725	
							ASSESSED LAND VALUE (Rounded) :		**-5,725**	**17,200**

MEMOS

Building Notes
09/11 SF LISTED 09/12/2011 $119K
Real Estate Listing on File

ASG 122

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				

KPB COMPARABLE_06

05/06/2021 Last inspected 08/01/2018 by TB; Code: M ; Data Entry by cmchood

R01 **159-450-07**

2021 Irsn: 50073

Assessor's Exhibits

PHYSICAL CHARACTERISTICS
Style: COTTAGE
Occupancy Single Family
Story Height: 1.0
Finished Area 768
Attic: None

ROOFING
Material: Metal
Type: Gable
Framing: Std for class
Pitch: Low 4/12 or less

FOUNDATION
Footing: Piers
Walls: Piers-no wall

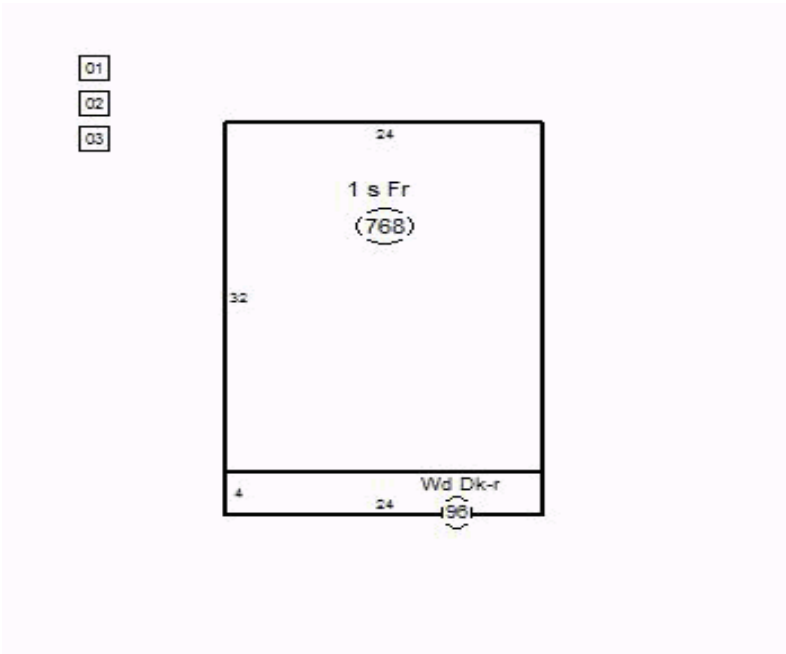
DORMERS
None

FLOORING
1.0 Plywd sub Base Allowance

EXTERIOR COVER
1.0 Board & batten 70 Wood siding 30

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



159-450-07 R01

Construction	BaseArea	floor	FinArea	Value
Wood Frame	768	1.0	768	75,700

TOTAL BASE **75,700**

INTERIOR		
	Frame/Siding/Roof/Dorme	200
	Loft/Cathedral	0
	Interior finish	0
	Basement finish	0
	Heating	-2,070
	Plumbing	3,930
	Fireplaces/woodstoves	0
	Other (Ex.Liv, AC, Attic, ...)	0
	TOTAL INT	**2,060**

EXT FEATURES
Description
1 WDDK-R 2,040

GARAGES
Att Garage 0
Att Carport 0
Bsmt Garage: 0
Ext Features 2,040

TOTAL GAR/EXT FEAT **2,040**
SUB-TOTAL **79,800**
Quality Class/Grade Avg 1.00

GRADE ADJUSTED VALUE (rounded) **79,800**

SPECIAL FEATURES

Description			
02	LOFT	176	7.88
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	RDF	Loc Adj	% Comp	Value
D	DWELL	1.0	Avg	1990	2005		0.00	0.00	0	0	0	79,800	16	0	0	100	121	100	81,100
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	FLATBARN	10.00	Low	1996	1996		22.98	20.06	11	16	176	3,530	80	0	0	0		100	700
03	SWL	0.00	Avg	3000	3000		0.00	0.00	0	0	1	10,500	0	0	0	0		100	10,500

TOTAL IMPROVEMENT VALUE (for this card) **94,300**

ASG 123

05/06/2021 Last inspected 08/01/2018 by TB; Code: M ; Data Entry by cmchood

KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

185-320-07

2021 65991 **63819 EVERGREEN AVE** **Card R01**

Assessor's Exhibits

ADMINISTRATIVE INFORMATION

Neighborhood:
310 Ninilchik and Vicinity

Property Class:
110 Residential Dwelling - single

TAG:
68 - WESTERN EMERGENCY SVS

LEGAL DESCRIPTION: **ACRES:** 1.15

T 2S R 13W SEC 7 Seward Meridian HM 0780125 NINILCHIK
AIRPORT HEIGHTS SUB 1977 ADDN TRACT 7

PRIMARY OWNER

MATSUOKA CONRAD V
MATSUOKA JULIE A
PO BOX 39564
NINILCHIK, AK 99639-0564

Residential Dwelling - single

EXEMPTION INFORMATION

Senior Citizen
Residential Exemption - Borough

VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	21,100	21,100	21,100	21,100	13,800	13,800
Improvements	86,400	83,000	100,000	111,300	139,300	138,600
Total	107,500	104,100	121,100	132,400	153,100	152,400

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		1.15	13,304	13,304	15,300	h	CCR's	25	3,825	13,800
							Q	View None			
							X	Elec Yes			
							T	Gravel Unmain	-10	-1,530	
							O	Gas No	-25	-3,825	
								ASSESSED LAND VALUE (Rounded) :		**-1,530**	**13,800**

MEMOS

Building Notes
08/18 TB LADDER ACCESS TO A-FIN
Real Estate Listing on File

ASG 124

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				

KPB COMPARABLE_07

05/06/2021 Last inspected 11/22/2019 by DM; Code: U ; Data Entry by cmchood

R01 **185-320-07**

2021 Irsn: 65991

PHYSICAL CHARACTERISTICS
Style: COTTAGE
Occupancy Single Family
Story Height: 1.0
Finished Area 960
Attic: Fin

ROOFING
Material: Metal
Type: Gable
Framing: Std for class
Pitch: High 9/12 or more

FOUNDATION
Footing: Piers
Walls: Piers-no wall

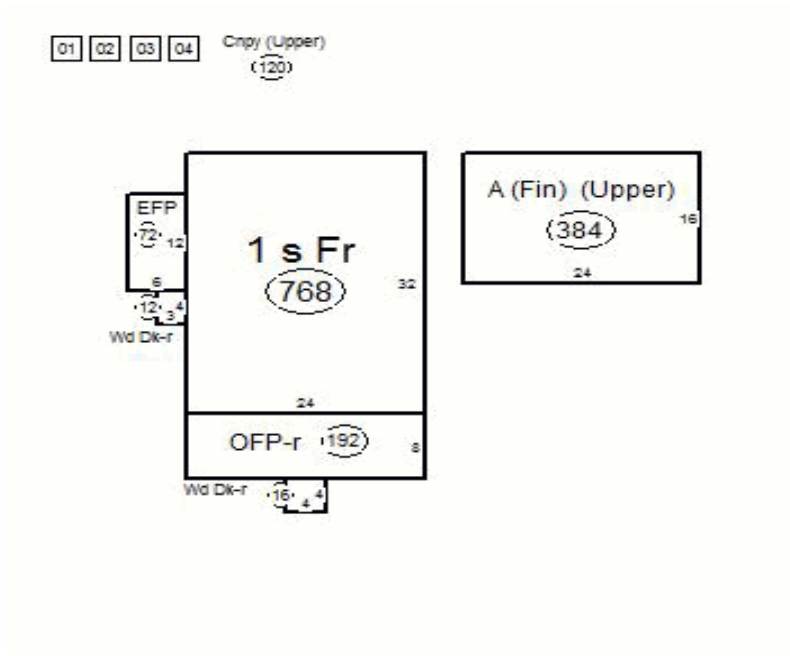
DORMERS
None

FLOORING
1.0 Plywd sub Base Allowance
A Plywd sub Base Allowance

EXTERIOR COVER
1.0 Log solid
A Log solid

INTERIOR WALLS
1.0 Normal for Class
A None

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



185-320-07 R01

Construction	BaseArea	floor	FinArea	Value
Wood Frame	768	1.0	768	75,700
Wood Frame	384	A	192	4,120

TOTAL BASE **79,820**

INTERIOR		
	Frame/Siding/Roof/Dorme	3,010
	Loft/Cathedral	0
	Interior finish	4,860
	Basement finish	0
	Heating	-2,590
	Plumbing	3,930
	Fireplaces/woodstoves	0
	Other (Ex.Liv, AC, Attic, ...)	0
	TOTAL INT	**9,210**

EXT FEATURES

Description	
1 OFP-R	6,300
2 EFP	4,470
3 WDDK-R	470
4 WDDK-R	620

GARAGES

Att Garage	0
Att Carport	0
Bsmt Garage:	0
Ext Features	11,860

TOTAL GAR/EXT FEAT **11,860**
SUB-TOTAL **100,890**
Quality Class/Grade Avg 1.00

GRADE ADJUSTED VALUE (rounded) **100,890**

SPECIAL FEATURES

Description			
01	PRIVSEPT	1	6,500
01	SWL-PRV	1	4,000
04	GF	768	-1.85

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	Avg	2008	2016		0.00	0.00	0	0	0	100,890	4	0	0	100	121	100	117,200
01	SWL	0.00	Avg	3000	3000		0.00	0.00	0	0	1	10,500	0	0	0	0		100	10,500
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
03	SHEDGP	10.00	F	2004	2010		15.03	12.02	10	14	140	1,680	47	0	0	0		100	900
04	FLATCP	0.00	F	2014	2016		13.09	11.24	24	32	768	8,630	20	0	0	0		100	6,900
05	CNPY/	0.00	Avg	2014	2015		0.00	0.00	10	12	120	1,420	24	0	0	0		100	1,100

TOTAL IMPROVEMENT VALUE (for this card) **138,600**

Assessor's Exhibits
ASG 125

KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

159-010-81

2021 48387 **17695 KIMELUK ST** **Card R01**

Assessor's Exhibits

ADMINISTRATIVE INFORMATION

Neighborhood:
310 Ninilchik and Vicinity

Property Class:
110 Residential Dwelling - single

TAG:
68 - WESTERN EMERGENCY SVS

LEGAL DESCRIPTION: **ACRES:** 3.38

T 2S R 14W SEC 9 Seward Meridian HM 0970015 ANGLERS CREST SUB ADDITION NO 1 LOT 1 BLK 4

PRIMARY OWNER

WIEBELHAUS MICHAEL F
PO BOX 971
ANCHOR POINT, AK 99556-0971

Residential Dwelling - single

EXEMPTION INFORMATION

VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	24,400	24,400	24,400	24,400	32,500	32,500
Improvements	87,300	93,800	95,200	117,900	143,400	137,100
Total	111,700	118,200	119,600	142,300	175,900	169,600

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		3.38	8,018	8,018	27,100	h	CCR's	25	6,775	32,500
							6	View Limited	20	5,420	
							S	Gravel Main			
							X	Elec Yes			
							O	Gas No	-25	-6,775	
								ASSESSED LAND VALUE (Rounded) :		**5,420**	**32,500**

MEMOS

Building Notes
07/18 TB INFO PER MLS.NO CHANGE TO C01
12/20 C01 NO CHG
Real Estate Listing on File
Sale Inspection
20200018700 $125,000 BUYER MICHAEL WIEBELHAUS

ASG 126

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				

KPB OCMPARABLE_08

05/06/2021 Last inspected 12/15/2020 by BA; Code: U ; Data Entry by cmchood

R01 **159-010-81**

2021 Irsn: 48387

PHYSICAL CHARACTERISTICS
Style: COTTAGE
Occupancy Single Family
Story Height: 1.0
Finished Area 1,568
Attic: None

ROOFING
Material: Metal
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

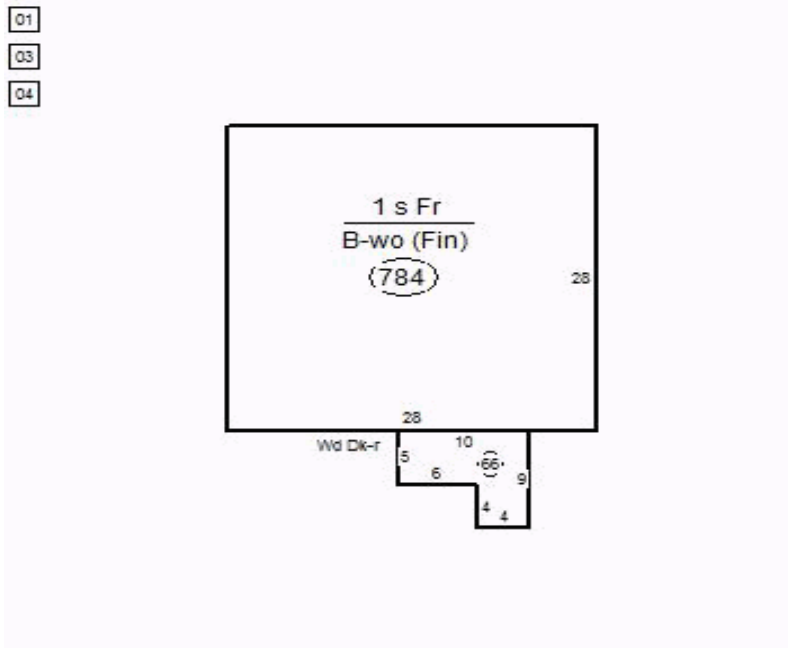
1.0	T111 plywd
B	T111 plywd

INTERIOR WALLS

1.0	Normal for Class
B	None

HEATING AND PLUMBING
Primary Heat: Space heater

2-Fixt.Baths:	1	2	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:		7



159-010-81 R01

Construction	BaseArea	floor	FinArea	Value
Wood Frame	784	1.0	784	76,970
Concrete	784	B	784	22,100

TOTAL BASE **99,070**

INTERIOR		
	Frame/Siding/Roof/Dorme	0
	Loft/Cathedral	0
	Interior finish	0
	Basement finish	19,660
	Heating	-4,240
	Plumbing	6,550
	Fireplaces/woodstoves	1,250
	Other (Ex.Liv, AC, Attic, ...)	0
	TOTAL INT	**23,220**

EXT FEATURES

Description	
1 WDDK-R	1,700

GARAGES

Att Garage	0
Att Carport	0
Bsmt Garage:	0
Ext Features	1,700

TOTAL GAR/EXT FEAT **1,700**
SUB-TOTAL **123,990**
Quality Class/Grade Avg- .95

GRADE ADJUSTED VALUE (rounded) **117,790**

SPECIAL FEATURES

Description			
D	WDSTOVE	1	1,250
03	PRIVSEPT	1	6,500
03	SWL-PRV	1	4,000
04	SAB	1	2,000

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	RDF	Loc Adj	% Comp	Value
D	DWELL	1.0	Avg-	2000	2010		0.00	0.00	0	0	0	117,790	10	0	0	100	121	95	121,900
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
03	SWL	0.00	Avg	3000	3000		0.00	0.00	0	0	1	10,500	0	0	0	0		100	10,500
04	SHEDGP	10.00	Avg	2003	2008		15.03	15.03	12	12	144	4,160	57	0	0	0		100	1,800

TOTAL IMPROVEMENT VALUE (for this card) **136,200**

Assessor's Exhibits
ASG 127

05/06/2021 Last inspected 12/15/2020 by BA; Code: U ; Data Entry by cmchood

PIN	ACRG	LND VAL	INFLUENCES ON VALUE	IMPR VAL	QUAL	EFF AGE	HSE TYPE	FRG	OUTBUILDINGS	FIN LIV AREA	%COMP	ACT PSF	APPLLNTS PSF
15706313	1.28	$14,600	NO GAS=-25%, GRAV UNMAIN=-+10%, CCR=+25%	$64,800	F	2014	COTTAGE	NO	SHED GP 15x20	561	100%	$115.50	$141.53
15706309	1.31	$14,800	NO GAS=-25%, GRAV UNMAIN=-+10%, CCR=+25%	$78,100	F+	2012	COTTAGE	NO	NO	608	100%	$128.45	$152.80
15706310	1	$12,800	NO GAS=-25%, GRAV UNMAIN=-+10%, CCR=+25%	$98,000	A+	2014	COTTAGE MULTI LEVEL	NO	NO	655	100%	$149.61	$169.47
15706353	1.56	$19,800	LIMITED VIEW=+20%, GRAV UNMAIN=-10% CCR=+25%, EASEMENT=-25%	$85,200	A-	2017	COTTAGE	NO	SHED GP 12X16	672	88%	$126.78	$194.94
15706356	1.34	$22,400	LIMITED VIEW=+20%, GRAV UNMAIN=-10%, CCR=+25%	$93,300	F+	2011	CABIN	NO	SHED GP 10X12 GPO 12X12 GPO 14X14	468	100%	$199.35	$160.47
15706355	1.07	$19,800	LIMITED VIEW=+20%, GRAV UNMAIN=-10%, CCR=+25%	$83,400	F+	2011	CABIN	NO	SHED GP 11X12	468	100%	$178.20	$143.13
15706308	1.31	$14,800	NO GAS=-25%, GRAV UNMAIN=-+10%, CCR=+25%	$76,800	F+	2011	1 1/2 LOG	NO	NO	858	87%	$89.51	$106.76
15706375	3.75	$25,700	NO GAS=-25%, GRAV UNMAIN=-+10%, CCR=+25%	$146,800	A	2007	1L MASONRY	NO	GPO 26X28 SHED GP 10X14 HAY COVER 16X20	1108	91%	$132.49	$155.69
15706369	1.05	$13,100	NO GAS=-25%, GRAV UNMAIN=-+10%, CCR=+25%	$145,500	A	2016	1L FRAME	YES=$12,200	CONEX 8X20	1152	100%	$126.30	$137.67
15706377	4.24	$64,100	LIMITED VIEW=+20%, WATERFRONT POND=+75% GRAV UNMAIN=-10%, CCR=+25%	$165,400	A	2011	1L FRAME	YES= $22,800	NO	1344	100%	$123.06	$170.76
15706315	1.04	$13,100	NO GAS=-25%, GRAV UNMAIN=-+10%, CCR=+25%	$171,600	A	2015	1 1/2L FRAME	NO	SHED GP 12X16	1350	100%	$127.11	$136.81
15706362	1.32	$23,100	GOOD VIEW=+50%, NO GAS=-25% GRAV UNMAIN=-10%, CCR=+25%	$358,000	VG-	2015	1 1/2L FRAME	NO	GPO 14X20 GPO 16X16 SHED GP 12X20	1906	100%	$187.82	$199.95
15706354	1.11	$20,300	LIMITED VIEW=+20%, GRAV UNMAIN=-10%, CCR=+25%	$320,900	VG-	2008	2+L FRAME	YES=$30,100	POLE BLDG 10X10 GRNHSE 7.5X16,	2050	100%	$156.53	$166.44
15706366	2.24	$24,000	LIMITED VIEW=+20%, NO GAS=-25% GRAV UNMAIN=-10%, CCR=+25%	$258,600	A	2013	2+L FRAME	NO	GPO 12X16 SHED GP 6X8 POLE BLDG 8X27	2288	100%	$113.02	$123.51
15706360	1.36	$23,400	GOOD VIEW=+50%, NO GAS=-25% GRAV UNMAIN=-10%, CCR=+25%	$276,100	A	2011	2+L FRAME	YES=$45,300	SHED GP 8X16 GPO 10X24	2960	80%	$93.27	$101.18
15706343	1.37	$15,100	NO GAS=-25%, GRAV UNMAIN=-10%, CCR=+20%	$102,400	A	2014	COTTAGE	YES=$22,930	GPO 14X16	672	95%	$152.38	$179.76

	Property ID	Address	Floor Area Gross	Floor Area Finish	Yr Blt	Assessed Value 2021	Assessed Value 2020 adj	Assessed Value 2020	$ Change	% Change	2020 $ / Ft2	2021 $ / Ft2	Sale Date	Sale Price	2021 /SP Ratio	Sale $ / Ft2	HT	House Type	Quality
	Comps																		
1	15701033	11890 Sterling Hwy	254	254	2005	36,500		36,600	-100	-0.3%	144.09	143.70	1/31/2018	43,000	84.9%	169.29	71	Cabin	F
2	15723109	12829 Frontage Rd	640	640	2009	125,300		125,400	-100	-0.1%	195.94	195.78	5/8/2019	138,000	90.8%	215.63	73	Cot M L	A-
3	15949007	17725 Crab Man Rd	672	672	1984	86,200		86,500	-300	-0.4%	128.72	128.27	9/6/2019	75,000	114.9%	111.61	72	Cot 1 L	F
4	15721022	10377 Katrina BLvd	720	720	2007	208,700		193,300	15,400	7.4%	268.47	289.86	2/3/2020	213,000	98.0%	295.83	72	Cot 1 L	A
5	15901111	17540 Tidal Knoll Rd	768	768	2003	138,800		139,400	-600	-0.4%	181.51	180.73	9/28/2018	156,600	88.6%	203.91	72	Cot 1 L	A
6	15945007	17560 Prospector St	768	768	1990	111,500		111,800	-300	-0.3%	145.57	145.18	11/13/2018	129,000	86.4%	167.97	72	Cot 1 L	A
7	18532007	63819 Evergreen Ave	1,152	960	2008	152,400		153,100	-700	-0.5%	159.48	158.75	8/23/2019	157,000	97.1%	147.92	72	Cot 1 L	A
8	15901081	17695 Kimeluk St	1568	1568	2000	169,600		175,900	-6,300	-3.7%	112.18	108.16	6/24/2020	125,000	135.7%	79.72	72	Cot 1 L	A-
	Included in last years Comps																		
		Totals and Averages of Comps						1,022,000	7,000	0.2%	167.00	168.81		1,036,600	99.6%	173.98			
	Ninilchik River Estates Properties																		
1	15706313	15832 Steelhead Ridge Rd	561	561	1994	79,400		80,200	-800	-1.1%	142.96	141.53	635 days mkt	100,000		178.25	72	Cot 1 L	F
2	15706309	15790 Bear Paw Rd	608	608	1996	92,900	78,800	93,100	-200	-0.3%	153.13	152.80					72	Cot 1 L	F+
3	15706310	15786 Bear Paw Rd	756	655	2009	110,800	111,000	111,000	-200	-0.2%	169.47	169.16					73	Cot Mul L	Ave+
4	15706343	15784 Steelhead Ridge Rd	672	672	2010	120,800	97,200	121,100	-300	-0.3%	180.21	179.76					72	Cot 1 L	A
5	15706353	15767 Steelhead Ridge Rd	672	672	2016	131,000	105,100	131,300	-300	-0.3%	195.39	194.94					72	Cot 1 L	Ave+
6	15706356	15825 Steelhead Ridge Rd	792	721	2003	115,700	98,100	116,200	-500	-0.5%	161.17	160.47						Cabin	F+
7	15706355	15817 Steelhead Ridge Rd	792	721	2003	103,200	75,000	103,500	-300	-0.4%	143.55	143.13						Cabin	F+
8	15706308	15798 Bear Paw Rd	1,094	858	2004	91,600		92,400	-800	-0.9%	107.69	106.76						1 1/2 L Log	F+
9	15706375	15822 Bear Paw Rd	2,216	1,108	1995	172,500		162,400	10,100	5.7%	146.57	155.69						1 L Mas	Ave
10	15706369	15664 Steelhead Ridge Rd	1,152	1,152	2002	158,600		132,800	25,800	19.5%	115.28	137.67	07/19/19	148,000	89.7%	128.47		1 Log Fr	Avg -
11	15706377	15800 Wild Salmon Way	1,344	1,344	2004	229,500		218,300	11,200	5.0%	162.43	170.76						1 Log Fr	Avg
12	15706315	15795 Bear Paw Rd	1,568	1,350	2011	184,700		186,400	-1,700	-0.9%	138.07	136.81						1 1/2 L Fr	Ave
13	15706362	15645 Steelhead Ridge Rd	2,102	1,906	2011	381,100		385,200	-4,100	-1.1%	202.10	199.95						1 1/2 L Fr	VG-
14	15706354	15805 Steelhead Ridge Rd	2,050	2,050	1997	341,200		284,500	56,700	16.5%	138.78	166.44						2+ L Fr	VG-
15	15706366	15571 Steelhead Ridge Rd	2,448	2,288	2000	282,600		233,600	49,000	17.3%	102.10	123.51	8/22/2018	224,500	104.1%	98.12		2+ L Fr	Ave
16	15706360	15677 Steelhead Ridge Rd	2,960	2,960	2003	299,500		256,100	43,400	14.1%	86.52	101.18						2+ L Fr	Ave
	Included in last year's CMA																		
		Totals and Averages of NRE properties						2,708,100		4.5%	146.59	152.54							

	Assessed Value Criteria	$/Ft2	Range of Possible Assessed Values	
1	Ave 2021 $/Ft2 of Assessed Value NRE	152.54	102,504	102,500
2	Ave 2021 $/Ft2 of Assessed Value NRE and 2021 $/Ft2 of Assessed Value (All listed properties)	157.96	106,148	106,100
3	Ave 2020 $/Ft2 of Assessed Value	167.00	112,221	112,200
4	Ave 2021 $/Ft2 of Assessed Value	168.81	113,437	113,400
5	Ave Sale $/Ft2	173.98	116,917	116,900
6	2021 $/Ft2 Assessed Value of 15784 Steelhead Ridge Rd	179.76	120,800	120,800

APPEAL HISTORY FOR PARCEL 157-063-43

APPEAL YEAR: 2013

Appeal Type/Status
Appraiser Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
SFORD	03/07/2013	84,800	77,800	-7,000	-8%	Informal Adjustment

Summary: WHY DID VALUE CHANGE
UPDATED INFO W/OWNER

APPEAL YEAR: 2014

Appeal Type/Status
Appraiser Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
SFORD	03/12/2014	82,400	74,600	-7,800	-9%	Informal Adjustment

Summary: HOMEOWNER SAYS VALUES ARE TOO HIGH-HAS COMPARED OTHER PROPERTIES CLOSE. HOME NOT FINISHED.
APPRAISER REVIEWED, COMPARED TO NEIGHBORS-OK. CHANGED OMPLETE.

APPEAL YEAR: 2018

Appeal Type/Status
Appraiser Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
DMUELLER	03/02/2018	86,600	86,600	0	0%	Informal Adjustment

Summary: OWNER WANTS EXPLANATION FOR INCREASE IN ASSESSED VALUE. REVIEWED 17 SALES IN HIS NEIGHBORHOOD AND EXPLAINED STATUTES. OWNER OK WITH VALUES. NO CHANGE MADE.

APPEAL YEAR: 2019

Appeal Type/Status
Appraiser Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
DMUELLER	03/15/2019	104,800	104,800	0	0%	Informal Adjustment

Summary: OWNER HAS REVIEWED AND UNDERSTANDS WHERE SOME OF THE INCREASES ARE BUT WOULD LIKE HELP WITH A FEW MORE QUESITONS.
APPR. DISCUSSED CHANGE IN %COMPLETE AND ADDITION OF GPA. NO CHANGE.

APPEAL YEAR: 2020

Appeal Type/Status
Appraiser Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
SCARMICHAEL	03/26/2020	121,100	121,100	0	0%	Informal Adjustment

Summary: OWNER: PROPERTY HAS SEEN AN INCREASE OVER THE LAST FEW YEARS. WOULD LIKE TO KNOW WHY. APPR: WENT OVER FILE. EMAILED SALES. MAY APPEAL. NO CHANGE.

APPEAL HISTORY FOR PARCEL 157-063-43

BOE APPEAL Withdrawn - Formal		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
SCARMICHAEL	03/30/2020	121,100	97,200	-23,900	-20%	Informal Adjustment

Summary:

APPEAL YEAR: 2021

Appeal Type/Status
Appraiser Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
SCARMICHAEL	03/15/2021	120,800	120,800	0	0%	Informal Adjustment

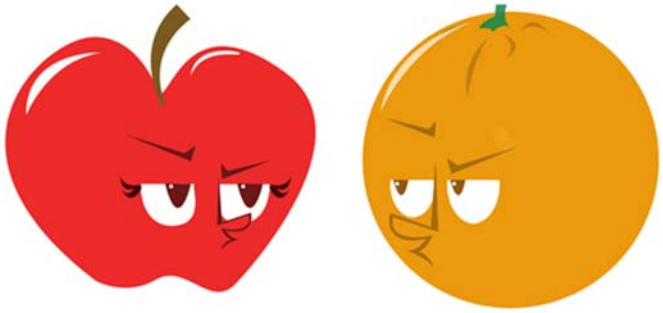
Summary: OWNER WANTS INFO ON SALES USED FOR VALUATION. WENT OVER CMA AND SALES STUDY, EXPLAINED DIFFERENCES IN VALUE ON PROPERTIES. NO CHANGE.

BOE APPEAL BOE - Scheduled		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
PSTORY	04/01/2021	120,800	0	120,800	0%	

Summary:

Price per Acre Comparison

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



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

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

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

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

AS 29.45.110. FULL AND TRUE VALUE

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

BURDEN OF PROOF

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

*A borough has discretion to appraise, by whatever recognized method of valuation it chooses, so long as there is no fraud or clear adoption of a fundamentally wrong principle of valuation. Hoblit 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

RECEIVED
MAR 2 5 2021
Borough Clerk's Office
Kenai Peninsula Borough

144 N. Binkley Street
Soldotna, Alaska 99669-7599

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

For Official Use Only

Fees Received: $ 30 - (08)
☐ Cash
☑ Check # 13075
payable to Kenai Peninsula Borough

CREDIT CARDS NOT ACCEPTED FOR FILING FEES

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

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:	17203536 NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Andrew & Rosemary Von Ruden
Legal Description:	T 5S R 10W SEC 28 SEWARD MERIDIAN HM 2014016 TRIPLE CROWN ESTATES NO 2 PHASE 2 LOT 4 BLOCK 4
Physical Address of Property:	Triple Crown Road

Contact information for all correspondence relating to this appeal:

Mailing Address:	1030 Robert Pl SW		
Phone (daytime):	(507) 213-3758	Phone (evening):	(507) 213-3758
Email Address:	avonruden@gmail.com		☒ I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: $ 48,300.00 Appellant's Opinion of Value: $ 5,000.00

Year Property was Purchased: 2020 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. (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.

No view, and no view potential due to greenbelt easement. Little/no land or building development potential due to greenbelt easement & public access easement that runs runs down center of property, easements consume large portion of lot. See supporting docs.

**** 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.*

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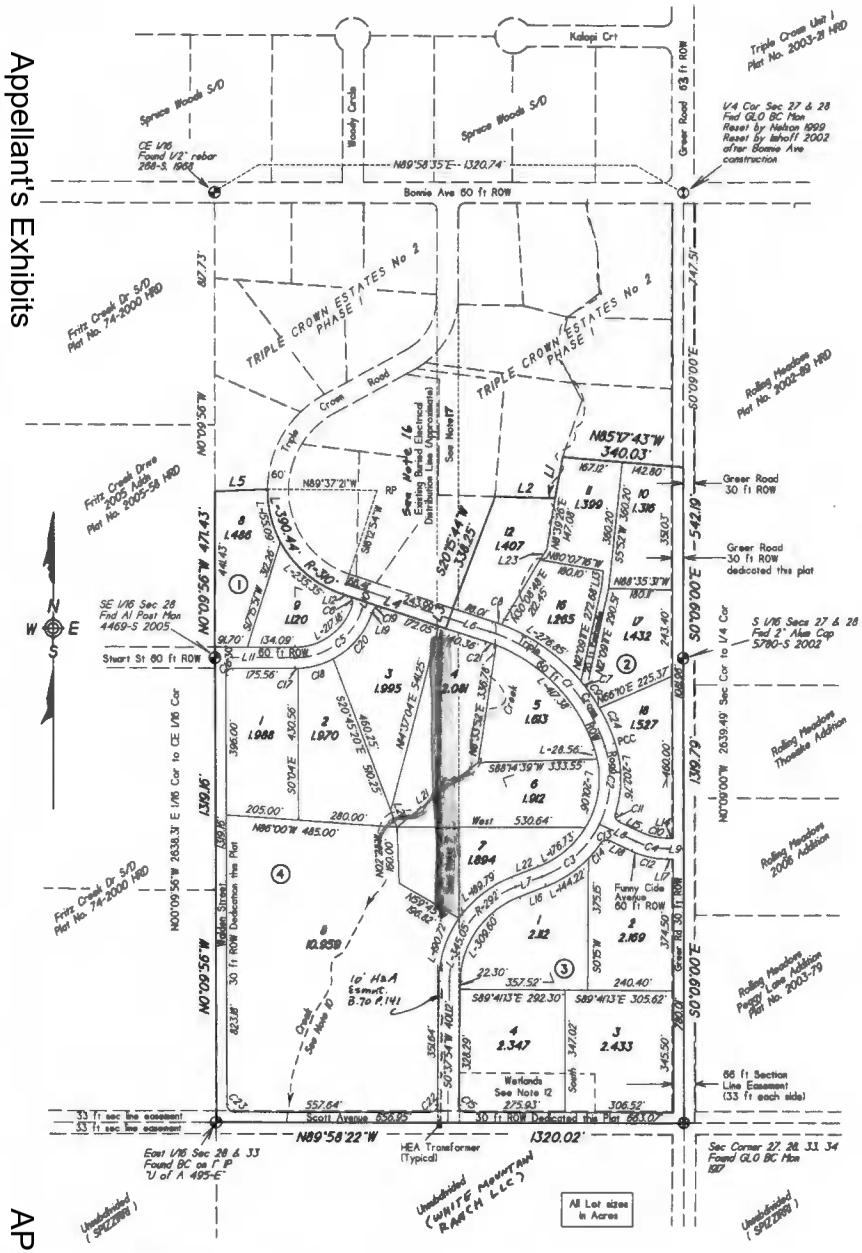
Oath of Appellant: I hereby affirm that the foregoing information and any additional information that I submit is true and correct.

Andrew Von Ruden
Signature of Appellant / Agent / Representative

3-23-21
Date

Andrew Von Ruden
Printed Name of Appellant / Agent / Representative



15. The easterly 10 ft. of Lot 16 Block 2 is a utility easement.
16. The buried electrical distribution line within Phase 1 was retired in 2007.
17. 60 ft. wide ROW easement within Phase 1 vacated by KPB Planning Commission Resolution 2006-24.

Subdivision Boundary Line Chart

L1	S10°19'51"W 88.73'
L2	N88°24'58"W 167.74'
L3	S18°12'54"W 60.00'
L4	N77°47'06"W 310.40'
L5	S87°48'00"W 148.75'

Triple Crown Road Centerline Chart

L6	S77°47'06"E 18.01'
C1	L=475.00' R=505'
C2	L=227.33' R=300'
C3	L=224.17' R=300'
L7	S88°20'14"W 8.00'

Short St Centerline Chart

L10	S88°37'05"W 55.10'
C5	L=249.17' R=200'
L11	West 225.70'

Funny Cide Ave Centerline Chart

L8	S64°28'34"E 84.84' (Line 8 is Radial)
C4	L=89.09' R=200'
L9	East 47.34'

Blocks 1, 2, 3 and 4 Line and Curve Chart

L12 N77°47'06"W 15.98'	C8 L=30.92' R=20'
L13 N5°52'00"E 46.80'	C7 L=26.08' R=535'
L14 West 17.26'	C8 L=26.15' R=20'
L15 S64°28'35"E 68.43'	C9 L=65.52' R=535'
L16 S88°20'14"W 8.00'	C10 L=75.73' R=470'
L17 West 17.42'	C11 L=28.55' R=20'
L18 S64°28'35"E 68.43'	C12 L=102.46' R=230'
L19 S17°59'35"W 5.02'	C13 L=28.55' R=20'
L20 S20°45'20"E 50.00'	C14 L=55.06' R=330'
L21 N59°22'20"E 294.00'	C15 L=31.63' R=20'
L22 S88°20'14"W 8.00'	C16 L=31.47' R=20'
L23 N33°22'42"E 34.99'	C17 L=9.59' R=230'
	C18 L=103.50' R=230'
	C19 L=31.17' R=20'
	C20 L=97.46' R=230'
	C21 L=29.40' R=475'
	C22 L=31.20' R=20'
	C23 L=31.35' R=20'
	C24 L=108.61' R=535'

Notes

1. All wastewater disposal systems shall comply with existing applicable laws at the time of construction.

2. The front 10 ft. and the entire building setback within 5 ft. of side lot lines is also a utility easement.

No permanent structures shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.

3. General easements (no location given) in favor of Homer Electric Association have been recorded in B49 P194 and B70 P141.

4. No access to State maintained rights-of-way permitted unless approved by State of Alaska Department of Transportation.

5. A building setback of 20 ft. is required from all street rights-of-way unless a lesser standard is approved by resolution of the appropriate Planning Commission.

6. A 2" self identifying aluminum cap on 5/8" diameter x 36" long rebar set at all lot corners unless otherwise specified.

7. Existing Road is within 60 ft wide ROW easement in favor of the University of Alaska and the general public. recorded in Bk 69 P420 HRD.

8. Existing buried powerline is centerline of 15 ft wide electrical distribution easement.

9. Basis of Bearing is Rolling Meadows Plat No. 2002-89 HRD.

10. The existing stream bed is centerline of a 40 ft wide drainage and greenbelt easement. Conditions and restrictions reference Serial No. 2014-02867 HRD.

11. Roads must meet the design and construction standards established by the Kenai Peninsula Borough to be considered for acceptance into the maintenance system.

12. Wetlands shown within Lots 3 and 4 Block 3 according to the wetlands determination under Corps of Engineers POA-2006-1519-9.

13. WASTEWATER DISPOSAL: LOT 8 BLOCK 4
These lots are at least 200,000 square feet or nominal 5 acres in size and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Department of Environmental Conservation.

14. No permanent structures are permitted within the panhandle portion of Lot 8 Block 2.

Wastewater Disposal

Soil conditions in this subdivision have been found unsuitable for conventional onsite wastewater treatment and disposal systems. Plans for a typical alternate wastewater system for use on lots in this subdivision are included in the Engineer's Subdivision and Soils Report and are available from the Kenai Peninsula Borough. All alternate onsite wastewater treatment and disposal systems must be designed by a professional engineer registered to practice in Alaska, and the design must be approved by the Alaska Department of Environmental Conservation prior to construction.

T. Spurlock CE 2225 11/20/07
Engineer License No. Date

Ownership Certificate

We hereby certify that we are the owners of the real property shown and described hereon and that we hereby adopt this plan of subdivision and by our free consent dedicate all rights-of-way to public use and grant all easements to the use shown.

11-8-07
Triple Crown Investments, LLC Date
by Sanford Beachy
5243 Kachemak Drive
Homer Ak 99603

Notary's Acknowledgement
Subscribed and sworn to me before me this 8th day of November, 2007

for Sanford Beachy

Notary Public for Alaska
My Commission Expires 4-24-2010

RONALD E. ALDERFER NOTARY PUBLIC STATE OF ALASKA

Surveyors Certificate

I hereby certify that I am a Registered Land Surveyor and that this plat represents a survey made by me or under my direct supervision and the monuments shown hereon actually exist as described and that the dimensions and other details are correct to the best of my knowledge.

NOV 7 2007
Date Roger W. Ishoff LS 5780

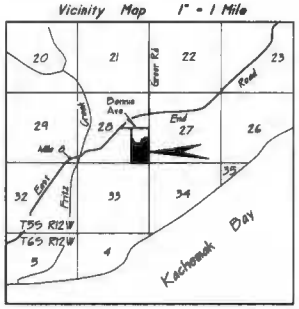
STATE OF ALASKA 49th Roger W. Ishoff LS-5780 Registered Professional Land Surveyor

Plat Approval

The plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of April 24, 2006.

KENAI PENINSULA BOROUGH
By: Authorized Official

Vicinity Map 1" = 1 Mile



2014-16
Plat #
Hayner
Rec Dist
7/28 2014
Date
Time 9:57 AM

Triple Crown Estates No. 2 - Phase 2

Being a Subdivision of the
E 1/2 SE 1/4 Section 28, T5S, R12W, SM
excepting therefrom Triple Crown Estates No. 2 - Phase I
as shown on Plat No. 2007-26

within the Kenai Peninsula Borough

Homer Recording District, Third Judicial District, Alaska

Containing 50.957 Acres, more or less

Client: Triple Crown LLC, 5243 Kachemak Dr, Homer Ak 99603	Surveyor: Roger W. Ishoff, RLS, PO Box 2588, Homer Ak 99603	FB 06-2/07-2
		Drawn RWI
		SCALE 1" = 200 ft.
Date of Survey June 2007	Files triplecrown2phase2.vcd raspbry.ego	KPB File No 2006-202 KPB File No 2007-178

HOMER
Serial No. 73-610

GRANT OF RIGHT-OF-WAY EASEMENT

BOOK 69 PAGE 420 Homer Recording District

THIS INDENTURE, made and entered into this 26th day of April, 1972, by and between Eugene Julius Evancoe and Olive M. Evancoe, husband and wife of Washington, Illinois, hereinafter referred to as GRANTOR, and the UNIVERSITY OF ALASKA, a public corporation hereinafter referred to as the GRANTOR.

W I T N E S S E T H:

That the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable consideration in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto said Grantee, a perpetual, full and unrestricted easement in perpetuity and right-of-way, along, over and across the following described strip, tract or parcel of land and real estate lying, and being situated in the State of Alaska, as follows, to-wit:

> That portion of the E 1/2 of the SE 1/4 of Section 28, T.5 s., R.12W., Seward Meridian in the Kenai Peninsula Borough of the Third Judicial District, State of Alaska, being a 60.00 foot wide strip of land which is 30.00 feet on each side, parallel with and adjacent to the following described centerlines:
>
> The right-of-way begins at the southerly right-of-way line of Homer East Road, Alaska Department of Highways Project #SAS-414.
>
> Parcle "A" - Beginning at a point for the intersection of Homer East Road, Alaska Department of Highways Project #SAS-414, station 517 + 06L, and a driveway entering said highway right-of-way; Thence along a line bearing S45 degrees 04 minutes East, a distance of 657 more or less to a point for the intersection of said line with the East-West quarter section line of Section 28, T5s, R12W, S.M.: Thence easterly along the quarter section line of Section 28, a distance of ~~1,~~850 feet more or less to the ~~quarter section~~ corner ~~common to section 27 and section 28, T5S, R12W, S.M.~~ (Check Lot Boundary) 1190 cyf
>
> Parcle "B" - Starting at the 1/4 corner common to Section 27 and Section 28 T.5 S., R.12W., Seward Meridian thence West a distance of 660.00 feet to the true point of beginning of said center line for Parcle "B" thence South and parallel to the East Section line of Section 28, T.5 S., R.12W,S.M. a distance of 2640.00 feet to the termination point of this parcle "B" center line. 660 cyf

The said right-of-way shall be used for the purpose of constructing and maintaining thereon a public roadway, and the Grantor covenants and agrees that the Grantee and the general public shall have full, free and uninterrupted use of said right-of-way for the purpose aforesaid, and for all other purposes deemed by Grantee to be beneficial, desirable or necessary in connection with the use of said right-of-way as a roadway.

The said right-of-way shall traverse the above described premises according to the plot attached hereto and made a part of this instrument. Should the said right-of-way herein granted cease to be used as a public roadway

or the general public, then and in that event this easement shall cease and all rights granted herein shall revert to the owner of the fee as soon as the said use thereof shall be abandoned and discontinued.

IN WITNESS WHEREOF, the said Grantor has hereupon set his hand and seal on the day and year hereinabove written.

Grantor Eugene Julius Evancoe
Eugene Julius Evancoe

Olive M. Evancoe
Olive M. Evancoe

UNITED STATE OF AMERICA)
)
STATE OF ILLINOIS) ss.
COUNTY OF TAZEWELL

THIS IS TO CERTIFY that on the 3rd day of April, 1972, before the undersigned notary public, personally appeared EUGENE JULIUS EVANCOE and OLIVE M. EVANCOE, of Washington, Illinois, who are known to me to be the persons named in and executing the foregoing Warranty Deed and they acknowledged the same to be their act.

Logan Slingell
Notary Public in and for
Illinois
Commission Expires:
2-2-1973

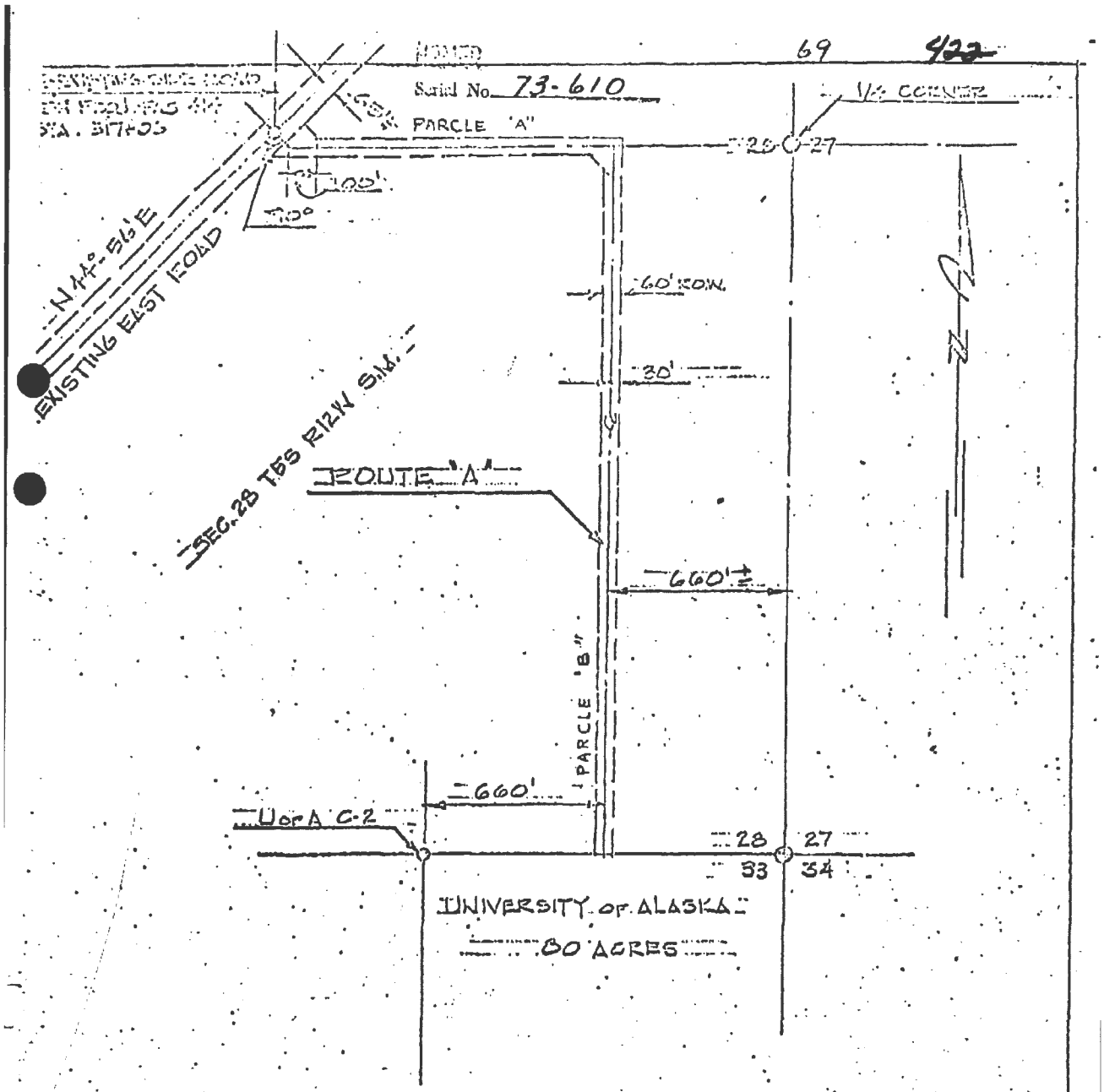
CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY that the University of Alaska, Grantee herein, acting by and through its President William R. Wood, hereby accepts for public purposes the real property easement or interest therein, described in this instrument and consents to the recordation thereof.

IN WITNESS WHEREOF, I have hereunto set my hand this 12th day of May, 1972.

UNIVERSITY OF ALASKA

By Wm R. Wood
William R. Wood, President



RECORDED - ~~FILED~~ 7-
Homer REC. DIST.
DATE 5-21- 1973
TIME 12:35 P M
Requested Univ. of Alaska
Address Fairbanks, AK

REV1	UP-DATED	DWR	5-1-72

LOCATION PLAN
ACCESS ROAD
TO THE
UNIVERSITY OF ALASKA, HOMER
RED MEAT RESEARCH CENTER

EXHIBIT "A" - R-O-W EASEMENT

SURVEYED	DRAWN	DATE	SCALE	1/3
WHI	JRC	4-12-72	1" = 500'	

A L A S K A

2014-002037-0

Recording District 309 Homer

07/28/2014 09:57 AM Page 1 of 3

DRAINAGE and GREENBELT EASEMENT
FOR
TRIPLE CROWN ESTATES NO. 2 – PHASE 2

THIS EASEMENT is made this 2nd day of July, 2014, by the undersigned tract owners. The undersigned tract owners do hereby declare this document to be binding upon all lots within Triple Crown Estates No. 2 – Phase 2, according to the official plat thereof, filed under Plat No. 2014-16 Homer Recording District, Third Judicial District, State of Alaska.

EFFECTIVE DATE. This easement shall become effective on the date of recording, and shall remain in effect for a period of Fifty (50) years from the date of recording.
PURPOSE: The purpose of this Easement is to ensure the protection of the stream and vegetation in accordance with accepted conservation and stormwater runoff practices. The location of the stream is shown on Exhibit "A", which is made a part of this document.
EASEMENT: The stream and a vegetative buffer 20 ft on each side of the centerline of the stream shall remain in its natural state, so as to provide for maximum drainage of ground water and rainwater through the subdivision. No permanent structure shall be constructed within the greenbelt easement. No Diversion of water from these ditches shall be allowed unless the diverting party applies for and receives a Certificate of Appropriation of Water from the State of Alaska, and only if there is adequate protection ensuring that diverted water does not drain onto another lot. Should there be a dispute concerning diverted water draining on to another lot, subject to the Certificate of Appropriation of Water, then the diverter shall immediately restore the stream and vegetative buffer to its pre-diverted condition, and the diverter shall renounce all of their rights under the Certificate of Appropriation of Water. Driveway access into Lot 8 Block 4 will require two crossings at points not yet determined. Constructor shall follow best management practices and revegetate all disturbed areas (if any) outside of the driveway boundary.

EXECUTED on this day and year first above written.

Triple Crown Investments, LLC
By Sheldon Beachy, President
5243 Kachemak Drive
Homer, AK 99603

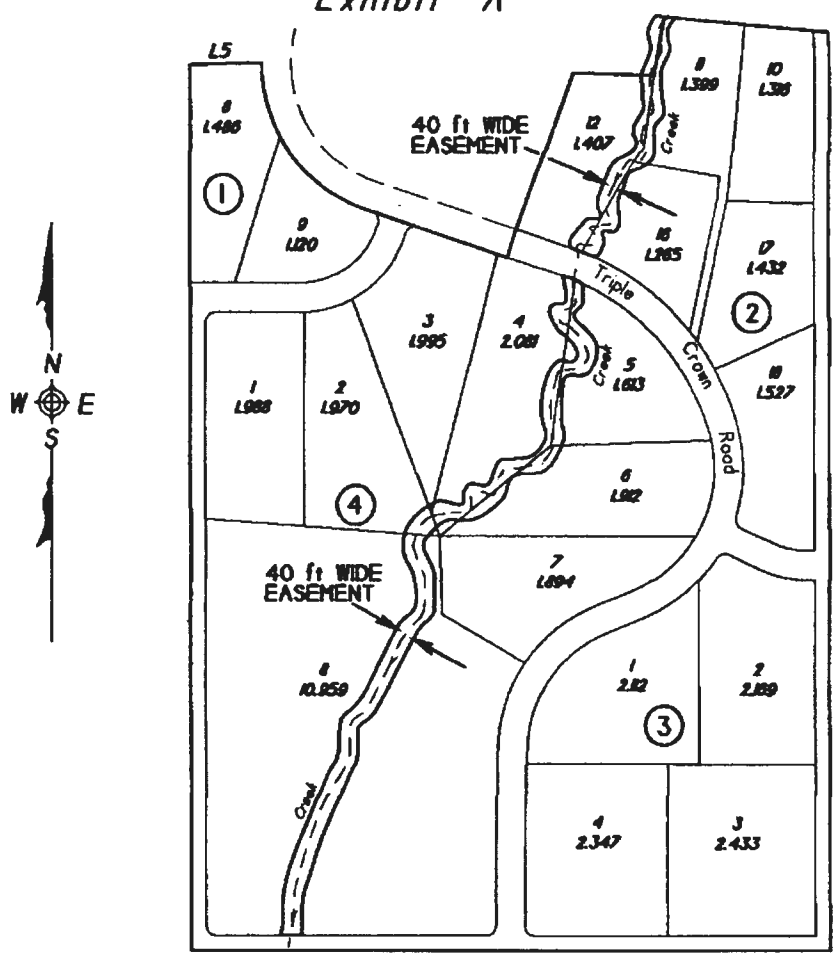
DRAINAGE and GREENBELT EASEMENT
FOR
TRIPLE CROWN ESTATES NO. 2 – PHASE 2

Notary's Acknowledgement
Subscribed and sworn to me before this 2nd day of July ~~April~~, 2014

For Sheldon Beachy, President

Notary Public for Alaska
My Commission Expires 11-28-15

Exhibit "A"



① Typical Block Number

REDUCED SCALE

Clients: Triple Crown LLC 5243 Kachemak Dr Homer Ak 99603	Surveyed By: Roger W. Imhoff. RLS PO Box 2588 Homer Ak 99603	**DRAINAGE & GREENBELT EASEMENT**
Drawn RWI 11-07-07		Triple Crown Estates No. 2 Phase 2 Located in a portion of the E 1/2 SE 1/4 Section 28. T5S. R12W. SM
	Scale 1" = 300 ft	Homer Recording District. Third Judicial District. Alaska

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

RECEIVED
MAR 2 5 2021
Borough Clerk's Office
Kenai Peninsula Borough

144 N. Binkley Street
Soldotna, Alaska 99669-7599

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

For Official Use Only

Fees Received: $ 30.00 (AS)
☐ Cash
☑ Check # 13073
payable to Kenai Peninsula Borough

CREDIT CARDS NOT ACCEPTED FOR FILING FEES

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.

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$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:	17203538 NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Andrew & Rosemary Von Ruden
Legal Description:	T 5S R 10W SEC 28 Seward Meridian HM 2014016 TRIPLE CROWN ESTATES NO 2 PHASE 2 LOT 6 BLOCK 4
Physical Address of Property:	Triple Crown Road

Contact information for all correspondence relating to this appeal:

Mailing Address:	1030 Robert Pl SW		
Phone (daytime):	(507) 213-3758	Phone (evening):	(507) 213-3758
Email Address:	avonruden@gmail.com		☒ I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: $ 46300 Appellant's Opinion of Value: $ 20,000.00

Year Property was Purchased: 2020 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)

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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.

Limited view & view potential. Greenbelt and public access ROW easements reduce usable lot size and impact clearing potential. Public access ROW cuts through lot. See supporting docs.

**** 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.

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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.*

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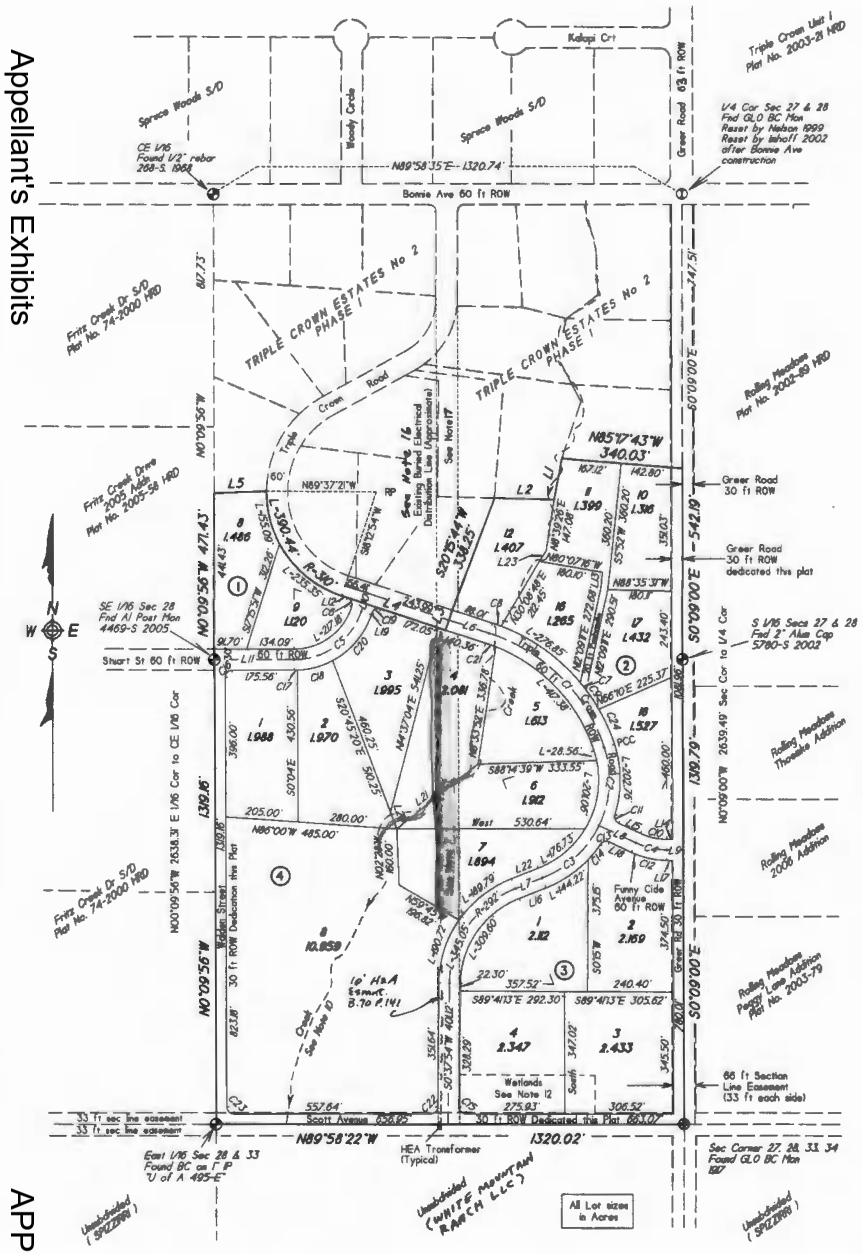
Oath of Appellant: I hereby affirm that the foregoing information and any additional information that I submit is true and correct.

Andrew Von Ruden
Signature of Appellant / Agent / Representative

3-23-21
Date

Andrew Von Ruden
Printed Name of Appellant / Agent / Representative



15. The easterly 10 ft. of Lot 16 Block 2 is a utility easement.
16. The buried electrical distribution line within Phase 1 was retired in 2007.
17. 60 ft. wide ROW easement within Phase 1 vacated by KPB Planning Commission Resolution 2008-24.

Subdivision Boundary Line Chart

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L4	N77°47'06"W 310.40'
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Triple Crown Road Centerline Chart

L6	S77°47'06"E 88.0'
C1	L=475.00' R=505'
C2	L=227.33' R=300'
C3	L=224.17' R=300'
L7	S88°20'14"W 8.00'

Stuart St Centerline Chart

L10	S89°37'05"W 55.10'
C5	L=249.17' R=200'
L11	West 225.70'

Funny Cide Ave Centerline Chart

L8	S84°28'34"E 84.84'
	Line 8 is Radial
C4	L=89.09' R=200'
L9	East 47.34'

Blocks 1, 2, 3, and 4 Line and Curve Chart

L12	N77°47'06"W 15.98'	C6	L=30.92' R=20'
L13	N5°52'00"E 46.80'	C7	L=26.08' R=535'
L14	West 17.26'	C8	L=26.15' R=20'
L15	S64°28'35"E 68.43'	C9	L=65.52' R=535'
L16	S88°20'14"W 8.00'	C10	L=75.73' R=470'
L17	West 17.42'	C11	L=26.55' R=20'
L18	S64°38'35"E 68.43'	C12	L=102.46' R=230'
L19	S17°59'35"W 5.02'	C13	L=26.55' R=20'
L20	S30°45'20"E 50.00'	C14	L=55.06' R=330'
L21	N5°22'20"E 294.00'	C15	L=31.63' R=20'
L22	S88°20'14"W 8.00'	C16	L=31.47' R=20'
L23	N33°22'42"E 34.99'	C17	L=9.59' R=230'
		C18	L=103.50' R=230'
		C19	L=31.71' R=20'
		C20	L=173.46' R=230'
		C21	L=29.40' R=475'
		C22	L=31.20' R=20'
		C23	L=31.35' R=20'
		C24	L=108.61' R=535'

Notes

1. All wastewater disposal systems shall comply with existing applicable laws at the time of construction.

2. The front 10 ft. and the entire building setback within 5 ft. of side lot lines is also a utility easement.

No permanent structures shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.

3. General easements (no location given) in favor of Homer Electric Association have been recorded in B49 P194 and B70 P141.

4. No access to State maintained rights-of-way permitted unless approved by State of Alaska Department of Transportation.

5. A building setback of 20 ft. is required from all street rights-of-way unless a lesser standard is approved by resolution of the appropriate Planning Commission.

6. A 2" self identifying aluminum cap on 5/8" diameter x 36" long rebar set at all lot corners unless otherwise specified.

7. Existing Road is within 60 ft wide ROW easement in favor of the University of Alaska and the general public, recorded in Bk 69 P413 HRD.

8. Existing buried powerline is centerline of 15 ft wide electrical distribution easement.

9. Basis of Bearing is Rolling Meadows Plat No. 2002-89 HRD.

10. The existing stream bed is centerline of a 40 ft wide drainage and greenbelt easement. Conditions and restrictions reference Serial No. 2014-002487 HRD.

11. Roads must meet the design and construction standards established by the Kenai Peninsula Borough to be considered for acceptance into the maintenance system.

12. Wetlands shown within Lots 3 and 4 Block 3 according to the wetlands determination under Corps of Engineers POA-2006-1519-9.

13. WASTEWATER DISPOSAL: LOT 8 BLOCK 4
These lots are at least 200,000 square feet or nominal 5 acres in size and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Department of Environmental Conservation.

14. No permanent structures are permitted within the panhandle portion of Lot 8 Block 2.

Wastewater Disposal

Soil conditions in this subdivision have been found unsuitable for conventional onsite wastewater treatment and disposal systems. Plans for a typical alternate wastewater system for use on lots in this subdivision are included in the Engineer's Subdivision and Soils Report and are available from the Kenai Peninsula Borough. All alternate onsite wastewater treatment and disposal systems must be designed by a professional engineer registered to practice in Alaska, and the design must be approved by the Alaska Department of Environmental Conservation prior to construction.

T. Sundbloom CE 2225 11/20/07
Engineer License No. Date

Ownership Certificate

We hereby certify that we are the owners of the real property shown and described hereon and that we hereby adopt this plan of subdivision and by our free consent dedicate all rights-of-way to public use and grant all easements to the use shown.

11-8-07
Triple Crown Investments, LLC Date
by Sanford Beachy
5243 Kachemak Drive
Homer Ak 99603

Notary's Acknowledgement
Subscribed and sworn to me before me this 8th day of November 2007

for Sanford Beachy

Notary Public for Alaska
My Commission Expires 4-24-2010

RONALD G. ALDERFER NOTARY PUBLIC STATE OF ALASKA

Surveyors Certificate

I hereby certify that I am a Registered Land Surveyor and that this plat represents a survey made by me or under my direct supervision and the monuments shown hereon actually exist as described and that the dimensions and other details are correct to the best of my knowledge.

NOV 7 2007 KW
Date Roger W. Ishoff LS 5780

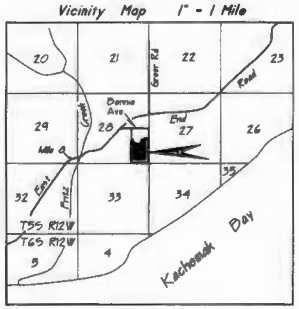
STATE OF ALASKA Roger W. Ishoff LS-5780 Professional Land Surveyor

Plat Approval

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of April 24, 2006.

KENAI PENINSULA BOROUGH
By: Authorized Official

Vicinity Map 1" = 1 Mile



2014-16
Plat #
Hayner
Rec Dist
7/28 2014
Date
Time 9:57 AM

Triple Crown Estates No. 2 - Phase 2

Being a Subdivision of the
E 1/2 SE 1/4 Section 28, T5S, R12W, SM
excepting therefrom Triple Crown Estates No. 2 - Phase 1
as shown on Plat No. 2007-26

within the Kenai Peninsula Borough

Homer Recording District, Third Judicial District, Alaska

Containing 50.957 Acres, more or less

Client: Triple Crown LLC, 5243 Kachemak Dr, Homer Ak 99603	Surveyor: Roger W. Ishoff, RLS, PO Box 2588, Homer Ak 99603	FB 06-2/07-2
		Drawn RWI
		SCALE 1" = 200 ft.
Date of Survey June 2007	Files triplecrown2phase2.vcd raspbry.cgo	KPB File No 2006-202 KPB File No 2007-178

HOMER
Serial No. 73-610

GRANT OF RIGHT-OF-WAY EASEMENT

BOOK 69 PAGE 420 INDEXED
Homer Recording District

THIS INDENTURE, made and entered into this 26th day of April, 1972, by and between Eugene Julius Evancoe and Olive M. Evancoe, husband and wife of Washington, Illinois, hereinafter referred to as GRANTOR, and the UNIVERSITY OF ALASKA, a public corporation hereinafter referred to as the GRANTOR.

W I T N E S S E T H:

That the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable consideration in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto said Grantee, a perpetual, full and unrestricted easement in perpetuity and right-of-way, along, over and across the following described strip, tract or parcel of land and real estate lying, and being situated in the State of Alaska, as follows, to-wit:

> That portion of the E 1/2 of the SE 1/4 of Section 28, T.5 s., R.12W., Seward Meridian in the Kenai Peninsula Borough of the Third Judicial District, State of Alaska, being a 60.00 foot wide strip of land which is 30.00 feet on each side, parallel with and adjacent to the following described centerlines:
>
> The right-of-way begins at the southerly right-of-way line of Homer East Road, Alaska Department of Highways Project #SAS-414.
>
> Parcle "A" - Beginning at a point for the intersection of Homer East Road, Alaska Department of Highways Project #SAS-414, station 517 + 06L, and a driveway entering said highway right-of-way; Thence along a line bearing S45 degrees 04 minutes East, a distance of 65 more or less to a point for the intersection of said line with the East-West quarter section line of Section 28, T5s, R12W, S.M.: Thence easterly along the quarter section line of Section 28, a distance of ~~1,~~850 feet more or less to the ~~quarter section~~ corner ~~common to section 27 and section 28, T5S, R12W, S.M.~~ (Check subdivision) 1190 cyf
>
> Parcle "B" - Starting at the 1/4 corner common to Section 27 and Section 28 T.5 S., R.12W., Seward Meridian thence West a distance of 660.00 feet to the true point of beginning of said center line for Parcle "B" thence South and parallel to the East Section line of Section 28, T.5 S., R.12W,S.M. a distance of 2640.00 feet to the termination point of this parcle "B" center line.
>
> 660 cyf

The said right-of-way shall be used for the purpose of constructing and maintaining thereon a public roadway, and the Grantor covenants and agrees that the Grantee and the general public shall have full, free and uninterrupted use of said right-of-way for the purpose aforesaid, and for all other purposes deemed by Grantee to be beneficial, desirable or necessary in connection with the use of said right-of-way as a roadway.

The said right-of-way shall traverse the above described premises according to the plot attached hereto and made a part of this instrument. Should the said right-of-way herein granted cease to be used as a public roadway

or the general public, then and in that event this easement shall cease and all rights granted herein shall revert to the owner of the fee as soon as the said use thereof shall be abandoned and discontinued.

IN WITNESS WHEREOF, the said Grantor has hereupon set his hand and seal on the day and year hereinabove written.

Grantor Eugene Julius Evancoe
Eugene Julius Evancoe

Olive M. Evancoe
Olive M. Evancoe

UNITED STATE OF AMERICA)
)
STATE OF ILLINOIS) ss.
COUNTY OF TAZEWELL

THIS IS TO CERTIFY that on the 20th day of April, 1972, before the undersigned notary public, personally appeared EUGENE JULIUS EVANCOE and OLIVE M. EVANCOE, of Washington, Illinois, who are known to me to be the persons named in and executing the foregoing Warranty Deed and they acknowledged the same to be their act.

Loren Slingell
Notary Public in and for
Illinois
Commission Expires:
2-2-1973

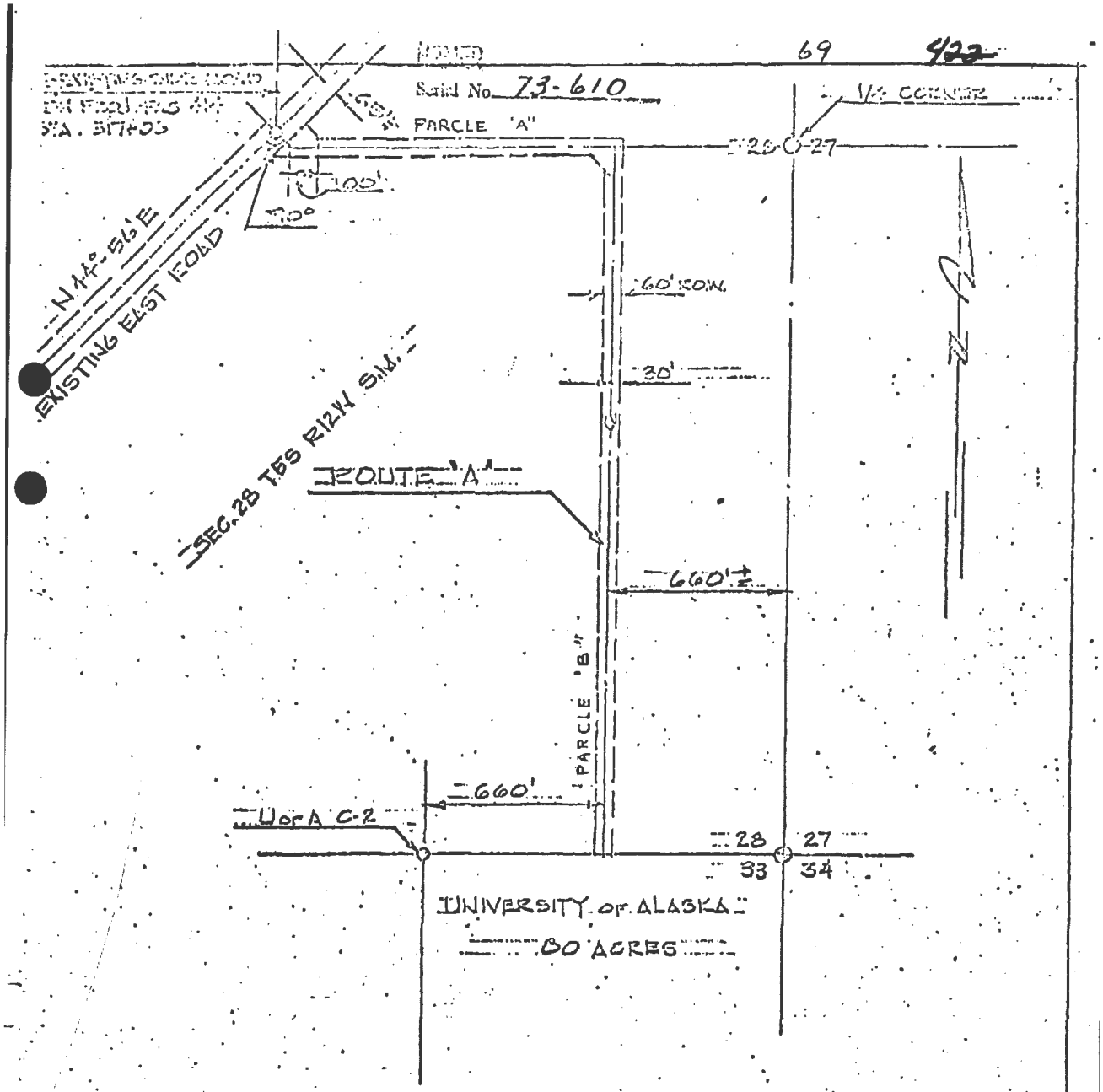
CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY that the University of Alaska, Grantee herein, acting by and through its President William R. Wood, hereby accepts for public purposes the real property easement or interest therein, described in this instrument and consents to the recordation thereof.

IN WITNESS WHEREOF, I have hereunto set my hand this 12th day of May, 1972.

UNIVERSITY OF ALASKA

By Wm R. Wood
William R. Wood, President



RECORDED - ~~FILED~~ 7
Homer REC. DIST.
DATE 5-21- 1973
TIME 12:35 P.M.
Requested by: Univ of Alaska
Address: Fairbanks, AK

REV1	UP-DATED	DWR	5-1-72

LOCATION PLAN
ACCESS ROAD
TO THE
UNIVERSITY OF ALASKA, HOMER
RED MEAT RESEARCH CENTER

EXHIBIT "A" - R-O-W EASEMENT

SURVEYED	DRAWN	DATE	SCALE	1/3
WHI	JEC	4-12-72	1" = 500'	

A L A S K A

2014-002037-0

Recording District 309 Homer

07/28/2014 09:57 AM Page 1 of 3

DRAINAGE and GREENBELT EASEMENT
FOR
TRIPLE CROWN ESTATES NO. 2 – PHASE 2

THIS EASEMENT is made this 2nd day of July, 2014, by the undersigned tract owners. The undersigned tract owners do hereby declare this document to be binding upon all lots within Triple Crown Estates No. 2 – Phase 2, according to the official plat thereof, filed under Plat No. 2014-16 Homer Recording District, Third Judicial District, State of Alaska.

EFFECTIVE DATE. This easement shall become effective on the date of recording, and shall remain in effect for a period of Fifty (50) years from the date of recording.
PURPOSE: The purpose of this Easement is to ensure the protection of the stream and vegetation in accordance with accepted conservation and stormwater runoff practices. The location of the stream is shown on Exhibit "A", which is made a part of this document.
EASEMENT: The stream and a vegetative buffer 20 ft on each side of the centerline of the stream shall remain in its natural state, so as to provide for maximum drainage of ground water and rainwater through the subdivision. No permanent structure shall be constructed within the greenbelt easement. No Diversion of water from these ditches shall be allowed unless the diverting party applies for and receives a Certificate of Appropriation of Water from the State of Alaska, and only if there is adequate protection ensuring that diverted water does not drain onto another lot. Should there be a dispute concerning diverted water draining on to another lot, subject to the Certificate of Appropriation of Water, then the diverter shall immediately restore the stream and vegetative buffer to its pre-diverted condition, and the diverter shall renounce all of their rights under the Certificate of Appropriation of Water. Driveway access into Lot 8 Block 4 will require two crossings at points not yet determined. Constructor shall follow best management practices and revegetate all disturbed areas (if any) outside of the driveway boundary.

EXECUTED on this day and year first above written.

Triple Crown Investments, LLC
By Sheldon Beachy, President
5243 Kachemak Drive
Homer, AK 99603

DRAINAGE and GREENBELT EASEMENT
FOR
TRIPLE CROWN ESTATES NO. 2 – PHASE 2

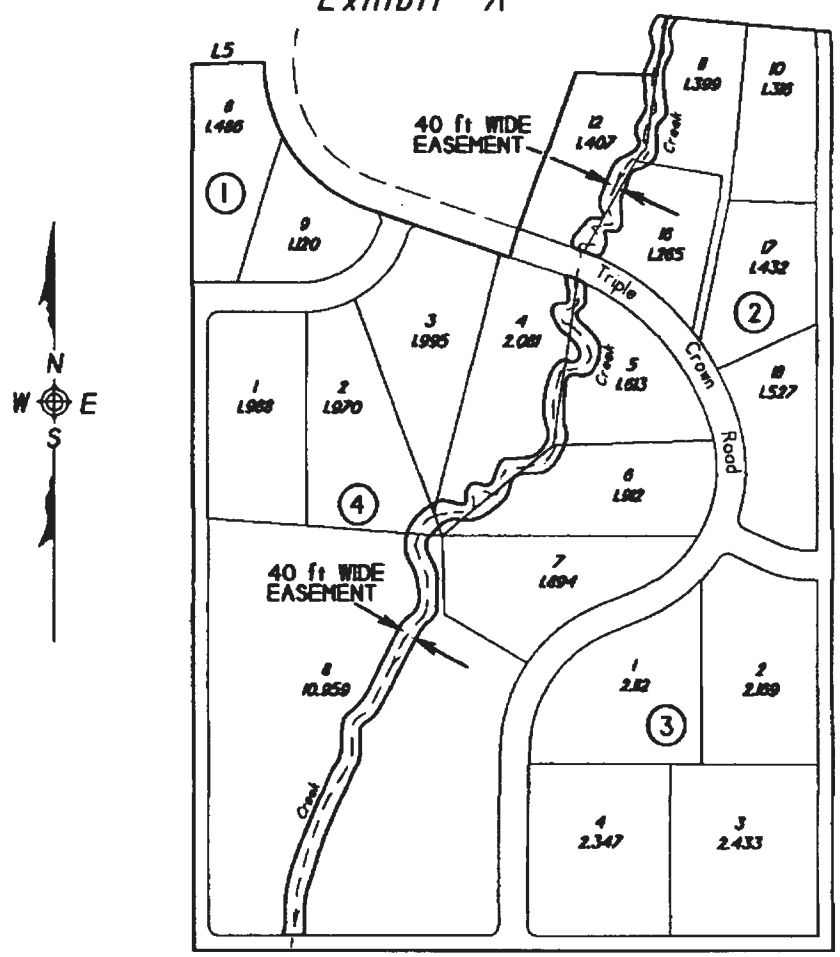
Notary's Acknowledgement
Subscribed and sworn to me before this 2nd day of July ~~April~~, 2014

For Sheldon Beachy, President

Notary Public for Alaska
My Commission Expires 11-28-15

Page 3 of 3

Exhibit "A"



① Typical Block Number

REDUCED SCALE

Clients: Triple Crown LLC 5243 Kachemak Dr Homer Ak 99603	Surveyed By: Roger W. Imhoff, RLS PO Box 2588 Homer Ak 99603	**DRAINAGE & GREENBELT EASEMENT**
Drawn RWI 11-07-07		Triple Crown Estates No. 2 Phase 2 Located in a portion of the E 1/2 SE 1/4 Section 28. T5S. R12W. SM Homer Recording District. Third Judicial District. Alaska
	Scale 1" = 300 ft	

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

RECEIVED
MAR 2 5 2021
...gh Clerk's Office
... Peninsula Borough

144 N. Binkley Street
Soldotna, Alaska 99669-7599

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

For Official Use Only

Fees Received: $ 30 — (KS)
☐ Cash
☑ Check # 13074
payable to Kenai Peninsula Borough

CREDIT CARDS NOT ACCEPTED FOR FILING FEES

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

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:	17203539 NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Andrew & Rosemary Von Ruden
Legal Description:	T 5S R 10W SEC 28 Seward Meridian HM 2014016 TRIPLE CROWN ESTATES NO 2 PHASE 2 LOT 7 BLOCK 4
Physical Address of Property:	Triple Crown Road

Contact information for all correspondence relating to this appeal:

Mailing Address:	1030 Robert Pl SW		
Phone (daytime):	(507) 213-3758	Phone (evening):	(507) 213-3758
Email Address:	avonruden@gmail.com		☒ I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: $ 46,100.00 Appellant's Opinion of Value: $ 20,000.00

Year Property was Purchased: 2020 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. (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.

Limited view, w/limited view potential. Public Access ROW runs through middle of lot.
See supporting docs.

**** 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.

Andrew Von Ruden
Signature of Appellant / Agent / Representative

3-23-21
Date

Andrew Von Ruden
Printed Name of Appellant / Agent / Representative

From: Erik Bakke
To: Blankenship, Johni
Cc: Andy Von Ruden
Subject: Re: <EXTERNAL-SENDER>Re: Notice of Appeal Hearing Date
Date: Thursday, May 13, 2021 3:43:15 PM
Attachments: image001.png
2019 Petition to Vacate.pdf

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.

Johni,

The only thing I'd like to add is the previous petition to vacate that ROW in May of 2019. There's presently an ACS cable in the ROW. A suitable replacement easement for that cable was never filed, and so the petition ultimately expired and the ROW is still in place. I've attached the previous petition here. There is some overlapping content.

We've spent the past two years on-and-off, trying to convince ACS to release their objection to the vacation petition so that it may be refiled. We successfully reached a verbal agreement, but have since been unable to make any progress getting something in writing. But even if the 60 ROW is vacated (and that is by no means certain at this point) it will be replaced by a 10 or 15' wide utility easement as no one is willing to put forth the enormous pile of cash required to relocate that cable.

Regards,
Erik
715.222.4147

Also - just so we have it in writing here. Andy has granted me power of attorney for this matter, and I'll be handling it on his behalf.

On Thu, May 13, 2021 at 1:44 PM Blankenship, Johni <JBlankenship@kpb.us> wrote:

> Erik, the original submissions are attached for your ready reference.
>
> Thank you, Johni
>
> ---
>
> **From:** Erik Bakke <bakkeerik@gmail.com>
> **Sent:** Thursday, May 13, 2021 1:00 PM
> **To:** Blankenship, Johni <JBlankenship@kpb.us>
> **Subject:** <EXTERNAL-SENDER>Re: Notice of Appeal Hearing Date
>
> 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.

Johni,

Do you happen to have a digital copy of his original submission?

Erik

On Thu, Apr 29, 2021 at 4:13 AM Andy Von Ruden <avonruden@gmail.com> wrote:

---------- Forwarded message ---------
From: **Blankenship, Johni** <JBlankenship@kpb.us>
Date: Wed, Apr 28, 2021 at 9:10 PM
Subject: Notice of Appeal Hearing Date
To: avonruden@gmail.com <avonruden@gmail.com>
Cc: Wilcox, Adeena <AWilcox@kpb.us>

Good evening, see the attached notice of real property valuation appeal hearing date and related deadlines. Please let me know if you have any questions or concerns.

Thank you,

Johni Blankenship, MMC

Borough Clerk

(907) 714-2162 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.

Kenai Peninsula Borough
Planning Department

MEMORANDUM

TO: Wayne Ogle, Assembly President
Kenai Peninsula Borough Assembly Members

FROM: Marcus Mueller, Land Management Officer

DATE: May 15, 2019

RE: Vacate the 60-foot-wide public access easement running south approximately 1,450 feet from Triple Crown Road to Scott Avenue as granted on the Right-of-Way Easement, recorded at Book 69, Page 420, Homer Recording District. Said public access easement is within or adjacent to the Triple Crown Road right-of-way, the Scott Road right-of-way, Lots 3, 4, 6, 7, and 8, Block 4 and Lots 1 and 4, Block 3, Triple Crown Estates No. 2 Phase 2 (Plat HM 2014-16); Location: off Triple Crown Road, Fritz Creek area within the SE ¼ of Section 28, Township 5 South, Range 10 West, Seward Meridian, Kenai Peninsula Borough, Alaska. KPB File 2019-044V. Petitioners: Triple Crown Investments, LLC of Homer, Alaska and Erik Bakke of Fritz Creek, Alaska.

In accordance with AS 29.40.140, no vacation of a Borough right-of-way and/or easement may be made without the consent of the Borough Assembly.

During their regularly scheduled meeting of May 13, 2019, the Kenai Peninsula Borough Planning Commission granted approval of the proposed public access easement vacation by unanimous consent based on the following findings of fact. This petition is being sent to you for your consideration and action.

Findings:

1. Triple Crown Road, a 60-foot wide fee right-of-way, serves the block in lieu of the right-of-way easement proposed to be vacated.
2. Lots 4, 6, and 7 (HM 2014-46), through which the right-of-way easement proposed to be vacated crosses, all front KPB maintained Triple Crown Road.
3. Lot 8 (HM 2014-46), through which the right-of-way easement proposed to be vacated crosses, fronts Triple Crown Road and Scott Avenue.
4. Sufficient rights-of-way exist to serve surrounding properties.
5. No surrounding properties will be denied access.
6. Per KPB imagery (2016) an improved roadway has been constructed wholly within Triple Crown Road right of way.
7. Per KPB imagery, the right-of-way easement proposed to be vacated appears to have been abandoned within Lots 4, 6, and 7.
8. Triple Crown Road was dedicated atop the southern portion of the right-of-way easement proposed to be vacated.
9. Vacation of the right-of-way easement will not affect the existing fee right-of-way Triple Crown Road.
10. HEA has no objection to the proposed vacation of the public access easement so long as the 10-foot easement at Book 70 Page 141 HRD is retained.
11. ACS objects to the proposed vacation due to an existing buried cable within the right-of-way easement.
12. ACS requests that a public access easement be granted to cover the existing cable.

Draft, unapproved minutes of the pertinent portion of the meeting and other related materials are attached.

cc: petitioners' w/minutes only

Planning Department
144 N. Binkley Street, Soldotna, Alaska 99669 • (907) 714-2200 • (907) 714-2378 Fax

Charlie Pierce
Borough Mayor

May 15, 2019

KENAI PENINSULA BOROUGH PLANNING COMMISSION
NOTICE OF DECISION

MEETING OF MAY 13, 2019

RE: Vacate the 60-foot-wide public access easement running south approximately 1,450 feet from Triple Crown Road to Scott Avenue as granted on the Right-of-Way Easement, recorded at Book 69, Page 420, Homer Recording District. Said public access easement is within or adjacent to the Triple Crown Road right-of-way, the Scott Road right-of-way, Lots 3, 4, 6, 7, and 8, Block 4 and Lots 1 and 4, Block 3, Triple Crown Estates No. 2 Phase 2 (Plat HM 2014-16); Location: off Triple Crown Road, Fritz Creek area within the SE ¼ of Section 28, Township 5 South, Range 10 West, Seward Meridian, Kenai Peninsula Borough, Alaska. KPB File 2019-044V.

By unanimous consent, the Kenai Peninsula Borough Planning Commission granted approval of the proposed 60-foot wide public access easement vacation during their regularly scheduled meeting of May 13, 2019 based on the following findings of fact and conditions.

Findings:

1. Triple Crown Road, a 60-foot wide fee right-of-way, serves the block in lieu of the right-of-way easement proposed to be vacated.
2. Lots 4, 6, and 7 (HM 2014-46), through which the right-of-way easement proposed to be vacated crosses, all front KPB maintained Triple Crown Road.
3. Lot 8 (HM 2014-46), through which the right-of-way easement proposed to be vacated crosses, fronts Triple Crown Road and Scott Avenue.
4. Sufficient rights-of-way exist to serve surrounding properties.
5. No surrounding properties will be denied access.
6. Per KPB imagery (2016) an improved roadway has been constructed wholly within Triple Crown Road right of way.
7. Per KPB imagery, the right-of-way easement proposed to be vacated appears to have been abandoned within Lots 4, 6, and 7.
8. Triple Crown Road was dedicated atop the southern portion of the right-of-way easement proposed to be vacated.
9. Vacation of the right-of-way easement will not affect the existing fee right-of-way Triple Crown Road.
10. HEA has no objection to the proposed vacation of the public access easement so long as the 10-foot easement at Book 70 Page 141 HRD is retained.
11. ACS objects to the proposed vacation due to an existing buried cable within the right-of-way easement.
12. ACS requests that a public access easement be granted to cover the existing cable.

Conditions:

1. Consent by the KPB Assembly
2. Provide documentation the utility easements requested by the utility providers have been granted, and the easements are acceptable to the utility providers.

a. Retain the 10-foot utility easement per Book 70 Page 141 HRD as requested by Homer Electric Association.

b. Work with ACS to grant a public utility easement sufficient to encompass the existing buried ACS cable.

3. The Planning Department is responsible for recording Planning Commission Resolution 2019-16, which will finalize the proposed right-of-way easement vacation.
4. Provide a sketch clearly depicting the right-of-way easement to be vacated to be attached to and become part of Planning Commission Resolution 2019-16.
5. The petitioners will provide the recording fee for the Planning Commission Resolution and the sketch to the Planning Department.

In accordance with AS 29.40.140, no vacation of a Borough right-of-way and/or easement may be made without the consent of the Borough Assembly. The proposed vacation will be forwarded to the Borough Assembly. The Assembly shall have 30 calendar days from the date of approval (May 13, 2019) in which to veto the Planning Commission decision. If the Planning Director receives no veto within the specified period, the Assembly shall be considered to have given consent to the vacation.

Please contact the Borough Clerk's office (907-714-2160 or 1-800-478-4441 toll-free within the borough) for additional information.

This notice and unapproved minutes of the subject portion of the meeting were sent May 15, 2019 to:

Triple Crown Investments LLC
5243 Kachemak Dr., Ste A
Homer, AK 99603-9478

Erik and Amanda Bakke
PO Box 15375
Fritz Creek, AK 99603-6375

PUBLIC COMMENT / PRESENTATIONS / COMMISSIONERS

Vice Chairman Ruffner opened the meeting for public comment for items not on the agenda. Seeing and hearing no one public comment was closed and meeting continued.

PUBLIC HEARINGS

AGENDA ITEM F. PUBLIC HEARINGS

1. Vacate the 60-foot-wide public access easement running south approximately 1,450 feet from Triple Crown Road to Scott Avenue as granted on the Right-of-Way Easement, recorded at Book 69, Page 420, Homer Recording District.
   Said public access easement is within or adjacent to the Triple Crown Road right-of-way, the Scott Road right-of-way, Lots 3, 4, 6, 7, and 8, Block 4 and Lots 1 and 4, Block 3, Triple Crown Estates No. 2 Phase 2 (Plat HM 2014-16);
   Location: off Triple Crown Road, Fritz Creek area within the SE ¼ of Section 28, Township 5 South, Range 10 West, Seward Meridian, Kenai Peninsula Borough, Alaska. KPB File 2019-044V.

Staff Report given by Scott Huff PC Meeting: 5/13/19

Purpose as stated in petition: An alternative functional access was dedicated by the plats of Triple Crown Estates No. 2 Phase 1 (HM 2007-26) and Triple Crown Estates No. 2 Phase 2 (HM 2014-16). The portion of the easement through Phase 1 plat was vacated by KPB Planning Commission Resolution 2008-24. This petition asks to vacate the portion of the easement through the Phase 2 plat. An existing HEA buried transmission line through Phase 2 is still active and will remain in place until the transmission line is relocated.

Petitioners: Triple Crown Investments, LLC of Homer, Alaska and Erik Bakke of Fritz Creek, Alaska

Notification: Public notice appeared in the May 2, 2019 issue of the Homer News as a separate ad. The public hearing notice was published in the May 9 issue of the Homer News as part of the Commission's tentative agenda.

Seven certified mailings were sent to owners of property within 300 feet of the proposed vacation. One receipt was returned when the staff report was prepared.

Public hearing notices were sent by regular mail to five owners within 600 feet of the proposed vacation.

Sixteen public hearing notices were emailed to agencies and interested parties.

Public hearing notices were emailed or made available to nine KPB staff/Departments via a shared database.

Notices were mailed to the Homer Post Office and Homer Community Library with a request to be posted in public locations.

The notice and maps were posted on the Borough bulletin board and Planning Department public hearing notice web site.

Comments Received:

Homer Electric Association: HEA has no objection to the proposed vacation of the public access easement so long as the 10-foot easement at Book 70 Page 141 HRD is retained.

KPB Addressing: No addresses have been assigned. Existing street names are correct.

UNAPPROVED

KPB Planner: No local option zone or material site issues.

KPB River Center: The proposed vacation is not within a mapped flood hazard zone, and it is not affected by the Habitat Protection District.

KPB Roads Department: No comments.

State Parks: No comments.

Statement of Objection:

ACS objects to the proposed vacation. ACS has buried cable within the right-of-way easement. A Public Utility Easement will need to be granted to cover our existing cable.

Staff Discussion:

Triple Crown Road has been dedicated atop the southern portion of the right-of-way easement proposed to be vacated. Vacation of the right-of-way easement will not affect the existing fee right-of-way Triple Crown Road.

Findings:

1. Triple Crown Road, a 60-foot wide fee right-of-way, serves the block in lieu of the right-of-way easement proposed to be vacated.
2. Lots 4, 6, and 7 (HM 2014-46), through which the right-of-way easement proposed to be vacated crosses, all front KPB maintained Triple Crown Road.
3. Lot 8 (HM 2014-46), through which the right-of-way easement proposed to be vacated crosses, fronts Triple Crown Road and Scott Avenue.
4. Sufficient rights-of-way exist to serve surrounding properties.
5. No surrounding properties will be denied access.
6. Per KPB imagery (2016) an improved roadway has been constructed wholly within Triple Crown Road right of way.
7. Per KPB imagery, the right-of-way easement proposed to be vacated appears to have been abandoned within Lots 4, 6, and 7.
8. Triple Crown Road was dedicated atop the southern portion of the right-of-way easement proposed to be vacated.
9. Vacation of the right-of-way easement will not affect the existing fee right-of-way Triple Crown Road.
10. HEA has no objection to the proposed vacation of the public access easement so long as the 10-foot easement at Book 70 Page 141 HRD is retained.
11. ACS objects to the proposed vacation due to an existing buried cable within the right-of-way easement.
12. ACS requests that a public access easement be granted to cover the existing cable.

STAFF RECOMMENDATION: Based on the above findings, staff recommends approval of the vacation as petitioned, subject to:

1. Consent by the KPB Assembly
2. Provide documentation the utility easements requested by the utility providers have been granted, and the easements are acceptable to the utility providers.
   a. Retain the 10-foot utility easement per Book 70 Page 141 HRD as requested by Homer Electric Association.
   b. Work with ACS to grant a public utility easement sufficient to encompass the existing buried ACS cable.
3. The Planning Department is responsible for recording Planning Commission Resolution 2019-16, which will finalize the proposed right-of-way easement vacation.
4. Provide a sketch clearly depicting the right-of-way easement to be vacated to be attached to

UNAPPROVED

and become part of Planning Commission Resolution 2019-16.

5. The petitioners will provide the recording fee for the Planning Commission Resolution and the sketch to the Planning Department.

KPB 20.70.110:
A vacation of a street right-of-way, public area, or public easement within the borough outside of the limits of cities may not be made without the consent of the borough assembly. The assembly shall have 30 calendar days from the date of approval in which to veto the planning commission decision. If no veto is received by the planning director within the specified period, the borough shall be considered to have given consent to the vacation.

KPB 20.70.120:

A. Denial of a vacation petition is a final act for which no further consideration shall be given by the Kenai Peninsula Borough.

B. Upon denial by the planning commission, no reapplication or petition concerning the same vacation may be filed within one calendar year of the date of the final denial action except in the case where new evidence or circumstances exist that were not available or present when the original petition was filed.

END OF STAFF REPORT

Vice Chairman Ruffner opened public comment. Seeing and hearing no one wishing to comment, Vice Chairman Ruffner closed public comment and discussion was opened among the Commission.

MOTION: Commissioner Ecklund moved, seconded by Commissioner Whitney to approve the vacation of a 60 foot wide public access easement running south approximately 1, 450 feet from Triple Crown Road to Scott Avenue.

MOTION AMENDMENT: Commissioner Ecklund moved, seconded by Commissioner Whitney to amend the motion to add per staff recommendations and compliance with borough code.

MOTION PASSED: Seeing and hearing no discussion or objection the motion passed by unanimous consent.

UNAPPROVED

F. PUBLIC HEARINGS

1. Vacate a 60 foot wide public access easement running south from Triple Crown Road to Scott Avenue.
KPB File 2019-044V
Petitioner: Triple Crown Investments, LLC

AGENDA ITEM F. PUBLIC HEARINGS

1. Vacate the 60-foot-wide public access easement running south approximately 1,450 feet from Triple Crown Road to Scott Avenue as granted on the Right-of-Way Easement, recorded at Book 69, Page 420, Homer Recording District.
Said public access easement is within or adjacent to the Triple Crown Road right-of-way, the Scott Road right-of-way, Lots 3, 4, 6, 7, and 8, Block 4 and Lots 1 and 4, Block 3, Triple Crown Estates No. 2 Phase 2 (Plat HM 2014-16);
Location: off Triple Crown Road, Fritz Creek area within the SE ¼ of Section 28, Township 5 South, Range 10 West, Seward Meridian, Kenai Peninsula Borough, Alaska. KPB File 2019-044V.

STAFF REPORT PC Meeting: 5/13/19

Purpose as stated in petition: An alternative functional access was dedicated by the plats of Triple Crown Estates No. 2 Phase 1 (HM 2007-26) and Triple Crown Estates No. 2 Phase 2 (HM 2014-16). The portion of the easement through Phase 1 plat was vacated by KPB Planning Commission Resolution 2008-24. This petition asks to vacate the portion of the easement through the Phase 2 plat. An existing HEA buried transmission line through Phase 2 is still active and will remain in place until the transmission line is relocated.

Petitioners: Triple Crown Investments, LLC of Homer, Alaska and Erik Bakke of Fritz Creek, Alaska

Notification: Public notice appeared in the May 2, 2019 issue of the Homer News as a separate ad. The public hearing notice was published in the May 9 issue of the Homer News as part of the Commission's tentative agenda.

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Notices were mailed to the Homer Post Office and Homer Community Library with a request to be posted in public locations.

The notice and maps were posted on the Borough bulletin board and Planning Department public hearing notice web site.

Comments Received:

Homer Electric Association: HEA has no objection to the proposed vacation of the public access easement so long as the 10-foot easement at Book 70 Page 141 HRD is retained.

KPB Addressing: No addresses have been assigned. Existing street names are correct.

KPB Planner: No local option zone or material site issues.

KPB River Center: The proposed vacation is not within a mapped flood hazard zone, and it is not affected by the Habitat Protection District.

KPB Roads Department: No comments.

State Parks: No comments.

Statement of Objection:

ACS objects to the proposed vacation. ACS has buried cable within the right-of-way easement. A Public Utility Easement will need to be granted to cover our existing cable.

Staff Discussion:

Triple Crown Road has been dedicated atop the southern portion of the right-of-way easement proposed to be vacated. Vacation of the right-of-way easement will not affect the existing fee right-of-way Triple Crown Road.

Findings:

1. Triple Crown Road, a 60-foot wide fee right-of-way, serves the block in lieu of the right-of-way easement proposed to be vacated.
2. Lots 4, 6, and 7 (HM 2014-46), through which the right-of-way easement proposed to be vacated crosses, all front KPB maintained Triple Crown Road.
3. Lot 8 (HM 2014-46), through which the right-of-way easement proposed to be vacated crosses, fronts Triple Crown Road and Scott Avenue.
4. Sufficient rights-of-way exist to serve surrounding properties.
5. No surrounding properties will be denied access.
6. Per KPB imagery (2016) an improved roadway has been constructed wholly within Triple Crown Road right of way.
7. Per KPB imagery, the right-of-way easement proposed to be vacated appears to have been abandoned within Lots 4, 6, and 7.
8. Triple Crown Road was dedicated atop the southern portion of the right-of-way easement proposed to be vacated.
9. Vacation of the right-of-way easement will not affect the existing fee right-of-way Triple Crown Road.
10. HEA has no objection to the proposed vacation of the public access easement so long as the 10-foot easement at Book 70 Page 141 HRD is retained.
11. ACS objects to the proposed vacation due to an existing buried cable within the right-of-way easement.
12. ACS requests that a public access easement be granted to cover the existing cable.

STAFF RECOMMENDATION: Based on the above findings, staff recommends approval of the vacation as petitioned, subject to:

1. Consent by the KPB Assembly
2. Provide documentation the utility easements requested by the utility providers have been granted, and the easements are acceptable to the utility providers.
    a. Retain the 10-foot utility easement per Book 70 Page 141 HRD as requested by Homer Electric Association.
    b. Work with ACS to grant a public utility easement sufficient to encompass the existing buried ACS cable.
3. The Planning Department is responsible for recording Planning Commission Resolution 2019-16, which will finalize the proposed right-of-way easement vacation.
4. Provide a sketch clearly depicting the right-of-way easement to be vacated to be attached to and become part of Planning Commission Resolution 2019-16.
5. The petitioners will provide the recording fee for the Planning Commission Resolution and the sketch to the Planning Department.

KPB 20.70.110:
A vacation of a street right-of-way, public area, or public easement within the borough outside of the limits of cities may not be made without the consent of the borough assembly. The assembly

shall have 30 calendar days from the date of approval in which to veto the planning commission decision. If no veto is received by the planning director within the specified period, the borough shall be considered to have given consent to the vacation.

KPB 20.70.120:

A. Denial of a vacation petition is a final act for which no further consideration shall be given by the Kenai Peninsula Borough.

B. Upon denial by the planning commission, no reapplication or petition concerning the same vacation may be filed within one calendar year of the date of the final denial action except in the case where new evidence or circumstances exist that were not available or present when the original petition was filed.

END OF STAFF REPORT

KENAI PENINSULA BOROUGH PLANNING COMMISSION
RESOLUTION 2019-16
HOMER RECORDING DISTRICT

Vacate the 60 foot wide public access easement running south approximately 1,450 feet from Triple Crown Road to Scott Avenue as granted on the Right-of-Way Easement, recorded at Book 69, Page 420, Homer Recording District, located within or adjacent to the Triple Crown Road right-of- way, the Scott Road right-of-way, Lots 3, 4, 6, 7, and 8, Block 4 and Lots 1 and 4, Block 3, Triple Crown Estates No. 2 Phase 2 (Plat HM 2014-16); within the SE1/4 of Section 28, T5S, R10W, S.M., Alaska, Fritz Creek, within the Kenai Peninsula Borough; KPB File 2019-044V

WHEREAS, Triple Crown Investments, LLC of Homer, Alaska requested the vacation of the 60 foot wide public access easement running south approximately 1,450 feet from Triple Crown Road to Scott Avenue as granted on the Right-of-Way Easement, recorded at Book 69, Page 420, Homer Recording District, located within or adjacent to the Triple Crown Road right-of- way, the Scott Road right-of-way, Lots 3, 4, 6, 7, and 8, Block 4 and Lots 1 and 4, Block 3, Triple Crown Estates No. 2 Phase 2 (Plat HM 2014-16).

WHEREAS, the north portion of the easement within Triple Crown Estates No. 2 Phase 1 (Plat HM 2007-26) was vacated by KPB Planning Commission Resolution 2008-24 on June 23, 2008; and

WHEREAS, no surrounding properties will be denied access; and

WHEREAS, requests for utility easements have been submitted by Homer Electric Association and ACS; and

WHEREAS, on May 13, 2019, the Kenai Peninsula Borough Planning Commission considered the background information, all comments received, and recommendations from KPB Planning Department staff regarding the proposed vacation; and

WHEREAS, the easement was granted by recorded document, without the underlying transfer of ownership as in a platted right-of-way dedication; and

WHEREAS, 20.70.140 of the Kenai Peninsula Borough Code of Ordinances authorizes the Planning Commission to accomplish vacations by Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE KENAI PENINSULA BOROUGH:

Section 1. That documentation from ACS and Homer Electric Association confirming utility easements required to protect each company's existing facilities have been granted has been provided to the Planning Department.

Section 2. That the 60-foot wide public access easement running south approximately 1,450 feet from Triple Crown Road to Scott Avenue as granted on the Right-of-Way Easement, recorded at Book 69, Page 420, Homer Recording District, located within or adjacent to the Triple Crown Road right-of- way, the Scott Road right-of-way, Lots 3, 4, 6, 7, and 8, Block 4 and Lots 1 and 4, Block 3, Triple Crown Estates No. 2 Phase 2 (Plat HM 2014-16), is hereby vacated.

Section 3. That a sketch showing the location of the portion of the public access easement being vacated be attached to, and made a part of this resolution, becoming Page 2 of 2.

Section 4. That this resolution is eligible for recording upon being signed by the Planning Commission chairperson and will be deemed void if not recorded within 90 days of adoption.

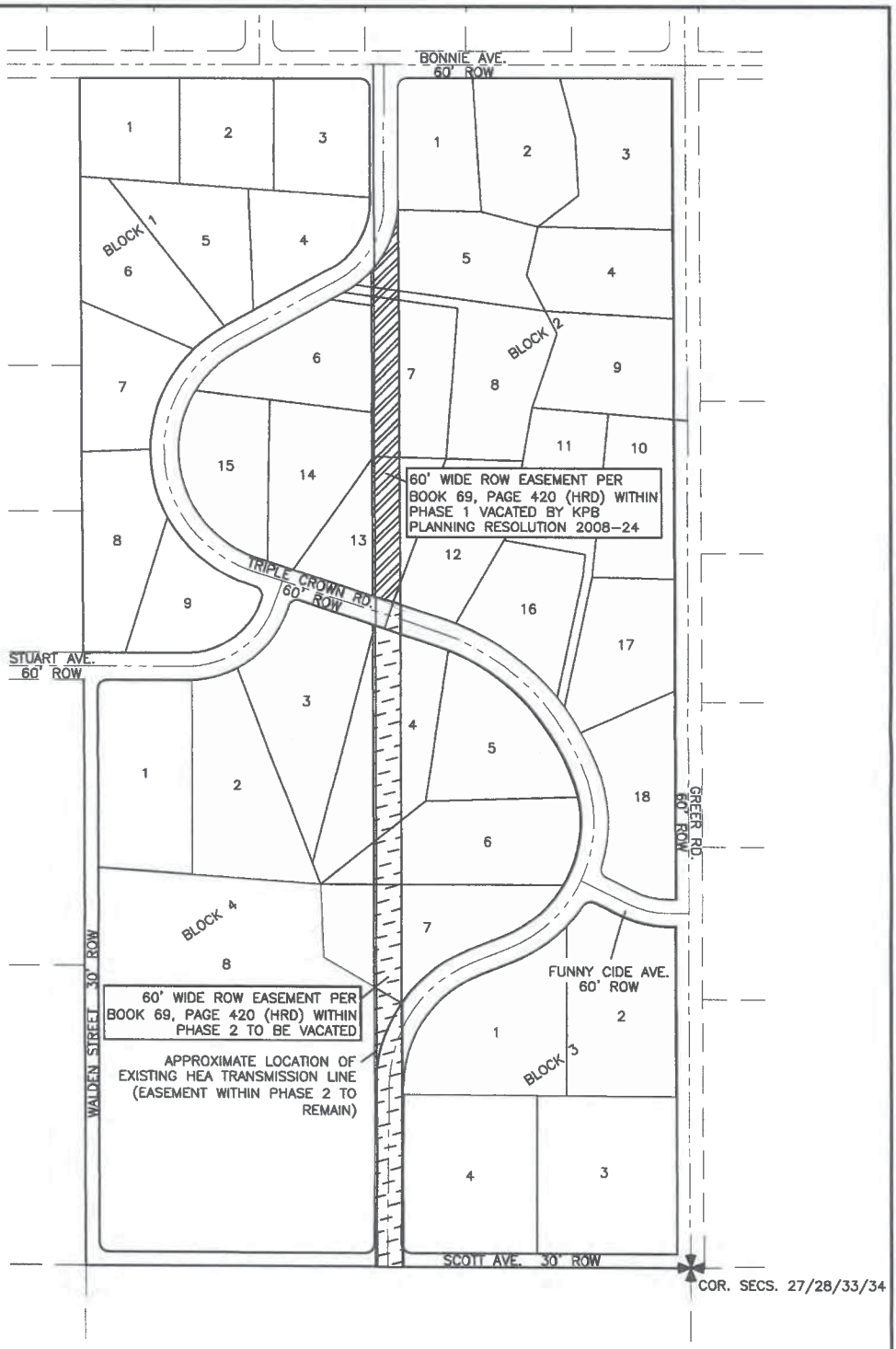
Section 5. That this Resolution becomes effective upon being properly recorded with petitioner being responsible for payment of recording fee.

ADOPTED BY THE PLANNING COMMISSION OF THE KENAI PENINSULA BOROUGH ON THIS 13th DAY OF MAY, 2019.

_____
Blair J. Martin, Chairperson
Planning Commission

ATTEST:

_____
Julie Hindman, Administrative Assistant
Return to:
Kenai Peninsula Borough Planning Department
144 North Binkley Street
Soldotna, Alaska 99669



ROW EASEMENT VACATION
TRIPLE CROWN ESTATES NO. 2 – PHASE 2
LOT 12, BLOCK 2, LOT 4, BLOCK 3 AND LOTS 3, 4, 6, 7 & 8, BLOCK 4
PLAT NO. 2014-16 (HRD)

LOCATED WITHIN
E1/2 SE1/4 SECTION 28, T. 5 S., R. 12 W., S.M.
KENAI PENINSULA BOROUGH
HOMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, ALASKA

KPB 2019-044V

Kenai Peninsula Borough Planning Department
144 North Binkley
Soldotna, Alaska 99669-7599
Toll free within the Borough 1-800-478-4441, extension 2200
(907) 714-2200

RECEIVED
APR 19 2019
KENAI PENINSULA BOROUGH
PLANNING DEPARTMENT

Petition to Vacate Public Right-of-Way/Easement/Platted Public Area
Public Hearing Required

Upon receipt of complete application with fees and all required attachments, a public hearing before the Planning Commission will be scheduled. The petition with all required information and attachments must be in the Planning Department at least 30 days prior to the preferred hearing date. By State Statute and Borough Code, the public hearing must be scheduled within 60 days of receipt of complete application.

- [x] $500 non-refundable fee to help defray costs of advertising public hearing.
- [ ] City Advisory Planning Commission. Copy of minutes at which this item was acted on, along with a copy of City Staff Report.
- [ ] Name of public right-of-way proposed to be vacated is dedicated by the plat of _____ Subdivision, filed as Plat No. _____ in _____ Recording District.
- [ ] Are there associated utility easements to be vacated? ☐ Yes ☐ No
- [ ] Are easements in use by any utility company? If so, which company _____
- [ ] Easement for public road or right-of-way as set out in (specify type of document) Grant of Right-of-Way Easement as recorded in Book 69 Page 420 of the Homer Recording District. (Copy of recorded document must be submitted with petition.)
- [x] Submit three copies of plat or map showing area proposed to be vacated. Must not exceed 11x17 inches in size. In the case of public right-of-way, the submittal must include a sketch showing which parcels the vacated area will be attached to. Proposed alternative dedication is to be shown and labeled on the sketch.

Has right-of-way been fully or partially constructed?	☐ Yes	☑ No
Is right-of-way used by vehicles / pedestrians / other?	☐ Yes	☑ No
Is alternative right-of-way being provided?	☑ Yes	☐ No

The petitioner must provide reasonable justification for the vacation. Reason for vacating:
An alternative functional access was dedicated by the plats of Triple Crown Estates No. 2 - Phase 1 (2007-26 HRD) and Triple Crown Estates No. 2 - Phase 2 (2014-16 HRD). The portion of the Easement through the Phase 1 plat was vacated by KPB Planning Commission Resolution 2008-24. This petition asks to vacate the portion of the easement through the Phase 2 plat. An existing HEA buried transmission line through Phase 2 is still active and will remain in place until the transmission line is relocated.

The petition must be signed (written signature) by owners of the majority of land fronting the right-of-way, easement, or platted public area proposed to be vacated. Each petitioner must include address and legal description of his/her property.

Submitted By:
Name: Sanford Beachy
Address 5243 Kachemak Drive, Suite A
Homer, Alaska 99603

Phone (907) 235-8876

Signature as: ☑ Petitioner ☐ Representative

Petitioners:

Signature _____
Name Sanford Beachy
Address 5243 Kachemak Drive, Suite A
Homer, Alaska 99603

Owner of Lots 4, 6 & 7 Blk 4 and Lot 4 Blk 3

Signature _____
Name Sheldon Beachy
Address 5243 Kachemak Dr, Ste A
Homer Alaska 99603

Owner of Lots 4, 6 & 7, Blk 4 and Lot 4 Blk 3

Signature _____
Name Erik Bakke
Address PO Box 15375
Fritz Creek, Alaska 99603

Owner of Lots 3 & 8, Blk 4

Signature _____
Name _____
Address _____

Owner of _____

HOMER
Serial No. 73-610

GRANT OF RIGHT-OF-WAY EASEMENT

BOOK 69 PAGE 420 INDEXED
Homer Recording District

THIS INDENTURE, made and entered into this 26th day of April, 1972, by and between Eugene Julius Evancoe and Olive M. Evancoe, husband and wife of Washington, Illinois, hereinafter referred to as GRANTOR, and the UNIVERSITY OF ALASKA, a public corporation hereinafter referred to as the GRANTOR.

W I T N E S S E T H:

That the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable consideration in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto said Grantee, a perpetual, full and unrestricted easement in perpetuity and right-of-way, along, over and across the following described strip, tract or parcel of land and real estate lying, and being situated in the State of Alaska, as follows, to-wit:

> That portion of the E 1/2 of the SE 1/4 of Section 28, T.5 s., R.12W., Seward Meridian in the Kenai Peninsula Borough of the Third Judicial District, State of Alaska, being a 60.00 foot wide strip of land which is 30.00 feet on each side, parallel with and adjacent to the following described centerlines:
>
> The right-of-way begins at the southerly right-of-way line of Homer East Road, Alaska Department of Highways Project #SAS-414.
>
> Parcle "A" - Beginning at a point for the intersection of Homer East Road, Alaska Department of Highways Project #SAS-414, station 517 + 06L, and a driveway entering said highway right-of-way; Thence along a line bearing S45 degrees 04 minutes East, a distance of 657' more or less to a point for the intersection of said line with the East-West quarter section line of Section 28, T5s, R12W, S.M.: Thence easterly along the quarter section line of Section 28, a distance of ~~1,850~~ 1190 feet more or less to the ~~quarter section corner common to section 27 and section 28, T5S, R12W, S.M.~~ centerline of Parcel "B" (Elev. Intersection) EJE EJE
>
> Parcle "B" - Starting at the 1/4 corner common to Section 27 and Section 28 T.5 S., R.12W., Seward Meridian thence West a distance of 660.00 feet to the true point of beginning of said center line for Parcle "B" thence South and parallel to the East Section line of Section 28, T.5 S., R.12W,S.M. a distance of 2640.00 feet to the termination point of this parcle "B" center line. 660 EJE

The said right-of-way shall be used for the purpose of constructing and maintaining thereon a public roadway, and the Grantor covenants and agrees that the Grantee and the general public shall have full, free and uninterrupted use of said right-of-way for the purpose aforesaid, and for all other purposes deemed by Grantee to be beneficial, desirable or necessary in connection with the use of said right-of-way as a roadway.

The said right-of-way shall traverse the above described premises according to the plot attached hereto and made a part of this instrument. Should the said right-of-way herein granted cease to be used as a public roadway

or the general public, then and in that event this easement shall cease and all rights granted herein shall revert to the owner of the fee as soon as the said use thereof shall be abandoned and discontinued.

IN WITNESS WHEREOF, the said Grantor has hereupon set his hand and seal on the day and year hereinabove written.

Grantor Eugene Julius Evancoe
Eugene Julius Evanroe

Olive M. Evancoe
Olive M. Evanroe

UNITED STATE OF AMERICA)
)
STATE OF ILLINOIS) ss.
COUNTY OF TAZEWELL

THIS IS TO CERTIFY that on the 20th day of April, 1972, before the undersigned notary public, personally appeared EUGENE JULIUS EVANCOE and OLIVE M. EVANCOE, of Washington, Illinois, who are known to me to be the persons named in and executing the foregoing Warranty Deed and they acknowledged the same to be their act.

Leroy Slagell
Notary Public in and for
Illinois
Commission Expires:
2-2-1973

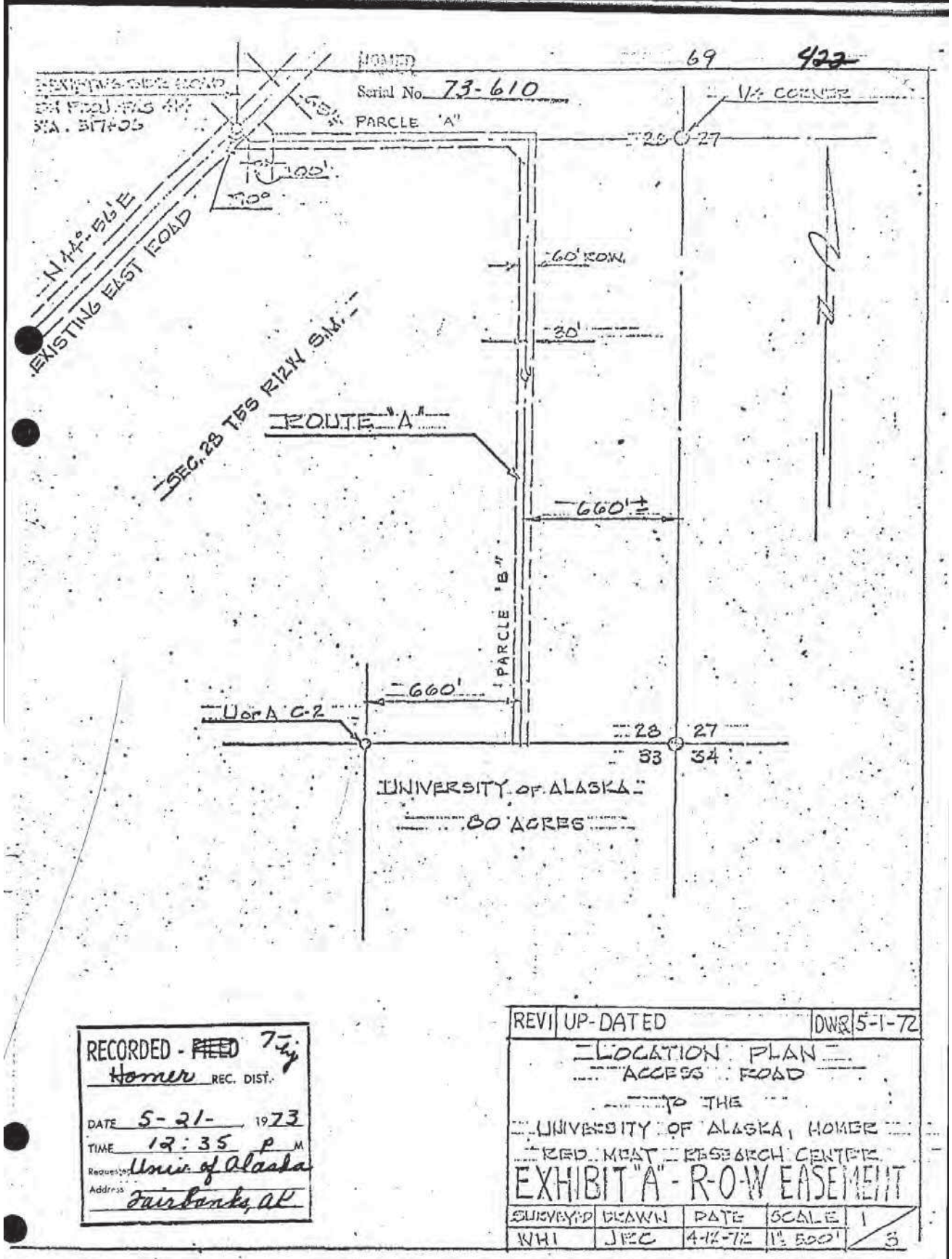
CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY that the University of Alaska, Grantee herein, acting by and through its President William R. Wood, hereby accepts for public purposes the real property easement or interest therein, described in this instrument and consents to the recordation thereof.

IN WITNESS WHEREOF, I have hereunto set my hand this 12th day of May, 1972.

UNIVERSITY OF ALASKA

By Wm R. Wood
William R. Wood, President


HOMER
69
422
Serial No. 73-610
PARCLE "A"
1/4 CORNER
28
27
100'
70°
N 44°-56' E
EXISTING EAST ROAD
60' ROW
30'
SEC. 28 T5S R12W S.M.
ROUTE "A"
660'±
PARCLE "B"
660'
U of A C-2
28
27
33
34
UNIVERSITY OF ALASKA
80 ACRES
RECORDED - FILED 7-
Homer REC. DIST.
DATE 5-21- 1973
TIME 12:35 P M
Requested Univ. of Alaska
Address Fairbanks, AK
REV1 UP-DATED
DWR 5-1-72
LOCATION PLAN
ACCESS ROAD
TO THE
UNIVERSITY OF ALASKA, HOMER
RED MEAT RESEARCH CENTER
EXHIBIT "A" - R-O-W EASEMENT
SURVEYED WHI
DRAWN JRC
DATE 4-12-72
SCALE 1" = 500'
1/3

Subdivision Boundary Line Chart

L1	S10°19'51"W 118.73'
L2	N88°24'56"W 167.74'
L3	S18°12'54"W 60.00'
L4	N71°47'06"W 310.40'
L5	S87°48'00"W 148.75'

Triple Crown Road Centerline Chart

L6	S71°47'06"E 118.01'
C1	L=475.00' R=505'
C2	L=227.33' R=300'
C3	L=224.17' R=300'
L7	S68°20'14"W 81.00'

Stuart St Centerline Chart

L10	S18°37'05"W 55.10'
C5	L=249.17' R=200'
L9	West 225.70'

Funny Cide Ave Centerline Chart

L8	S64°26'34"E 64.84' (Line 9 is Radial)
C4	L=82.09' R=200'
L9	East 47.34'

Blocks 1, 2, 3, and 4 Line and Curve Chart

L12	N71°47'06"W 15.98'	C8	L=30.92' R=20'
L13	N15°52'00"E 46.60'	C7	L=26.08' R=535'
L14	West 17.26'	C6	L=26.15' R=20'
L15	S64°28'35"E 68.43'	C9	L=65.52' R=535'
L16	S68°20'14"W 81.00'	C10	L=75.73' R=470'
L17	West 17.42'	C1	L=28.55' R=20'
L18	S64°28'35"E 68.43'	C12	L=102.45' R=230'
L19	S17°59'35"W 5.02'	C13	L=28.55' R=20'
L20	S20°45'20"E 50.00'	C14	L=55.06' R=330'
L21	N51°22'20"E 294.00'	C15	L=31.63' R=20'
L22	S68°20'14"W 81.00'	C16	L=31.47' R=20'
L23	N33°22'42"E 34.99'	C17	L=9.59' R=230'
		C18	L=103.50' R=230'
		C19	L=31.71' R=20'
		C20	L=113.46' R=230'
		C21	L=29.40' R=475'
		C22	L=31.20' R=20'
		C23	L=31.35' R=20'
		C24	L=108.61' R=535'

Notes

1. All wastewater disposal systems shall comply with existing applicable laws at the time of construction.

2. The front 10 ft. and the entire building setback within 5 ft. of side lot lines is also a utility easement.

No permanent structures shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.

3. General easements for location guyed in favor of Homer Electric Association have been recorded in B49 P194 and B70 P141.

4. No access to State maintained rights-of-way permitted unless approved by State of Alaska Department of Transportation.

5. A building setback of 20 ft. is required from all street rights-of-way unless a lesser standard is approved by resolution of the appropriate Planning Commission.

6. A 2" self identifying aluminum cap on 5/8" diameter x 36" long rebar set at all lot corners unless otherwise specified.

7. Existing Road is within 60 ft. wide ROW easement in favor of the University of Alaska and the general public recorded in Bk 69 P420 HRD.

8. Existing buried powerline is centerline of 15 ft. wide electrical distribution easement.

9. Basis of Bearing is Rolling Meadows Plat No. 2002-89 HRD.

10. The existing stream bed is centerline of a 40 ft. wide drainage and greenbelt easement. Conditions and restrictions reference Serial No. 2014-002657 HRD.

11. Roads must meet the design and construction standards established by the Kenai Peninsula Borough to be considered for acceptance into the maintenance system.

12. Wetlands shown within Lots 3 and 4 Block 3 according to the wetlands determination under Corps of Engineers POA-2006-1519-9.

13. WASTEWATER DISPOSAL: LOT 8 BLOCK 4
These lots are at least 200,000 square feet or nominal 5 acres in size and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Department of Environmental Conservation.

14. No permanent structures are permitted within the panhandle portion of Lot 8 Block 2.

Wastewater Disposal

Soil conditions in this subdivision have been found unsuitable for conventional onsite wastewater treatment and disposal systems. Plans for a typical alternate wastewater system for use on lots in this subdivision are included in the Engineer's Subdivision and Soils Report and are available from the Kenai Peninsula Borough. All alternate onsite wastewater treatment and disposal systems must be designed by a professional engineer registered to practice in Alaska, and the design must be approved by the Alaska Department of Environmental Conservation prior to construction.

T. Spurlockwill CE 2085 11/30/07
Engineer License No Date

15. The easterly 10 ft. of Lot 16 Block 2 is a utility easement.
16. The buried electrical distribution line within Phase 1 was retired in 2007.
17. 60 ft. wide Row easement within Phase 1 vacated by KPB Planning Commission Resolution 2008-24.

2014-16
Plat # Homer
Rec Dist
7/28 2014
Date
Time 9:57 AM

Ownership Certificate

We hereby certify that we are the owners of the real property shown and described hereon and that we hereby adopt the plan of subdivision and by our free consent dedicate all rights-of-way to public use and grant all easements to the use shown.

11-8-07
Triple Crown Investments, LLC Date
by Sanford Beachy
5243 Kachemak Drive
Homer Ak 99603

Notary's Acknowledgement
Subscribed and sworn to me before me this 8th day of November 2007

for Sanford Beachy

Notary Public for Alaska
My Commission Expires 4-24-20

RONALD G. ALDERFER NOTARY PUBLIC STATE OF ALASKA

STATE OF ALASKA Roger W. Imhoff LS-5780 Registered Professional Land Surveyor

Surveyors Certificate

I hereby certify that I am a Registered Land Surveyor and that this plat represents a survey made by me or under my direct supervision and the monuments shown hereon actually exist as described and that the dimensions and other details are correct to the best of my knowledge.

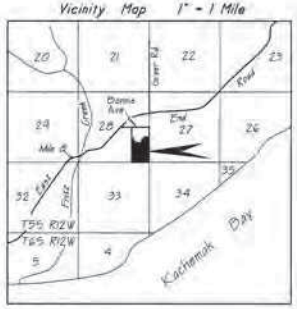
NOV 7 2007
Date Roger W. Imhoff LS 5780

Plat Approval

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of April 24, 2006

KENAI PENINSULA BOROUGH
By: Authorized Official

Vicinity Map 1" = 1 Mile



Triple Crown Estates No. 2 - Phase 2

Being a Subdivision of the E 1/2 SE 1/4 Section 28, T5S, R12W, SM excepting therefrom Triple Crown Estates No. 2 - Phase 1 as shown on Plat No. 2007-26

within the Kenai Peninsula Borough

Homer Recording District, Third Judicial District, Alaska

Containing 50.957 Acres, more or less

Client: Triple Crown LLC 5243 Kachemak Dr Homer Ak 99603	Surveyor: Roger W. Imhoff, RLS PO Box 2588 Homer Ak 99603	FB 06-2/07-2 Drawn RWI SCALE 1" = 200 ft
Date of Survey June 2007	Files triplecrown2phase2.wcd rwipbrycgs	KPB File No 2006-202 KPB File No 2007-178

KPB NOTE: See PC Resolution 2008-24

Subdivision Boundary Line Chart

L1	S10°19'51"W 118.73'
L2	N88°24'58"W 167.74'
L3	S18°19'54"W 60.00'
L4	S87°48'00"W 148.75'

Triple Crown Road Centerline Chart

C1	L=203.71' R=200'
L21	S61°13'23"W 263.00'

Blocks 1 and 2 Line and Curve Chart

L5	South 8.08'	C2	L=31.42' R=20'
L6	S61°13'23"W 72.20'	C3	L=88.65' R=170'
L7	S82°08'36"E 25.11'	C4	L=84.04' R=30'
L8	S61°13'23"W 33.52'	C5	L=31.41' R=20'
L9	S71°47'06"E 21.80'	C6	L=18.90' R=230
L10	S71°47'06"E 59.00'	C7	L=195.03' R=230
L11	S85°55'14"E 266.10'	C8	L=30.83' R=230'
L12	N75°25'25"W 07.62'	C9	L=30.00' R=250'
L13	S82°08'36"E 97.07'		
L14	S14°25'42"E 133.59'		
L15	S2°43'35"E 106.14'		
L16	S53°42'45"W 11.44'		
L17	S13°15'46"W 10.43'		
L18	S27°15'20"E 88.92'		
L19	S27°15'20"E 55.00'		
L20	S18°24'9"W 49.87'		

Notes

1. All wastewater disposal systems shall comply with existing applicable laws at the time of construction.

2. The front 10 ft. and the entire building setback within 5 ft of side lot lines is also a utility easement.

No permanent structures shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.

3. General easements (no location given) in favor of Homer Electric Association have been recorded in B49 P194 and B70 P141

4. No access to State maintained rights-of-way permitted unless approved by State of Alaska Department of Transportation.

5. A building setback of 20 ft. is required from all street rights-of-way unless a lesser standard is approved by resolution of the appropriate Planning Commission.

6. A 2" self identifying aluminum cap on 5/8" diameter x 36" long rebar set at all lot corners unless otherwise specified.

7. Existing Road is within 60 ft wide ROW easement in favor of the University of Alaska and the general public, recorded in Bk 69 P420 HRD.

8. Existing buried powerline is centerline of 15 ft wide electrical distribution easement.

9. Basis of Bearing is Rolling Meadows Plat No. 2002-89 HRD.

10. The existing stream bed is centerline of a 40 ft wide drainage and greenbelt easement. Conditions and restrictions reference Serial No. 2007-001435-0 HRD.

11. Roads must meet the design and construction standards established by the Kenai Peninsula Borough to be considered for acceptance into the maintenance system.

12. According to the wetlands determination under Corps of Engineers POA-2006-1519-9, there are no designated wetlands within this phase of subdivision.

Wastewater Disposal

Soil conditions in the subdivision have been found suitable for conventional onsite wastewater treatment and disposal systems. Plans for a typical alternate wastewater system for use on lots in this subdivision are included in the Engineer's Subdivision and Soils Report and are available from the Kenai Peninsula Borough. All alternate onsite wastewater treatment and disposal systems must be designed by a professional engineer registered to practice in Alaska, and the design must be approved by the Alaska Department of Environmental Conservation prior to construction.

T. Sandland CE 2225 4/13/07
Engineer License No. Date

Ownership Certificate

We hereby certify that we are the owners of the real property shown and described hereon and that we hereby adopt this plan of subdivision and by our free consent dedicate all rights-of-way to public use and grant all easements to the use shown.

Triple Crown Investments LLC Date
by Sanford Beachy
5243 Kachemak Drive
Homer Ak 99603

Notary's Acknowledgement
Subscribed and sworn to before me this 27 day of April 2007

For Sanford Beachy

Notary Public for Alaska-Division
My Commission Expires

KELLY A. CINCO
MY COMMISSION EXPIRES December 28, 2009

Surveyors Certificate

I hereby certify that I am a Registered Land Surveyor and that this plat represents a survey made by me or under my direct supervision and the monuments shown hereon actually exist as described and that the dimensions and other details are correct to the best of my knowledge.

April 9 2007
Date Roger W. Imhoff LS 5790

STATE OF ALASKA 49th Roger Wade Imhoff LS - 5790

Plat Approval

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of April 24, 2006

KENAI PENNSULA BOROUGH
By: Authorized Official

Vicinity Map 1" = 1 Mile

2007-26
Homer Rec: Cnty
4/18 22
10:11 AM
Inhoff

Triple Crown Estates No. 2 - Phase I

Being a Subdivision of a portion of the E 1/2 SE 1/4 Section 28, T5S R12W SM

Homer Recording District, Third Judicial District, Alaska

Containing 28.23 Acres, more or less

Client: Triple Crown LLC, 5243 Kachemak Dr, Homer Ak 99603	Surveyor: Roger W. Imhoff, PLS, PO Box 2588, Homer Ak 99603	FB2006-2
		Drawn RWI
		SCALE 1" = 200' ft
Date of Survey June 2006	File triplecrown2phase1.rcd / raspberry.cgc	KPB File No 2006-202

A L A S K A

2008-002722-0

Recording Dist: 309 - Homer
7/8/2008 10:47 AM Pages: 1 of 2

KENAI PENINSULA BOROUGH PLANNING COMMISSION
RESOLUTION 2008-24
HOMER RECORDING DISTRICT

Vacate a portion of a 60-foot right-of-way easement granted in Book 69 Page 420, within or adjacent to Lots 5, 6, 7, 13 and 14, Block Two, Triple Crown Estates No. 2 Phase 1 (Plat HM 2007-26); within Section 28, Township 5 South, Range 12 West; all within the Seward Meridian and Kenai Peninsula Borough, Alaska; KPB File 2008-070; Location: South of East End Road in Homer

WHEREAS, Sanford Beachy of Triple Crown Investments of Homer, Alaska, petitioned for vacation of a portion of a 60-foot right-of-way easement granted in Book 69 Page 420 Homer Recording District; and

WHEREAS, KPB 20.28 provides for the vacation of public rights-of-way and other public areas; and

WHEREAS, it was been determined by the Planning Commission on April 14, 2008 that all requirements had been met, supporting approval of the vacation; and

WHEREAS, the Borough Assembly concurred with the Planning Commission's approval of the vacation on May 6, 2008; and

WHEREAS, the vacation of the easement does not require replatting of any vacated area, allowing it to finalized by a resolution;

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE KENAI PENINSULA BOROUGH:

Section 1: That the portion of the 60-foot right-of-way easement described above is hereby vacated.

Section 2: That a copy of the sketch clearly depicting the easement being vacated shall be recorded with this resolution.

Section 3. That this resolution is void if not recorded in the appropriate Recording District within thirty days of adoption.

Section 4. That this resolution becomes effective upon being properly recorded.

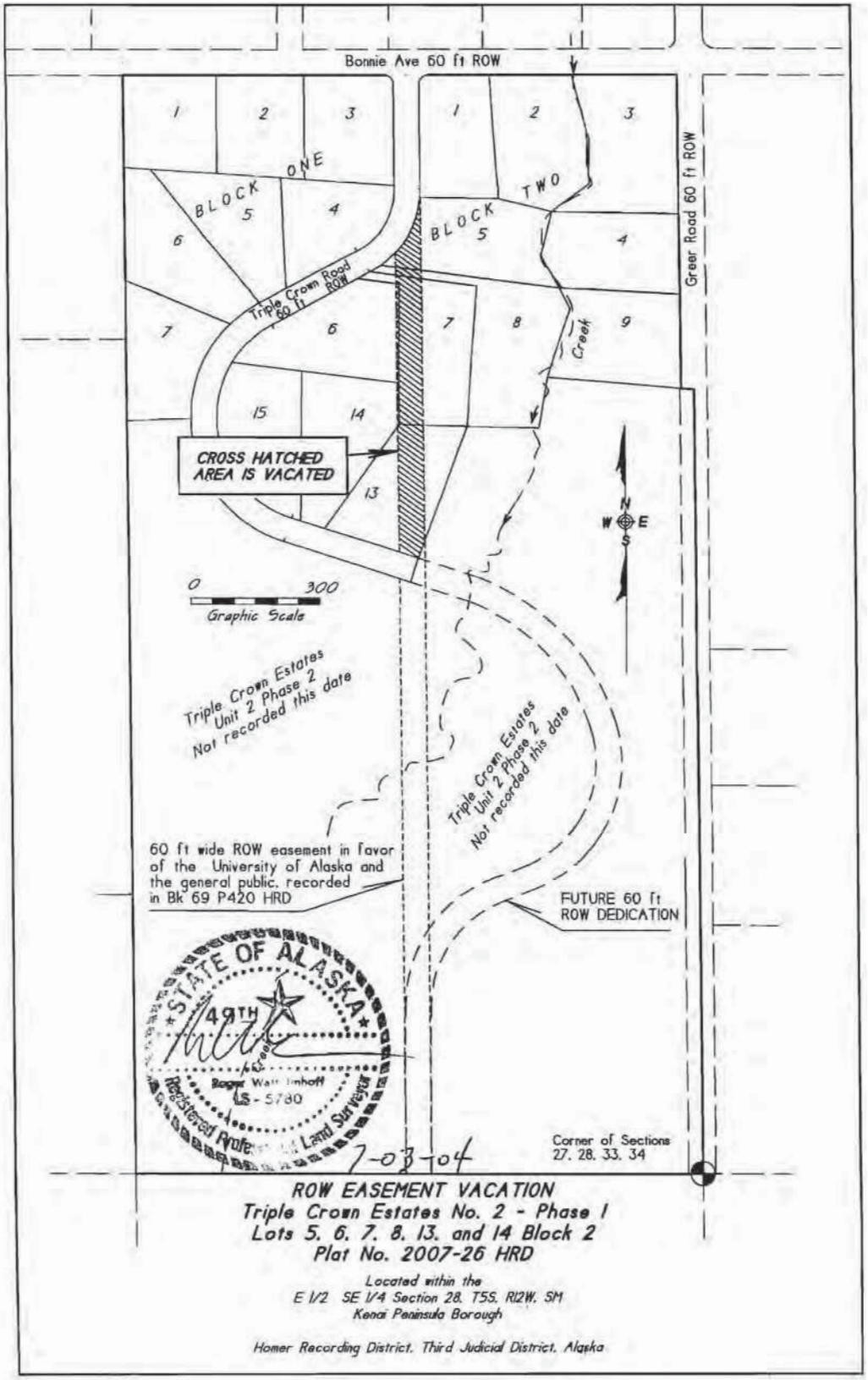
ADOPTED BY THE PLANNING COMMISSION OF THE KENAI PENINSULA BOROUGH ON THIS 23 DAY OF June, 2008.

Philip Bryson
Philip Bryson, Chairperson
Planning Commission

ATTEST:

Patricia Hartley
Patricia Hartley
Administrative Assistant

Please return to:
Planning Department
Kenai Peninsula Borough
144 N. Binkley Street
Soldotna, Alaska 99669-7599



ROW EASEMENT VACATION
Triple Crown Estates No. 2 - Phase I
Lots 5, 6, 7, 8, 13, and 14 Block 2
Plat No. 2007-26 HRD

Located within the
E 1/2 SE 1/4 Section 28, T5S, R12W, SM
Kenai Peninsula Borough

Homer Recording District, Third Judicial District, Alaska

2 of 2
2008-002722-0

The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

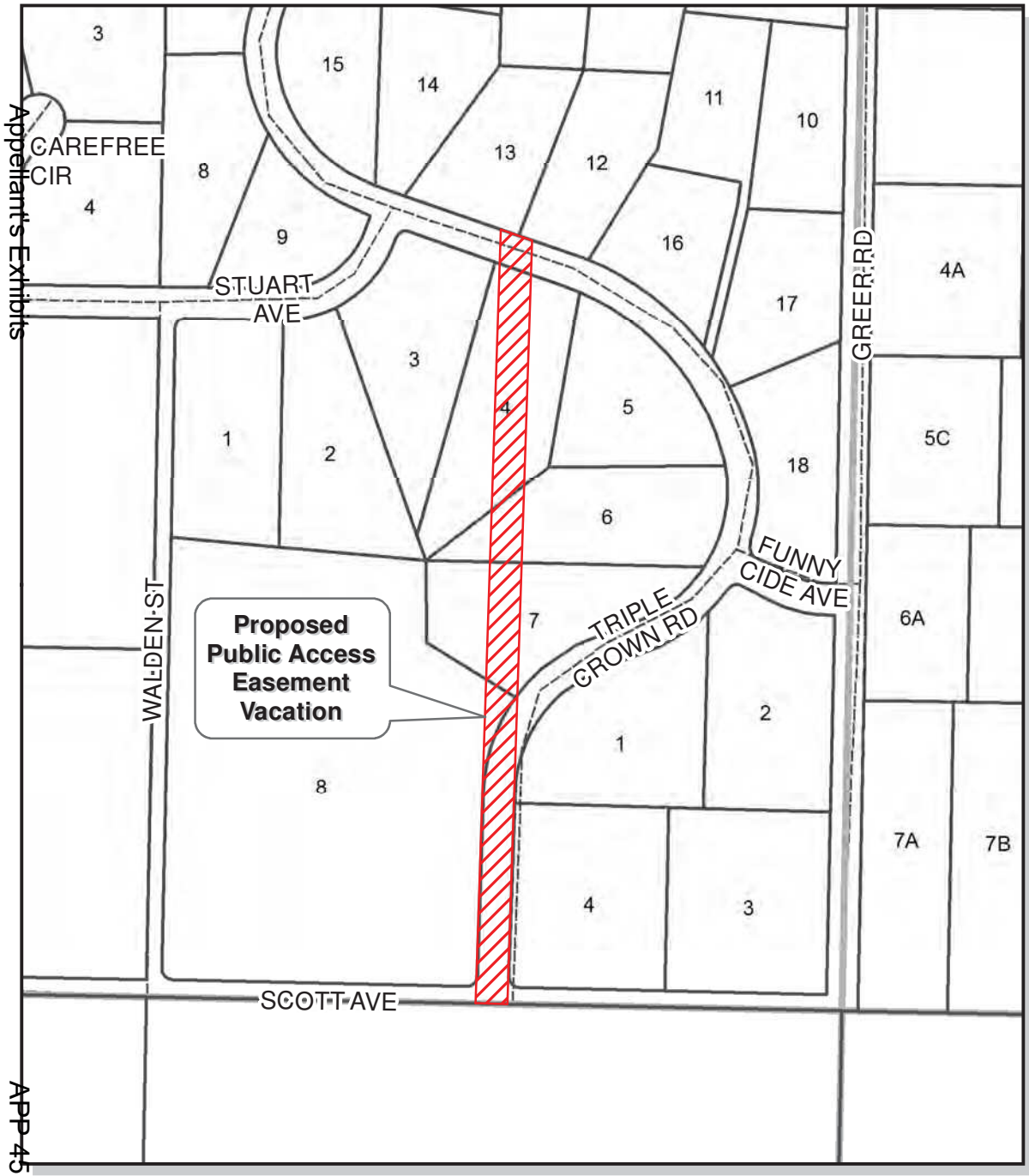
Aerial View

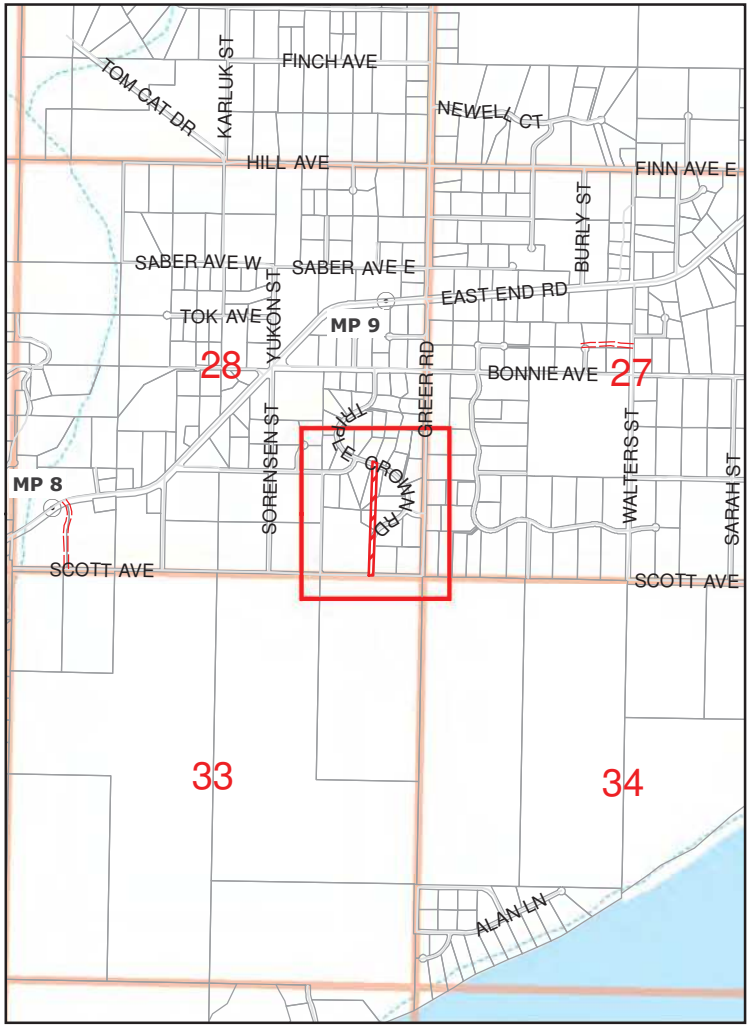
0 150 300 600 '

N

Public Access Easement Vacation

JReif, KPB
Date: 4/19/2019
Imagery: 2016





0 2,000 4,000 8,000 Feet

KPB 2019-044V
T05S R10W S28
FRITZ CREEK

N

The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

0 200 400 800 '

JReif, KPB
Date: 4/19/2019

ASSESSOR'S DESCRIPTION
ANALYSIS AND RECOMMENDATION

APPELLANT: Von Ruden, Andrew

PROPERTY ADDRESS OR GENERAL LOCATION:	Fritz Creek/East End Road
LEGAL DESCRIPTION:	See Below
ASSESSED VALUE TOTAL:	**$0**
RAW LAND:	$
SWL (Sewer, Water, Landscaping):	$
IMPROVEMENTS	$
ADDITIONS	$
OUTBUILDINGS:	$

LAND SIZE See Below Acres

LAND USE AND GENERAL DESCRIPTION

1) Utilities

Electricity: Yes
Gas: No
Water: None
Sewer: None

2) Site Improvements:

Street: Gravel Maintained

3) Site Conditions

Topography: Sloping
Drainage: Adequate
View: Limited
Easements: Typical for the Kenai Peninsula Borough

HIGHEST AND BEST USE: As Currently Improved **ZONING:** None

The Following narrative is for all of the parcels below:

NAME	PIN	LEGAL DESC	LAND VALUE	IMP VALUE	TOTAL VALUE
ACREAGE	**INFLUENCES**				
Von Ruden, Andrew	17203536	T 5S R 10W SEC 28 Seward Meridian HM 2014016 TRIPLE CROWN ESTATES NO 2 PHASE 2 LOT 4 BLOCK 4	$48,300	$ 0	$48,300
2.08	ELEC YES, GAS NO, GOOD VIEW, GRAVEL MAINTAINED ACCESS				
Von Ruden, Andrew	17203538	T 5S R 10W SEC 28 Seward Meridian HM 2014016 TRIPLE CROWN ESTATES NO 2 PHASE 2 LOT 6 BLOCK 4	$46,300	$ 0	$46,300
1.91	ELEC YES, GAS NO, GOOD VIEW, GRAVEL MAINTAINED ACCESS				
Von Ruden, Andrew	17203539	T 5S R 10W SEC 28 Seward Meridian HM 2014016 TRIPLE CROWN ESTATES NO 2 PHASE 2 LOT 7 BLOCK 4	$46,100	$ 0	$46,100
1.89	ELEC YES, GAS NO, GOOD VIEW, GRAVEL MAINTAINED ACCESS				

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

Land Comments:

Subject properties range from 1.89 to 2.08 acre parcels located in the Fritz Creek area. The influences for each parcel are listed in the above table.

A physical inspection of the land was conducted and 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 Fritz Creek/East End Road market area (#230), 53 sales from the last three years were analyzed. The median ratio for all of the sales is 90.51% and Coefficient of Dispersion

(COD) is 15.24%. All ratios are within acceptable ranges as set by International Association of Assessing Officers (IAAO).

Ratio Sum	49.43		2.66	**Excluded**	0
Mean	93.27%	**Earliest Sale**	11/15/2017	**# of Sales**	53
Median	90.51%	**Latest Sale**	7/14/2020	**Total AV**	$ 3,455,600
Wtd Mean	91.73%	Outlier Information		**Total SP**	$ 3,767,050
PRD:	1.02	Range	1.5	**Minimum**	60.71%
COD:	15.24%	Lower Boundary	45.25%	**Maximum**	135.24%
St. Dev	0.1703	Upper Boundary	139.46%	**Min Sale Amt**	$ 28,000
COV:	18.26%			**Max Sale Amt**	$ 210,000

A search of KPB records shows that the appellant purchased the properties on 8/31/2020 for $150,000 cash; this includes Lot 5 which was not appealed by the appellant. Multi-lot sales are not generally used as a qualified sale for valuation purposes. The combined assessed values of all four lots is $123,500 for a sales ratio of 82.3%.

Specific recommended value changes:

- **172-035-36** is a 2.08 acre parcel valued with a good view and no easement adjustment. After inspection, it has been determined that an existing easement runs through the middle of this parcel and that the view is limited. The department is recommending the parcel value be adjusted to account for this easement and the limited view, reducing the overall property value from $48,300 to $31,400.
- **172-035-38** is a 1.91 acre parcel valued with a good view and no easement adjustment. After inspection, it has been determined that an existing easement runs through a corner of this parcel and that the view is limited. The department is recommending the parcel value be adjusted to account for this easement and the limited view, reducing the overall property value from $46,300 to $39,400.
- **172-035-39** is a 1.89 acre parcel valued with a good view and no easement adjustment. After inspection it has been determined that an existing easement runs through a portion of this parcel and that the view is limited. The department is recommending the parcel value be adjusted to account for this easement and the limited view, reducing the overall property value from $46,100 to $32,300.

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 properties to ensure all data was accurately captured.

ASSESSOR'S RECOMMENDATION:

APPELLANT: Von Ruden, Andrew

PARCEL NUMBER: See Below

LEGAL DESCRIPTION: See Below

TOTAL: See Below

BOARD ACTION: See Below

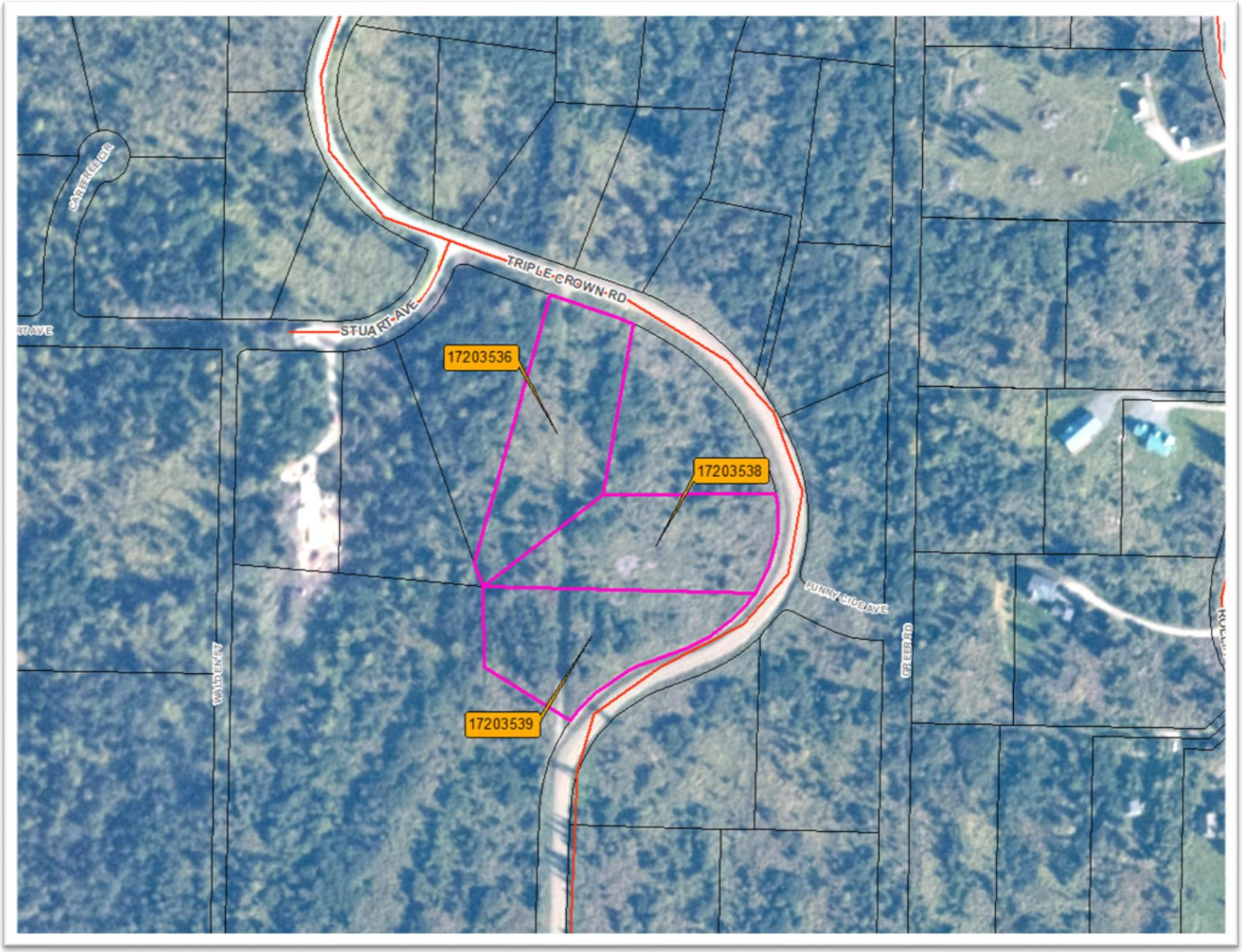
NAME ACREAGE	PIN	LEGAL DESC	TOTAL VALUE
VON RUDEN, ANDREW	17203536	T 5S R 10W SEC 28 Seward Meridian HM 2014016 TRIPLE CROWN ESTATES NO 2 PHASE 2 LOT 4 BLOCK 4	$31,400
2.08	**Board Action:**		
VON RUDEN, ANDREW	17203538	T 5S R 10W SEC 28 Seward Meridian HM 2014016 TRIPLE CROWN ESTATES NO 2 PHASE 2 LOT 6 BLOCK 4	$39,400
1.91	**Board Action:**		
VON RUDEN, ANDREW	17203539	T 5S R 10W SEC 28 Seward Meridian HM 2014016 TRIPLE CROWN ESTATES NO 2 PHASE 2 LOT 7 BLOCK 4	$32,300
1.89	**Board Action:**		

SUBJECT PHOTOS

SUBJECT PHOTOS

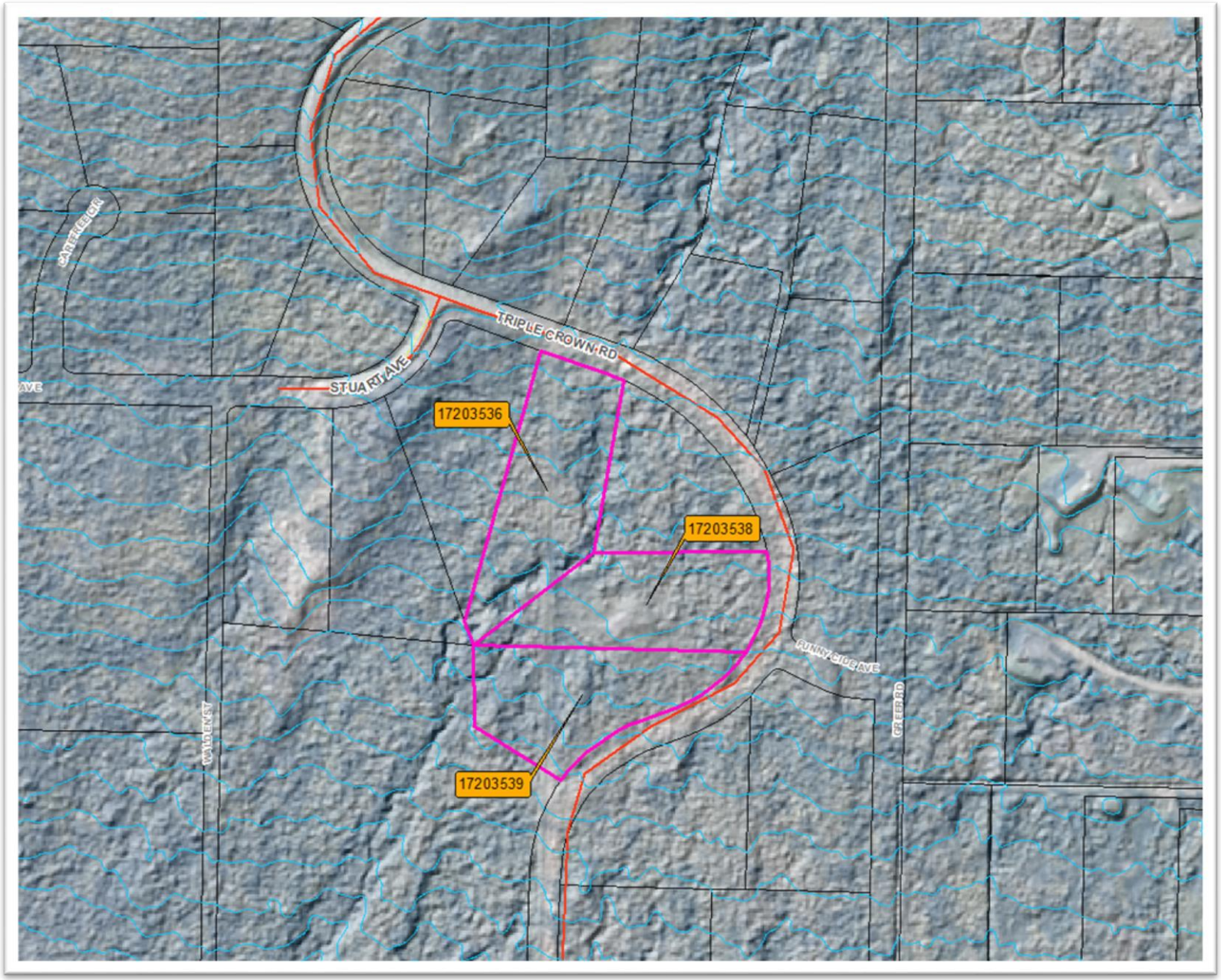
SUBJECT PHOTOS

SUBJECT MAP

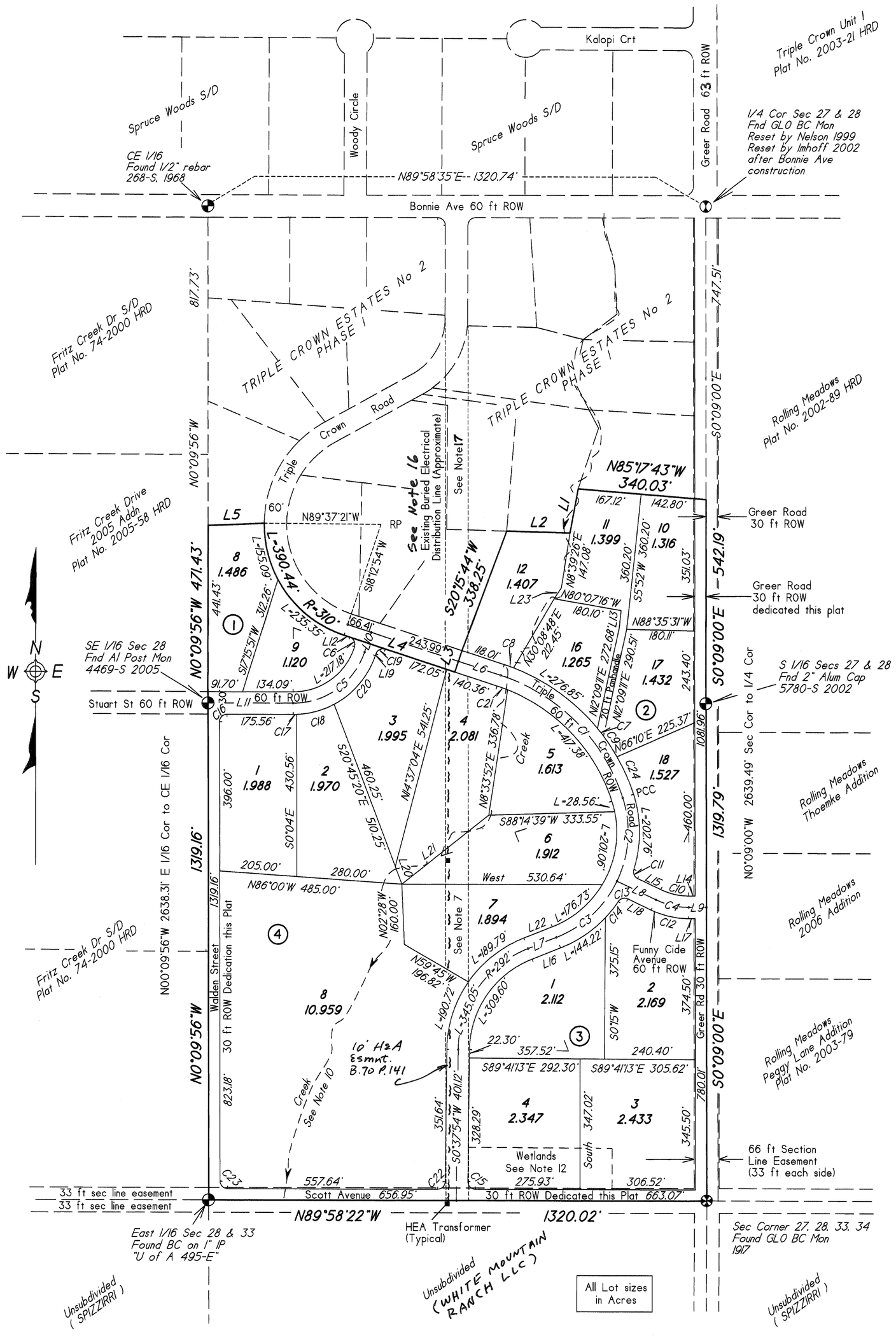


TRIPLE CROWN RD
STUART AVE
CARFREE CIR
17203536
17203538
17203539
FUNNY CIDE AVE
GREER RD
WALDEN ST

SUBJECT MAP



TRIPLE CROWN RD
STUART AVE
CARFREE CIR
17203536
17203538
17203539
FUNNY CIDE AVE
GREER RD
WALDEN ST



15. The easterly 10 ft. of Lot 16 Block 2 is a utility easement.

16. The buried electrical distribution line within Phase 1 was retired in 2007.

17. 60 ft. wide ROW easement within Phase 1 vacated by KPB Planning Commission Resolution 2008-24.

Subdivision Boundary Line Chart

L1	S10°19'51"W 118.73'
L2	N88°24'58"W 167.74'
L3	S18°12'54"W 60.00'
L4	N71°47'06"W 310.40'
L5	S87°48'00"W 148.75'

Triple Crown Road Centerline Chart

L6	S71°47'06"E 118.01'
C1	L=475.00' R=505'
C2	L=227.33' R=300'
C3	L=224.17' R=300'
L7	S68°20'14"W 81.00'

Stuart St Centerline Chart

L10	S18°37'05"W 55.10'
C5	L=249.17' R=200'
L11	West 225.70'

Funny Cide Ave Centerline Chart

L8	S64°28'34"E 114.84'
	(Line 8 is Radial)
C4	L=89.09' R=200'
L9	East 47.34'

Blocks 1, 2, 3, and 4 Line and Curve Chart

L12	N71°47'06"W 15.98'	C6	L=30.92' R=20'
L13	N5°52'00"E 46.80'	C7	L=26.08' R=535'
L14	West 17.26'	C8	L=26.15' R=20'
L15	S64°28'35"E 68.43'	C9	L=65.52' R=535'
L16	S68°20'14"W 81.00'	C10	L=75.73' R=170'
L17	West 17.42'	C11	L=28.55' R=20'
L18	S64°28'35"E 68.43'	C12	L=102.46' R=230'
L19	S17°59'35"W 5.02'	C13	L=28.55' R=20'
L20	S20°45'20"E 50.00'	C14	L=55.06' R=330'
L21	N51°22'20"E 294.00'	C15	L=31.63' R=20'
L22	S68°20'14"W 81.00'	C16	L=31.47' R=20'
L23	N33°22'42"E 34.99'	C17	L=9.59' R=230'
		C18	L=103.50' R=230'
		C19	L=31.71' R=20'
		C20	L=173.46' R=230'
		C21	L=29.40' R=475'
		C22	L=31.20' R=20'
		C23	L=31.35' R=20'
		C24	L=108.61' R=535'

Notes

1. All wastewater disposal systems shall comply with existing applicable laws at the time of construction.

2. The front 10 ft. and the entire building setback within 5 ft. of side lot lines is also a utility easement.

No permanent structures shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.

3. General easements (no location given) in favor of Homer Electric Association have been recorded in B49 P194 and B70 P141.

4. No access to State maintained rights-of-way permitted unless approved by State of Alaska Department of Transportation.

5. A building setback of 20 ft. is required from all street rights-of-way unless a lesser standard is approved by resolution of the appropriate Planning Commission.

6. A 2" self identifying aluminum cap on 5/8" diameter x 36" long rebar set at all lot corners unless otherwise specified.

7. Existing Road is within 60 ft wide ROW easement in favor of the University of Alaska and the general public, recorded in Bk 69 P420 HRD.

8. Existing buried powerline is centerline of 15 ft wide electrical distribution easement.

9. Basis of Bearing is Rolling Meadows Plat No. 2002-89 HRD.

10. The existing stream bed is centerline of a 40 ft wide drainage and greenbelt easement . Conditions and restrictions reference Serial No. 2014-002037 HRD.

11. Roads must meet the design and construction standards established by the Kenai Peninsula Borough to be considered for acceptance into the maintenance system.

12. Wetlands shown within Lots 3 and 4 Block 3 according to the wetlands determination under Corps of Engineers POA-2006-1519-9.

13. WASTEWATER DISPOSAL: LOT 8 BLOCK 4
These lots are at least 200,000 square feet or nominal 5 acres in size and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Department of Environmental Conservation.

14. No permanent structures are permitted within the panhandle portion of Lot 11 Block 2.

Wastewater Disposal

Soil conditions in this subdivision have been found unsuitable for conventional onsite wastewater treatment and disposal systems. Plans for a typical alternate wastewater system for use on lots in this subdivision are included in the Engineer's Subdivision and Soils Report and are available from the Kenai Peninsula Borough. All alternate onsite wastewater treatment and disposal systems must be designed by a professional engineer registered to practice in Alaska, and the design must be approved by the Alaska Department of Environmental Conservation prior to construction.

J. Sprinkland CE 2225 11/20/07
Engineer License No. Date

Ownership Certificate

We hereby certify that we are the owners of the real property shown and described hereon and that we hereby adopt this plan of subdivision and by our free consent dedicate all rights-of-way to public use and grant all easements to the use shown.

11-8-07
Date

Triple Crown Investments, LLC
by Sanford Beachy
5243 Kachemak Drive
Homer Ak 99603

Notary's Acknowledgement
Subscribed and sworn to me before me this 8th day of November, 2007

for Sanford Beachy

Notary Public for Alaska
My Commission Expires 4-24-2010

RONALD G. ALDERFER NOTARY PUBLIC STATE OF ALASKA

Surveyors Certificate

I hereby certify that I am a Registered Land Surveyor and that this plat represents a survey made by me or under my direct supervision and the monuments shown hereon actually exist as described and that the dimensions and other details are correct to the best of my knowledge.

STATE OF ALASKA 49TH Roger Watt Imhoff LS-5780 Registered Professional Land Surveyor

NOV 7, 2007
Date Roger W. Imhoff LS 5780

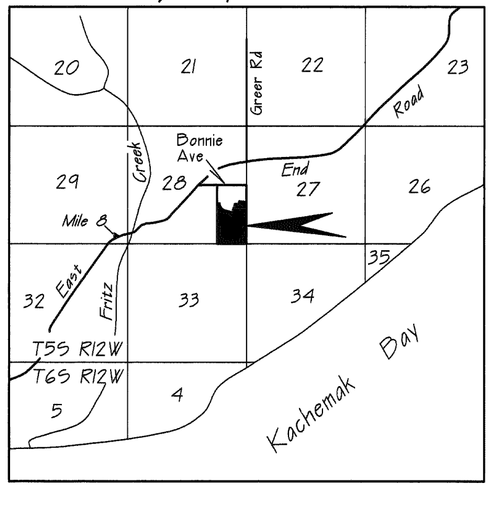
Plat Approval

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of April 24, 2006.

KENAI PENINSULA BOROUGH

By: Max A. Best
Authorized Official

Vicinity Map 1" = 1 Mile



2014-16
Plat #
Homer
Rec Dist
Date 7/28 2014
Time 9:57 AM

Triple Crown Estates No. 2 - Phase 2

Being a Subdivision of the
E 1/2 SE 1/4 Section 28, T5S, R12W, SM
excepting therefrom Triple Crown Estates No. 2 - Phase 1
as shown on Plat No. 2007-26

within the Kenai Peninsula Borough

Homer Recording District, Third Judicial District, Alaska

Containing 50.957 Acres, more or less

Client: Triple Crown LLC, 5243 Kachemak Dr, Homer Ak 99603	Surveyor: Roger W. Imhoff, RLS, PO Box 2588, Homer Ak 99603	FB 06-2/07-2
		Drawn RWI
		SCALE 1" = 200 ft.
Date of Survey June 2007	Files triplecrown2phase2.vcd raspbry.cgo	KPB File No 2006-202 KPB File No 2007-178

KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

2021 101047

172-035-36

Assessor's Exhibits

ADMINISTRATIVE INFORMATION

Neighborhood:
23 - Homer - East Road to McNeil

Property Class:
100 Residential Vacant

TAG:
81 - KACHEMAK EMERG SVS

LEGAL DESCRIPTION:

T 5S R 10W SEC 28 Seward Meridian HM 2014016 TRIPLE CROWN ESTATES NO 2 PHASE 2 LOT 4 BLOCK 4

ACRES: 2.08

PRIMARY OWNER

VON RUDEN ANDREW
VON RUDEN ROSEMARY

Residential Vacant

EXEMPTION INFORMATION

VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	40,200	46,100	45,900	45,900	45,900	48,300
Improvements	1,500	0	0	0	0	0
Total	41,700	46,100	45,900	45,900	45,900	48,300

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		2.08	23,221	23,221	48,300	9 View Good			48,300
							X Elec Yes			
							O Gas No			
							S Gravel Main			
							ASSESSED LAND VALUE (Rounded) :		**0**	**48,300**

MEMOS

ORIGINAL

ASG 56

05/12/2021 Last inspected 07/19/2016 by ERS; Code: M ; Data Entry by cmchood

KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

2021 101049

172-035-38

Assessor's Exhibits

ADMINISTRATIVE INFORMATION

Neighborhood:
23 - Homer - East Road to McNeil

Property Class:
100 Residential Vacant

TAG:
81 - KACHEMAK EMERG SVS

LEGAL DESCRIPTION:

T 5S R 10W SEC 28 Seward Meridian HM 2014016 TRIPLE CROWN ESTATES NO 2 PHASE 2 LOT 6 BLOCK 4

ACRES: 1.91

PRIMARY OWNER

VON RUDEN ANDREW
VON RUDEN ROSEMARY

Residential Vacant

EXEMPTION INFORMATION

VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	38,900	44,200	44,100	44,100	44,100	46,300
Improvements	0	0	0	0	0	0
Total	38,900	44,200	44,100	44,100	44,100	46,300

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		1.91	24,241	24,241	46,300	9 View Good			46,300
							S Gravel Main			
							X Elec Yes			
							O Gas No			
							ASSESSED LAND VALUE (Rounded) :		**0**	**46,300**

MEMOS

ORIGINAL

ASG 57

05/12/2021 Last inspected 11/07/2014 by LC; ; Data Entry by cmchood

KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

2021 101050

172-035-39

Assessor's Exhibits

ADMINISTRATIVE INFORMATION

Neighborhood:
23 - Homer - East Road to McNeil

Property Class:
100 Residential Vacant

TAG:
81 - KACHEMAK EMERG SVS

LEGAL DESCRIPTION:

T 5S R 10W SEC 28 Seward Meridian HM 2014016 TRIPLE CROWN ESTATES NO 2 PHASE 2 LOT 7 BLOCK 4

ACRES: 1.89

PRIMARY OWNER

VON RUDEN ANDREW
VON RUDEN ROSEMARY

Residential Vacant

EXEMPTION INFORMATION

VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	38,700	44,100	43,800	43,800	43,800	46,100
Improvements	1,500	0	0	0	0	0
Total	40,200	44,100	43,800	43,800	43,800	46,100

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	$ or %	AdjAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		1.89	24,392	24,392	46,100	O Gas No			46,100
							S Gravel Main			
							X Elec Yes			
							9 View Good			
							ASSESSED LAND VALUE (Rounded) :		**0**	**46,100**

MEMOS

ORIGINAL

ASG 58

05/12/2021 Last inspected 07/19/2016 by ERS; Code: M ; Data Entry by cmchood

KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

2021 101047

172-035-36

Assessor's Exhibits

ADMINISTRATIVE INFORMATION

Neighborhood:
23 - Homer - East Road to McNeil

Property Class:
100 Residential Vacant

TAG:
81 - KACHEMAK EMERG SVS

LEGAL DESCRIPTION:

T 5S R 10W SEC 28 Seward Meridian HM 2014016 TRIPLE CROWN ESTATES NO 2 PHASE 2 LOT 4 BLOCK 4

ACRES: 2.08

PRIMARY OWNER

VON RUDEN ANDREW
VON RUDEN ROSEMARY

Residential Vacant

EXEMPTION INFORMATION

VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	40,200	46,100	45,900	45,900	45,900	31,400
Improvements	1,500	0	0	0	0	0
Total	41,700	46,100	45,900	45,900	45,900	31,400

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		2.08	23,221	23,221	48,300	X Elec Yes			31,400
							O Gas No			
							S Gravel Main			
							6 View Limited	-10	-4,830	
							o Easement	-25	-12,075	
							ASSESSED LAND VALUE (Rounded) :		**-16,905**	**31,400**

MEMOS

RECOMMENDED

ASG 59

05/12/2021 Last inspected 07/19/2016 by ERS; Code: M ; Data Entry by mbruns

KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

2021 101049

172-035-38

Assessor's Exhibits

ADMINISTRATIVE INFORMATION

Neighborhood:
23 - Homer - East Road to McNeil

Property Class:
100 Residential Vacant

TAG:
81 - KACHEMAK EMERG SVS

LEGAL DESCRIPTION:

T 5S R 10W SEC 28 Seward Meridian HM 2014016 TRIPLE CROWN ESTATES NO 2 PHASE 2 LOT 6 BLOCK 4

ACRES: 1.91

PRIMARY OWNER

VON RUDEN ANDREW
VON RUDEN ROSEMARY

Residential Vacant

EXEMPTION INFORMATION

VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	38,900	44,200	44,100	44,100	44,100	39,400
Improvements	0	0	0	0	0	0
Total	38,900	44,200	44,100	44,100	44,100	39,400

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		1.91	24,241	24,241	46,300	S Gravel Main			39,400
							X Elec Yes			
							O Gas No			
							o Easement	-5	-2,315	
							6 View Limited	-10	-4,630	
							ASSESSED LAND VALUE (Rounded) :		**-6,945**	**39,400**

MEMOS

RECOMMENDED

ASG 60

05/12/2021 Last inspected 11/07/2014 by LC; ; Data Entry by mbruns

KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

2021 101050

172-035-39

Assessor's Exhibits

ADMINISTRATIVE INFORMATION

Neighborhood:
230 Homer - East Road to McNeil

Property Class:
100 Residential Vacant

TAG:
81 - KACHEMAK EMERG SVS

LEGAL DESCRIPTION:

T 5S R 10W SEC 28 Seward Meridian HM 2014016 TRIPLE CROWN ESTATES NO 2 PHASE 2 LOT 7 BLOCK 4

ACRES: 1.89

PRIMARY OWNER

VON RUDEN ANDREW
VON RUDEN ROSEMARY

Residential Vacant

EXEMPTION INFORMATION

VALUATION RECORD

Assessment Year	2016	2017	2018	2019	2020	Worksheet
Land	38,700	44,100	43,800	43,800	43,800	32,300
Improvements	1,500	0	0	0	0	0
Total	40,200	44,100	43,800	43,800	43,800	32,300

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		1.89	24,392	24,392	46,100	O	Gas No			32,300
							S	Gravel Main			
							X	Elec Yes			
							6	View Limited	-10	-4,610	
							o	Easement	-20	-9,220	
				ASSESSED LAND VALUE (Rounded) :						-13,830	32,300

MEMOS

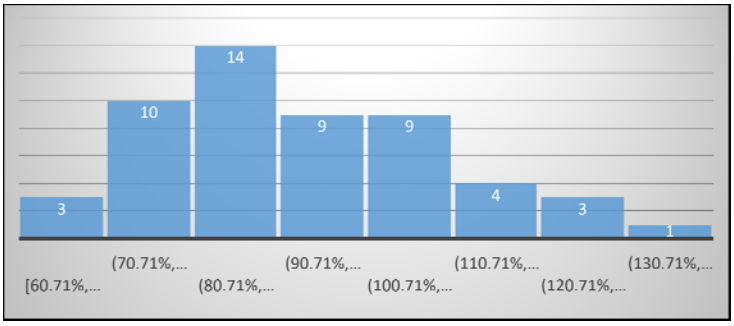
RECOMMENDED

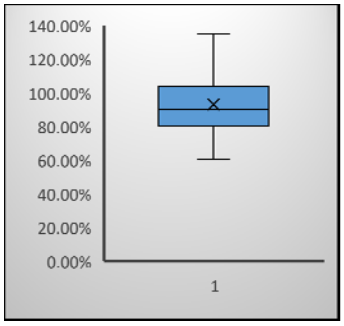
ASG 61

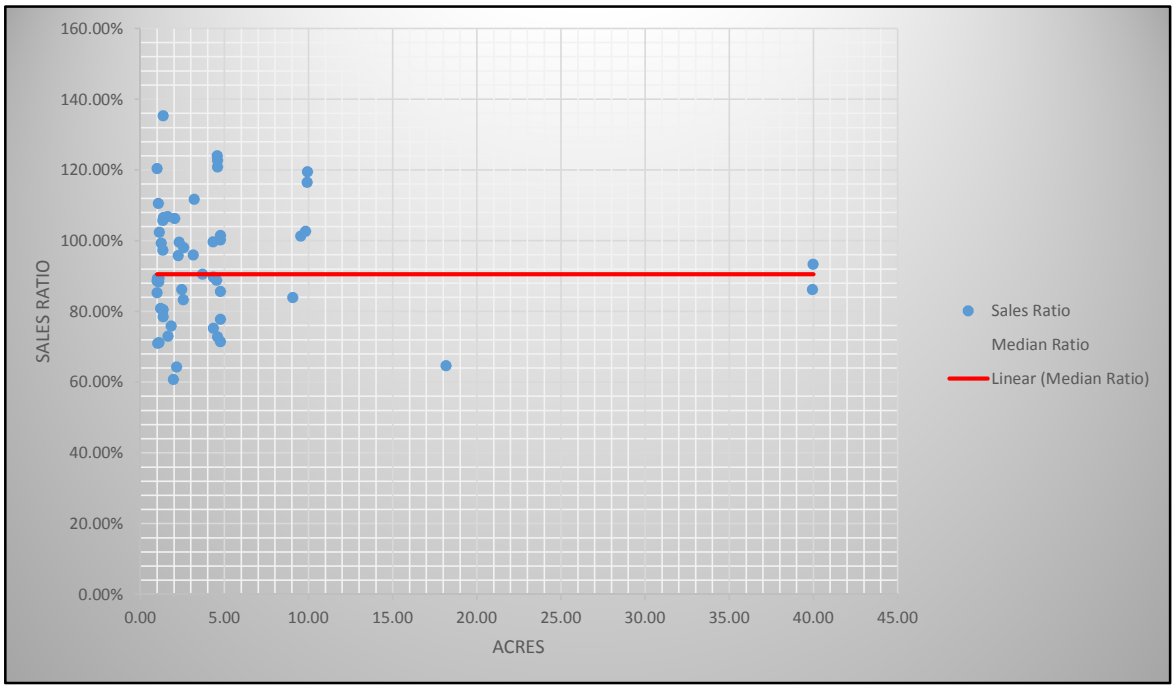
05/12/2021 Last inspected 07/19/2016 by ERS; Code: M ; Data Entry by mbruns Code: D; Appr Date: by

LAND SALES RATIO STUDY

Ratio Sum	49.43			**Excluded**		0
Mean	93.27%	**Earliest Sale**	11/15/2017	**# of Sales**		53
Median	90.51%	**Latest Sale**	7/14/2020	**Total AV**	$	3,455,600
Wtd Mean	91.73%	Outlier Information		**Total SP**	$	3,767,050
PRD:	1.02	Range	1.5	**Minimum**		60.71%
COD:	15.24%	Lower Boundary	45.25%	**Maximum**		135.24%
St. Dev	0.1703	Upper Boundary	139.46%	**Min Sale Amt**	$	28,000
COV:	18.26%			**Max Sale Amt**	$	210,000

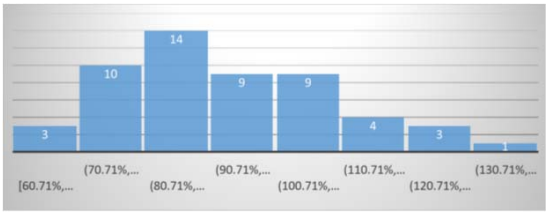






LAND SALES RATIO STUDY

Ratio Sum	49.43		2.66	**Excluded**	0
Mean	93.27%	**Earliest Sale**	11/15/2017	**# of Sales**	53
Median	90.51%	**Latest Sale**	7/14/2020	**Total AV**	$ 3,455,600
Wtd Mean	91.73%	Outlier Information		**Total SP**	$ 3,767,050
PRD:	1.02	Range	1.5	**Minimum**	60.71%
COD:	15.24%	Lower Boundary	45.25%	**Maximum**	135.24%
St. Dev	0.1703	Upper Boundary	139.46%	**Min Sale Amt**	$ 28,000
COV:	18.26%			**Max Sale Amt**	$ 210,000

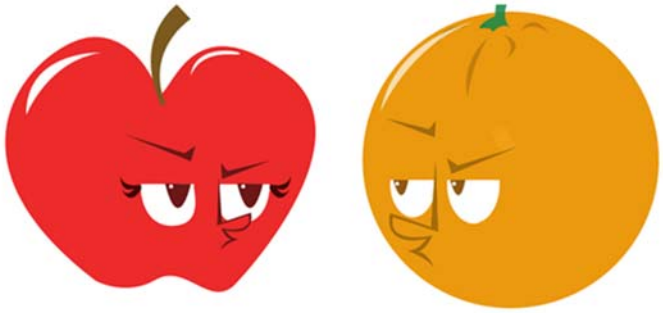


NBH

neighborhooc	pxfer_date	lrsn	PIN	Total Acres	Current Land Val	Sale Price	LandType	SaleCd	2020 Cert Lanc	Ratio
230	3/13/18	95612	17201025	4.54	$ 30,700	$ 34,600	20	Z	$16,600	88.73%
230	7/6/18	55910	17202033	4.77	$ 73,200	$ 102,500	20	Z	$67,700	71.41%
230	5/9/19	55912	17202035	4.78	$ 73,200	$ 94,200	20	C	$67,800	77.71%
230	5/17/18	101238	17202058	4.78	$ 65,900	$ 65,000	20	V	$61,000	101.38%
230	2/12/18	101239	17202059	4.60	$ 64,600	$ 53,500	20	Z	$59,900	120.75%
230	1/25/19	55933	17202214	9.94	$ 137,300	$ 115,000	20	V	$124,300	119.39%
230	7/20/18	93072	17203255	39.95	$ 74,100	$ 86,000	20	C	$64,400	86.16%
230	7/24/18	96721	17203422	1.13	$ 49,100	$ 55,000	20	C	$47,500	89.27%
230	1/30/18	102522	17203427	9.84	$ 87,200	$ 85,000	20	V	$79,000	102.59%
230	3/29/19	89895	17203504	1.09	$ 50,800	$ 46,000	20	C	$49,000	110.43%
230	1/17/19	89905	17203514	1.37	$ 56,800	$ 42,000	20	C	$54,700	***135.24%***
230	6/6/19	89908	17203517	1.36	$ 39,100	$ 37,000	20	V	$37,600	105.68%
230	12/29/17	89909	17203518	1.38	$ 39,400	$ 37,000	20	C	$37,800	106.49%
230	7/13/20	101033	17203522	1.12	$ 32,000	$ 45,000	20	V	$30,900	71.11%
230	5/6/19	102691	17203603	1.02	$ 80,400	$ 90,000	20	C	$45,300	89.33%
230	10/3/19	102692	17203604	1.25	$ 89,300	$ 90,000	20	V	$49,800	99.22%
230	6/20/19	102693	17203605	1.00	$ 79,700	$ 90,000	20	V	$44,900	88.56%
230	5/14/18	56161	17205412	4.59	$ 104,100	$ 84,000	20	C	$96,400	123.93%
230	7/30/18	93872	17205421	2.32	$ 42,300	$ 42,500	20	V	$40,100	99.53%
230	2/27/20	105564	17206063	40.00	$ 186,500	$ 200,000	20	V	$88,300	93.25%
230	5/29/19	56320	17210102	1.10	$ 30,900	$ 35,000	20	C	$11,900	88.29%
230	11/29/17	56447	17211038	1.37	$ 39,200	$ 48,750	20	C	$37,700	80.41%
230	10/1/19	98709	17212049	1.22	$ 34,400	$ 42,600	20	Z	$33,200	80.75%
230	6/15/18	88296	17213337	2.57	$ 74,100	$ 89,000	20	C	$69,800	83.26%
230	5/9/18	56605	17214009	4.35	$ 69,900	$ 78,000	20	Z	$64,900	89.62%
230	10/24/18	56610	17214014	4.78	$ 73,200	$ 85,500	20	Z	$67,800	85.61%
230	4/27/18	56611	17214015	4.78	$ 73,200	$ 73,100	20	Z	$67,800	100.14%
230	7/19/19	56612	17214016	4.35	$ 69,900	$ 93,000	20	Z	$64,900	75.16%
230	5/22/20	56645	17216010	9.08	$ 109,000	$ 130,000	20	C	$99,000	83.85%
230	12/17/19	56647	17216012	9.55	$ 91,100	$ 90,000	20	V	$82,600	101.22%
230	9/28/18	56656	17216021	4.60	$ 30,900	$ 42,500	20	V	$28,600	72.71%
230	3/8/18	56675	17217025	1.65	$ 43,000	$ 59,000	20	Z	$41,100	72.88%
230	1/6/20	56714	17219011	3.22	$ 87,100	$ 78,000	20	V	$81,600	111.67%
230	6/27/19	56799	17221008	3.15	$ 53,600	$ 55,900	20	V	$50,100	95.89%
230	6/7/19	56813	17221025	3.70	$ 51,500	$ 56,900	20	C	$48,100	90.51%
230	4/25/19	56836	17221062	2.59	$ 53,900	$ 55,000	20	C	$50,800	98.00%
230	8/3/18	56887	17223019	1.64	$ 36,500	$ 34,200	20	C	$34,900	106.73%
230	4/5/19	56898	17223030	4.61	$ 104,300	$ 85,000	20	C	$96,700	122.71%
230	10/28/19	88793	17223037	1.98	$ 68,300	$ 112,500	20	C	$65,000	***60.71%***
230	1/8/18	56917	17224016	2.27	$ 64,600	$ 67,500	20	C	$61,200	95.70%
230	12/22/17	91992	17224030	1.14	$ 35,800	$ 35,000	20	C	$34,600	102.29%
230	4/11/19	57176	17232014	1.37	$ 39,200	$ 50,000	20	V	$37,700	78.40%
230	6/4/20	57179	17232017	1.00	$ 48,600	$ 57,000	20	V	$32,500	85.26%
230	6/14/19	57415	17241010	9.92	$ 145,600	$ 125,000	20	V	$131,900	116.48%
230	10/19/18	57464	17243029	2.48	$ 39,600	$ 46,000	20	V	$37,400	86.09%
230	2/8/19	57489	17245002	18.18	$ 135,700	$ 210,000	20	C	$120,700	64.62%
230	5/20/20	57513	17245026	4.33	$ 69,700	$ 70,000	20	C	$64,700	99.57%
230	7/14/20	82779	17245037	2.16	$ 44,300	$ 69,000	20	C	$42,000	64.20%
230	6/3/20	89070	17245046	1.84	$ 34,100	$ 45,000	20	C	$32,500	75.78%
230	11/15/17	57545	17246027	1.35	$ 35,000	$ 36,000	20	C	$33,700	97.22%
230	6/15/18	57551	17246033	1.01	$ 33,700	$ 28,000	20	C	$32,700	120.36%
230	11/13/19	88287	17246041	1.05	$ 31,900	$ 45,000	20	C	$31,000	70.89%
230	3/29/19	57593	17248015	2.06	$ 48,100	$ 45,300	20	Z	$45,600	106.18%

Price per Acre Comparison

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



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

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

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

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

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.