

(1) Assessment:Property Control

Tax Account Number/LRM Case #  
218N01W12D021

Subdivision / Lot  
S 18N01W12D

Property Location  
3180 E TRAVIS LN

Site Name

Split/Merge/Virtual Parcels

Parcel Index  
Owner Name  
SAMSON JEFFREY D & CAMILLE R

Project

Occupant Name(s)

Parcel(s) Linked

Subd Query Reports

Down/Buyers  
Legacy Audit  
Land Smy  
Bldg Smy  
Legacy Comments  
Plat 10 Scrn  
Real Legacy  
Bld Leg Hist  
Leg Deed by Acct#  
Leg Deed by Name

Record Inquiry (1/1)

Pub Wiks Planning Platting Fire Code Enforcement TaxSale/FRCL Collections All Users LID Code Comp LRM

LID History

Browse Exit

Sheree/Todd  
WA 3  
1/2  
056

RECEIVED  
FEB 28 2020  
ASSESSMENTS DIV



**MATANUSKA-SUSITNA BOROUGH**  
350 E. Dahlia Avenue • Palmer, AK 99645  
Ph. (907) 861-8640 • [www.matsugov.us](http://www.matsugov.us)

**NOTICE OF APPEAL TO THE BOARD OF EQUALIZATION**

Must be postmarked or delivered by February 28, 2020 or within 30 days of last mailed assessment notice mailing.

1. OWNER NAME: Jeffrey Samson  
2. ACCOUNT NO: 218N01W12D021

Note: A separate form is required for each appeal; do not submit multiple account numbers on the same form.

3. Value from Assessment Notice: Land 70,300; Buildings 404,600; Total 474,900

4. Owner's Estimate of Value: Land 35,300; Buildings 391,300; Total 426,600

5. Property Market Data:

a. What was the purchase price of your property? \$ 26,500.-

b. What year did you purchase your property? 1998

c. Was any personal property included in the purchase? Yes \_\_\_ No X

⇒ If so, please itemize: \_\_\_\_\_

d. Date property was last offered for sale: \_\_\_\_\_ Price asked: \_\_\_\_\_

e. Type of mortgage: 30yr Fixed

f. Has a fee appraisal been done on the property within the past 5 years? \_\_\_ Yes X No

⇒ If yes, please attach a copy.

6. Property Inventory Data:

a. Have improvements been made since taking ownership? Yes X No \_\_\_

⇒ If yes, please describe: Built house, finished 2012 approx.

7. Why are you appealing your assessed property value?

- My property value is excessive.
- My property value is unequal to similar properties.
- My property was valued improperly.
- My property has been undervalued.

The above are the only grounds for adjustment allowed by Alaska Statute 29.45.210(b). (See attached.)

8. Please provide specific reasons and evidence supporting the item(s) checked above:

Mat-Su Borough recently moved our property into a flood zone, though the house is now on a "out of flood zone" island, 90% of the property is now in a flood zone, making it worthless. No improvements since 2012. AK is ranked 50th in US economy, yet house is appraised by national average? Really?

9.  Please check here if you have attached additional information to support your appeal.

Please check here if you intend to submit additional evidence within the required time limit. (See Page 3, Item #5 regarding the required time limit.)

10. Commercial Property Owners: Please include Attachment A.

-SIGNATURE REQUIRED ON REVERSE SIDE-

For Office Use Only : Rcv'd By Alie Hunter - BOE # 056

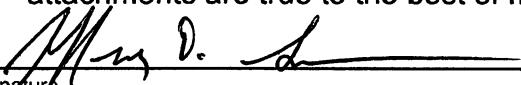
**11. Check the appropriate blank:**

- a. I am the owner of record for the account number appealed.
- b. I am the attorney for the owner of record for the account number appealed.
- c. 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.*
- d. 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.*
- e. 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.*

**12. Signed Statement of Appeal to the MSB Board of Equalization (BOE):**

I hereby appeal the determination of assessed value of the aforementioned property to the Matanuska-Susitna Borough Board of Equalization. My appeal is based on the grounds identified in Item #7 of this appeal form. I have discussed opinions of value with an appraiser representing the Assessment Division. Appraiser's name: \_\_\_\_\_

I understand that I bear the burden of proof for this appeal and that I must provide evidence to support my appeal. I also understand that all documentation that will be used to support my appeal should be submitted within 15 days of the close of the appeal period or as provided in (MSB 3.15.225(E)(5)). I further warrant that all statements contained in this appeal form and its attachments are true to the best of my knowledge.

  
Signature

Jeffrey D. Samson  
Printed Name

3180 E. Travis Lane      Wasille      AK      99654  
Mailing address      City      State      Zip

\_\_\_\_\_  
Phone Number(s) -- Requested for use by appraiser attempting resolution of this appeal and/or by BOE Clerk.

\_\_\_\_\_  
E-mail address -- Requested for use by appraiser attempting resolution of this appeal and/or by BOE Clerk.

**MUST BE FILED BY FEBRUARY 28, 2020 OR WITHIN 30 DAYS OF ADJUSTED ASSESSMENT NOTICE.**

**BEFORE YOU FILE:**

Did you remember to include your attachments? Attachments may include such items as an appraisal of your property, valuation information regarding similar properties in your area, Attachment A (for commercial properties), or other additional information to support your appeal.

Did you provide the required documentation to prove your right of appeal for this property? (See Item #11 above.)



## MATANUSKA-SUSITNA BOROUGH

### Division of Assessment

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 745-9642 • Fax (907) 745-9693

[www.matsugov.us](http://www.matsugov.us)

**Date of Appraisal:** January 1, 2020

**Date of Hearing:** April 28, 2020

**To:** 2020 Board of Equalization

**From:** Todd Romine, Appraiser III  
Brad Pickett, Assessor

**Re:** Appeal #56 (Jeffrey Samson)

**Map#:** WA 3

**Account#:** 18N01W12D021

**Assessed Value:** Land: \$70,300  
Improvements: \$404,600  
Total Assessed Value: \$474,900

#### Purpose of Report:

- Validation of the 2020 assessed value of the subject generated by the mass appraisal process. This 2020 assessed value was generated prior to compilation of this report.

#### Comments:

- Subject property is a 10.00-acre parcel with 330 feet of frontage on the Little Susitna River, located approximately 5.50 miles northeast of the City of Wasilla. The parcel is irregular in shape and it is estimated that 50% of the parcel is located within a flood zone. Utilities available to the subject property include electricity but not natural gas. The subject neighborhood is improved with mobile homes, cabins, and houses ranging in quality from low to above average. The basis for this appeal is that the 2020 total assessed value is improper. Subjects land is currently assessed at \$70,300.
- The appellant did not supply any supporting market data for this appeal.

### Comparable Sales

	Account #	Sale Date	Sale Price	Acres	\$ per acre	Front Feet	Assessed Value	Ratio	Area In Flood Zone
1)	18N01W12D016	Mar-19	\$100,000	10.00	\$10,000	None	\$81,500	82%	85%
2)	3271B01L011 2511000T00C	Jun-19	\$75,000	11.26	\$6,661	212	\$70,400	94%	100%
3)	3538B03L012	May-19	\$55,000	6.09	\$9,031	780	\$35,500	65%	100%
4)	18N01W15A010	Nov-18	\$70,000	11.50	\$6,087	1,900	\$57,800	83%	100%
							<b>Average Ratio</b>	81%	
<b>Subject</b>		<b>Assessed Value</b>							
	18N01W12D021		\$70,300	10.00	\$7,030	330			50%

### Equity

Account #	Acres	\$ Per Acre	Front Feet	\$ Per Front Foot	Base Assessed Value
218N01W15B019	9.62	\$6,700	330	\$10	\$67,754
218N01W15B020	9.62	\$6,700	330	\$10	\$67,754
218N01W15B021	9.62	\$6,700	330	\$10	\$67,754
218N01W11D006	10.00	\$6,700	330	\$10	\$70,300
218N01W11D012	10.00	\$6,700	330	\$10	\$70,300
218N01W12D003	10.00	\$6,700	330	\$10	\$70,300
218N01W12D009	10.00	\$6,700	330	\$10	\$70,300
218N01W12D010	10.00	\$6,700	330	\$10	\$70,300
218N01W12D021	10.00	\$6,700	330	\$10	\$70,300
218N01W12D022	10.00	\$6,700	330	\$10	\$70,300
218N01W12D004	10.00	\$6,700	400	\$10	\$71,000
218N01W11D007	10.00	\$6,700	500	\$10	\$72,000

### Comments:

- In speaking with and reviewing the letter from the appellant the main concern seems to be the portion of the property located within the flood zone. It is interesting to note that all of the comparable sales are located within the same flood zone and have larger portions of the property in the flood zone. Additionally, comparable sale numbers three and four have no utilities available to the property. Also included are the assessed values of similar properties in the immediate area of the subject property. All are approximately 10.00 acres in size and have similar frontage. Note that all of the parcels

are valued at \$6,700 per acre and \$10 per lineal front foot of frontage on the Little Susitna River. When valuing land, the sales comparison approach to value is most commonly used and is not an improper method of valuation. According to the above market analysis and assessed values, the 2020 assessed land value of \$70,300 is not excessive, unequal, or improper.

**Case Facts:**

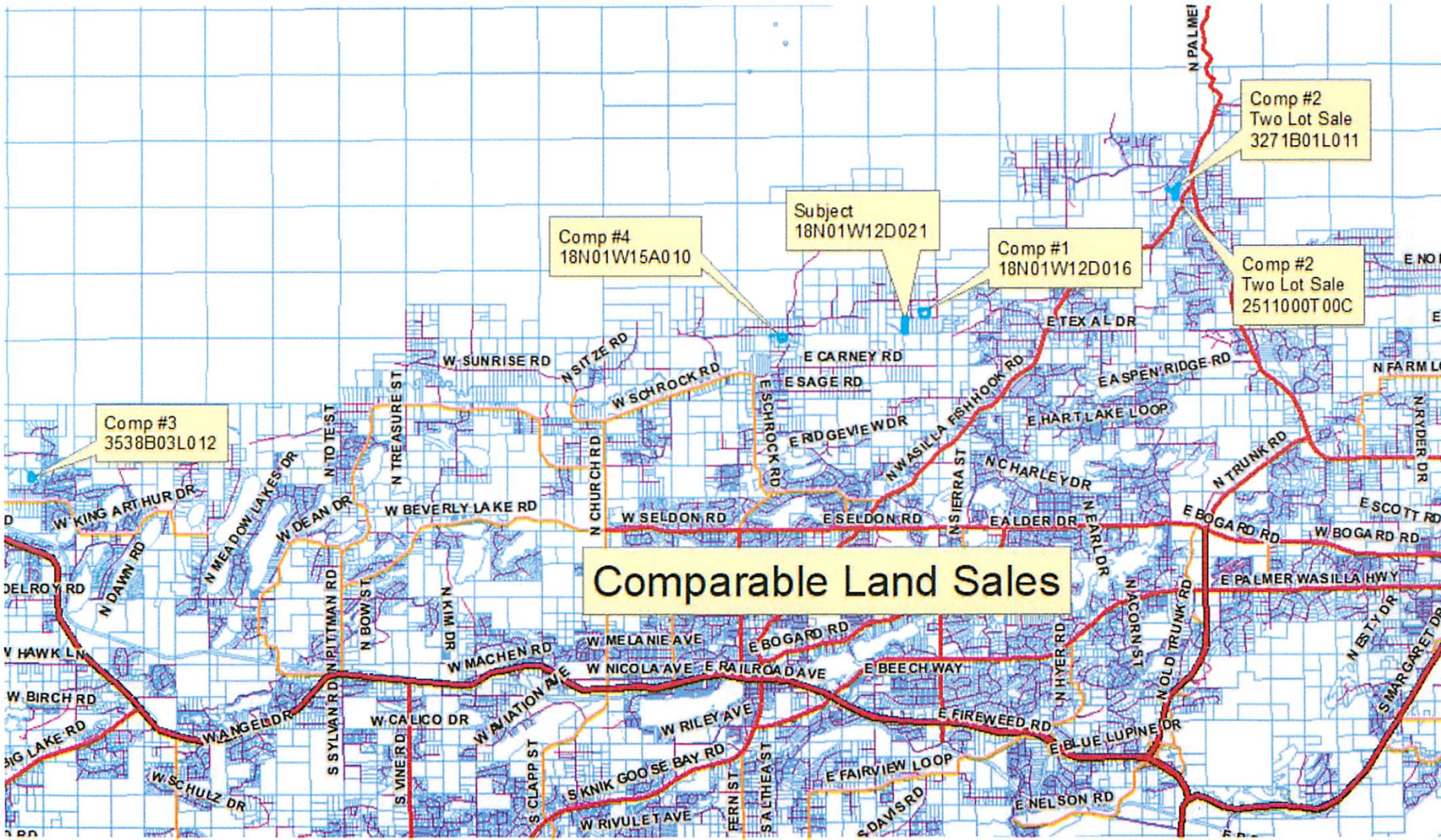
- Subject property is a 10.00-acre parcel with 330 feet of frontage on the Little Susitna River, located approximately 5.50 miles northeast of the City of Wasilla.
- The parcel is irregular in shape and it is estimated that 50% of the parcel is located within a flood zone.
- The four comparable land sales show that the assessed value is not excessive.

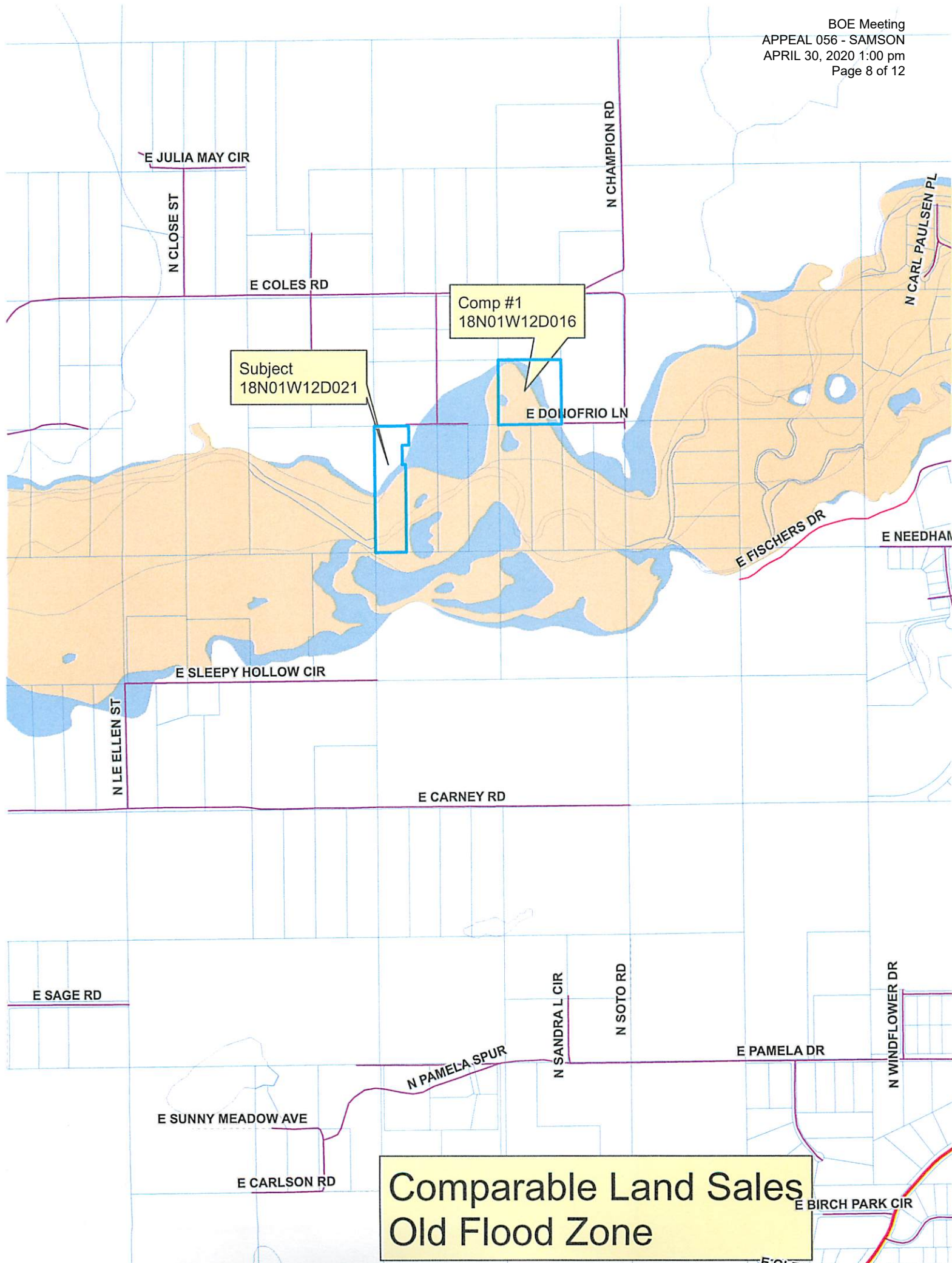
**Conclusions:**

- The appellant has not provided any land sales to show that the assessed land value is excessive.
- Similar assessments in the subject area indicate the subject is assessed equitably.
- The sales comparison approach to value is not an improper method of valuation.

**Recommendation:**

- Retain the 2020 assessed land value of \$70,300.



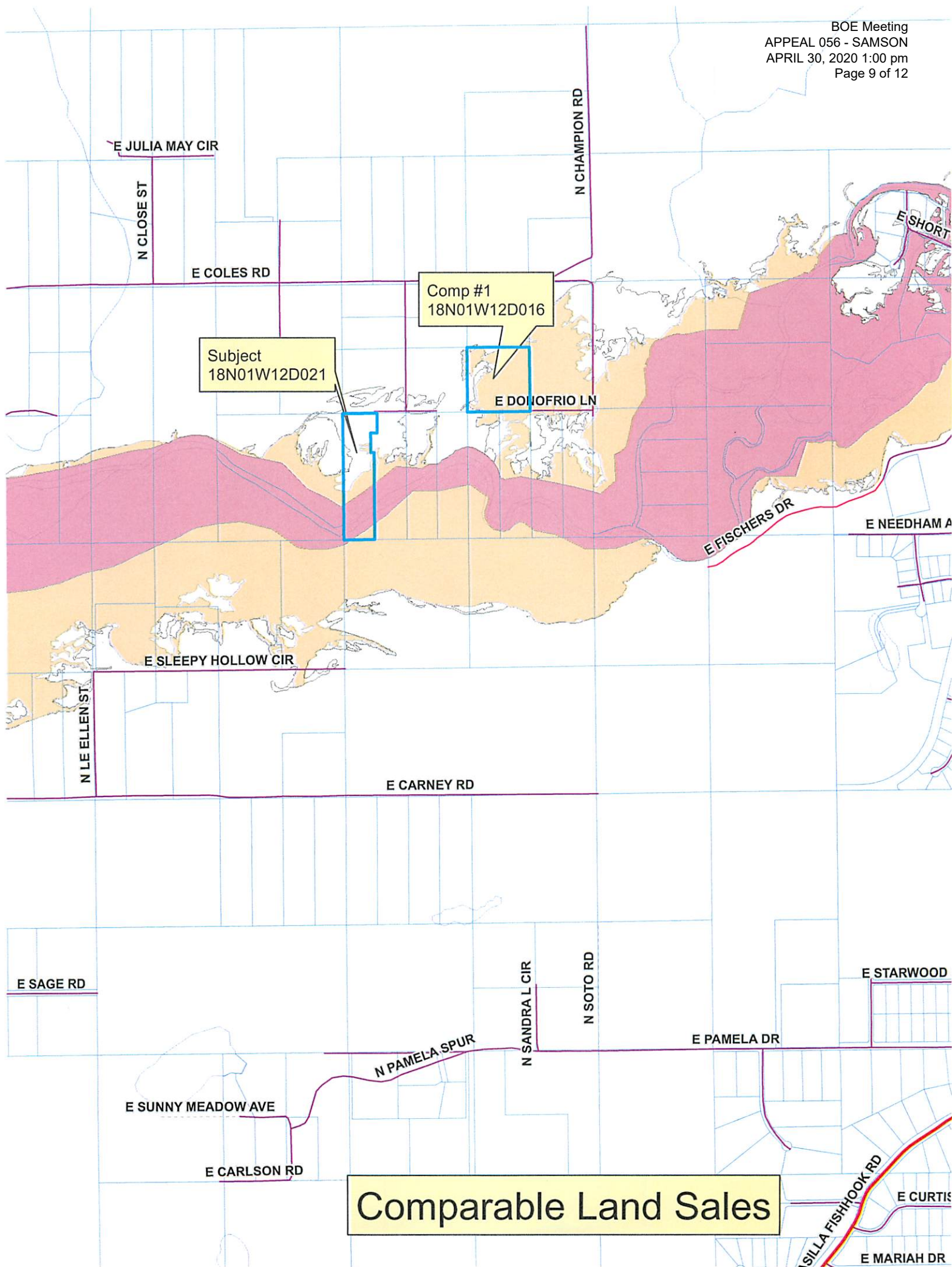


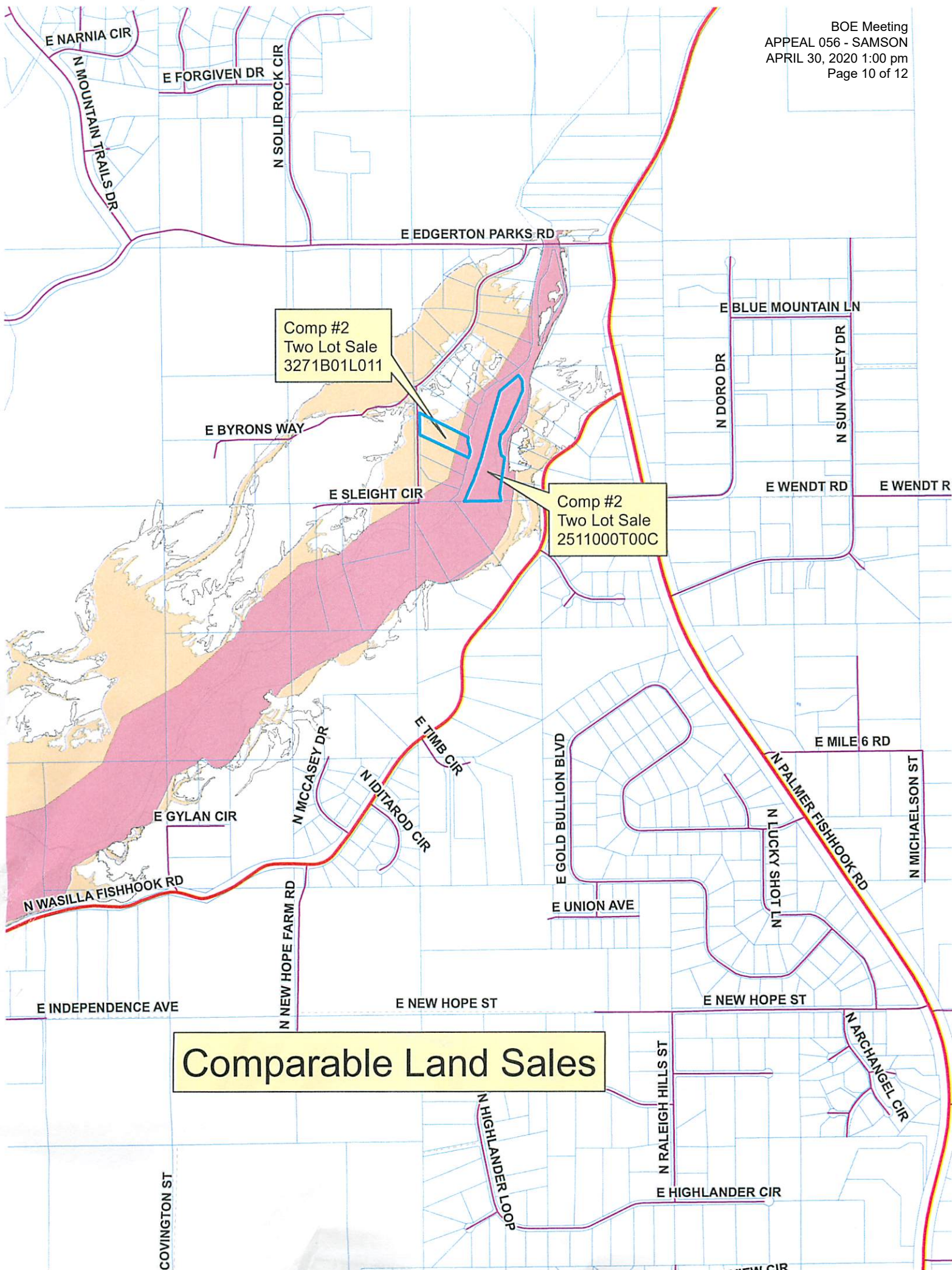
Subject  
18N01W12D021

Comp #1  
18N01W12D016

Comparable Land Sales  
Old Flood Zone



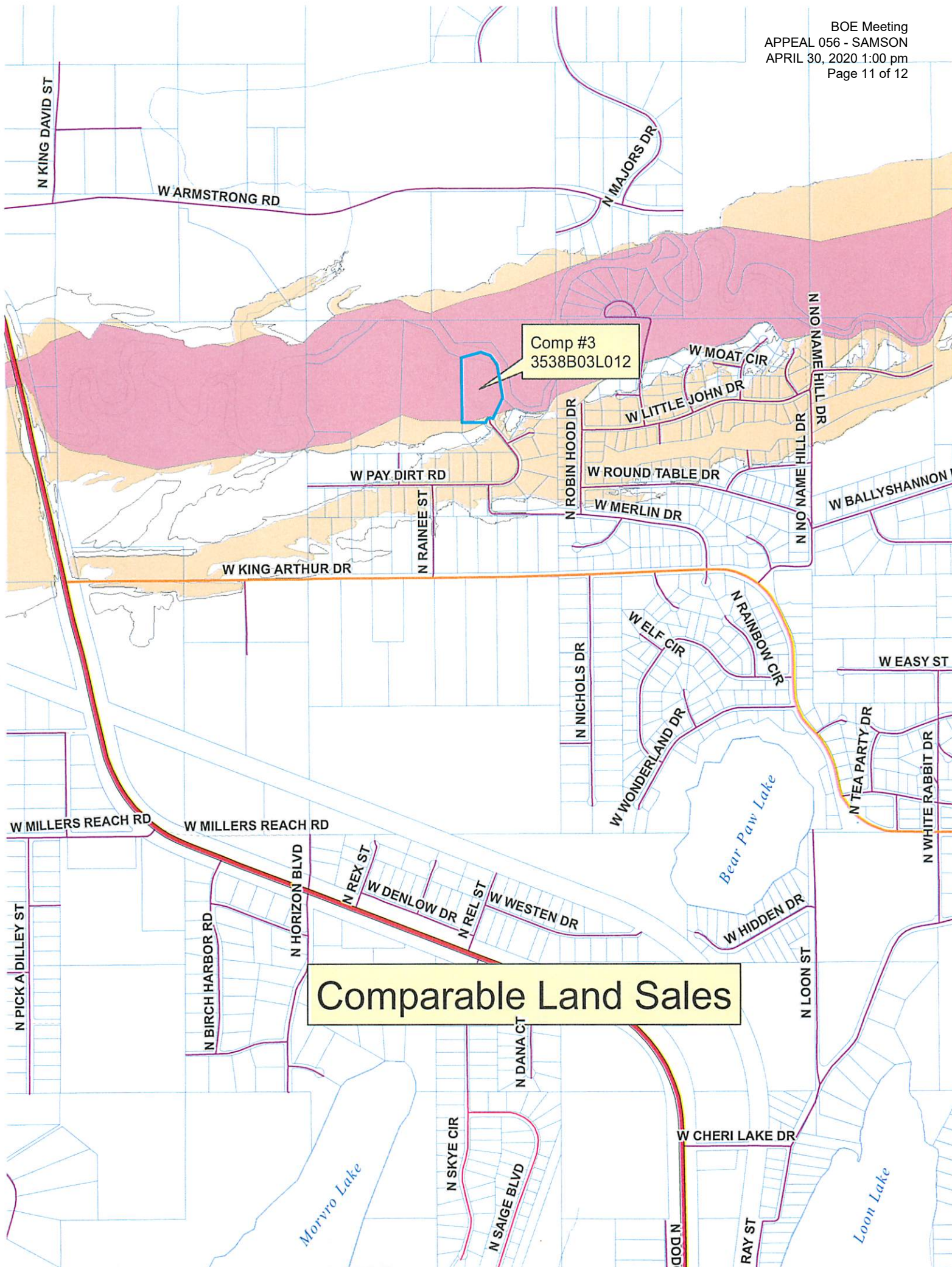




Comp #2  
Two Lot Sale  
3271B01L011

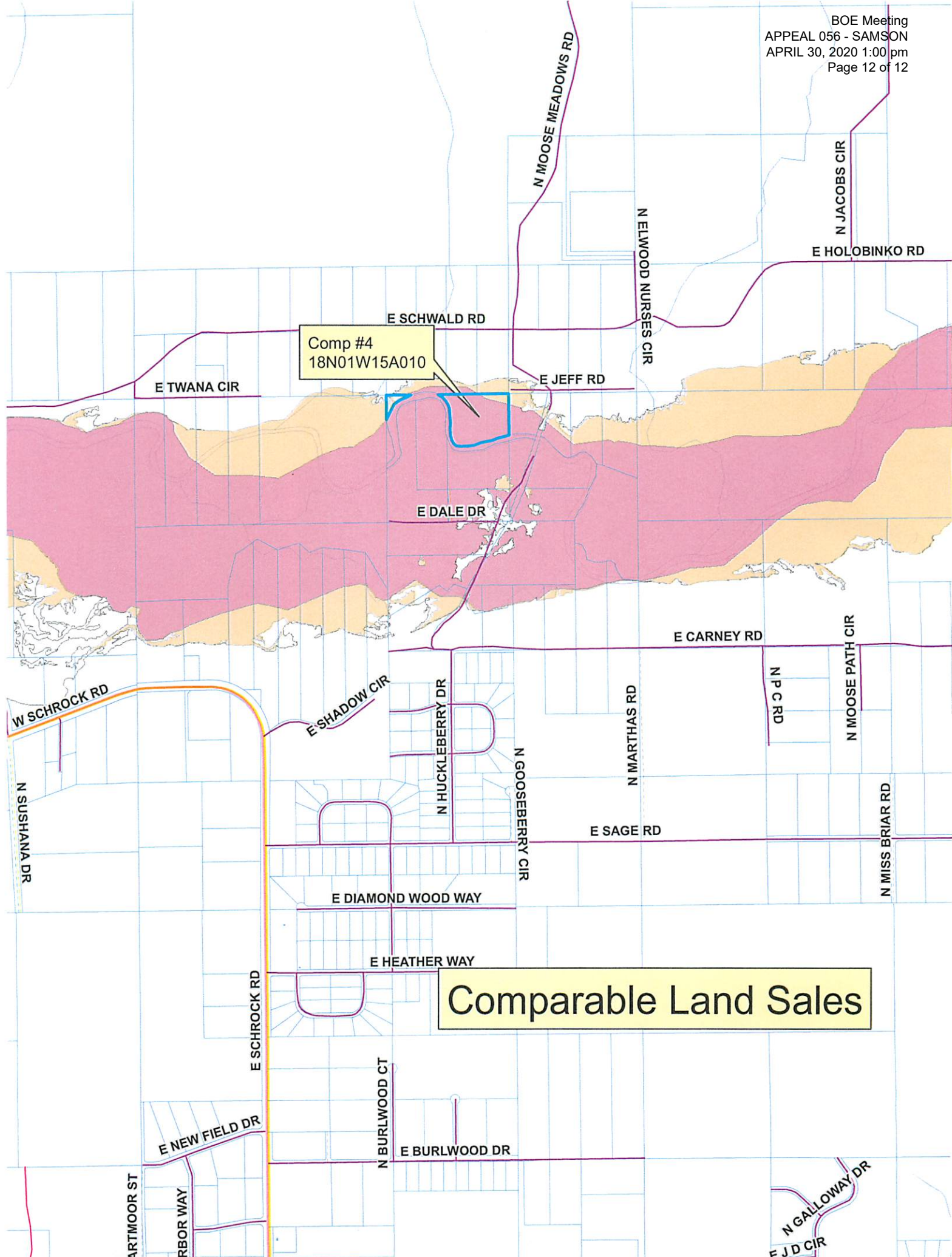
Comp #2  
Two Lot Sale  
2511000T00C

# Comparable Land Sales



Comp #3  
3538B03L012

Comparable Land Sales



Comp #4  
18N01W15A010

Comparable Land Sales



**(1) Assessment-Property Control**

Tax Account Number/LRM Case # 568208011011

Subdivision/Lot GRAND BIRCH EST 8/1 L/11

TRS 15 17N02W13C

Property Location 2313 S GRAY BIRCH CIR

Site Name

Split/Merge/Mutual Parcels

Parcel Index

Owner Name STEWART SHANE

Project

Occupant Name(s)

Parcel(s) Linked

Subd Query

Reports

Parcel Index

Owner Name

Project

Occupant Name(s)

Parcel(s) Linked

Subd Query

Reports

Icons: [Map] [Print] [Home] [Help]

Buttons: Browse, Egit, Parcel Inquiry (1/1)

Navigation: [Left Arrow] [Right Arrow]

Tools: Pub Writs, Planning, Plotting, Fire Code Enforcement, TaxSales/FRCL, Collections, All Users, LID, Code Comp, LRM, LID History

Dropdowns: Owners/Buyers, Legacy Audit, Land Sny, Bldg Sny, Legacy Comments, Plat 10 Scm, Real Legacy, Bldg Log Hist, Leg Used By Acct#, Leg Deed By Name

055  
 HO 9  
 Jim



**MATANUSKA-SUSITNA BOROUGH**  
 350 E. Dahlia Avenue • Palmer, AK 99645  
 Ph. (907) 861-8640 • [www.matsugov.us](http://www.matsugov.us)

BOE Meeting  
 APPEAL 055 - STEWART  
 APRIL 30, 2020 1:00 pm  
 Page 2 of 39  
**RECEIVED**  
**FEB 28 2020**

**NOTICE OF APPEAL TO THE BOARD OF EQUALIZATION ASSESSMENTS DIV**  
 Must be postmarked or delivered by February 28, 2020 or within 30 days of adjusted assessment notice mailing.

1. **OWNER NAME:** Shane Stewart  
 2. **ACCOUNT NO:** 56820.B01L011

Note: A separate form is required for each appeal; do not submit multiple account numbers on the same form.

3. **Value from Assessment Notice:** Land \$37,000; Buildings \$298,000; Total \$335,000

4. **Owner's Estimate of Value:** Land \$37,000; Buildings \$250,000; Total \$287,000

5. **Property Market Data:**

a. What was the purchase price of your property? \$237,000  
 b. What year did you purchase your property? 2014  
 c. Was any personal property included in the purchase? Yes \_\_\_ No X  
 ⇒ If so, please itemize: \_\_\_\_\_

d. Date property was last offered for sale: 2014 Price asked: \_\_\_\_\_

e. Type of mortgage: \_\_\_\_\_

f. Has a fee appraisal been done on the property within the past 5 years? \_\_\_ Yes X No  
 ⇒ If yes, please attach a copy.

6. **Property Inventory Data:**

a. Have improvements been made since taking ownership? Yes X No \_\_\_  
 ⇒ If yes, please describe: finished basement/downstairs

7. **Why are you appealing your assessed property value?**

- My property value is excessive.
- My property value is unequal to similar properties.
- My property was valued improperly.
- My property has been undervalued.

The above are the only grounds for adjustment allowed by Alaska Statute 29.45.210(b). (See attached.)

8. **Please provide specific reasons and evidence supporting the item(s) checked above:**

see attached

- 9.  Please check here if you have attached additional information to support your appeal.
- Please check here if you intend to submit additional evidence within the required time limit. (See Page 3, Item #5 regarding the required time limit.)

10. **Commercial Property Owners: Please include Attachment A.**

~SIGNATURE REQUIRED ON REVERSE SIDE~

For Office Use Only : Rcv'd By Alii Hauka BOE # 055

11. Check the appropriate blank:

- a. I am the owner of record for the account number appealed.
- b. I am the attorney for the owner of record for the account number appealed.
- c. 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.*
- d. 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.*
- e. 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.*

12. Signed Statement of Appeal to the MSB Board of Equalization (BOE):

I hereby appeal the determination of assessed value of the aforementioned property to the Matanuska-Susitna Borough Board of Equalization. My appeal is based on the grounds identified in Item #7 of this appeal form. I have discussed opinions of value with an appraiser representing the Assessment Division. Appraiser's name: Pete M.

I understand that I bear the burden of proof for this appeal and that I must provide evidence to support my appeal. I also understand that all documentation that will be used to support my appeal should be submitted within 15 days of the close of the appeal period or as provided in (MSB 3.15.225(E)(5)). I further warrant that all statements contained in this appeal form and its attachments are true to the best of my knowledge.

  
Signature

Steve Stewart  
Printed Name

  
Mailing address

Wasilla      AK      99654  
City                      State                      Zip

Phone Number(s) -- Requested for use by appraiser attempting resolution of this appeal and/or by BOE Clerk.



E-mail address -- Requested for use by appraiser attempting resolution of this appeal and/or by BOE Clerk.

**MUST BE FILED BY FEBRUARY 28, 2020 OR WITHIN 30 DAYS OF ADJUSTED ASSESSMENT NOTICE.**

**BEFORE YOU FILE:**

Did you remember to include your attachments? Attachments may include such items as an appraisal of your property, valuation information regarding similar properties in your area, Attachment A (for commercial properties), or other additional information to support your appeal.

Did you provide the required documentation to prove your right of appeal for this property? (See Item #11 above.)





# MATANUSKA-SUSITNA BOROUGH

## Real Property Detail for Account: 7460B01L009

**Site Information**

Account Number 7460B01L009 Subdivision RIDGES THE  
 Parcel ID 526059 City None  
 TRS S17N02W13 Map HO09  
 Abbreviated Description RIDGES THE BLOCK 1 LOT 9 Tax Map  
 (Not for Conveyance)

**Site Address**

1694 S BERLIN ROSE ST

**Ownership**

**Owners**

BACHER BENJAMIN C & AMAND

**Buyers**

**Primary Owner's Address**

1694 S BERLIN ROSE ST WASILLA AK  
 99623-9575

**Primary Buyer's Address**

**Appraisal Information**

Year	Land Appraised	Bldg. Appraised	Total Appraised	Assessment Year	Land Assessed	Bldg. Assessed	Total Assessed <sup>1</sup>
2020	\$32,000.00	\$302,700.00	\$334,700.00	2020	\$32,000.00	\$302,700.00	\$334,700.00
2019	\$32,000.00	\$296,700.00	\$328,700.00	2019	\$32,000.00	\$296,700.00	\$328,700.00
2018	\$32,000.00	\$291,300.00	\$323,300.00	2018	\$32,000.00	\$291,300.00	\$323,300.00

**Building Information**

**Structure 0 of 1**

**Residential Units**

1

**Condition**

Standard

**Use**

Residential Building

**Basement**

None

**Design**

Two Story

**Year Built**

2015

**Construction Type**

Frame

**Foundation**

Concrete Block

**Grade**

04.9

**Well**

Well 1 - Drilled Well

**Building Appraisal**

\$302700

**Septic**

Septic - 1 - Septic Tank

**Building Item Details**

Building Number	Description	Area	Percent Complete
0	Garage (10.3) Area - 11M		
0	First Story	832 Sq. Ft.	100%
0	Second Story	896 Sq. Ft.	100%
0	Gas Heat	1354 Sq. Ft.	100%
0	Wood Stove w/Fin-8Z	1 Sq. Ft.	100%
		1 Sq. Ft.	100%

**Tax/Billing Information**

Year	Certified	Zone	Mill	Tax Billed
2020	No	0030	::	::
2019	Yes	0030	16.029	\$5268.74
2018	Yes	0030	15.949	\$5156.32

**Recorded Documents**

Date	Type
4/9/2018	WARRANTY DEED (ALL TYPES)
11/30/2015	WARRANTY DEED (ALL TYPES)

**Recording Info (offsite link to DNR)**

[Palmer 2018-006770-0](#)  
[Palmer 2015-025867-0](#)

**Tax Account Status <sup>2</sup>**

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00 No

**Land and Miscellaneous**

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
0.93	0.93	Assembly District 004	07-130	130 Central Mat-Su	017 Knik RSA

<sup>1</sup> Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

<sup>2</sup> If account is in foreclosure, payment must be in certified funds.

Last Updated: 2/27/2020 12:00:40 AM



# MATANUSKA-SUSITNA BOROUGH

## Real Property Detail for Account: 6820B03L005

**Site Information**

<b>Account Number</b>	6820B03L005	<b>Subdivision</b>	GRAND BIRCH EST
<b>Parcel ID</b>	507808	<b>City</b>	None
<b>TRS</b>	S17N02W13	<b>Map HO09</b>	Tax Map
<b>Abbreviated Description (Not for Conveyance)</b>	GRAND BIRCH EST BLOCK 3 LOT 5		

**Site Address** 2140 S ROLLING HILLS ST

**Ownership**

<b>Owners</b>	SMITH DYLAN J	<b>Buyers</b>	
<b>Primary Owner's Address</b>	2140 S ROLLING HILLS ST WASILLA AK 99623-9541	<b>Primary Buyer's Address</b>	

**Appraisal Information**

Year	Land Appraised			Bldg. Appraised			Total Appraised		
	Year	Land Assessed	Bldg. Assessed	Total Assessed <sup>1</sup>					
2020	\$41,000.00	\$278,800.00	\$319,800.00	2020	\$41,000.00	\$278,800.00	\$319,800.00		
2019	\$41,000.00	\$272,800.00	\$313,800.00	2019	\$41,000.00	\$272,800.00	\$313,800.00		
2018	\$41,000.00	\$269,500.00	\$310,500.00	2018	\$41,000.00	\$269,500.00	\$310,500.00		

**Building Information**

**Structure 0 of 1**

<b>Residential Units</b>	1	<b>Use</b>	Residential Building
<b>Condition</b>	Standard	<b>Design</b>	Two Story
<b>Basement</b>	None	<b>Construction Type</b>	Frame
<b>Year Built</b>		<b>Grade</b>	04,3
<b>Foundation</b>	Poured Concrete	<b>Building Appraisal</b>	\$278800
<b>Well</b>	Well 1 - Drilled Well	<b>Septic</b>	Septic - 1 - Septic Tank

**Building Item Details**

Building Number	Description	Area	Percent Complete
0	Garage (10.3) Area - 11M		100%
0	First Story	1140 Sq. Ft.	100%
0	Second Story	1140 Sq. Ft.	100%
0	Gas Heat	1 Sq. Ft.	100%
0	Wood Stove - 8Y	1 Sq. Ft.	100%

**Tax/Billing Information**

Year	Certified	Zone	Mill	Tax Billed
2020	No	0030	::	::
2019	Yes	0030	16.029	\$5029.91
2018	Yes	0030	15.949	\$4952.17

**Recorded Documents**

Date	Type	Recording Info (offsite link to DNR)
5/30/2013	WARRANTY DEED (ALL TYPES)	<a href="#">Palmer 2013-011804-0</a>
7/20/2009	WARRANTY DEED (ALL TYPES)	<a href="#">Palmer 2009-015960-0</a>
10/20/2008	WARRANTY DEED (ALL TYPES)	<a href="#">Palmer 2008-023148-0</a>

**Tax Account Status <sup>2</sup>**

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	No

**Land and Miscellaneous**

<b>Gross Acreage</b>	2.25	<b>Taxable Acreage</b>	2.25	<b>Assembly District</b>	004	<b>Precinct</b>	<a href="#">07-130</a>	<b>Fire Service Area</b>	130 Central Mat-Su	<b>Road Service Area</b>	017 Knik RSA
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<sup>1</sup> Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

<sup>2</sup> If account is in foreclosure, payment must be in certified funds.

Last Updated: 2/27/2020 12:00:40 AM



# MATANUSKA-SUSITNA BOROUGH

## Real Property Detail for Account: 6820B01L002

**Site Information**  
**Account Number** 6820B01L002 **Subdivision** GRAND BIRCH EST  
**Parcel ID** 507788 **City** None  
**TRS** S17N02W13 **Map HO09**  
**Abbreviated Description (Not for Conveyance)** GRAND BIRCH EST BLOCK 1 LOT 2 **Tax Map**

**Site Address** 2116 S GRAND BIRCH DR  
**Ownership**  
**Owners** KESTER DILLON MATTHEW **Buyers**  
**Primary Owner's Address** PO BOX 3766 PALMER AK 99645 **Primary Buyer's Address**

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed <sup>1</sup>
2020	\$32,000.00	\$253,300.00	\$285,300.00	2020	\$32,000.00	\$253,300.00	\$285,300.00
2019	\$32,000.00	\$246,900.00	\$278,900.00	2019	\$32,000.00	\$246,900.00	\$278,900.00
2018	\$32,000.00	\$214,200.00	\$246,200.00	2018	\$32,000.00	\$214,200.00	\$246,200.00

**Building Information**  
**Structure 0 of 2**  
**Residential Units** 1 **Use** Residential Building  
**Condition** Standard **Design** Two Story  
**Basement** None **Construction Type** Frame  
**Year Built** 2010 **Grade** 04.1  
**Foundation** Concrete Block **Building Appraisal** \$237400  
**Well** Well 1 - Drilled Well **Septic** Septic - 1 - Septic Tank  
**Structure 0 of 2**  
**Residential Units** 1 **Use** Residential Garage  
**Condition** Standard **Design** Other  
**Basement** None **Construction Type** Metal  
**Year Built** 2015 **Grade** None  
**Foundation** Slab on Grade **Building Appraisal** \$15100  
**Well**  
**Septic**

**Building Item Details**

Building Number	Description	Area	Percent Complete
0	Garage (10.3) Area - 11M		500 Sq. Ft. 100%
0	First Story		1146 Sq. Ft. 100%
0	Second Story		1146 Sq. Ft. 100%
0	Gas Heat		1 Sq. Ft. 100%

Tax/Billing Information				Recorded Documents		Recording Info (offsite link to DNR)
Year	Certified	Zone	Mill	Date	Type	
2020	No	0030	::	11/2/2018	WARRANTY DEED (ALL TYPES)	<a href="#">Palmer 2018-023340-0</a>
2019	Yes	0030	16.029	6/30/2010	WARRANTY DEED (ALL TYPES)	<a href="#">Palmer 2010-012523-0</a>
2018	Yes	0030	15.949	10/20/2008	WARRANTY DEED (ALL TYPES)	<a href="#">Palmer 2008-023148-0</a>

Tax Account Status <sup>2</sup>		Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 No

**Land and Miscellaneous**  
**Gross Acreage** 1.01 **Taxable Acreage** 1.01 **Assembly District** 1.01 Assembly District 004  
**Precinct** [07-130](#) **Fire Service Area** 130 Central Mat-Su  
**Road Service Area** 017 Knik RSA

<sup>1</sup> Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances. Last Updated: 2/27/2020 12:00:40 AM

<sup>2</sup> If account is in foreclosure, payment must be in certified funds.

# Comparable Market Analysis

2313 S Gray Birch Circle, Wasilla, AK, 99654

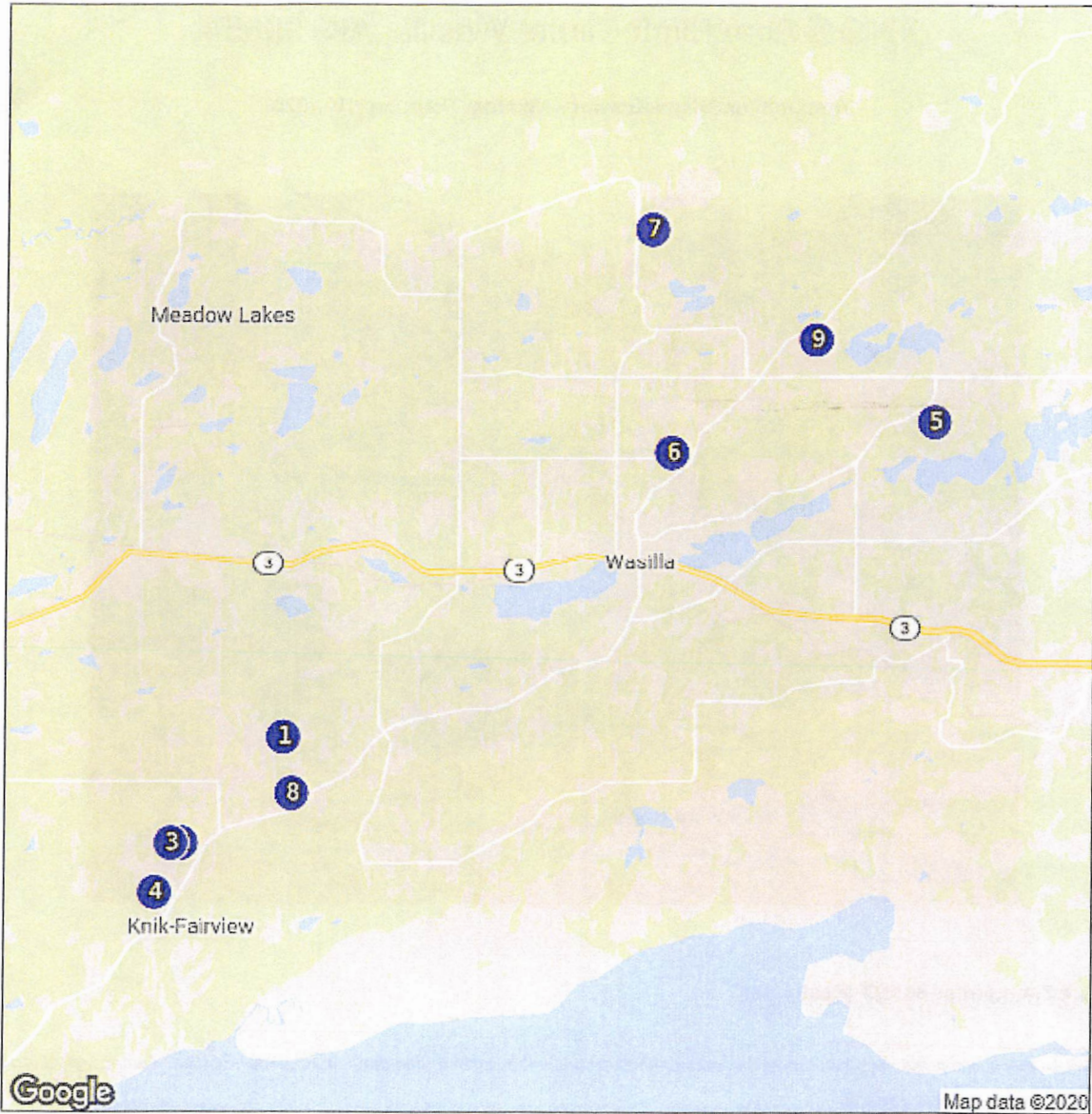
Prepared for Shane Stewart—Monday, February 10, 2020



Prepared by Tait Zimmerman of EXP Realty, LLC

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

# Map of Subject And Comparable Properties



	Address	MLS #	Status	Distance from Subject
Subject	2313 S Gray Birch Circle , Wasilla AK 99654			
1	4976 W Northern Rose Lane , Wasilla AK 99623	19-18778	Closed	
2	6501 W Commadore Lane , Wasilla AK 99623	19-12238	Closed	
3	6681 W Commadore Lane , Wasilla AK 99654	19-9353	Closed	
4	5250 S Westminster Court , Wasilla AK 99654	18-18725	Closed	
5	2285 N Willow Drive , Wasilla AK 99654	18-18774	Closed	
6	750 E Susitna Drive , Wasilla AK 99654	19-6525	Closed	
7	470 E White Spruce Loop , Wasilla AK 99654	19-5081	Closed	
8	4860 W Kianna Avenue , Wasilla AK 99623	19-10595	Closed	
9	3494 N Majestic Drive , Wasilla AK 99654	19-10425	Closed	

# Subject



Address	2313 S Gray Birch Circle , Wasilla, AK 99654
Beds	5
Baths	3.00
SF-Res	2826.00
SF-Lot	65340.00
Garage #	2
Year Built	2013
Construction Status	Existing Structure

# Comparable Properties



Distance From Subject						
List Price		\$303,500		\$249,900		\$315,000
Original List Price		\$303,500		\$249,900		\$319,000
Sold Price		\$303,500		\$244,500		\$302,500
Status		Closed		Closed		Closed
Status Date		11/15/2019		11/27/2019		08/20/2019
Agent Days on Market		0		76		35
<b>Adjustment</b>			<b>+/-</b>		<b>+/-</b>	<b>+/-</b>
Beds	5	4		4		3
Baths	3	3		2.5	+2000	2.5
SF-Res	2,826	2,523	+16665	2,272	+30470	2,500
SF-Lot	65,340	40,075.2		40,075.2		40,075.2
Garage #	2	2		2		2
Year Built	2013	2005		2004		2003
Construction Status	Existing Structure	Existing Structure		Existing Structure		Existing Structure
<b>Adjusted Price</b>	<b>\$324,325</b>	<b>\$320,165</b>		<b>\$276,970</b>		<b>\$322,430</b>
Price Per SF-Res	114.76	\$126.90		\$121.91		\$128.97



Distance From Subject						
List Price		\$321,950		\$299,999		\$350,000
Original List Price		\$349,900		\$339,000		\$375,000
Sold Price		\$312,000		\$305,000		\$340,000
Status		Closed		Closed		Closed
Status Date		11/06/2019		08/29/2019		10/12/2019
Agent Days on Market		288		245		125
<b>Adjustment</b>			<b>+/-</b>		<b>+/-</b>	
Beds	5	4		4		4
Baths	3	3		2.5	+2000	3.5
SF-Res	2,826	2,692	+7370	2,158	+36740	3,072
SF-Lot	65,340	21,780		40,075.2		41,817.6
Garage #	2	2		2		2
Year Built	2013	2005		2015		2014
Construction Status	Existing Structure	Existing Structure		Existing Structure		Existing Structure
<b>Adjusted Price</b>	<b>\$324,325</b>	<b>\$319,370</b>		<b>\$343,740</b>		<b>\$324,470</b>
Price Per SF-Res	114.76	\$118.64		\$159.29		\$105.62



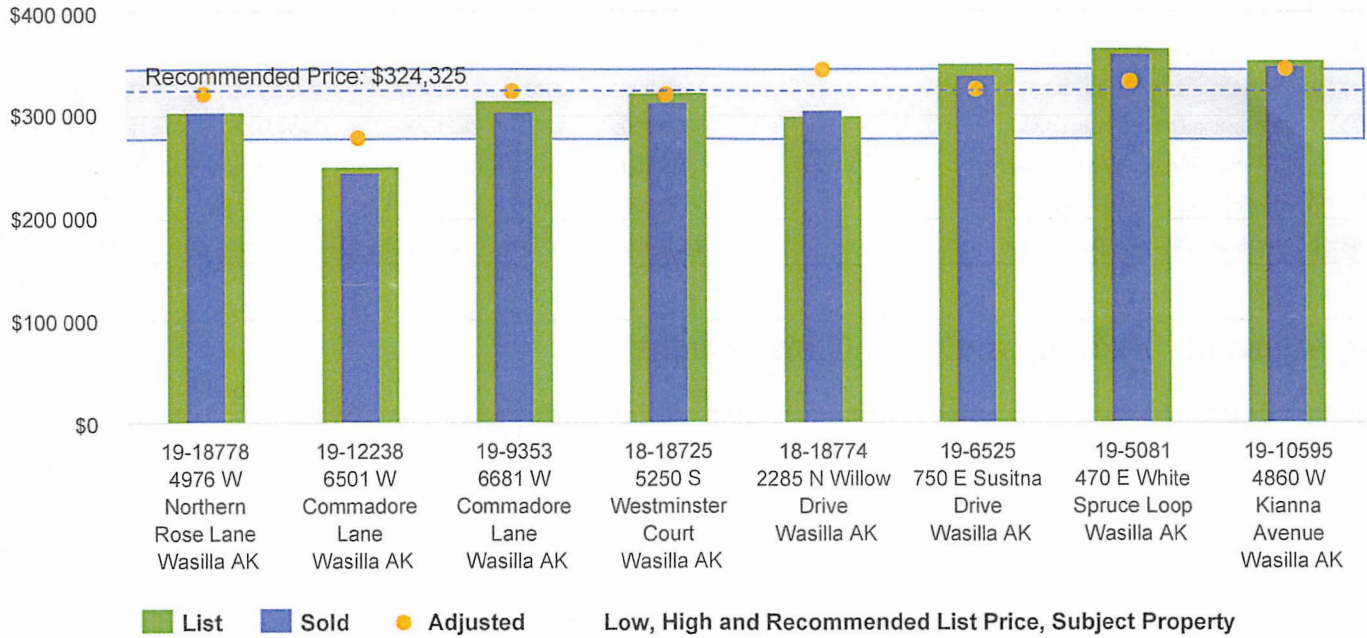


Distance From Subject					
List Price		\$365,000		\$355,000	\$305,000
Original List Price		\$385,000		\$369,900	\$349,900
Sold Price		\$361,000		\$349,000	\$303,000
Status		Closed		Closed	Closed
Status Date		10/16/2019		01/22/2020	01/31/2020
Agent Days on Market		137		147	136
<b>Adjustment</b>			<b>+/-</b>		<b>+/-</b>
Beds	5	5		6	3
Baths	3	3.5	-2000	3	+2000
SF-Res	2,826	3,104	-15290	2,898	-3960
SF-Lot	65,340	45,302.4		40,004	40,075
Garage #	2	4	-12000	2	2
Year Built	2013	2009		2006	2002
Construction Status	Existing Structure	Existing Structure		Existing Structure	Existing Structure
<b>Adjusted Price</b>	<b>\$324,325</b>	<b>\$331,710</b>		<b>\$345,040</b>	<b>\$335,030</b>
Price Per SF-Res	114.76	\$106.87		\$119.06	\$146.94

# Price Analysis

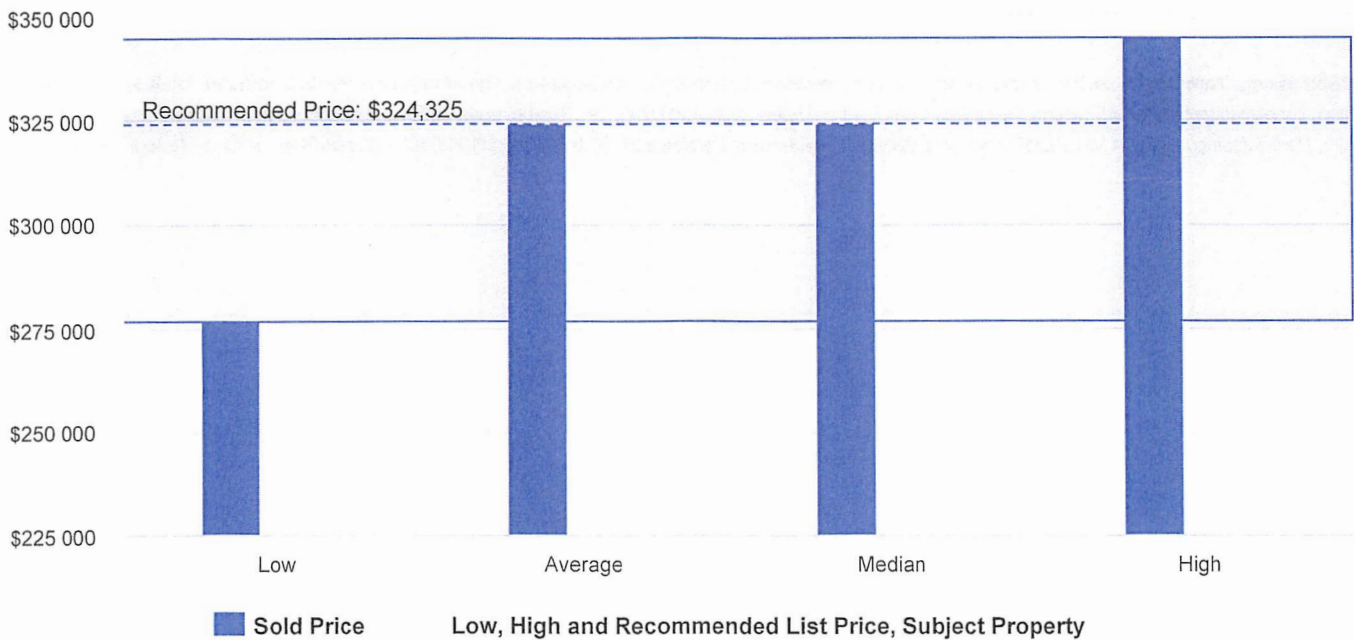
## List, Sold and Adjusted Prices

Closed Listings



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

Closed Listings



## Summary of Closed Listings

MLS #	Address	List Price	ADOM	Sold Date	Sold Price	Total Adjustments	Adjusted Price
19-18778	4976 W Northern Rose Lane, Wasilla AK	\$303,500	0	11/15/2019	\$303,500	\$16,665	\$320,165
19-12238	6501 W Commadore Lane, Wasilla AK	\$249,900	76	11/27/2019	\$244,500	\$32,470	\$276,970
19-9353	6681 W Commadore Lane, Wasilla AK	\$315,000	35	08/20/2019	\$302,500	\$19,930	\$322,430
18-18725	5250 S Westminster Court, Wasilla AK	\$321,950	288	11/05/2019	\$312,000	\$7,370	\$319,370
18-18774	2285 N Willow Drive, Wasilla AK	\$299,999	245	08/29/2019	\$305,000	\$38,740	\$343,740
19-6525	750 E Susitna Drive, Wasilla AK	\$350,000	125	10/11/2019	\$340,000	-\$15,530	\$324,470
19-5081	470 E White Spruce Loop, Wasilla AK	\$365,000	137	10/15/2019	\$361,000	-\$29,290	\$331,710
19-10595	4860 W Kianna Avenue, Wasilla AK	\$355,000	147	01/22/2020	\$349,000	-\$3,960	\$345,040
19-10425	3494 N Majestic Drive, Wasilla AK	\$305,000	136	01/31/2020	\$303,000	\$32,030	\$335,030

## Low, Average, Median, and High Comparisons

	Closed	Overall
Low	\$276,970	\$276,970
Average	\$324,325	\$324,325
Median	\$324,470	\$324,470
High	\$345,040	\$345,040

## Overall Market Analysis (Unadjusted)

Status	#	List Vol.	Avg. List Price	Sold Vol.	Avg. Sold Price	Avg. Sale/List Price	Avg. SF-Res	Avg. List \$/SF-Res	Avg. Sold \$/SF-Res	Avg. ADOM
Closed	9	2,865,349	318,372	2,820,500	313,389	0.98	2,611	122.52	120.72	132
Overall	9	2,865,349	318,372	2,820,500	313,389	0.98	2,611	122.52	120.72	132

### SELECTION CRITERIA FOR COMPARABLE PROPERTIES

Specified listings from the following search: Property type Residential; Borough/Census Area of '1D - Matanuska Susitna Borough'; Status of 'Closed', 'Pending'; Construction Status of 'Existing Structure'; Year Built between 2000 and 9999; SF-Res between 2000 and 4000; Acres between 0 and 2; Area of 'WA - Wasilla'; Date-Closing between '8/10/2019' and '2/10/2030'; Date-Pending between '2/10/2019' and '2/10/2030'; and not Floor Style of Ranch-Traditional.


### Comparison Based on SF-Res

MLS #	Address	Adjusted Price	Price Per SF-Res
19-18778	4976 W Northern Rose Lane , Wasilla AK	\$320,165	\$126.90
19-12238	6501 W Commadore Lane , Wasilla AK	\$276,970	\$121.91
19-9353	6681 W Commadore Lane , Wasilla AK	\$322,430	\$128.97
18-18725	5250 S Westminster Court , Wasilla AK	\$319,370	\$118.64
18-18774	2285 N Willow Drive , Wasilla AK	\$343,740	\$159.29
19-6525	750 E Susitna Drive , Wasilla AK	\$324,470	\$105.62
19-5081	470 E White Spruce Loop , Wasilla AK	\$331,710	\$106.87
19-10595	4860 W Kianna Avenue , Wasilla AK	\$345,040	\$119.06
19-10425	3494 N Majestic Drive , Wasilla AK	\$335,030	\$146.94
Average		\$324,325	\$126.02
Subject Has			2826.00
Indicated Price			\$356,135.94

# Listing Price Recommendation



Low	\$276,970
High	\$345,040
Recommended	\$324,325

<b>Address:</b> 4976 W Northern Rose Lane						
	<b>Listing #</b>	19-18778	<b>Price-List</b>	\$ 303,500		
	<b>Status</b>	Closed	<b>Near</b>	Wasilla		
	<b>Zip Code</b>	99623	<b>Type</b>	Residential		
	<b>Bedrooms</b>	4	<b>Baths</b>	3.00		
	<b>SF-Res</b>	2,523	<b>Carport #</b>	0		
	<b>Garage #</b>	2	<b>Latitude</b>	61.549285		
	<b>Longitude</b>	-149.576135	<b>Unit #</b>			
	<b>Year Built</b>	2005				
	<b>MLS Area:</b> WA - Wasilla					
	<b>Borough/Census Area:</b> 1D - Matanuska Susitna Borough					
<b>Region:</b> 1 - Southcentral Alaska Region						
<b>Builder Name &amp; Co:</b>						
<b>Zoning:</b> UNZ - Not Zoned-all MSB but Palmer/Wasilla/Houston						
<b>School-Elementary</b>	Knik	<b>School-Middle</b>	Wasilla	<b>School-High</b>	Wasilla	
<b>SF-Lot</b>	40,075	<b>Acres</b>	0.92	<b>SF-Res</b>	2,523	
<b>SF-Gar</b>		<b>Grid # (Muni Anch)</b>	N/A	<b>Tax Map #-Mat-Su</b>	HO16	
<b>Energy Rating</b>		<b>Tax ID</b>	5979B01L013A	<b>Taxes (Estimated)</b>	\$ 1,162.69	
<b>Tax Year</b>	2018	<b>Year Built</b>	2005	<b>Year Remodeled</b>		
<b>Year Updated</b>		<b>Construction Status</b>	Existing Structure	<b>Foreclosure/Bank Own</b>	No	
<b>Remote Description</b>						
<b>Directions:</b> KBG, Right on Foothills, Left on Northern Rose, home on the left.						
<b>Legal:</b> Tundra Rose Estates Ph 2 B1 13-14 L13A B1						
<b>Public Remarks:</b> Incredible chalet style home on private lot with Talkeetna Mountain views!! Home features vaulted ceilings and master bedroom loft. Well kept, in great condition! Fabulous Mother-in-Law suite with private entrance on bottom level features Italian tiled jetted tub, separate living area, kitchen, and large bedroom. MIL suite has independent gas meter and is wired separately for cable & internet.						
<b>Residential Type:</b> B & B Potential; Single Family Res	<b>Heat Type:</b> Kerosene/Oil Heater; Forced Air		<b>Wtrfrnt-Access Near:</b> None			
<b>Construction Type:</b> Wood Frame - 2x6	<b>Fuel Type:</b> Natural Gas		<b>New Finance (Terms):</b> AHFC; Cash; Conventional; FHA; VA; VA 000 Down			
<b>Exterior Finish:</b> Wood	<b>Sewer Type:</b> Septic Tank					
<b>Roof Type:</b> Asphalt; Composition; Shingle	<b>Water-Type:</b> Shared Well					
<b>Foundation Type:</b> Poured Concrete	<b>Dining Room Type:</b> Breakfast Nook/Bar; Area					
<b>Floor Style:</b> Chalet/A-Frame; Multi-Level; Two-Story W/Bsmnt	<b>Access Type:</b> Dedicated Road; Gravel; Maintained; Government					
<b>Garage Type:</b> Attached; Heated	<b>View Type:</b> Mountains					
<b>Carport Type:</b> None	<b>Topography:</b> Level; Sloping					
	<b>Wtrfrnt-Frontage:</b> None					
<b>Features-Interior:</b> BR/BA on Main Level; Ceiling Fan(s); CO Detector(s); Den &/Or Office; Dishwasher; Electric; Family Room; Gas Cooktop; Jetted Tub; Microwave (B/I); Range/Oven; Smoke Detector(s); Telephone; Vaulted Ceiling; Washer &/Or Dryer; Washr&/Or Dryer Hkup; Window Coverings; Workshop						
<b>Flooring:</b> Carpet; Laminate Flooring						
<b>Features-Additional:</b> Private Yard; Cable TV; Deck/Patio; DSL/Cable Available; Fire Service Area; Garage Door Opener; Landscaping; Mother-in-Law Apt; Road Service Area; Shed; View; RV Parking						
<b>Agent Days On Market</b>	0	<b>Date-Closing</b>	11/15/2019	<b>Date-Pending</b>	11/15/2019	
<b>LO:</b> EXP Realty, LLC						
<i>Provided as a courtesy of</i>		Direct - (907) 519-0043				
<b>Tait Zimmerman w/ Advantage Alaska Real Estate</b>		Office - (907) 622-1345				
EXP Realty, LLC		tait@advantagealaska.com				
11127 Old Eagle River Rd. #105		<a href="http://www.advantagealaska.com">http://www.advantagealaska.com</a>				
Eagle River, AK 99577						

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**Adjustments for Comparable #19-18778 (Map Number 1)**

Description	Value	\$303,500
SF-Res	+16665	\$320,165

**Price Per Calculations for Comparable #19-18778 (Map Number 1)**

Description	Value
SF-Res	\$126.90

<b>Address:</b> 6501 W Commadore Lane						
 <p>©2019 COPYRIGHT</p>	<b>Listing #</b>	19-12238	<b>Price-List</b>	\$ 249,900		
	<b>Status</b>	Closed	<b>Near</b>	Wasilla		
	<b>Zip Code</b>	99623	<b>Type</b>	Residential		
	<b>Bedrooms</b>	4	<b>Baths</b>	2.50		
	<b>SF-Res</b>	2,272	<b>Carport #</b>	0		
	<b>Garage #</b>	2	<b>Latitude</b>	61.530400		
	<b>Longitude</b>	-149.614808	<b>Unit #</b>			
	<b>Year Built</b>	2004				
	<b>MLS Area:</b> WA - Wasilla <b>Borough/Census Area:</b> 1D - Matanuska Susitna Borough <b>Region:</b> 1 - Southcentral Alaska Region <b>Builder Name &amp; Co:</b> Orr <b>Zoning:</b> UNZ - Not Zoned-all MSB but Palmer/Wasilla/Houston					
	<b>School-Elementary</b>	Goose Bay	<b>School-Middle</b>	Redington Jr/Sr	<b>School-High</b>	Redington Jr/Sr
<b>SF-Lot</b>	40,075	<b>Acres</b>	0.92	<b>SF-Res</b>	2,272	
<b>SF-Gar</b>		<b>Grid # (Muni Anch)</b>	N/A	<b>Tax Map #-Mat-Su</b>	HO16	
<b>Energy Rating</b>		<b>Tax ID</b>	6611B03L011	<b>Taxes (Estimated)</b>	\$ 4,146	
<b>Tax Year</b>	2018	<b>Year Built</b>	2004	<b>Year Remodeled</b>		
<b>Year Updated</b>		<b>Construction Status</b>	Existing Structure	<b>Foreclosure/Bank Own</b>	No	
<b>Remote Description</b>						
<b>Directions:</b> up Knik Goose Bay, turn R on Commadore (mile 7) Aprox. 7th house on right. <b>Legal:</b> Settlers Bay #1 L11 B3 <b>Public Remarks:</b> Roomy & comfortable home on nicely treed private lot. Living area upstairs w/vaulted ceilings, lots of windows to enjoy natural light. Open kitchen w/breakfast bar & dining area w/bay window - room for gatherings! All appliances new within last 6 months! Large downstairs family area w/gas fireplace & bay window. Downstairs Master has private bath. Big yard w/brick patio, great for morning sun.						
<b>Residential Type:</b> Single Family Res <b>Association Info:</b> Association Name: Settlers Bay; Dues-Frequency: Yearly <b>Construction Type:</b> Wood Frame - 2x6 <b>Roof Type:</b> Asphalt; Shingle <b>Foundation Type:</b> Poured Concrete <b>Floor Style:</b> Two-Story Reverse <b>Garage Type:</b> Attached <b>Carport Type:</b> None		<b>Heat Type:</b> Forced Air <b>Fuel Type:</b> Natural Gas <b>Sewer Type:</b> Septic Tank <b>Water-Type:</b> Private; Well <b>Dining Room Type:</b> Breakfast Nook/Bar; Area <b>Access Type:</b> Gravel; Paved; Maintained <b>Topography:</b> Gently Rolling; Level <b>Wtrfrnt-Frontage:</b> None		<b>Wtrfrnt-Access Near:</b> None <b>New Finance (Terms):</b> AHFC; Conventional; FHA; VA <b>Docs Avl for Review:</b> As-Built; CC&R's		
<b>Features-Interior:</b> BR/BA on Main Level; Ceiling Fan(s); CO Detector(s); Dishwasher; Family Room; Fireplace; Microwave (B/I); Smoke Detector(s); Vaulted Ceiling; Washr&Or Dryer Hkup; Laminate Counters <b>Features-Additional:</b> Private Yard; Covenant/Restriction; Deck/Patio; Garage Door Opener; Home Owner Assoc.; Landscaping; RV Parking						
<b>Agent Days On Market</b>	76	<b>Date-Closing</b>	11/27/2019	<b>Date-Pending</b>	10/10/2019	
<b>LO:</b> Century 21 Realty Solutions - Wasilla						
<i>Provided as a courtesy of</i> <b>Tait Zimmerman w/ Advantage Alaska Real Estate</b> EXP Realty, LLC 11127 Old Eagle River Rd. #105 Eagle River, AK 99577		Direct - (907) 519-0043 Office - (907) 622-1345 <a href="mailto:tait@advantagealaska.com">tait@advantagealaska.com</a> <a href="http://www.advantagealaska.com">http://www.advantagealaska.com</a>				

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**Adjustments for Comparable #19-12238 (Map Number 2)**

Description	Value	\$244,500
Baths	+2000	\$246,500
SF-Res	+30470	\$276,970
Final Adjusted Value		\$276,970

**Price Per Calculations for Comparable #19-12238 (Map Number 2)**

Description	Value
SF-Res	\$121.91

<b>Address:</b> 6681 W Commadore Lane						
	<b>Listing #</b>	19-9353	<b>Price-List</b>	\$ 315,000		
	<b>Status</b>	Closed	<b>Near</b>	Wasilla		
	<b>Zip Code</b>	99654	<b>Type</b>	Residential		
	<b>Bedrooms</b>	3	<b>Baths</b>	2.50		
	<b>SF-Res</b>	2,500	<b>Carport #</b>	0		
	<b>Garage #</b>	2	<b>Latitude</b>	61.530393		
	<b>Longitude</b>	-149.618740	<b>Unit #</b>			
	<b>Year Built</b>	2003				
	<b>MLS Area:</b> WA - Wasilla					
	<b>Borough/Census Area:</b> 1D - Matanuska Susitna Borough					
<b>Region:</b> 1 - Southcentral Alaska Region						
<b>Builder Name &amp; Co:</b>						
<b>Zoning:</b> UNK - Unknown (re: all MSB)						
<b>School-Elementary</b>	BTV-Undiscl by LL	<b>School-Middle</b>	BTV-Undiscl by LL	<b>School-High</b>	BTV-Undiscl by LL	
<b>SF-Lot</b>	40,075	<b>Acres</b>	0.92	<b>SF-Res</b>	2,500	
<b>SF-Gar</b>		<b>Grid # (Muni Anch)</b>	N/A	<b>Tax Map #-Mat-Su</b>	HO16	
<b>Energy Rating</b>		<b>Tax ID</b>	2853B02L003	<b>Taxes (Estimated)</b>		
<b>Tax Year</b>		<b>Year Built</b>	2003	<b>Year Remodeled</b>		
<b>Year Updated</b>		<b>Construction Status</b>	Existing Structure	<b>Foreclosure/Bank Own</b>	No	
<b>Remote Description</b>						
<b>Directions:</b> Parks Hwy. to Vine, Rt. on KGB Mile 7 Turn Rt. Commadore Lane 12th house on Rt.						
<b>Legal:</b> Captain's Ridge Ph 1 L3 B2						
<b>Public Remarks:</b> Gorgeous, open concept, tons of storage, huge master suite w/huge walk in closet, 6 ft. jacuzzi double sinks, double shower heads, all new paint, carpeting, tile, window blinds, 2 gas fireplaces 1 in masterbedroom, 1 in living, RV parking, paved, security system, light operated door lights, oversized 2 car garage, many extras! You don't want to miss this one, excellent condition, one owner						
<b>Residential Type:</b> Single Family Res		<b>Heat Type:</b> In-Floor Heat; Radiant		<b>Wtrfrnt-Access Near:</b> None		
<b>Association Info:</b> Dues-Amount: 0		<b>Fuel Type:</b> Natural Gas		<b>New Finance (Terms):</b> AHFC; Cash; Conventional; FHA; VA		
<b>Construction Type:</b> Wood Frame		<b>Sewer Type:</b> Septic Tank		<b>Mortgage Info:</b> EM Minimum Deposit: 2,000		
<b>Exterior Finish:</b> Wood		<b>Water-Type:</b> Private; Well		<b>Docs Avl for Review:</b> As-Built; CC&R's; Docs Posted on MLS; Prop Discl Available		
<b>Roof Type:</b> Asphalt; Composition; Shingle		<b>Dining Room Type:</b> Breakfast Nook/Bar; Area				
<b>Foundation Type:</b> Block		<b>Access Type:</b> Dedicated Road; Paved; Maintained				
<b>Floor Style:</b> Two-Story Tradtnl		<b>Topography:</b> Level				
<b>Garage Type:</b> Attached; Heated		<b>Wtrfrnt-Frontage:</b> None				
<b>Carport Type:</b> None						
<b>Features-Interior:</b> Arctic Entry; Ceiling Fan(s); CO Detector(s); Dishwasher; Disposal; Electric; Fireplace; Freezer-Stand Alone; Gas Cooktop; Jetted Tub; Microwave (B/I); Range/Oven; Refrigerator; Security System; Smoke Detector(s); Telephone; Vaulted Ceiling; Washer &/Or Dryer; Window Coverings; Wired Audio						
<b>Flooring:</b> Carpet						
<b>Features-Additional:</b> Private Yard; Cable TV; Covenant/Restriction; Deck/Patio; DSL/Cable Available; Fire Service Area; Garage Door Opener; Landscaping; Road Service Area; Satellite Components; Satellite Dish; Paved Driveway; RV Parking						
<b>Agent Days On Market</b>	35	<b>Date-Closing</b>	08/20/2019	<b>Date-Pending</b>	07/13/2019	
<b>LO:</b> Keller Williams Realty Alaska Group of Wasilla						
<i>Provided as a courtesy of</i>		Direct - (907) 519-0043				
<b>Tait Zimmerman w/ Advantage Alaska Real Estate</b>		Office - (907) 622-1345				
EXP Realty, LLC		tait@advantagealaska.com				
11127 Old Eagle River Rd. #105		http://www.advantagealaska.com				
Eagle River, AK 99577						

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**Adjustments for Comparable #19-9353 (Map Number 3)**

Description	Value	\$302,500
Baths	+2000	\$304,500
SF-Res	+17930	\$322,430
<b>Final Adjusted Value</b>		<b>\$322,430</b>

**Price Per Calculations for Comparable #19-9353 (Map Number 3)**

Description	Value
SF-Res	\$128.97



<b>Address:</b> 5250 S Westminster Court					
	<b>Listing #</b>	18-18725	<b>Price-List</b>	\$ 321,950	
	<b>Status</b>	Closed	<b>Near</b>	Wasilla	
	<b>Zip Code</b>	99654	<b>Type</b>	Residential	
	<b>Bedrooms</b>	4	<b>Baths</b>	3.00	
	<b>SF-Res</b>	2,692	<b>Carpport #</b>	0	
	<b>Garage #</b>	2	<b>Latitude</b>	61.521606	
	<b>Longitude</b>	-149.624855	<b>Unit #</b>		
	<b>Year Built</b>	2005			
<b>MLS Area:</b> WA - Wasilla					
<b>Borough/Census Area:</b> 1D - Matanuska Susitna Borough					
<b>Region:</b> 1 - Southcentral Alaska Region					
<b>Builder Name &amp; Co:</b>					
<b>Zoning:</b> UNK - Unknown (re: all MSB)					
<b>School-Elementary</b>	Goose Bay	<b>School-Middle</b>	Redington Jr/Sr	<b>School-High</b>	Redington Jr/Sr
<b>SF-Lot</b>	21,780	<b>Acres</b>	0.50	<b>SF-Res</b>	2,692
<b>SF-Gar</b>	539	<b>Grid # (Muni Anch)</b>	N/A	<b>Tax Map #-Mat-Su</b>	OC03
<b>Energy Rating</b>		<b>Tax ID</b>	2930B07L024	<b>Taxes (Estimated)</b>	\$ 5,311.01
<b>Tax Year</b>	2018	<b>Year Built</b>	2005	<b>Year Remodeled</b>	
<b>Year Updated</b>	2018	<b>Construction Status</b>	Existing Structure	<b>Foreclosure/Bank Own</b>	No
<b>Remote Description</b>					
<b>Directions:</b> KGB, R on Wellington, R on Leopold, R on Westminster Ct. Home at end of cul-de-sac					
<b>Legal:</b> Victoria Estates Ph 2 L24 B7					
<b>Public Remarks:</b> Large family home. Grand entrance with formal living/dining. Open concept with kitchen/living and dinette. Bdrm/Bath on 1st floor. Large backyard with deck and playhouse/shed. Bonus room over garage for family room or 5th bedroom. Grand master w/bath and custom walk in closet. Home on cul de sac. Remodeled 1st floor-like new in 2018. Build in's in garage for storage. Close to new Redington School					
<b>Residential Type:</b> Single Family Res		<b>Heat Type:</b> Forced Air		<b>Wtrfrnt-Access Near:</b> None	
<b>Association Info:</b> Association Name: Victoria Estate		<b>Fuel Type:</b> Natural Gas		<b>New Finance (Terms):</b> AHFC; Cash; Conventional; FHA; VA	
<b>Construction Type:</b> Wood Frame		<b>Sewer Type:</b> Septic Tank		<b>Docs Avl for Review:</b> Docs Posted on MLS; Prop Discl Available	
<b>Foundation Type:</b> Block		<b>Water-Type:</b> Shared Well			
<b>Floor Style:</b> Two-Story Tradtnl		<b>Dining Room Type:</b> Breakfast Nook/Bar; Formal; Area			
<b>Garage Type:</b> Attached		<b>Access Type:</b> Paved; Maintained			
<b>Carpport Type:</b> None		<b>Topography:</b> Level			
		<b>Wtrfrnt-Frontage:</b> None			
<b>Features-Interior:</b> BR/BA on Main Level; Ceiling Fan(s); CO Detector(s); Den &/Or Office; Dishwasher; Disposal; Electric; Family Room; Fireplace; Jetted Tub; Microwave (B/I); Range/Oven; Security System; Smoke Detector(s); Telephone; Washr&/Or Dryer Hkup; Window Coverings					
<b>Flooring:</b> Carpet; Laminate Flooring					
<b>Features-Additional:</b> Fenced Yard; Private Yard; Cable TV; Covenant/Restriction; Deck/Patio; DSL/Cable Available; Fire Service Area; Garage Door Opener; Shed; RV Parking					
<b>Agent Days On Market</b>	288	<b>Date-Closing</b>	11/05/2019	<b>Date-Pending</b>	08/29/2019
<b>LO:</b> Signature Real Estate Alaska					
<i>Provided as a courtesy of</i>		Direct - (907) 519-0043			
<b>Tait Zimmerman w/ Advantage Alaska Real Estate</b>		Office - (907) 622-1345			
EXP Realty, LLC		tait@advantagealaska.com			
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Adjustments for Comparable #18-18725 (Map Number 4)

Description	Value	\$312,000
SF-Res	+7370	\$319,370

Price Per Calculations for Comparable #18-18725 (Map Number 4)

Description	Value
SF-Res	\$118.64

<b>Address:</b> 2285 N Willow Drive						
	<b>Listing #</b>	18-18774	<b>Price-List</b>	\$ 299,999		
	<b>Status</b>	Closed	<b>Near</b>	Wasilla		
	<b>Zip Code</b>	99654	<b>Type</b>	Residential		
	<b>Bedrooms</b>	4	<b>Baths</b>	2.50		
	<b>SF-Res</b>	2,158	<b>Carport #</b>	0		
	<b>Garage #</b>	2	<b>Latitude</b>	61.605351		
	<b>Longitude</b>	-149.329416	<b>Unit #</b>			
	<b>Year Built</b>	2015				
	<b>MLS Area:</b> WA - Wasilla <b>Borough/Census Area:</b> 1D - Matanuska Susitna Borough <b>Region:</b> 1 - Southcentral Alaska Region <b>Builder Name &amp; Co:</b> <b>Zoning:</b> UNK - Unknown (re: all MSB)					
	<b>School-Elementary</b>	Finger Lake	<b>School-Middle</b>	Colony	<b>School-High</b>	Colony
<b>SF-Lot</b>	40,075	<b>Acres</b>	0.92	<b>SF-Res</b>	2,158	
<b>SF-Gar</b>	528	<b>Grid # (Muni Anch)</b>	N/A	<b>Tax Map #-Mat-Su</b>	WA07	
<b>Energy Rating</b>		<b>Tax ID</b>	1101B17L007	<b>Taxes (Estimated)</b>		
<b>Tax Year</b>		<b>Year Built</b>	2015	<b>Year Remodeled</b>		
<b>Year Updated</b>		<b>Construction Status</b>	Existing Structure	<b>Foreclosure/Bank Own</b>	No	
<b>Remote Description</b>						
<b>Directions:</b> Coming from Anchorage on Parks Hwy., right on Seward Meridian, right on Bogard Rd., right onto E. Stoney Hollow Dr., right onto E. Alder Dr., right onto N. Willow Dr., house is on the left. <b>Legal:</b> Cottonwood Shores L7 B17 <b>Public Remarks:</b> 2 story open floor plan with a covered front porch. The main level has a powder room & a nice open layout including kitchen with granite counter tops, pantry, and an island that leads into the dining area. Appliances (including washer and dryer) stay! 4 bedrooms & 2 baths upstairs. Master suite features "his and "her" walk in closets, and large master bathroom with soaker tub.						
<b>Residential Type:</b> Single Family Res <b>Construction Type:</b> Wood Frame <b>Roof Type:</b> Asphalt; Composition; Shingle <b>Foundation Type:</b> Block <b>Floor Style:</b> Multi-Level <b>Garage Type:</b> Attached <b>Carport Type:</b> None		<b>Heat Type:</b> Forced Air <b>Fuel Type:</b> Unknown-BTV <b>Sewer Type:</b> Septic Tank <b>Water-Type:</b> Private <b>Topography:</b> Level <b>Wtrfrnt-Frontage:</b> None		<b>Wtrfrnt-Access Near:</b> None <b>New Finance (Terms):</b> AHFC; Cash; Conventional; FHA; VA <b>Docs Avl for Review:</b> Prop Discl Available		
<b>Features-Interior:</b> Ceiling Fan(s); Dishwasher; Fireplace; Gas Cooktop; Microwave (B/I); Range/Oven; Refrigerator; Smoke Detector(s); Granite Counters <b>Flooring:</b> Carpet; Laminate Flooring <b>Features-Additional:</b> Garage Door Opener						
<b>Agent Days On Market</b>	245	<b>Date-Closing</b>	08/29/2019	<b>Date-Pending</b>	07/19/2019	
<b>LO:</b> FSBO System LLC						
<i>Provided as a courtesy of</i> <b>Tait Zimmerman w/ Advantage Alaska Real Estate</b> EXP Realty, LLC 11127 Old Eagle River Rd. #105 Eagle River, AK 99577		Direct - (907) 519-0043 Office - (907) 622-1345 tait@advantagealaska.com http://www.advantagealaska.com				


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Adjustments for Comparable #18-18774 (Map Number 5)

Description	Value	\$305,000
Baths	+2000	\$307,000
SF-Res	+36740	\$343,740
<b>Final Adjusted Value</b>		<b>\$343,740</b>

Price Per Calculations for Comparable #18-18774 (Map Number 5)

Description	Value
SF-Res	\$159.29

<b>Address:</b> 750 E Susitna Drive		<b>Listing #</b> 19-6525		<b>Price-List</b> \$ 350,000	
		<b>Status</b> Closed		<b>Near</b> Wasilla	
		<b>Zip Code</b> 99654		<b>Type</b> Residential	
		<b>Bedrooms</b> 4		<b>Baths</b> 3.50	
		<b>SF-Res</b> 3,072		<b>Carport #</b> 0	
		<b>Garage #</b> 2		<b>Latitude</b> 61.599889	
		<b>Longitude</b> -149.428706		<b>Unit #</b>	
		<b>Year Built</b> 2014			
		<b>MLS Area:</b> WA - Wasilla			
		<b>Borough/Census Area:</b> 1D - Matanuska Susitna Borough			
		<b>Region:</b> 1 - Southcentral Alaska Region			
		<b>Builder Name &amp; Co:</b> Orr			
		<b>Zoning:</b> UNZ - Not Zoned-all MSB but Palmer/Wasilla/Houston			
<b>School-Elementary</b>	Tanaina	<b>School-Middle</b>	Teeland	<b>School-High</b>	Wasilla
<b>SF-Lot</b>	41,818	<b>Acres</b>	0.96	<b>SF-Res</b>	3,072
<b>SF-Gar</b>	616	<b>Grid # (Muni Anch)</b>	N/A	<b>Tax Map #-Mat-Su</b>	WA06
<b>Energy Rating</b>		<b>Tax ID</b>	1107B04L008	<b>Taxes (Estimated)</b>	\$ 2,994
<b>Tax Year</b>	2018	<b>Year Built</b>	2014	<b>Year Remodeled</b>	
<b>Year Updated</b>		<b>Construction Status</b>	Existing Structure	<b>Foreclosure/Bank Own</b>	No
<b>Remote Description</b>					
<b>Directions:</b> Wasilla Fishhook road, left on Susitna.					
<b>Legal:</b> Woodside Estates L8 B4					
<b>Public Remarks:</b> Huge MIL apartment! 2 full up/down living spaces. 3 bed/2 bath upstairs. 1 bed/1 bath and an office downstairs. Plus an extra bonus room near the garage with a private 1/2 bathroom. Oversized garage. Sunny living spaces with lots of windows.					
<b>Residential Type:</b> Single Family Res		<b>Heat Type:</b> Forced Air		<b>Wtrfrnt-Access Near:</b> None	
<b>Construction Type:</b> Wood Frame		<b>Fuel Type:</b> Natural Gas		<b>New Finance (Terms):</b> AHFC; Cash; Conventional; FHA; VA	
<b>Exterior Finish:</b> Wood		<b>Sewer Type:</b> Septic Tank		<b>Mortgage Info:</b> EM Minimum Deposit: 3,750	
<b>Roof Type:</b> Asphalt; Composition; Shingle		<b>Water-Type:</b> Private; Well		<b>Docs Avl for Review:</b> Docs Posted on MLS	
<b>Foundation Type:</b> Block; Poured Concrete		<b>Dining Room Type:</b> Area			
<b>Floor Style:</b> Two-Story Tradtnl		<b>Access Type:</b> Paved; Maintained			
<b>Garage Type:</b> Attached		<b>Wtrfrnt-Frontage:</b> None			
<b>Carport Type:</b> None					
<b>Features-Interior:</b> BR/BA on Main Level; Ceiling Fan(s); CO Detector(s); Den &/Or Office; Dishwasher; Electric; Microwave (B/I); Range/Oven; Refrigerator; Sauna; Vaulted Ceiling; Washer &/Or Dryer; Washr&/Or Dryer Hkup; Window Coverings					
<b>Features-Additional:</b> Private Yard; Cable TV; Covenant/Restriction; Deck/Patio; DSL/Cable Available; Garage Door Opener; Generator; Greenhouse; Mother-in-Law Apt; Road Service Area; Shed; TV Antenna; RV Parking					
<b>Room Name</b>	<b>Level</b>	<b>Remarks</b>	<b>Room Name</b>	<b>Level</b>	
Dining Room	Second	Dining area	Master Bedroom	Second	
Kitchen	Second		Bedroom 2	Second	
Kitchen	First		Bedroom 3	Second	
Living Room	Second	Windows face East, West, and South-Sunny	Bedroom 3	First	
Living Room	First		Bedroom 4	First	
Utility Room	Second	Upstairs laundry	Full Bathroom	Second	
Utility Room	First	Downstairs laundry			
Master Bathroom	Second				
Bonus Room	First	Office, possibly commercial			
<b>Agent Days On Market</b>	125	<b>Date-Closing</b>	10/11/2019	<b>Date-Pending</b>	09/03/2019
<b>LO:</b> RE/MAX Dynamic Properties					
<i>Provided as a courtesy of</i>		Direct - (907) 519-0043			
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EXP Realty, LLC		tait@advantagealaska.com			
11127 Old Eagle River Rd. #105		http://www.advantagealaska.com			
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Adjustments for Comparable #19-6525 (Map Number 6)

Description	Value	\$340,000
Baths	-2000	\$338,000

Description	Value	\$340,000
SF-Res	-13530	\$324,470
Final Adjusted Value		\$324,470

Price Per Calculations for Comparable #19-6525 (Map Number 6)

Description	Value
SF-Res	\$105.62

**Address:** 470 E White Spruce Loop



<b>Listing #</b>	19-5081	<b>Price-List</b>	\$ 365,000
<b>Status</b>	Closed	<b>Near</b>	Wasilla
<b>Zip Code</b>	99654	<b>Type</b>	Residential
<b>Bedrooms</b>	5	<b>Baths</b>	3.50
<b>SF-Res</b>	3,104	<b>Carport #</b>	0
<b>Garage #</b>	4	<b>Latitude</b>	61.639443
<b>Longitude</b>	-149.436615	<b>Unit #</b>	
<b>Year Built</b>	2009		
<b>MLS Area:</b> WA - Wasilla			
<b>Borough/Census Area:</b> 1D - Matanuska Susitna Borough			
<b>Region:</b> 1 - Southcentral Alaska Region			
<b>Builder Name &amp; Co:</b>			
<b>Zoning:</b> UNK - Unknown (re: all MSB)			

<b>School-Elementary</b>	John Shaw	<b>School-Middle</b>	Teeland	<b>School-High</b>	Wasilla
<b>SF-Lot</b>	45,302	<b>Acres</b>	1.04	<b>SF-Res</b>	3,104
<b>SF-Gar</b>		<b>Grid # (Muni Anch)</b>	N/A	<b>Tax Map #-Mat-Su</b>	WA06
<b>Energy Rating</b>		<b>Tax ID</b>	2916B12L009	<b>Taxes (Estimated)</b>	
<b>Tax Year</b>		<b>Year Built</b>	2009	<b>Year Remodeled</b>	2019
<b>Year Updated</b>	2019	<b>Construction Status</b>	Existing Structure	<b>Foreclosure/Bank Own</b>	No

**Remote Description**

**Directions:** Seldon/ Parks to North on Lucille. Left on Schrock, Right on E Heather Way, Right on E White Spruce. Home is on the right.  
**Legal:** Wasilla North Estates #2 L9 B12  
**Public Remarks:** SELLER WILL PAY \$4000 in closing costs! Just 45 mins to JBER! Gorgeous home on a private, fenced 1+ acre lot with a large deck. Two master bedrooms, Costco-sized pantry, office, gorgeous kitchen, living room & family room. New flooring, new stainless appliances (all stay), granite counter tops, & beautiful cherry cabinets. Attached 2 car garage PLUS a detached shop. This home is a must see.

<b>Residential Type:</b> Single Family Res	<b>Heat Type:</b> Forced Air	<b>Wtrfrnt-Access Near:</b> None
<b>Foundation Type:</b> Poured Concrete	<b>Fuel Type:</b> Natural Gas	
<b>Garage Type:</b> Attached; Detached; Heated; Tandem; Tuck Under	<b>Sewer Type:</b> Septic Tank	
<b>Carport Type:</b> None	<b>Water-Type:</b> Private; Well	
	<b>Wtrfrnt-Frontage:</b> None	

<b>Agent Days On Market</b>	137	<b>Date-Closing</b>	10/15/2019	<b>Date-Pending</b>	09/10/2019
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**LO:** Keller Williams Realty Alaska Group of Wasilla

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Adjustments for Comparable #19-5081 (Map Number 7)

Description	Value	\$361,000
Baths	-2000	\$359,000
SF-Res	-15290	\$343,710
Garage #	-12000	\$331,710
Final Adjusted Value		\$331,710

Price Per Calculations for Comparable #19-5081 (Map Number 7)

Description	Value
SF-Res	\$106.87

<b>Address:</b> 4860 W Kianna Avenue					
 <p>©2019 COPYRIGHT</p>	<b>Listing #</b> 19-10595 <b>Status</b> Closed <b>Zip Code</b> 99623 <b>Bedrooms</b> 6 <b>SF-Res</b> 2,898 <b>Garage #</b> 2 <b>Longitude</b> -149.572841 <b>Year Built</b> 2006	<b>Price-List</b> \$ 355,000 <b>Near</b> Wasilla <b>Type</b> Residential <b>Baths</b> 3.00 <b>Carport #</b> 0 <b>Latitude</b> 61.539249 <b>Unit #</b>			
	<b>MLS Area:</b> WA - Wasilla <b>Borough/Census Area:</b> 1D - Matanuska Susitna Borough <b>Region:</b> 1 - Southcentral Alaska Region <b>Builder Name &amp; Co:</b> <b>Zoning:</b> UNK - Unknown (re: all MSB)				
<b>School-Elementary</b> Goose Bay <b>SF-Lot</b> 40,004 <b>SF-Gar</b> 576 <b>Energy Rating</b> <b>Tax Year</b> 2019 <b>Year Updated</b>	<b>School-Middle</b> Wasilla <b>Acres</b> 0.92 <b>Grid # (Muni Anch)</b> N/A <b>Tax ID</b> 3173B02L002 <b>Year Built</b> 2006 <b>Construction Status</b> Existing Structure	<b>School-High</b> Wasilla <b>SF-Res</b> 2,898 <b>Tax Map #-Mat-Su</b> HO16 <b>Taxes (Estimated)</b> \$ 4,978.60 <b>Year Remodeled</b> <b>Foreclosure/Bank Own</b> No			
<b>Remote Description</b>					
<b>Directions:</b> Knik Goose Bay Road to Right on Foothills, Left on Kianna, Home on the Left. <b>Legal:</b> Kianna L2 B2 <b>Public Remarks:</b> Beautiful 2 story home, 6 bedrooms and 3 baths. Spacious open living area, stainless appliances, gas fireplace and large master suite. Daylight basement is light and bright with family room, bedrooms, laundry room and french doors that lead to large, private fenced in back yard. Tons of room to play! Great neighborhood and large lot. Septic approved for 4 bedroom for lender purposes.					
<b>Residential Type:</b> Single Family Res <b>Construction Type:</b> Wood Frame - 2x6 <b>Exterior Finish:</b> Wood <b>Roof Type:</b> Asphalt; Composition; Shingle <b>Foundation Type:</b> Poured Concrete <b>Floor Style:</b> Hlsd Rnch/Dlt Bsmnt <b>Garage Type:</b> Attached <b>Carport Type:</b> None	<b>Heat Type:</b> Forced Air <b>Fuel Type:</b> Natural Gas <b>Sewer Type:</b> Septic Tank <b>Water-Type:</b> Well <b>Dining Room Type:</b> Area <b>Access Type:</b> Gravel; Maintained <b>Topography:</b> Level; Sloping <b>Wtrfrnt-Frontage:</b> None	<b>Wtrfrnt-Access Near:</b> None <b>Docs Avl for Review:</b> As-Built; CC&R's; Docs Posted on MLS; Prop Discl Available; PUR 102			
<b>Features-Interior:</b> Basement; BR/BA on Main Level; CO Detector(s); Electric; Family Room; Microwave (B/I); Range/Oven; Smoke Detector(s); Vaulted Ceiling; Washr&/Or Dryer Hkup <b>Features-Additional:</b> Fenced Yard; Private Yard; Covenant/Restriction; Deck/Patio; Fire Service Area; Road Service Area; RV Parking					
<b>Agent Days On Market</b> 147 <b>LO:</b> RE/MAX Dynamic of the Valley, The Kevin Crozier Team	<b>Date-Closing</b> 01/22/2020	<b>Date-Pending</b> 12/13/2019			
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Adjustments for Comparable #19-10595 (Map Number 8)

Description	Value	
SF-Res		\$349,000
	-3960	\$345,040

Price Per Calculations for Comparable #19-10595 (Map Number 8)

Description	Value
SF-Res	\$119.06

<b>Address:</b> 3494 N Majestic Drive																																				
	<table border="0"> <tr> <td><b>Listing #</b></td> <td>19-10425</td> <td><b>Price-List</b></td> <td>\$ 305,000</td> </tr> <tr> <td><b>Status</b></td> <td>Closed</td> <td><b>Near</b></td> <td>Wasilla</td> </tr> <tr> <td><b>Zip Code</b></td> <td>99654</td> <td><b>Type</b></td> <td>Residential</td> </tr> <tr> <td><b>Bedrooms</b></td> <td>3</td> <td><b>Baths</b></td> <td>2.50</td> </tr> <tr> <td><b>SF-Res</b></td> <td>2,280</td> <td><b>Carport #</b></td> <td>0</td> </tr> <tr> <td><b>Garage #</b></td> <td>2</td> <td><b>Latitude</b></td> <td>61.619964</td> </tr> <tr> <td><b>Longitude</b></td> <td>-149.374445</td> <td><b>Unit #</b></td> <td></td> </tr> <tr> <td><b>Year Built</b></td> <td>2002</td> <td></td> <td></td> </tr> </table>	<b>Listing #</b>	19-10425	<b>Price-List</b>	\$ 305,000	<b>Status</b>	Closed	<b>Near</b>	Wasilla	<b>Zip Code</b>	99654	<b>Type</b>	Residential	<b>Bedrooms</b>	3	<b>Baths</b>	2.50	<b>SF-Res</b>	2,280	<b>Carport #</b>	0	<b>Garage #</b>	2	<b>Latitude</b>	61.619964	<b>Longitude</b>	-149.374445	<b>Unit #</b>		<b>Year Built</b>	2002					
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	<b>Year Built</b>	2002																																		
	<p><b>MLS Area:</b> WA - Wasilla  <b>Borough/Census Area:</b> 1D - Matanuska Susitna Borough  <b>Region:</b> 1 - Southcentral Alaska Region  <b>Builder Name &amp; Co:</b>  <b>Zoning:</b> UNK - Unknown (re: all MSB)</p>																																			
<table border="0"> <tr> <td><b>School-Elementary</b></td> <td>Larson</td> <td><b>School-Middle</b></td> <td>Teeland</td> <td><b>School-High</b></td> <td>Colony</td> </tr> <tr> <td><b>SF-Lot</b></td> <td>40,075</td> <td><b>Acres</b></td> <td>0.92</td> <td><b>SF-Res</b></td> <td>2,280</td> </tr> <tr> <td><b>SF-Gar</b></td> <td>521</td> <td><b>Grid # (Muni Anch)</b></td> <td>N/A</td> <td><b>Tax Map # - Mat-Su</b></td> <td>WA06</td> </tr> <tr> <td><b>Energy Rating</b></td> <td></td> <td><b>Tax ID</b></td> <td>5222B04L004</td> <td><b>Taxes (Estimated)</b></td> <td>\$ 4,228.46</td> </tr> <tr> <td><b>Tax Year</b></td> <td>2018</td> <td><b>Year Built</b></td> <td>2002</td> <td><b>Year Remodeled</b></td> <td></td> </tr> <tr> <td><b>Year Updated</b></td> <td></td> <td><b>Construction Status</b></td> <td>Existing Structure</td> <td><b>Foreclosure/Bank Own</b></td> <td>No</td> </tr> </table>	<b>School-Elementary</b>	Larson	<b>School-Middle</b>	Teeland	<b>School-High</b>	Colony	<b>SF-Lot</b>	40,075	<b>Acres</b>	0.92	<b>SF-Res</b>	2,280	<b>SF-Gar</b>	521	<b>Grid # (Muni Anch)</b>	N/A	<b>Tax Map # - Mat-Su</b>	WA06	<b>Energy Rating</b>		<b>Tax ID</b>	5222B04L004	<b>Taxes (Estimated)</b>	\$ 4,228.46	<b>Tax Year</b>	2018	<b>Year Built</b>	2002	<b>Year Remodeled</b>		<b>Year Updated</b>		<b>Construction Status</b>	Existing Structure	<b>Foreclosure/Bank Own</b>	No
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<b>Remote Description</b>																																				
<p><b>Directions:</b> From Seward Meridian, N on Bogard, Left on Tait, L on Seldon, R on Lake View, R on N. Majestic.  <b>Legal:</b> Kings Ridge Ph 3 L4 B4  <b>Public Remarks:</b> Two story traditional home on a cul-de-sac with a first floor Master Bedroom! Amazing mountain views with space galore to build a shop. This home features a tiled entry, laminate flooring, formal dining, upstairs bonus room and spacious master suite! Fresh paint and the enormous deck makes this backyard a dream. An easy commute to JBER or Anchorage makes this the perfect place to call hom</p>																																				
<p><b>Residential Type:</b> Single Family Res  <b>Association Info:</b> Association Name: Kings Ridge;                  Dues-Amount: 50; Dues-Frequency: Yearly  <b>Construction Type:</b> Wood Frame - 2x6  <b>Exterior Finish:</b> Wood  <b>Roof Type:</b> Asphalt; Composition; Shingle  <b>Foundation Type:</b> Block  <b>Floor Style:</b> Two-Story Tradtnl  <b>Garage Type:</b> Attached  <b>Carport Type:</b> None</p>	<p><b>Heat Type:</b> Forced Air  <b>Fuel Type:</b> Natural Gas  <b>Sewer Type:</b> Septic Tank  <b>Water-Type:</b> Private; Well  <b>Access Type:</b> Paved  <b>Wtrfrnt-Frontage:</b> None</p>	<p><b>Wtrfrnt-Access Near:</b> Lake  <b>To Show:</b> ShowingTime  <b>New Finance (Terms):</b> AHFC; Cash; Conventional; FHA; VA; VA 000 Down  <b>Mortgage Info:</b> EM Minimum Deposit: 3,000  <b>Docs Avl for Review:</b> Docs Posted on MLS</p>																																		
<p><b>Features-Interior:</b> Ceiling Fan(s); CO Detector(s); Dishwasher; Jetted Tub; Microwave (B/I); Range/Oven; Refrigerator; Smoke Detector(s); Window Coverings  <b>Flooring:</b> Laminate Flooring  <b>Features-Additional:</b> Deck/Patio; Home Owner Assoc.; Lot-Corner; RV Parking</p>																																				
<b>Agent Days On Market</b>	136	<b>Date-Closing</b>	01/31/2020	<b>Date-Pending</b>	12/07/2019																															
<b>LO:</b> Keller Williams Realty Alaska Group																																				
<p><i>Provided as a courtesy of</i>  <b>Tait Zimmerman w/ Advantage Alaska Real Estate</b>                  EXP Realty, LLC                  11127 Old Eagle River Rd. #105                  Eagle River, AK 99577</p>		<p>Direct - (907) 519-0043                  Office - (907) 622-1345  <a href="mailto:tait@advantagealaska.com">tait@advantagealaska.com</a>  <a href="http://www.advantagealaska.com">http://www.advantagealaska.com</a></p>																																		

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 Tait Zimmerman w/ Advantage Alaska Real Estate on Thursday, February 13, 2020 10:47 AM.

**Adjustments for Comparable #19-10425 (Map Number 9)**

Description	Value	\$303,000
Baths	+2000	\$305,000
SF-Res	+30030	\$335,030
Final Adjusted Value		\$335,030

**Price Per Calculations for Comparable #19-10425 (Map Number 9)**

Description	Value
SF-Res	\$146.94

**Matanuska Susitna Borough**

**Building Summary**

*Realtor*  
*\$324*

*1.7690*

STEWART SHANE  
 STE B PMB 777  
 2521 E MOUNTAIN VILLAGE DR  
 WASILLA AK 99654-7336

56820B01L011  
 2313 S GRAY BIRCH CIR

Acreage: 1.50

S 17N02W13C  
 HO 9  
 GRAND BIRCH EST  
 Parcel ID: 507797

*TOPO*  
*Land*

	Land	Sum of All Improvements	Exemption	Assessed Value	
2020	\$ 37,000	\$ 298,000		\$ 335,000	<i>5,900</i>
2019	\$ 37,000	\$ 292,100		\$ 329,100	
2018	\$ 37,000	\$ 233,500		\$ 270,500	

**Building ID:** 62625  
**Building Use:** Residential Building  
**Const. Year:** 2013  
**Foundation:** PC  
**Units:** 1

**Design Eff. Year:** 2013  
**Physical Cond.:** S

**Grade Building Type:** 04.2 FRAME  
**Bsmt. Type:** None

Item Description	Quantity	Units Area	% Complete	Rate	Total
<b>Building ID:</b> 62625					
1.0 First Story	1.0	1141		127.61	145,603
2.0 Second Story	2.0	1736		74.25	128,898
Garage (10.3)	11M	576		29.89	17,217
Porch Open, 1 Story	41	38		12.02	457
Deck with Railing	12E	129		10.00	1,290

**Building ID:** 62625

Heat - 8E G 1 0  
 3 Fixture Bath 03 1 4,000 4,000

**Building ID:** 62625

Calculated Value: \$297,464  
 Market Factor 100  
 Location Factor 100

Less Depreciation:  
 Physical 3.00  
 Accelerated  
 Functional  
 External

Total Depreciation \$8,924  
**Net Calculated Value((RCNLD) \$288,540**  
 Override Value: \$0

Utilities:  
 SEPTIC1 \$5,000.00  
 WELL1 \$4,500.00  
**Total Utilities: \$9,500.00**

**TOTAL IMPROVED VALUE (ROUNDED AMOUNT) \$298,000**

STEWART SHANE  
 STE B PMB 777  
 2521 E MOUNTAIN VILLAGE DR  
 WASILLA AK 99654-7336

56820B01L011  
 2313 S GRAY BIRCH CIR

Acreage: 1.50

S 17N02W13C  
 HO 9  
 GRAND BIRCH EST  
 Parcel ID: 507797

	Land	Sum of All Improvements	Exemption	Assessed Value
2019	\$ 37,000	\$ 292,100		\$ 329,100
2018	\$ 37,000	\$ 233,500		\$ 270,500
2017	\$ 37,000	\$ 233,300		\$ 270,300

**Building ID:** 62625  
**Building Use:** Residential Building  
**Const. Year:** 2013  
**Foundation:** PC  
**Units:** 1

**Design Eff. Year:** 2013  
**Physical Cond.:** S

**Grade:** 04.2  
**Building Type:** FRAME  
**Bsmt. Type:** None

Item Description	Quantity	Units Area	% Complete	Rate	Total
<b>Building ID:</b> 62625					
1.0 First Story	1.0	1141		124.50	142,055
2.0 Second Story	2.0	1736		74.25	128,898
Garage (10.3)	11M	576		29.89	17,217
Porch Open, 1 Story	41	38		12.02	457
Deck with Railing	12E	129		10.00	1,290

<b>Building ID:</b> 62625					
Heat - 8E	G	1		0	0
3 Fixture Bath	03	1		2,400	2,400

<b>Building ID:</b> 62625					
Calculated Value:					\$289,393
Market Factor			99		
Location Factor			100		
Less Depreciation:					
Physical			2.00		
Accelerated					
Functional					
External					
Total Depreciation					\$5,788
<b>Net Calculated Value((RCNLD)</b>					<b>\$283,605</b>
Override Value:					\$0
Utilities:					
SEPTIC1	\$5,000.00				
WELL1	\$3,500.00				
Total Utilities:					\$8,500.00

**TOTAL IMPROVED VALUE (ROUNDED AMOUNT) \$292,100**

*5511 W montclair - comparable*







## MATANUSKA-SUSITNA BOROUGH

### Department of Finance

### Division of Assessment

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-8642 • Fax (907) 861-8693

[www.matsugov.us](http://www.matsugov.us)

**To:** Board of Equalization

**From:** Jim Dick, Appraiser  
Brad Pickett, Assessor

**Re:** Appeal #55

**Property Owner:** Shane Stewart

**Account/Legal:** 56820B01L011

**Map No.:** HO-09

**Date of Appraisal:** January 1, 2020

**Hearing Date:** April 30, 2020

**2020 Assessed Value:** Land: \$37,000  
Improvements: \$298,000  
Total: \$335,000

**2020 Amended Value:** Land: \$37,000  
Improvements: \$281,700  
Total: \$318,700

### Purpose of Report:

- Validation of the 2020 Amended Assessed Value of the subject property generated by the mass appraisal process. This 2020 assessed value was generated prior to compilation of this report.

### Introduction:

- The subject property is located at 2313 S. Gray Birch Circle, in Grand Birch Estates subdivision, approximately 5 miles southwest from downtown Wasilla.
- The subject property is improved with an average Two-Story single family home, which was recently converted to a duplex, with the first floor being turned into a rental unit.

**Improvement/Structure Comments:**

- The subject structure consists of 2,877 square feet of living space, which includes the 950 square foot first floor rental unit.
- The subject has a 576 square foot built in garage.
- The finishes on the exterior of the subject are of average quality.
- The subject has 3 full baths.

**Basis of the Appeal:**

Excessive  Unequal  Improper  Undervalued

**Concerns brought forth by the appellant:**

- The appellant acquired a Real Estate Agents opinion of value, which I have included in this report. The Real Estate Agents opinion of value is \$324,325. This value more than supports the Borough’s 2020 amended assessed value of \$318,700.
- The appellant stated he feels the value should have been lowered from the Real Estate Agents opinion of value of \$324,325, not the Boroughs assessed value of \$335,000.

**Comparable Sales:**

Comparable Sales	Sale Price	Sale Date	Indicated Value
1. Settlers Bay #1 Blk 3 Lot 28	\$334,000	Sept-18	\$326,200
2. Woodside Estates Blk 4 Lot 8	\$340,000	Oct-19	\$322,400
3. Northern Capitol Est. Blk 2 Lot 16	\$379,000	Apr-19	\$362,200
4. Wasilla Est. Blk 6 Lot 14	\$346,000	Jan-19	\$324,800
<b>Subject Property</b>		<b>Amended</b>	<b>Assessed Value</b>
Grand Birch Blk 1 Lot 11			\$318,700

**Case facts:**

- The appellant submitted his Real Estate Agents opinion of value of \$324,325, with some recent sales adjusted to match the subject property.
- When the information, supplied by the appellant was reviewed, it was found that the structure was finished as a duplex, with the first floor being advertised as unit #B.
- The record was amended to show the change in building use, a kitchen and full bathroom were added and the building use was changed from residential building to duplex.
- The change in building use from residential building to duplex lowered the assessed value from \$335,000 to \$318,700.
- The comparable sales used indicate the Borough's amended assessed value for 2020 is not excessive.

### **Comments on Comparable Sales:**

- The comparable sales used for the subject property are duplex properties of similar size, age, and quality.
- Comparable #1 is slightly smaller than the subject, and was used because it's the most similar geographically.
- Comparable #2 was built by the same contractor and is finished with up and down units like the subject.
- Comparable #3 & #4 bracket the subject in size.

### **Comments on basis for appeal:**

- To show that an assessment is Excessive an appellant must show that the assessment is grossly disproportionate when compared to other assessments.

### **Recommendation:**

- Uphold the amended assessed value:  
Land: \$37,000  
Improvements: \$281,700  
Total: \$318,70

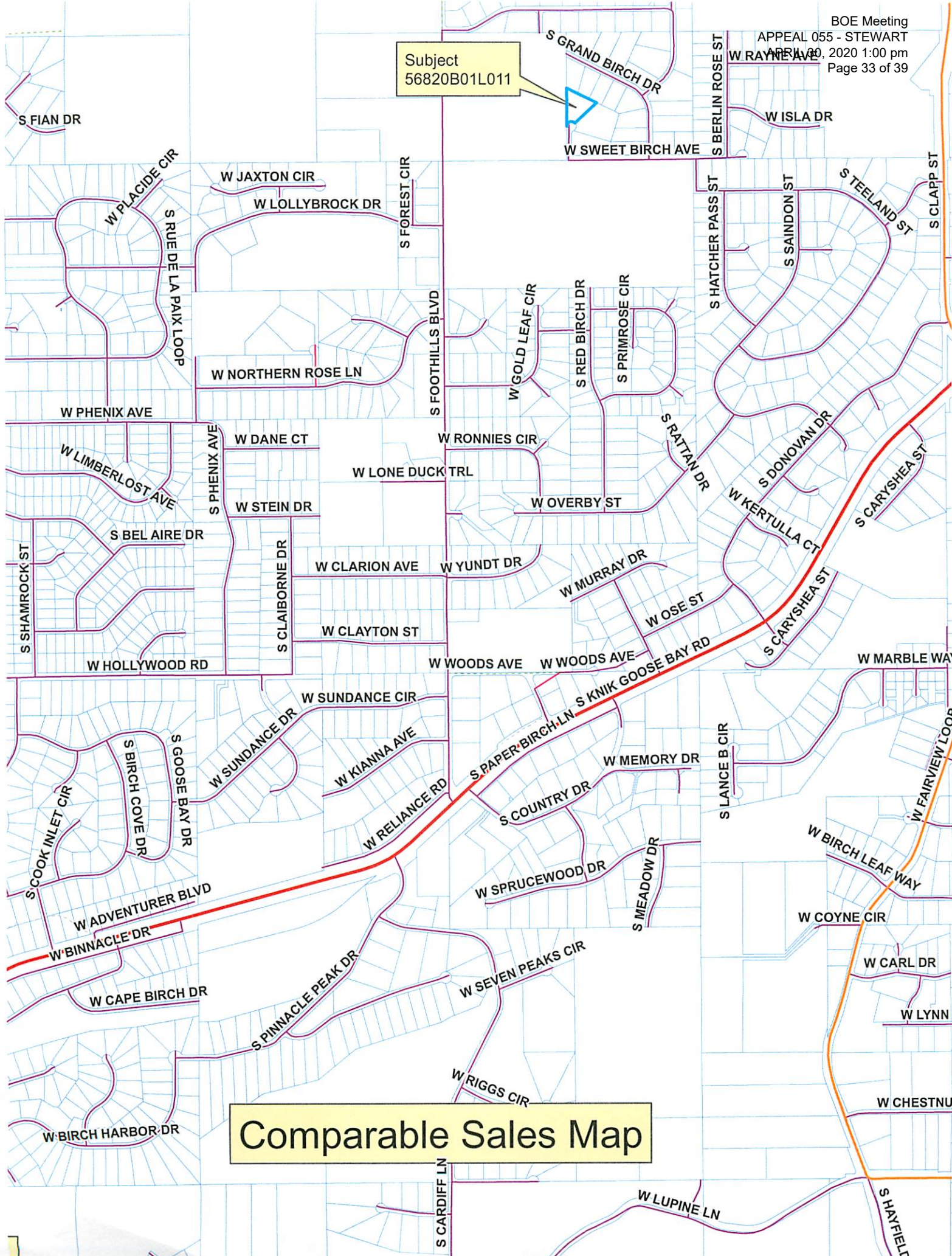
APPELLANT'S NAME	Shane Stewart	Comp #1	Comp #2	Comp #3	Comp #4
STREET ADDRESS	2313 GRAY BIRCH CIR	6431 W SUNSET AVE	750 E SUSITNA DR	2451 W SUCCESS DR	610 W HOLIDAY DR
SUBDIVISION	GRAND BIRCH	SETTLERS BAY #1	WOODSIDE EST	NORTHERN CAPITOL EST	WASILLA EST
ACCOUNT_NO.	56820B01L011	56611B03L028	51107B04L008	51102B02L016	51104B06L014
MAP	HO 9	HO 16	WA 6	WA 12	WA 12
ASSESSED_VALUE/SALES_PRI	\$318,700	\$334,000	\$340,000	\$379,000	\$346,000
\$/GROSS_LIV_AREA		\$129.26	\$110.68	\$132.84	\$114.42
LAND_ASSESSED_VALUE	\$37,000	\$45,000	\$38,000	\$40,000	\$40,000
SALE_DATE	1/1/2020	9/28/2018	10/11/2019	4/25/2019	1/7/2019
SALES/FINANCING_CONC					
TIME		\$0	\$0	\$0	\$0
LOCATION	KNIK-GOOSE BAY AREA	KNIK-GOOSE BAY AREA	WASILLA AREA	CITY OF WASILLA	CITY OF WASILLA
SITE_(ACRES)	1.50	0.92	0.96	0.92	0.95
VIEW		(\$8,000)	(\$1,000)	(\$3,000)	(\$3,000)
DESIGN(STYLE)	TWO-STORY	TWO-STORY	TWO-STORY	TWO-STORY	TWO-STORY
CONST_TYPE	FRAME	FRAME	FRAME	FRAME	FRAME
CONST_QUAL	AVERAGE	SUPERIOR	SIMILAR	SUPERIOR	SUPERIOR
AGE	2013	2009	2014	2010	2006
CONDITION	S	S	S	S	S
GROSS_LIVING_AREA	2877	2584	3072	2853	3024
BASEMENT_UNFINISHED	0	0	0	0	0
BASEMENT_FINISHED	0	0	0	0	0
BATHS	3	4	3	4	5
HALF_BATHS	0	0	1	0	0
JACUZZI/SAUNA	0	0	0	0	0
FUCTIONAL_UTILITY					
HEATING_FUEL_TYPE	GAS HEAT	GAS HEAT	GAS HEAT	GAS HEAT	GAS HEAT
GARAGE	576	920	616	882	960
CARPOR	0	0	0	0	0
PORCH/DECK	167	112	328	140	0
FIREPLACE	0	0	0	0	0
WOODSTOVE	0	0	0	0	0
PAVED_DRIVEWAY	\$0	\$0	\$0	\$3,000	\$0
OUTBUILDINGS	\$0	\$0	\$3,000	\$0	\$0
OTHER					
NET_ADJUSTMENT_\$		-\$7,815	-\$17,627	-\$16,816	-\$21,201
NET_ADJ_%		-2.3%	-5.2%	-4.4%	-6.1%
GROSS_ADJ_%		13.6%	5.2%	8.0%	13.8%
ADJUSTED_SALE_PRICE_OF_COMPARABLES		\$326,200	\$322,400	\$362,200	\$324,800



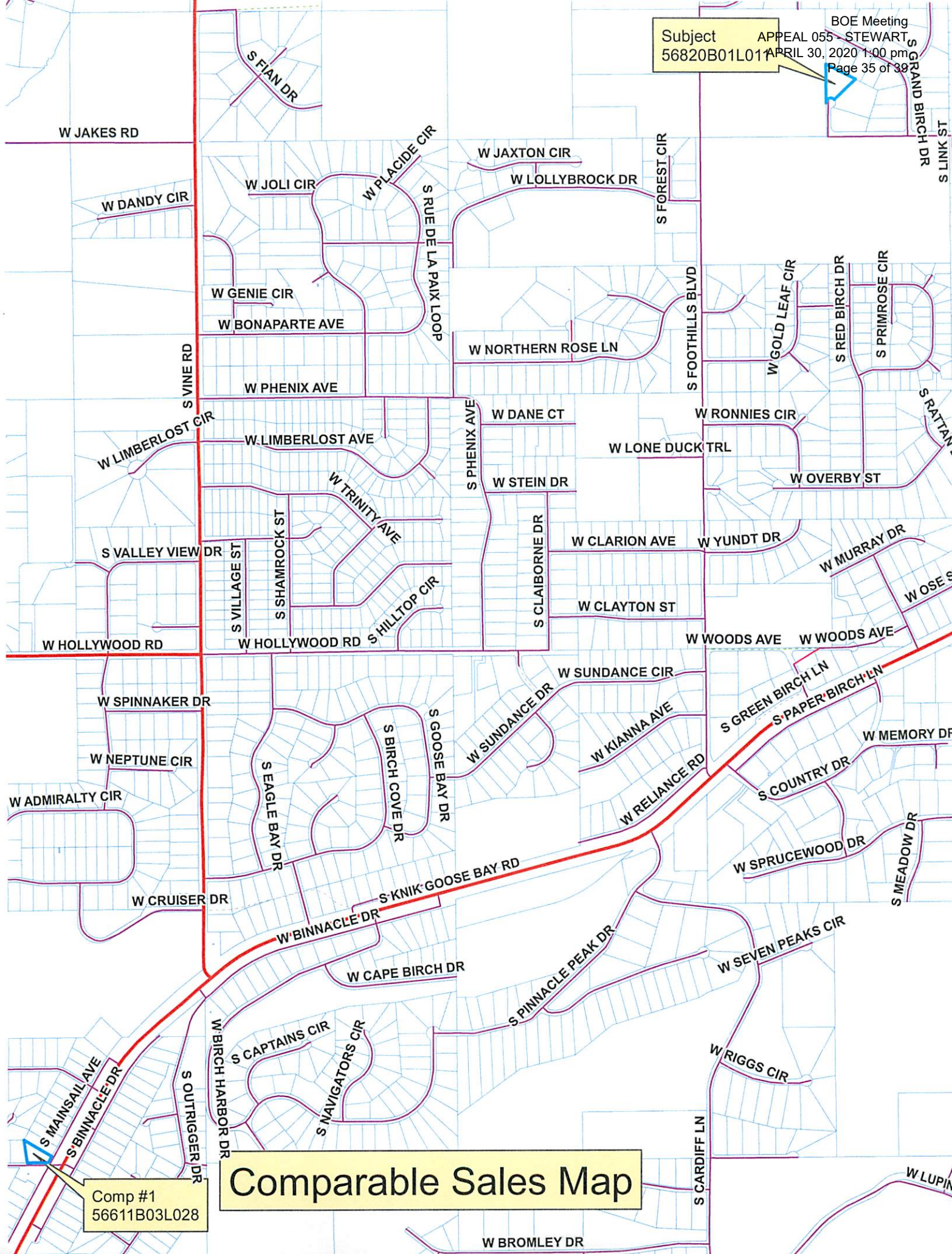
Subject  
56820B01L011



# Comparable Sales Map



APPELLANT'S NAME	Shane Stewart	Comp #1	Comp #2	Comp #3	Comp #4
STREET ADDRESS	2313 GRAY BIRCH CIR	6431 W SUNSET AVE	750 E SUSITNA DR	2451 W SUCCESS DR	610 W HOLIDAY DR
SUBDIVISION	GRAND BIRCH	SETTLERS BAY #1	WOODSIDE EST	NORTHERN CAPITOL EST	WASILLA EST
ACCOUNT_NO.	56820B01L011	56611B03L028	51107B04L008	51102B02L016	51104B06L014
MAP	HO 9	HO 16	WA 6	WA 12	WA 12
ASSESSED_VALUE/SALES_PRI	\$318,700	\$334,000	\$340,000	\$379,000	\$346,000
\$/GROSS_LIV_AREA		\$129.26	\$110.68	\$132.84	\$114.42
LAND_ASSESSED_VALUE	\$37,000	\$45,000	\$38,000	\$40,000	\$40,000
SALE_DATE	1/1/2020	9/28/2018	10/11/2019	4/25/2019	1/7/2019
SALES/FINANCING_CONC					
TIME		\$0	\$0	\$0	\$0
LOCATION	KNIK-GOOSE BAY AREA	KNIK-GOOSE BAY AREA	WASILLA AREA	CITY OF WASILLA	CITY OF WASILLA
SITE_(ACRES)	1.50	0.92	0.96	0.92	0.95
VIEW		(\$8,000)	(\$1,000)	(\$3,000)	(\$3,000)
DESIGN(STYLE)	TWO-STORY	TWO-STORY	TWO-STORY	TWO-STORY	TWO-STORY
CONST_TYPE	FRAME	FRAME	FRAME	FRAME	FRAME
CONST_QUAL	AVERAGE	SUPERIOR	SIMILAR	SUPERIOR	SUPERIOR
AGE	2013	2009	2014	2010	2006
CONDITION	S	S	S	S	S
GROSS_LIVING_AREA	2877	2584	3072	2853	3024
BASEMENT_UNFINISHED	0	0	0	0	0
BASEMENT_FINISHED	0	0	0	0	0
BATHS	3	4	3	4	5
HALF_BATHS	0	0	1	0	0
JACUZZI/SAUNA	0	0	0	0	0
FUCTIONAL_UTILITY					
HEATING_FUEL_TYPE	GAS HEAT	GAS HEAT	GAS HEAT	GAS HEAT	GAS HEAT
GARAGE	576	920	616	882	960
CARPOT	0	0	0	0	0
PORCH/DECK	167	112	328	140	0
FIREPLACE	0	0	0	0	0
WOODSTOVE	0	0	0	0	0
PAVED_DRIVEWAY	\$0	\$0	\$0	\$3,000	\$0
OUTBUILDINGS	\$0	\$0	\$3,000	\$0	\$0
OTHER					
NET_ADJUSTMENT_\$		-\$7,815	-\$17,627	-\$16,816	-\$21,201
NET_ADJ_%		-2.3%	-5.2%	-4.4%	-6.1%
GROSS_ADJ_%		13.6%	5.2%	8.0%	13.8%
ADJUSTED_SALE_PRICE_OF_COMPARABLES		\$326,200	\$322,400	\$362,200	\$324,800



# Comparable Sales Map

Comp #1  
56611B03L028







### Comparable Sales



Comparable #1



Comparable #3



Comparable #2



Comparable #4



Subject property



(1) Assessment/Property Control

Tax Account Number/LRM Case #  
 55541802L005

Subdivision / Lot  
 WESTMINSTERWALK

TRS  
 S 17N01W19A

Property Location  
 2660 W. STONEBLUFF DR.

Site Name

Parcel Index

Owner Name  
 BAIOCCHI ANTHONY M & A M

Project

Docuport Name(s)

Parcel(s) Linked

Split/Merge/Virtual Parcels

Browse

Exit

Record Inquiry (1/1)

Subd Query

Reports

Down/Buysets

Legacy Audit

Land Stry

Bidd Stry

Legacy Comments

Plat 10 Scrn

Real Legacy

Bid Leg Hist

Leg Used by Acct#

Leg Used by Name

All Users

Collections

Fire Code Enforcement

Pub Wks

Planning

Plating

Code Comp

Fire Code

Tax/Sale/FRCL

LEM

LID

LID History

105  
 WA 13  
 Chris/Todd  
 1/4

RECEIVED  
DATE REC'D (stamp)  
MAR 02 2020



MATANUSKA-SUSITNA BOROUGH  
350 E. Dahlia Avenue • Palmer, AK 99645  
Ph. (907) 861-8640 • [www.matsugov.us](http://www.matsugov.us)

**NOTICE OF APPEAL TO THE BOARD OF EQUALIZATION**

Must be postmarked or delivered by February 28, 2020 or within 30 days of adjusted assessment notice mailing.

ASSESSMENTS DIV

- 1. OWNER NAME: Anthony M Baiocchi
- 2. ACCOUNT NO: 55544B02L005

Note: A separate form is required for each appeal; do not submit multiple account numbers on the same form.

- 3. Value from Assessment Notice: Land 60,000; Buildings 285,000; Total 345,000
- 4. Owner's Estimate of Value: Land 50,000; Buildings 225,000; Total 275,000
- 5. Property Market Data:

- a. What was the purchase price of your property? 285,000
- b. What year did you purchase your property? 2007
- c. Was any personal property included in the purchase? Yes \_\_\_ No
- ⇒ If so, please itemize: \_\_\_\_\_

- d. Date property was last offered for sale: 2006 Price asked: 285,000
- e. Type of mortgage: Conventional VA
- f. Has a fee appraisal been done on the property within the past 5 years? \_\_\_ Yes  No
- ⇒ If yes, please attach a copy.

- 6. Property Inventory Data:
- a. Have improvements been made since taking ownership? Yes \_\_\_ No
- ⇒ If yes, please describe: \_\_\_\_\_

7. Why are you appealing your assessed property value?

- My property value is excessive.
- My property value is unequal to similar properties.
- My property was valued improperly.
- My property has been undervalued.

The above are the only grounds for adjustment allowed by Alaska Statute 29.45.210(b). (See attached.)

8. Please provide specific reasons and evidence supporting the item(s) checked above:

According to the last time I appealed this, the assessor erroneously compared my property with properties that had finished basements. This was in error, my basement is not finished. The decreased value is due to the green buffer being almost eradicated between our street and KGB during the street widening is adversely affecting home values

- 9.  Please check here if you have attached additional information to support your appeal.
- Please check here if you intend to submit additional evidence within the required time limit. (See Page 3, Item #5 regarding the required time limit.)

10. Commercial Property Owners: Please include Attachment A.

~SIGNATURE REQUIRED ON REVERSE SIDE~

For Office Use Only : Rcv'd By Alicia Danker BOE # 105

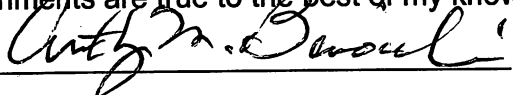
**11. Check the appropriate blank:**

- a. I am the owner of record for the account number appealed.**
- b. I am the attorney for the owner of record for the account number appealed.**
- c. 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.**
- d. 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.**
- e. 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.**

**12. Signed Statement of Appeal to the MSB Board of Equalization (BOE):**

I hereby appeal the determination of assessed value of the aforementioned property to the Matanuska-Susitna Borough Board of Equalization. My appeal is based on the grounds identified in Item #7 of this appeal form. I have discussed opinions of value with an appraiser representing the Assessment Division. Appraiser's name: \_\_\_\_\_

I understand that I bear the burden of proof for this appeal and that I must provide evidence to support my appeal. I also understand that all documentation that will be used to support my appeal should be submitted within 15 days of the close of the appeal period or as provided in (MSB 3.15.225(E)(5)). I further warrant that all statements contained in this appeal form and its attachments are true to the best of my knowledge.


Anthony M Baiocchi  
 Signature Printed Name

2660 W. Stonebluff Drive Wasilla AK 99654  
 Mailing address City State Zip

\_\_\_\_\_  
 Phone Number(s) -- Requested for use by appraiser attempting resolution of this appeal and/or by BOE Clerk.

\_\_\_\_\_  
 E-mail address -- Requested for use by appraiser attempting resolution of this appeal and/or by BOE Clerk.

**MUST BE FILED BY FEBRUARY 28, 2020 OR WITHIN 30 DAYS OF ADJUSTED ASSESSMENT NOTICE.**

**BEFORE YOU FILE:**

Did you remember to include your attachments? Attachments may include such items as an appraisal of your property, valuation information regarding similar properties in your area, Attachment A (for commercial properties), or other additional information to support your appeal.

Did you provide the required documentation to prove your right of appeal for this property? (See Item #11 above.)





## MATANUSKA-SUSITNA BOROUGH

### Department of Finance

### Division of Assessment

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-8642 • Fax (907) 861-8693

[www.matsugov.us](http://www.matsugov.us)

**To:** 2020 Board of Equalization

**From:** Brad Picket, Assessor  
Jesse Curlin, Appraiser I  
Todd Romine, Appraiser III

**Re:** Appeal #105

**Property Owner:** Anthony M. Baiocchi

**Account/Legal:** 5541B02L005

**Map No.:** WA 13

**Date of Appraisal:** 1/1/2020

**Hearing Date:** 4/30/2020

**2020 Assessed Value:**

Improvements: \$285,000	Adjusted \$279,700
Land: \$60,000	Land: \$60,000
Total: \$345,000	Total: \$339,400

### Purpose of Report:

- Validation of the 2020 assessed value of the subject property generated by the mass appraisal process and confirmed using ratio studies.

**Introduction:**

- The subject property is located approximately 3 ½ miles from Wasilla on Knik-Goose Bay Road in the Westminsterwalk Subdivision.
- The subject is valued as an above average 2-story home built in 2006.
- The structure has 1,870 square foot of living area above grade and a 650 square foot attached garage.
- After review during the informal appeal process, the walk-out daylight basement square footage was adjusted to 1,200 square feet.
- The structure has architectural shingles, lap siding on four sides, with vinyl windows and steel doors.
- Subject parcel is .96 acres with a well and septic.

**Basis of the Appeal:**

Excessive     Unequal     Improper     Undervalued

**Concerns brought forth by the appellant:**

- Owner states property should not be compared to properties with finished basements.
- Owner is also concerned that widening of Knik-Goose Bay Rd. will adversely affect property values.

**Comparable Sales:**

Comparable Sales	Sale Price	Sale Date	Indicated Value
1. Heather Wood Blk 1 Lot 3	\$369,900	Sep - 2018	\$392,800
2. Goose Bay Ridge L024	\$349,900	Nov - 2019	\$344,900
3. Serendipity Hills Blk 6 Lot 24	\$369,000	Jun - 2019	\$362,600
4. Meadow Brook PH 1 B08 L15	\$339,000	Sep - 2018	\$359,800
<b>Subject Property</b>		<b>Adjusted</b>	<b>Assessed Value</b>
Westminster Blk 2 Lot 5			\$339,400

**Comparable Sales Summary:**

- The Matanuska Susitna Borough offers four comparable sales that are similar to the subject in quality, size, age, and condition.
- Comparable #1 has an unfinished basement.
- Comparable #2 has a partially finished basement and is bordered by the Knik-Goose Bay Rd. R.O.W.
- Comparable three and four are used because of the similarities in style.

**Comparable Land Sales:**

	<b>Account #</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Acres</b>
1)	5541B04L001	6/27/2019	\$69,400	1.25
2)	5541B04L003	5/30/2019	\$45,000	1.25
3)	1012B02L001	10/11/2018	\$67,500	1.24

<b>Subject</b>	<b>Assessed Value</b>
5541B02L005	\$60,000 0.94

**Equity:**

<b>Account #</b>	<b>Acres</b>	<b>Assessed Value</b>	
5541B02L001	0.92	\$60,000	
5548B01L009	0.92	\$60,000	
5541B02L002	0.94	\$60,000	
5541B02L003	0.94	\$60,000	
5541B02L004	0.94	\$60,000	
5541B02L005	0.96	\$60,000	<b>Subject</b>
5548B01L008	0.96	\$60,000	
5548B01L007	1.01	\$60,000	
5548B01L006	1.05	\$60,000	
5548B01L005	1.10	\$60,000	
5548B01L004	1.14	\$60,000	
5548B01L002	1.16	\$60,000	
5541B02L006	1.18	\$60,000	
5548B01L003	1.18	\$60,000	
5548B01L001	1.22	\$60,000	
5541B04L001	1.25	\$62,000	
5541B04L002	1.25	\$62,000	
5541B04L003	1.25	\$62,000	

### **Comparable Land Sales Summary:**

Subject property is a 0.96-acre parcel located off Stonebluff Dr in the Knik Goose Bay area. The parcel is irregular in shape, is well drained, and the topography offers a southern view. The appellant did not supply any supporting market data for this appeal. In reviewing the letter from the appellant, the main concern seems to be proximity to Knik Goose Bay Rd with the proposed road expansion. It is interesting to note that sales number one and two are located on the same frontage road that currently exists between the subject property and Knik Goose Bay Rd. Comparable sale number three has direct frontage on Knik Goose Bay Rd and is located less than a mile to the west of the subject property. Along with comparable sales, the assessed land values for each lot on the same street as the subject property have been included and have a frontage road in between the lots and Knik Goose Bay Rd. According to the above market analysis, the 2020 assessed land value of \$60,000 is not excessive or unequal.

### **Comments on basis for appeal:**

- The comparable sales in this report support the assessed value and demonstrate the subject value is not excessive.
- The borough will analyze the impact the widening of Knik-Goose Bay road has on residential properties once the road is widened and enough sales have taken place to give a true representation of the market. The area of Knik-Goose Bay road that has already been widened is mostly commercial in nature and not a good comparison to a residential area. At this time we have not observed any negative impact to property values.

### **Case facts:**

- The subjects assessed value generated by the mass appraisal process is supported by the MSB comparative market analysis.

**Conclusion:**

- The property owner has not supplied any evidence to indicate that the assessed value is excessive.
- The comparable sales indicate that the subject property value is not excessive.

**Recommendation:**

- Uphold the current Adjusted Assessed Value  
Land: \$60,000  
Improvements: \$279,900  
Total: \$339,400

**Attachments:**

**Comp Spreadsheet**  
**Comp Pictures**  
**Map of Comps & subject (Zoom out)**  
**Map of Comps & subject (Zoom in)**  
**Other Data?**

APPELLANT'S NAME	Anthony M. Baiocchi	Comp #1		Comp #2		Comp #3		Comp #4	
ADDRESS	2660 W STONEBLUFF	800 N DESHKA RIDGE DR		2910 W STONERIDGE CIR		2736 W DISCOVERY LOOP		6620 E WILDERNESS CIR	
SUBDIVISION	WESTMINISTERWALK	HEATHER WOOD		GOOSE BAY RDG		SERENDIPITY HILLS		MEADOW BROOK PH 1	
ACCOUNT_NO.	55541B02L005	55556B01L003		55403000L024		55663B06L024		55336B08L015	
MAP	WA 13	WA 9		WA 13		WA 5		WA 10	
ASSESSED_VALUE/SALES_PRICE	\$339,400	\$369,900		\$349,900		\$369,000		\$339,000	
\$/GROSS_LIV_AREA	\$181.50	\$195.51		\$186.91		\$174.30		\$185.04	
LAND_ASSESSED_VALUE	\$60,000	\$41,300		\$38,000		\$46,000		\$44,000	
SALE_DATE	1/1/2020	9/5/2018		11/25/2019		6/11/2019		9/6/2018	
SALES/FINANCING_CONC									
TIME			\$0		\$0		\$0		\$0
LOCATION	WASILLA AREA	TRUNK RD SOUTH AREA		CITY OF WASILLA		WASILLA AREA		MIDWAY AREA	
SITE_(ACRES)	0.96	2.00	\$18,700	0.93	\$22,000	1.00	\$14,000	0.93	\$16,000
VIEW									
DESIGN(STYLE)	TWO STORY	TWO-STORY		RANCH		TWO-STORY		TWO-STORY	
CONST_TYPE	FRAME	FRAME		FRAME		FRAME		FRAME	
CONST_QUAL	ABOVE AVERAGE	SIMILAR		SIMILAR		SIMILAR		SIMILAR	
AGE	2006	2006	\$0	2009	(\$5,249)	2006	\$0	2005	\$1,695
CONDITION	S	S		S		S		S	
GROSS_LIVING_AREA	1870	1892	(\$880)	1872	(\$80)	2117	(\$9,880)	1832	\$1,520
BASEMENT_UNFINISHED	1200	685	\$7,725	776	\$6,360	0	\$18,000	0	\$18,000
BASEMENT_FINISHED		0	\$0	987	(\$24,675)	1020	(\$25,500)	588	(\$14,700)
BATHS	2	2	\$0	2	\$0	2	\$0	3	(\$4,000)
HALF_BATHS	1	1	\$0	1	\$0	1	\$0	1	\$0
JACUZZI/SAUNA		0	\$0	1	(\$1,000)	0	\$0	0	\$0
FUCTIONAL_UTILITY									
HEATING_FUEL_TYPE	GAS HEAT	GAS HEAT	\$0	GAS HEAT	\$0	GAS HEAT	\$0	GAS HEAT	\$0
GARAGE	650	775	(\$3,125)	746	(\$2,400)	724	(\$1,850)	495	\$3,875
CARPORT		0	\$0	0	\$0	0	\$0	0	\$0
PORCH/DECK	216	291	(\$525)	60	\$1,092	236	(\$140)	294	(\$546)
FIREPLACE	1	1	\$0	1	\$0	1	\$0	1	\$0
WOODSTOVE		0	\$0	0	\$0	0	\$0	0	\$0
PAVED_DRIVEWAY	\$2,000	\$0	\$2,000	\$3,000	(\$1,000)	\$3,000	(\$1,000)	\$3,000	(\$1,000)
OUTBUILDINGS		\$1,000	(\$1,000)						
OTHER									
NET_ADJUSTMENT_\$			\$22,895		-\$4,952		-\$6,370		\$20,844
NET_ADJ_%			6.2%		-1.4%		-1.7%		6.1%
GROSS_ADJ_%			9.2%		18.2%		19.1%		18.1%
ADJUSTED_SALE_PRICE_OF_COMPARABLES			\$392,800		\$344,900		\$362,600		\$359,800

# Subject



Recent



Record

# Comparable Sales



Comparable #1



Comparable #2

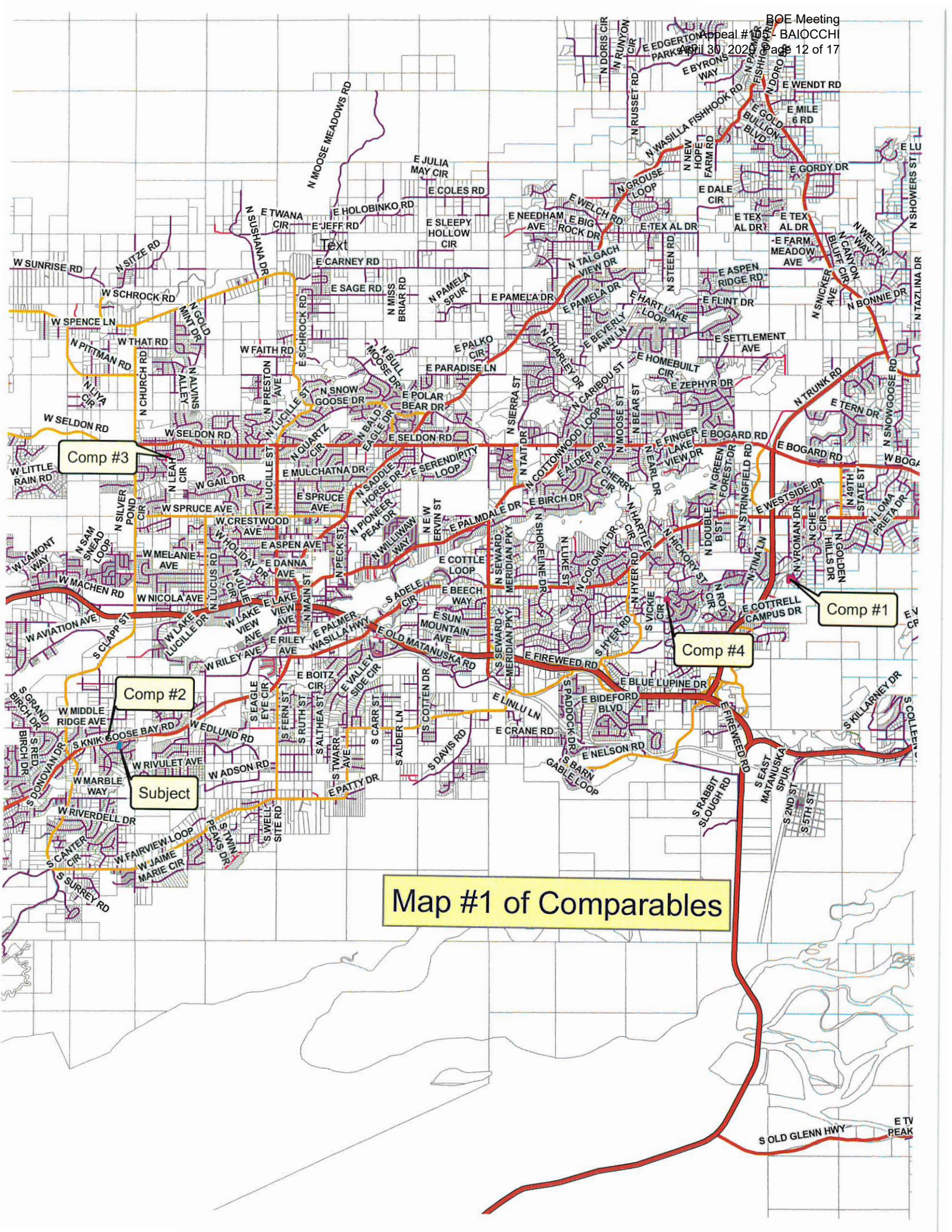


Comparable #3



Comparable #4





Comp #3

Comp #1

Comp #4

Comp #2

Subject

Map #1 of Comparables

S OLD GLENN HWY  
E TV PEAK

