

Tax Map # 56573B01L009 (p_id:5361) JAEGER-KIRSCH LORRAINE M Since Jan 2007 (Owner:137522) 3325 W RIVERDELL DR JAEGER-KIRSCH LORRAINE M 3325 W RIVERDELL DR WASILLA, AK 99654 (Name na_id:137522) _maNonParcelType: Bldg Value: 124800 CertBid: 120600
CertLnd: 43000 Land Value: 43000 MAP: WA 13 MillRate: 14.879 MiscBldg: 10800 Original Acre: 1.68 Parcel Status: Active Record District: Palmer Taxable: 1.68 Total Value: 178600 TRS: S 17N 1W 30B Subdivision: RIVERDELL EST

(2) Assessment:Property Control

Tax Account Number/LRM Case #
56573B01L009

Subdivision / Lot
RIVERDELL EST

TRIS
S 17N01W30B

Property Location
3325 W RIVERDELL DR

Site Name

Split/Merge/Virtual Parcels

Parcel Index
Owner Name
JAEGER-KIRSCH LORRAINE M

Project
LID/RIVERDELL/MLY R/SNOWS

Occupant Name(s)

Parcel(s) Linked

Subd Query Reports

Browse Exit

Record Inquiry (1/1)

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

Code Comp LRM

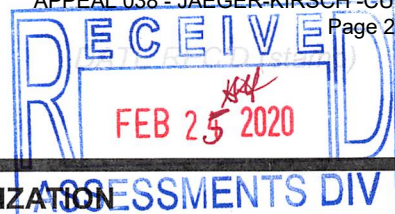
LID History

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

WA 13
Chris
038



MATANUSKA-SUSITNA BOROUGH
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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.

- 1. **OWNER NAME:** Lorraine M Jaeger-Kirsch
- 2. **ACCOUNT NO:** 56573 B01 L009

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 43,000; Buildings 135,600; Total 178,600
- 4. **Owner's Estimate of Value:** Land 43,000; Buildings 130,400; Total 173,400

5. Property Market Data:

- a. What was the purchase price of your property? 158,163
- 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: 2007 Price asked: 158,163

- e. Type of mortgage: Alaska USA
- f. Has a fee appraisal been done on the property within the past 5 years? Yes No

⇒ If yes, please attach a copy. you already have a copy on file

6. Property Inventory Data:

- a. Have improvements been made since taking ownership? Yes No
- ⇒ If yes, please describe: new windows, new doors, insulation, painting, replaced deck and replaced roof after house fire

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:

I have contacted realtors and other property owners in same subdivision, the value of comparable homes in my neighborhood have not changed including my own property in the past year - your calculations are unfair and inflated

- 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 [Signature] BOE # 038

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: you already have a copy on file

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.

Lorraine M Jaeger-Kirsch
Signature

Lorraine M Jaeger-Kirsch
Printed Name

3325 W Riverdell Dr
Mailing address

Wasilla
City

AK
State

99654
Zip

907-414-7032
Phone Number(s) -- Requested for use by appraiser attempting resolution of this appeal and/or by BOE Clerk.

Lorraine-j-k@hotmail.com
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.)

Uniform Residential Appraisal Report

File # 125157

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

Property Address 3325 W Riverdell Dr City Wasilla State AK Zip Code 99654
 Borrower Lorainne Jaeger-Kirsch Owner of Public Record Lorraine Jaeger-Kirsch County Matanuska-Susitna Borough
 Legal Description L9, B1, Riverdell Est
 Assessor's Parcel # 5361 Tax Year 2015 R.E. Taxes \$ 2,350
 Neighborhood Name Riverdell Est Map Reference WA13 Census Tract 0006.01
 Occupant Owner Tenant Vacant Special Assessments \$ 0 PUD HOA \$ 75 per year per month
 Property Rights Appraised Fee Simple Leasehold Other (describe)
 Assignment Type Purchase Transaction Refinance Transaction Other (describe)
 Lender/Client Alaska USA Mortgage Company, LLC Address POB 196850, Anchorage, AK 99519
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Yes No
 Report data source(s) used, offering price(s), and date(s). MLS, assessor

I did did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

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

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

Neighborhood Characteristics		One-Unit Housing Trends		One-Unit Housing		Present Land Use %	
Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	100 %		
Built-Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	%		
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	140	Low	1	Multi-Family	%	
Neighborhood Boundaries Knik Goose Bay Rd - north. Fairview Loop Rd - west and south. Fern St. - east.		300	High	38	Commercial	%	
		215	Pred.	24	Other	%	

Neighborhood Description popular, residential neighborhood of compatibly mixed designs and paved roadways. Good access to Knik Goose Bay Rd is available. Distances to employment centers, schools and shopping is typical to the larger, Wasilla marketing district. There were no adverse conditions or trends observed.
 Market Conditions (including support for the above conclusions) Wasilla market is stable with financing available at competitive rates from a wide variety of lending programs and institutions. See 1004MC for additional data.

Dimensions approx. 118'x345'x128'x205'x340' Area 1.68 ac Shape irregular View N;Res;
 Specific Zoning Classification none Zoning Description none - outside of city limits.
 Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe

Utilities Public Other (describe) Public Other (describe) Off-site Improvements - Type Public Private
 Electricity Water private well Street paved
 Gas Sanitary Sewer sanitary septic Alley none
 FEMA Special Flood Hazard Area Yes No FEMA Flood Zone X FEMA Map # 02170C8070E FEMA Map Date 03/17/2011
 Are the utilities and off-site improvements typical for the market area? Yes No If No, describe
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe
 No as built survey was made available for review. The visual inspection of the property reveals no readily apparent encroachments or any other identified, adverse site condition. The market fully understands and accepts private water wells and on-site septic systems - there are no public systems existing.

General Description	Foundation	Exterior Description	materials/condition	Interior	materials/condition
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input checked="" type="checkbox"/> Crawl Space	Foundation Walls	CMU / avg	Floors	vinyl, tile, cpt / avg
# of Stories 1	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	wood / avg	Walls	SR / avg
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area 0 sq.ft.	Roof Surface	CS / good	Trim/Finish	wood / avg
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 0 %	Gutters & Downspouts	resin / avg	Bath Floor	vinyl / avg
Design (Style) ranch	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	vinyl clad / good	Bath Wainscot	resin / avg+
Year Built 1982	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	thermopane / good	Car Storage	<input type="checkbox"/> None
Effective Age (Yrs) 15	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	FG / good	<input checked="" type="checkbox"/> Driveway	# of Cars 4
Attic <input type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input checked="" type="checkbox"/> Woodstove(s) # 1	Driveway Surface	all weather
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other <input type="checkbox"/> Fuel nat gas	Fireplace(s) # 0	<input type="checkbox"/> Fence none	<input checked="" type="checkbox"/> Garage	# of Cars 2
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle	Cooling <input type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck rear	<input checked="" type="checkbox"/> Porch entry	<input type="checkbox"/> Carport	# of Cars 0
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input checked="" type="checkbox"/> Other none	<input type="checkbox"/> Pool none	<input checked="" type="checkbox"/> Other gdn shed	<input checked="" type="checkbox"/> Att.	<input type="checkbox"/> Det. <input type="checkbox"/> Built-in

Appliances Refrigerator Range/Oven Dishwasher Disposal Microwave Washer/Dryer Other (describe)
 Finished area above grade contains: 4 Rooms 2 Bedrooms 1.0 Bath(s) 1,048 Square Feet of Gross Living Area Above Grade
 Additional features (special energy efficient items, etc.). new on demand water heater and furnace, 2009 energy audit @ 85 BEES (4 star+), recent roofing replacement.
 Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3:Kitchen-updated-one to five years ago; Bathrooms-updated-one to five years ago; based upon the following observations coupled with adequate owner care the condition rating is neutral C3. New roofing - 2009, New on demand water heater 2015, New furnace 2014, New windows 2010. A new rear wood deck is also installed. Additional updating of finished plumbing and electrical fixtures was also evident. A 2009 energy audit reports home as 4 star +, or 85 BEES which is above average for it's 1982 building date.
 Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No If Yes, describe

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe

Uniform Residential Appraisal Report

File # 125157

There are 8 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 145,000 to \$ 198,520					
There are 34 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 134,000 to \$ 205,000					
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3	
Address	3325 W Riverdell Dr Wasilla, AK 99654	7301 S Territorial Dr Wasilla, AK 00654	2580 W Snowcrest Dr Wasilla, AK 99654	2860 W Teleqana Dr Wasilla, AK 99654	
Proximity to Subject		4.00 miles SW	1.13 miles SE	0.54 miles SE	
Sale Price	\$	\$ 168,900	\$ 173,000	\$ 141,000	
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 150.80 sq.ft.	\$ 171.63 sq.ft.	\$ 148.73 sq.ft.	
Data Source(s)		MLS;DOM 31	MLS;DOM 15	MLS;DOM 5	
Verification Source(s)		agent, assessor, street	agent, MSB assessor	agent, MSB assessor	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing Concessions		ArmLth Conv;0	0	ArmLth RH;0	0
Date of Sale/Time		s09/15;c07/15		s07/15;c06/15	
Location	N;Res;	N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	fee simple		fee simple	
Site	1.68 ac	20,038 sf	0	20,473 sf	0
View	N;Res;	N;Res;		N;Res;	
Design (Style)	DT1;ranch	DT1;ranch		DT1;ranch	
Quality of Construction	Q4	Q4		Q4	
Actual Age	33	31	0	13	0
Condition	C3	C3		C3	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	4 2 1.0	4 2 1.0		4 2 1.0	
Gross Living Area	1,048 sq.ft.	1,120 sq.ft.	-2,880	1,008 sq.ft.	+1,600
Basement & Finished Rooms Below Grade	0sf	0sf		0sf	
Functional Utility	avg 2 BR	avg 2 BR		avg 2 BR	
Heating/Cooling	GFWA	HWBB	0	GFWA	
Energy Efficient Items	abv avg	abv avg		abv avg	
Garage/Carport	2ga4dw	2ga3dw	0	2ga4dw	+14,000
Porch/Patio/Deck	dk,entryprch	sim	0	sim	0
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -2,880	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -2,400	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 22,650	
Adjusted Sale Price of Comparables		Net Adj. 1.7 % Gross Adj. 1.7 % \$ 166,020	Net Adj. 1.4 % Gross Adj. 3.2 % \$ 170,600	Net Adj. 16.1 % Gross Adj. 19.4 % \$ 163,650	
<input checked="" type="checkbox"/> did <input type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain					
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.					
Data Source(s) MSB assessor, AKMLS					
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.					
Data Source(s) AKMLS					
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).					
ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3	
Date of Prior Sale/Transfer					
Price of Prior Sale/Transfer					
Data Source(s)	MSB assessor / MLS	MLS	AKMLS	AKMLS	
Effective Date of Data Source(s)	10/03/2015	10/03/2015	10/14/2015	10/14/2015	
Analysis of prior sale or transfer history of the subject property and comparable sales No previous sales of comparables within one year were discovered.					
Summary of Sales Comparison Approach all sales are traditional ranch designs with identical, 2 bedroom utility. Comps are arranged by recency of sales dates with 1 being most recent. They are located in the same or nearby, competitive neighborhoods of similar market appeal and conformity. No site adjustments were considered as the smaller lots have public, or community, water sytems with similar site values. Garages adjusted at \$10,000 per heated stall capacity. Condition adjustments at 5%. Comps 1 and 2 are most weighted for their lower adjustment and recent sales transaction dates. Given all factors considered including the subjects superior, 1.68 acre site and above average condition an upper range value estimate is reasonably supported.					
Indicated Value by Sales Comparison Approach \$ 170,000					
Indicated Value by: Sales Comparison Approach \$ 170,000 Cost Approach (if developed) \$ 169,880 Income Approach (if developed) \$					
Sales comparison approach is mostly weighted providing the most reliable indication of value for the subject. Cost approach is generally supportive but lesser weighted due to the chronological age of the subject. Income approach was not developed and is not typically used in owner occupied SFR appraisals.					
This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair. AS-IS. Intended user is the lender/client named on page 1 of this report form.					
Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 170,000, as of 10/12/2015, which is the date of inspection and the effective date of this appraisal.					

Uniform Residential Appraisal Report

File # 125157

This appraisal is not a home inspection report and may not be relied upon to identify conditions and/or defects in the subject property. The intended user of this appraisal report is the lender/client. The intended use is to evaluate the property that is the subject of this appraisal report for a mortgage loan transaction subject to stated scope of work, purpose of the appraisal, reporting requirements of this appraisal report form and definition of market value. No additional users are identified by the appraiser.

A reasonable exposure time for the subject property developed independently from the stated marketing time is 30 to 60 days.

I have performed no previous services as an appraiser requiring an opinion of value regarding the property that is the subject of this report within the last three year period immediately preceding the acceptance of the assignment.

ADDITIONAL COMMENTS

COST APPROACH TO VALUE (not required by Fannie Mae)
 Provide adequate information for the lender/client to replicate the below cost figures and calculations.
 Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) Site value based upon typical site to value ratios in the subjects direct neighborhood.

COST APPROACH

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	= \$	33,000
Source of cost data current cost estimators and local bldr surveys	DWELLING 1,048 Sq.Ft. @ \$ 110.00	= \$	115,280
Quality rating from cost service avg Effective date of cost data 10/2015	0 Sq.Ft. @ \$	= \$	
Comments on Cost Approach (gross living area calculations, depreciation, etc.)		= \$	
Cost approach based upon standardized cost manuals tempered with local knowledge and experience. GLA based upon actual, physical measurements of improvements. Depreciation based upon the observed effective age of home reported on page 1 of this report form which was 15 years.	Garage/Carport 480 Sq.Ft. @ \$ 70.00	= \$	33,600
	Total Estimate of Cost-New	= \$	148,880
	Less Physical Functional External		
	Depreciation 24,000	= \$(24,000)
	Depreciated Cost of Improvements	= \$	124,880
	"As-is" Value of Site Improvements	= \$	12,000
Estimated Remaining Economic Life (HUD and VA only) 42 Years	well/septic, deck, driveway, sheds		
	INDICATED VALUE BY COST APPROACH	= \$	169,880

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae)
 Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Indicated Value by Income Approach
 Summary of Income Approach (including support for market rent and GRM)

PUD INFORMATION

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? Yes No Unit type(s) Detached Attached
 Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project _____

Total number of phases _____	Total number of units _____	Total number of units sold _____
Total number of units rented _____	Total number of units for sale _____	Data source(s) _____

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

Does the project contain any multi-dwelling units? Yes No Data Source _____

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

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

Describe common elements and recreational facilities. _____

Uniform Residential Appraisal Report

File # 125157

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

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

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

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

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

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

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

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

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

Uniform Residential Appraisal Report

File # 125157

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

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

Uniform Residential Appraisal Report

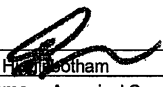
File # 125157

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).
22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.
24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.
25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

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

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

APPRAISER

Signature 
 Name Brad H. Bootham
 Company Name Appraisal Company of Alaska
 Company Address 3940 Arctic Blvd., Ste 103
Anchorage, AK 99503
 Telephone Number (907) 562-2424
 Email Address office@appraisalalaska.com
 Date of Signature and Report 10/15/2015
 Effective Date of Appraisal 10/12/2015
 State Certification # 663
 or State License # _____
 or Other (describe) _____ State # _____
 State AK
 Expiration Date of Certification or License 06/30/2017

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

ADDRESS OF PROPERTY APPRAISED

3325 W Riverdell Dr
Wasilla, AK 99654
 APPRAISED VALUE OF SUBJECT PROPERTY \$ 170,000

LENDER/CLIENT

Name No AMC
 Company Name Alaska USA Mortgage Company, LLC
 Company Address POB 196850, Anchorage, AK 99519
 Email Address _____

SUBJECT PROPERTY

- Did not inspect subject property
 Did inspect exterior of subject property from street
 Date of Inspection _____
 Did inspect interior and exterior of subject property
 Date of Inspection _____

COMPARABLE SALES

- Did not inspect exterior of comparable sales from street
 Did inspect exterior of comparable sales from street
 Date of Inspection _____

Uniform Residential Appraisal Report

File # 125157

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address	3325 W Riverdell Dr Wasilla, AK 99654	4000 S Goose Bay Dr Wasilla, AK 99623								
Proximity to Subject		1.84 miles W								
Sale Price	\$	\$ 150,000			\$			\$		
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 148.81 sq.ft.			\$ sq.ft.			\$ sq.ft.		
Data Source(s)		MLS;DOM 70								
Verification Source(s)		agent, MSB assessor								
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+	(-) \$ Adjustment	DESCRIPTION	+	(-) \$ Adjustment	DESCRIPTION	+	(-) \$ Adjustment
Sales or Financing Concessions		ArmLth RH;2665		-1,300						
Date of Sale/Time		s03/15;c01/15								
Location	N;Res;	N;Res;								
Leasehold/Fee Simple	Fee Simple	fee simple								
Site	1.68 ac	40,075 sf		0						
View	N;Res;	N;Res;								
Design (Style)	DT1;ranch	DT1;ranch								
Quality of Construction	Q4	Q4								
Actual Age	33	31		0						
Condition	C3	C3								
Above Grade Room Count	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths		
	4 2 1.0	4 2 1.0								
Gross Living Area	1,048 sq.ft.	1,008 sq.ft.		+1,600	sq.ft.			sq.ft.		
Basement & Finished Rooms Below Grade	0sf	0sf								
Functional Utility	avg 2 BR	avg 2 BR								
Heating/Cooling	GFWA	monitor		+2,500						
Energy Efficient Items	abv avg	abv avg								
Garage/Carport	2ga4dw	4dw		+20,000						
Porch/Patio/Deck	dk.entryprch	sim		0						
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -		\$ 22,800	<input type="checkbox"/> + <input type="checkbox"/> -		\$	<input type="checkbox"/> + <input type="checkbox"/> -		\$
Adjusted Sale Price of Comparables		Net Adj. 15.2 %			Net Adj. %			Net Adj. %		
		Gross Adj. 16.9 %		\$ 172,800	Gross Adj. %		\$	Gross Adj. %		\$
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).										
ITEM	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Date of Prior Sale/Transfer										
Price of Prior Sale/Transfer										
Data Source(s)	MSB assessor / MLS	AKMLS								
Effective Date of Data Source(s)	10/03/2015	10/14/2015								
Analysis of prior sale or transfer history of the subject property and comparable sales see previous comments, page 2.										
Analysis/Comments										

Market Conditions Addendum to the Appraisal Report

File No. 125157

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address 3325 W Riverdell Dr City Wasilla State AK ZIP Code 99654

Borrower Loraine Jaeger-Kirsch

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

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	19	7	8	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	3.17	2.33	2.67	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	7	8	8	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	2.2	3.4	3.0	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	176,000	194,400	172,000	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Median Comparable Sales Days on Market	59	3	11	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	193,000	184,475	188,250	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	118	123.5	62.5	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	99%	100%	100%	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining

Seller-(developer, builder, etc.)paid financial assistance prevalent? Yes No

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). Seller concessions marketwide, have been at a typical 1% to 3% for the last year, with no change observed.

Are foreclosure sales (REO sales) a factor in the market? Yes No If yes, explain (including the trends in listings and sales of foreclosed properties). REO sales are sporadically observed but they play no significant economic role.

Cite data sources for above information. MLS current statistical data.

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

The above data results are insufficient to support an accurate trend analysis. The data best supports the market conclusions made on page 1 of this report form.

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

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab.Rate)				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Are foreclosure sales (REO sales) a factor in the project? Yes No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

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

Signature
 Appraiser Name *[Signature]*
 Company Name Appraisal Company of Alaska
 Company Address 3940 Arctic Blvd., Ste 103, Anchorage, AK 99503
 State License/Certification # 663 State AK
 Email Address office@appraisalalaska.com

Signature
 Supervisory Appraiser Name
 Company Name
 Company Address
 State License/Certification # State
 Email Address



Corrina Jaeger-Kirsch
3325 W Riverdale Dr Washla
backdeck



Driveway Jaeger Kirsch
3325 W Riverdale Dr Washella
garage



rraine Jaeger kirsch
325 W Riverdale Dr Wasilla
back of house



Terriina Jaeger Kirsch
3325 W Riverdale Dr Washila
front of house



Lorraine Jaeger Kirsch
3325 W Riverdale Dr Washla
back of garage



Lorraine Jaeger Kirsch
3325 W Riverdale Dr Wasilla
end of garage near street
and driveway



Orraine Jaeger Kirsch
3325 W Riverdale Dr
back yard with steep drop off
1/3 of lot is not accessible

From: [Lorraine Cutler](#)
To: [Alice Hawkes](#)
Subject: Property Tax Appeal Letter
Date: Tuesday, April 28, 2020 2:17:55 PM

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

I am writing a letter concerning my property tax appeal maintaining that the property has had no improvements since 2018 and the value should not increase from \$173,400. I have followed the policy and procedures outlined by the board of equalization and have attached the appraisal completed in 2015 when I refinanced my home. Since I purchased the home in 2007 some improvements were required in order to maintain a home built in 1981. I request that no increase in tax appraisal be made to my home unfairly as the mat su borough tax assessor has repeatedly not followed policy and procedures ie take into account the appraisal approved by Alaska USA and I continue to pay the mortgage on said property at 3325 W Riverdell Drive. Making unfair comparisons between homes built 30-40 years ago and more modern homes, including those outside of the Riverdell subdivision is unethical practice. In addition I would like to bring to your attention a property located on Lord Baranof Drive that is out of code compliance and reducing all property values in the Riverdell subdivision.

Respectfully,
Lorraine M Cutler
formally Jaeger-kirsch

Sent from my iPhone

From: [Lorraine Cutler](#)
To: [Bob Smith](#)
Subject: Long Beach Drive code compliance concerns
Date: Tuesday, April 28, 2020 9:33:07 PM

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]
this property is impacting my property value
Lorraine M Cutler



Sent from my iPhone





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

To: 2020 Board of Equalization

From: Brad Picket, Assessor
Jesse Curlin, Appraiser

Re: Appeal #38

Property Owner: Lorraine M. Cutler

Account/Legal: 56573B01L009

Map No.: WA 13

Date of Appraisal: 1/1/2020

Hearing Date: 5/5/2020

2020 Assessed Value: Improvements: \$135,600

Land: \$43,000

Total: \$178,600

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 in the Riverdell Estates Subdivision off of West Fairview Loop.
- The subject is valued as an average quality one-story home built in 1982 with an effective age of 1989 due to a remodel.
- Subject parcel is 1.68 acres and is serviced with a well and septic.
- The structure has 1008 square foot of living area with a 460 square foot attached garage.
- The structure has composite shingle roof, T-1-11 siding with vinyl windows and steel doors.

Basis of the Appeal:

Excessive Unequal Improper Undervalued

Concerns brought forth by the appellant:

- Owner states Property was appraised in October, 2015 by Appraisal Company of Alaska and that the real estate was valued at \$170,000.
- This appraisal was for a refinance.
- Owner also stated that our calculations are unfair and inflated.

Comparable Sales:

Comparable Sales	Sale Price	Sale Date	Indicated Value
1. Riverdell Estates	\$199,500	Jul - 2019	\$208,700
2. Ravenview	\$176,000	Mar - 2019	\$187,300
3. Ravenview	\$184,000	Dec - 2019	\$200,500
4. Barry's Resort	\$201,400	Feb - 2019	\$202,700
Subject Property		Adjusted	Assessed Value
Riverdell Estates Blk 1 Lot 9			\$178,600

Comparable Sales Summary:

- The Matanuska Susitna Borough offers four comparable sales that are in similar neighborhoods.
- Comparable properties are all similar in quality, size and condition.
- Comparable one is in the same neighborhood as the subject. It is very similar in size and condition. The effective age is recorded as 1979.
- Comparable two and three are slightly smaller in square footage. They are located in a similar neighborhood.
- Comparable four is slightly larger and brackets the subject by size.

Comments on basis for appeal:

- The property owners supplied 10/12/2015 fee appraisal that was reviewed and the current assessed value does not seem excessive based on market appreciation.
- Our comparable in this report supports our assessed value and shows the subjects value is not excessive.

Case facts:

- The assessed value generated by the mass appraisal process of the subject is supported by the MSB comparative market analysis.
- The borough comparable sales do not indicate that the assessed value is unfair or inflated.

Conclusion:

- The property owner has not supplied any evidence to indicate that the assessed value is excessive.
- The comparable sales indicate that the subject is not overvalued and is equitable with other one story structures in the area.

Recommendation:

- Uphold the 2020 Assessed Value of \$43,000 for the Land, \$135,600 for the improvements, for a total assessed value of \$178,600.

Attachments:

Comp Spreadsheet

Comp Pictures

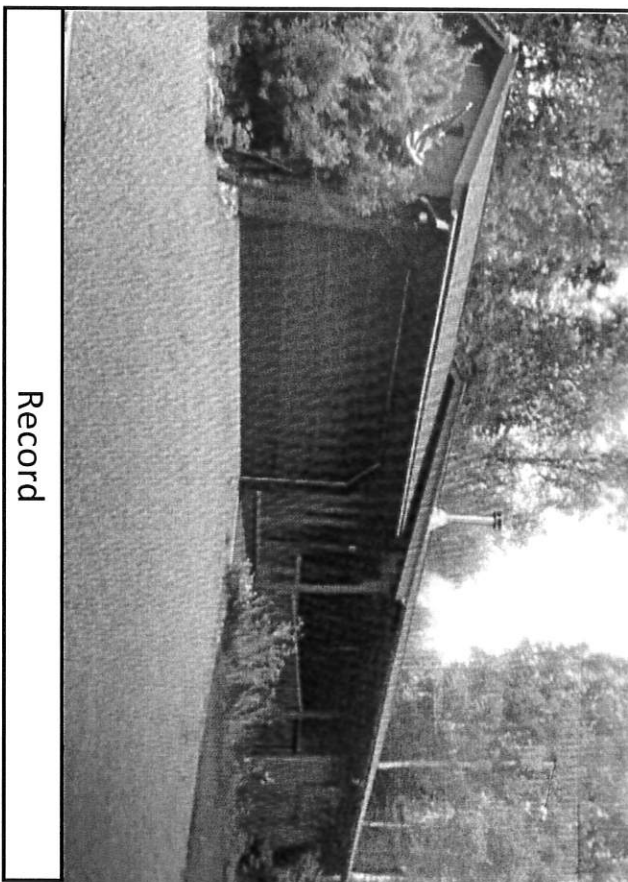
Map of Comps & subject (Zoom out)

Map of Comps & subject (Zoom in)

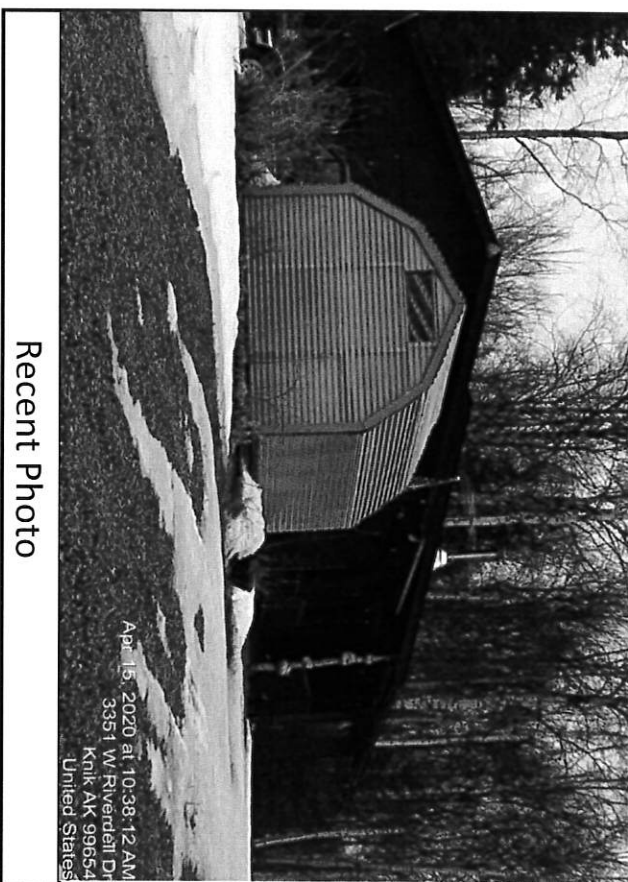
Other Data?

SELLER'S NAME	ADDRESS	COMP #	ADDRESS	COMP #	ADDRESS	COMP #	ADDRESS	COMP #	
Lorraine M. Cutler	3325 W RIVERDELL RIVERDELL EST WA 13	Comp #1	3460 W RIVERDELL RIVERDELL EST WA 13	Comp #2	2831 N MOUNTAIN CREST DR RAVENVIEW WA 5	Comp #3	2931 N OXFORD DR RAVENVIEW WA 5	Comp #4	6100 E DUFF CT BARRY'S RESRT WA 7
56573801L009	56573802L006	52308B03L005	52308B02L013	52082B01L008					
MEETING ROOM	MEETING ROOM	MEETING ROOM	MEETING ROOM	MEETING ROOM					
ASSESSED_VALUE/SALES_PRICE	ASSESSED_VALUE/SALES_PRICE	ASSESSED_VALUE/SALES_PRICE	ASSESSED_VALUE/SALES_PRICE	ASSESSED_VALUE/SALES_PRICE					
\$178,600	\$199,500	\$176,000	\$184,000	\$201,400					
\$177.18	\$194.63	\$175.30	\$184.74	\$189.29					
\$43,000	\$38,000	\$38,000	\$38,000	\$45,000					
LAND_ASSESSED_VALUE	LAND_ASSESSED_VALUE	LAND_ASSESSED_VALUE	LAND_ASSESSED_VALUE	LAND_ASSESSED_VALUE					
\$43,000	\$38,000	\$38,000	\$38,000	\$45,000					
SALE_DATE	SALE_DATE	SALE_DATE	SALE_DATE	SALE_DATE					
1/1/2020	7/10/2019	3/15/2019	12/24/2019	2/12/2019					
SALES/FINANCING_CONC	SALES/FINANCING_CONC	SALES/FINANCING_CONC	SALES/FINANCING_CONC	SALES/FINANCING_CONC					
TIME	TIME	TIME	TIME	TIME					
LOCATION	LOCATION	LOCATION	LOCATION	LOCATION					
FAIRVIEW LOOP RD AREA	FAIRVIEW LOOP RD AREA	WASILLA AREA	WASILLA AREA	BOGARD RD AREA					
SITE_(ACRES)	SITE_(ACRES)	SITE_(ACRES)	SITE_(ACRES)	SITE_(ACRES)					
1.68	1.17	0.93	0.92	0.95					
VIEW	VIEW	VIEW	VIEW	VIEW					
RANCH	RANCH	RANCH	RANCH	RANCH					
FRAME	FRAME	FRAME	FRAME	FRAME					
AVERAGE	SIMILAR	SIMILAR	SIMILAR	SIMILAR					
AGE	AGE	AGE	AGE	AGE					
1989	1979	1983	1984	1985					
CONDITION	CONDITION	CONDITION	CONDITION	CONDITION					
S	S	S	S	S					
GROSS_LIVING_AREA	GROSS_LIVING_AREA	GROSS_LIVING_AREA	GROSS_LIVING_AREA	GROSS_LIVING_AREA					
1008	1025	1004	996	1064					
BASEMENT_UNFINISHED	BASEMENT_UNFINISHED	BASEMENT_UNFINISHED	BASEMENT_UNFINISHED	BASEMENT_UNFINISHED					
0	0	0	0	0					
BASEMENT_FINISHED	BASEMENT_FINISHED	BASEMENT_FINISHED	BASEMENT_FINISHED	BASEMENT_FINISHED					
0	0	0	0	0					
BATHS	BATHS	BATHS	BATHS	BATHS					
1	1	1	1	1					
HALF_BATHS	HALF_BATHS	HALF_BATHS	HALF_BATHS	HALF_BATHS					
0	1	0	0	1					
JACUZZI/SAUNA	JACUZZI/SAUNA	JACUZZI/SAUNA	JACUZZI/SAUNA	JACUZZI/SAUNA					
0	0	0	0	0					
FUNCTIONAL_UTILITY	FUNCTIONAL_UTILITY	FUNCTIONAL_UTILITY	FUNCTIONAL_UTILITY	FUNCTIONAL_UTILITY					
HEATING_FUEL_TYPE	HEATING_FUEL_TYPE	HEATING_FUEL_TYPE	HEATING_FUEL_TYPE	HEATING_FUEL_TYPE					
GAS HEAT	GAS HEAT	GAS HEAT	GAS HEAT	GAS HEAT					
460	500	480	308	448					
GARAGE	GARAGE	GARAGE	GARAGE	GARAGE					
0	0	0	0	0					
CARPORT	CARPORT	CARPORT	CARPORT	CARPORT					
0	0	0	0	0					
PORCH/DECK	PORCH/DECK	PORCH/DECK	PORCH/DECK	PORCH/DECK					
192	320	321	144	59					
FIREPLACE	FIREPLACE	FIREPLACE	FIREPLACE	FIREPLACE					
0	1	0	0	0					
WOODSTOVE	WOODSTOVE	WOODSTOVE	WOODSTOVE	WOODSTOVE					
1	0	0	0	0					
PAVED_DRIVEWAY	PAVED_DRIVEWAY	PAVED_DRIVEWAY	PAVED_DRIVEWAY	PAVED_DRIVEWAY					
\$0	\$0	\$0	\$0	\$0					
OUTBUILDINGS	OUTBUILDINGS	OUTBUILDINGS	OUTBUILDINGS	OUTBUILDINGS					
\$1,300	\$2,000	\$0	\$0	\$0					
OTHER	OTHER	OTHER	OTHER	OTHER					
NET_ADJUSTMENT_\$	NET_ADJUSTMENT_\$	NET_ADJUSTMENT_\$	NET_ADJUSTMENT_\$	NET_ADJUSTMENT_\$					
0	\$9,199	0	\$11,337	0	\$16,516	0	\$1,319	0	
NET_ADJ_%	NET_ADJ_%	NET_ADJ_%	NET_ADJ_%	NET_ADJ_%					
0	4.6%	0	6.4%	0	9.0%	0	0.7%	0	
GROSS_ADJ_%	GROSS_ADJ_%	GROSS_ADJ_%	GROSS_ADJ_%	GROSS_ADJ_%					
0	11.4%	0	8.0%	0	9.0%	0	6.9%	0	
ADJUSTED_SALE_PRICE_OF_COMPARABLES	ADJUSTED_SALE_PRICE_OF_COMPARABLES	ADJUSTED_SALE_PRICE_OF_COMPARABLES	ADJUSTED_SALE_PRICE_OF_COMPARABLES	ADJUSTED_SALE_PRICE_OF_COMPARABLES					
0	\$208,700	0	\$187,300	0	\$200,500	0	\$202,700	0	

Subject



Record



Recent Photo

Comparable Sales



Comparable #1



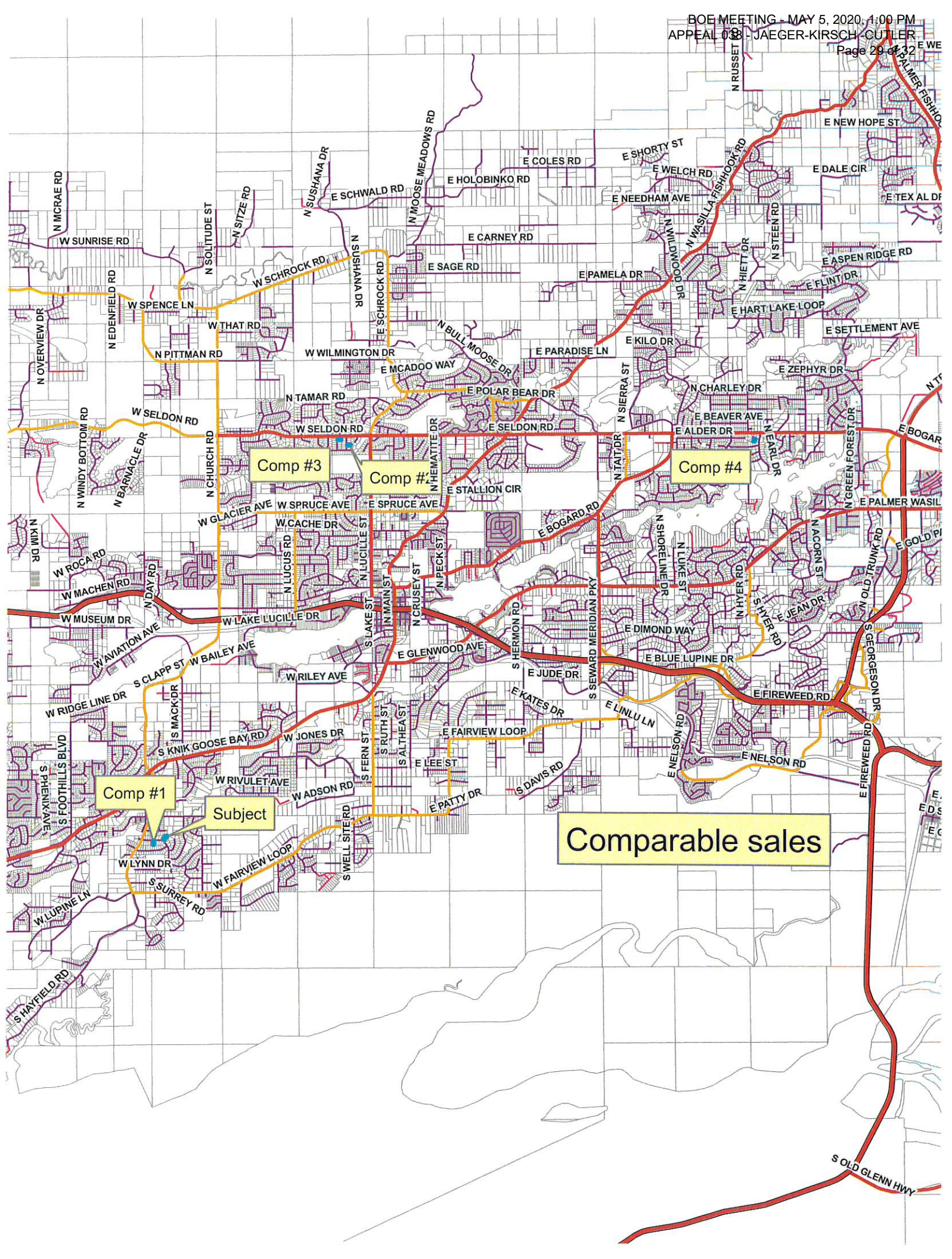
Comparable #2



Comparable #3



Comparable #4



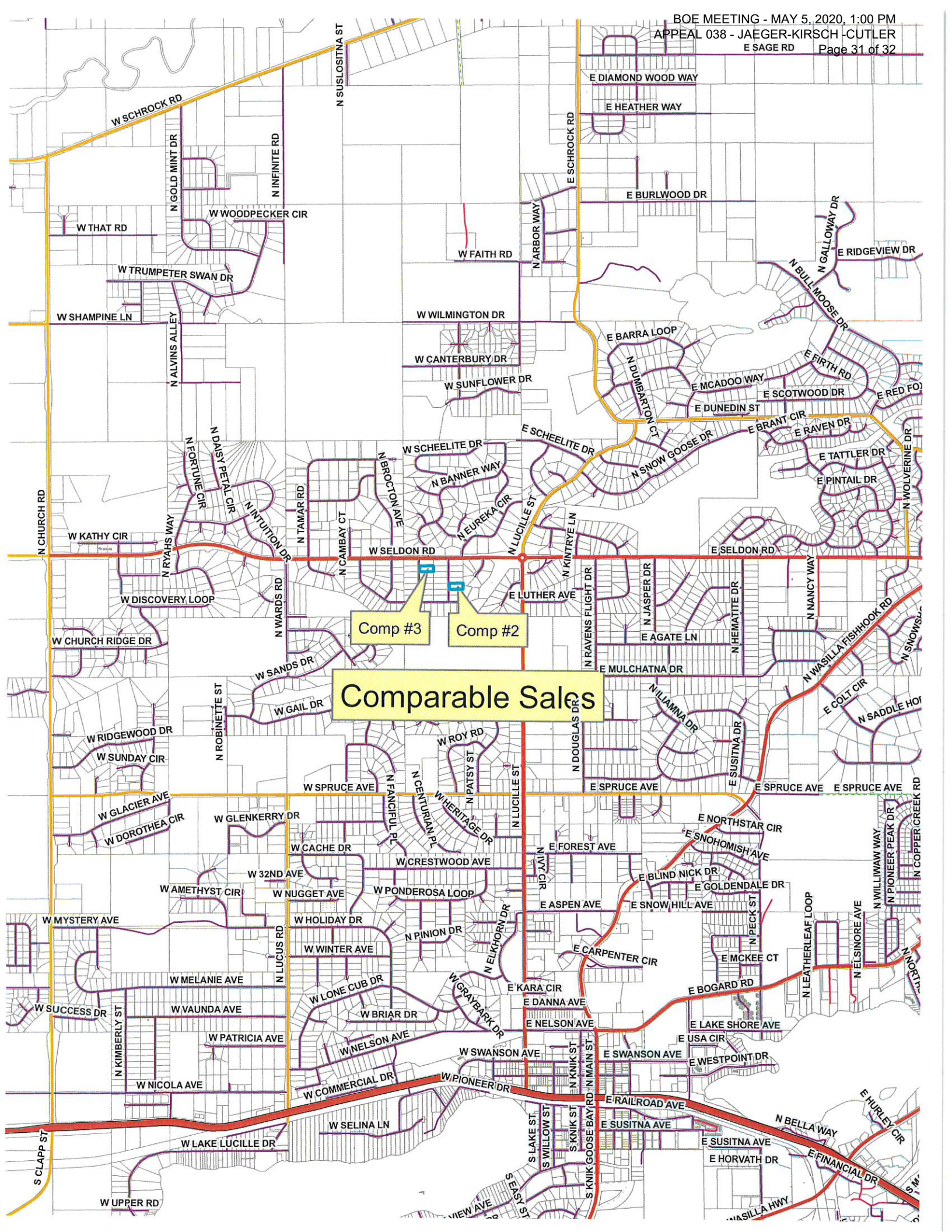
Comp #1

Subject

Comp #3

Comp #4

Comparable sales



Comp #3

Comp #2

Comparable Sales

W SCHROCK RD
N SUSLOITNA ST
E DIAMOND WOOD WAY
E HEATHER WAY
E BURLWOOD DR
W THAT RD
W WOODPECKER CIR
W FAITH RD
W WILMINGTON DR
W CANTERBURY DR
W SUNFLOWER DR
W TRUMPETER SWAN DR
W SHAMPINE LN
W WILMINGTON DR
W CANTERBURY DR
W SUNFLOWER DR
W SCHEELITE DR
W SCELON DR
W SANDS DR
W GAIL DR
W RIDGEWOOD DR
W SUNDAY CIR
W GLACIER AVE
W DORTHEA CIR
W MYSTERY AVE
W SUCCESS DR
W VAUNDA AVE
W PATRICIA AVE
W NICOLA AVE
W UPPER RD
N GOLD MINT DR
N INFINITE RD
N ALVINS ALLEY
N DORTHEA CIR
N INTUITION DR
N TAMAR RD
N CAMBAY CT
N BROCKTON AVE
N BANNER WAY
N EUREKA CIR
N LUCILLE ST
N KINTRYE LN
N RAVENS FLIGHT DR
N JASPER DR
N HEMATITE DR
N ROBINETTE ST
N FANGHILL PL
N CENTURIAN PL
N PATSY ST
N LUCILLE ST
N IVY CIR
N ELKHORN DR
N GRAYBARK DR
N SWANSON AVE
N KNICK ST
N MAIN ST
N BELLA WAY
N HURLEY CIR
N FINANCIAL DR
E SCHROCK RD
E BARRA LOOP
E MCADOO WAY
E SCOTWOOD DR
E RED FO
E DUNEDIN ST
E BRANT CIR
E RAVEN DR
E TATTLER DR
E PINTAIL DR
E WOLVERINE DR
E SELDON RD
E AGATE LN
E HEMATITE DR
E MULCHATNA DR
E SPRUCE AVE
E SPRUCE AVE
E SPRUCE AVE
E SPRUCE AVE
E NORTHSTAR CIR
E SNOHOMISH AVE
E BLIND NICK DR
E GOLDENDALE DR
E SNOW HILL AVE
E CARPENTER CIR
E KARA CIR
E DANNA AVE
E NELSON AVE
E SWANSON AVE
E SWANSON AVE
E WESTPOINT DR
E BOGARD RD
E LAKE SHORE AVE
E USA CIR
E SUSITNA AVE
E HORVATH DR
E FINANCIAL DR
E RAILROAD AVE
E SUSITNA AVE
E SUSITNA AVE
E HURLEY CIR
E FINANCIAL DR
E HURLEY CIR
E FINANCIAL DR

