

2025 Board of Equalization Formal Appeal

Appeal #	40
Account Number	219N04W28A002
Owner	KEVEN SMITH/KATHLEEN HUSTON
Map Number	WI15
Appraiser	CHARLEY

ASSESSMENTS

FEB 27 2025

RECEIVED



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

NOTICE OF APPEAL TO THE BOARD OF EQUALIZATION

Must be postmarked or delivered by February 28, 2025 or within 30 days of adjusted assessment notice mailing.

1. OWNER NAME: KEVIN Smith & Kathleen Huston
2. ACCOUNT NO: _____

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 22,200 Buildings _____; Total 22,200
4. Owner's Estimate of Value: Land _____; Buildings _____; Total 15,000
5. Property Market Data:

- a. What was the purchase price of your property? \$15,000.00
b. What year did you purchase your property? July 2021
c. Was any personal property included in the purchase? Yes _____ No ☒
⇒ If so, please itemize: _____

- d. Date property was last offered for sale: July 2021 Price asked: \$15,000
e. Type of mortgage: N/A
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: We built a road to our adjoining property which improves access to this parcel but Kevin Smith lives on the East Coast.

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 (fraud or using an unrecognized appraisal method).
☐ 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:

The assessment remains high since purchasing the property in 2022 for \$15,000/assessed @ 2
There is 831 ft. of frontage on a swamp lily pond with a 50' easement it gives up 41,51
sq. feet of public access on our property, there is no public or utility easement to this prop
there is another 10% of the property that is swamp with exposed water table. the RR. ease
has a mandatory while making a frequent it's noise a nuisance. There are slopes of dead
black spruce th

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.

For Office Use Only: Rcv'd By

BOE # 040

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 Kathleen Huston Printed Name Kathleen Huston
Mailing address PO Box 38 Willow AK 99688
City State Zip

Phone Number(s) 907-395-9000
Requested for use by appraiser attempting resolution of this appeal and/or by BOE Clerk.

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

MUST BE FILED BY FEBRUARY 28, 2025 OR WITHIN 30 DAYS OF ADJUSTED ASSESSMENT NOTICE.

BEFORE YOU FILE:

Attachment A
Income Producing Property

Income producing commercial property is developed with the intent to produce net income to the owner. In order for a protest or appeal to be adequately considered the income and expense generated by the property should be analyzed. The information listed below is appropriate for an analysis of the property.

Income and expense from a business is not appropriate unless the property is the business, such as rental apartments, hotels, retail shopping buildings, etc.

The following information is requested for analysis. The information may be submitted in another form such as IRS filings or financial statements.

Account Number: 219 N04 W28 A002

1) Rent roll including unit identification, size, and rent.

2)

INCOME	N/A
Rental income	
Common area fees, if any	
Utilities	
Other income	
EXPENSE	
Insurance	
Repairs	
Maintenance	
Employment taxes	
Management fee	
Water	
Sewer	
Gas	
Electricity	
Other - describe	



DEPARTMENT OF ASSESSMENT
Matanuska-Susitna Borough
350 E Dahlia Ave Palmer Alaska 99645-6488
(907) 861-8637

SMITH KEVIN J
HUSTON KATHLEEN J
PO BOX 38
WILLOW AK 99688

The account number and abbreviated legal description shown below refers to the property that has recently been bought and sold in the Matanuska-Susitna Borough. **This form is sent to both the seller and the buyer of this property.** This account number and description will be the identifying reference on assessment notices, assessment tax rolls, tax bills and official correspondence involving this property. Because of its importance, we suggest that you retain this identification for your records. In the Matanuska-Susitna Borough, Assessment Notices are mailed the end of February each year.

State law requires the Borough Assessor to appraise property in a fair and equitable manner and at its full and true value. Information obtained through this questionnaire will be used to monitor market trends which influence property values. Your cooperation is a very positive step, helping to assure accurate and equitable assessments. A self-addressed, stamped envelope is enclosed for your convenience.

We appreciate your assistance. If we can assist you regarding assessment matters, please contact this department.

FOR CURRENT TAX BALANCE PLEASE CALL MSB COLLECTIONS AT 907-861-8610.

Tax Account Number	Request	Date
219N04W28A002	FIRST	02/26/2025
TOWNSHIP 19N RANGE 4W SECTION 28 LOT A2		
Description		

Please Detach and Return Bottom Portion

Matanuska-Susitna Borough
350 E Dahlia Ave Palmer Alaska 99645-6488
(907) 861-8637

Property Acquisition Questionnaire

219N04W28A002

- Date of Sale: _____ Price \$ _____ Seller's estimate of Structure(s) value \$ _____
If this sale involves more than one parcel, list all lots involved on back of form. Seller's estimate of Land value \$ _____
- Type of financing: ☐ Check ☐ VA ☐ Previous Owner ☐ Loan Assumption ☐ Trade (describe on back of form)
(Check all that apply) ☐ AHFC ☐ FHA ☐ Conventional Loan ☐ Farmer's Home Admin ☐ Other (describe on back of form)
- Did the sale include: ☐ Well ☐ Septic ☐ Natural Gas
- Was Personal Property, other than normal furnishings involved in the sale? ☐ Yes ☒ No If yes, please explain on back of form.
- Is this transaction for a reason other than sale (i.e. family transfer, foreclosure, judgement)? ☐ Yes ☐ No
If yes, please explain:
- If you would like Assessment Notices sent to a different address, please indicate by changing the address below:

**FOR CURRENT TAX BALANCE PLEASE CALL MSB
COLLECTIONS AT 907-861-8610.**

Tax Account Number	Request	Date
219N04W28A002	FIRST	02/26/2025
TOWNSHIP 19N RANGE 4W SECTION 28 LOT A2		
Description		



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: 2025 Board of Equalization

Thru: Art Godin, Acting Assessor

From: Charlyn Spannagel, Appraiser

Re: Appeal #040

Property Owner: Kevin Smith & Kathleen Huston

Account/Legal: 219N04W28A002

Map No.: WI 15

Date of Appraisal: 1/1/2025

Hearing Date: 4/30/2025

2025 Assessed Value: Improvements: \$0

Adjusted Land: \$21,800

Adjusted Total: \$21,800

Purpose of Report:

- Validation of the 2025 assessed value of the subject property generated by the mass appraisal process and confirmed using ratio studies.

Introduction:

- The subject property is 3.52 acres with 200' feet of frontage on Kelly Lake east of the railroad.
- The subject parcel has legal access per unconstructed section line easements that goes to the northeast corner of the parcel.
- The parcel has no road access or commercial power.

Basis of the Appeal:

☒ Excessive ☐ Unequal ☐ Improper ☐ Undervalued

Concerns brought forth by the appellant:

- The property owner checked the box that the property value is excessive.
- The property owner states that the assessment remains high since purchasing the property in 2022 for \$15,000, assessed at \$22,200 (has since been adjusted to \$21,800 for ARR easement).
- The property owner states there is 831 feet of frontage on a swamp lily pond with a fifty foot easement giving up 41,550 square feet of public access on the subject property.
- The property owner states that there is no public or utility easement to this property.
- Property owner states that another 10% of the property is swamp with exposed water table.
- The property owner stated that the railroad easement has a mandatory whistle making a frequent noise nuisance.
- The property owner stated that there are scores of dead black spruce on the property.

Discussion:

- A comparable search of sales of lake front properties with difficult access and no commercial power was conducted.
- It was verified that the property owners purchased this parcel 7/21/2021 per warranty deed.
- The subject property has a front foot value reflecting the quality and possible use of this portion of Kelly Lake. The parcel does have access to the north portion of Kelly Lake.
- The subject property does have a -30% adjustment for the swamp or lowland areas.
- The easements on the subject property were reviewed. The easement along the water front of the property is typical and therefore no additional adjustment needs to be made. It was discovered that an acreage adjustment had not been made for the railroad right of

Providing Outstanding Borough Services to the Matanuska-Susitna Community.

way that is constructed and in use. The taxable acreage was reduced by .06 acres which resulted in a \$400 reduction from \$22,200 to \$21,800 for the assessed value for 2025.

- The Mat-Su Borough does not value trees on a parcel therefore there is no adjustment for the dead black spruce.

Comparable Sales:

	PARCEL NUMBER	TAXABLE ACRES	FR FT	SALE DATE	SALE PRICE	SALE PRICE PER ACRE	TIME ADJ SALE PRICE	TIME ADJ PRICE PER ACRE
1	56396000T00P-1	6.13	550	4/24/2019	\$64,000	\$10,440	\$67,087	\$10,944
2	219N04W21A001	2.22	800	11/29/2019	\$19,000	\$8,559	\$19,809	\$8,923
3	54586000L019A	2.61	188	7/13/2020	\$41,500	\$15,900	\$43,075	\$16,504
4	216N04W28B004	9.1	1,400	12/9/2020	\$78,400	\$8,615	\$81,097	\$8,912
5	52911000L003	2.52	880	4/22/2021	\$34,000	\$13,492	\$35,061	\$13,913
6	217N04W28A015	2.2	330	10/13/2022	\$35,000	\$15,909	\$35,658	\$16,208
	SUBJECT PARCEL				ASSESSED VALUE	ASSESSED VAL PER ACRE		
	219N04W28A002	3.52	200	1/1/2025	\$21,800	\$6,193		



Comparable Sales Summary:

- All of the comparables are lake front properties with difficult access and no utilities.
- Comparable #2 is on the same lake and borders the north boundary of the subject parcel. This parcel is 2.2 acres, 40% smaller than the subject, same amount of swamp or lowland, and with the same access issues, sold 11/29/2019 for \$19,000.
- Comparable #4 has approximately 50% swamp or lowland making it inferior to the subject parcel.
- Comparable #5 has approximately 50% swamp land per imeragy, leaving approximately 4.4 acres of useable land.
- Comparable #7 is approximately 70% lowland per aerial imagery.
- Comparables #1, #3, & #6 are all treed lots with lake front access only.

Comments on basis for appeal:

- The subject property was purchased July 21, 2021 for \$15,000, the 2025 assessed value has been adjusted to \$21,800 after making an acreage adjustment for the railroad right-of-way.
- The subject property has a modest frontage adjustment to account for the swamp, lily pond area of frontage.
- The public easement along the water frontage of this parcel is typical for lakes in this area and is already accounted for in the value.
- The subject parcel has already been adjusted for the swamp or lowland area.
- Mat-Su Borough has not observed any market indications that the railroad whistle has an impact to the market value of properties in the location of the railroads.
- The comparables properties all have some dead black spruce trees on them and there is no indication that an adjustment is warranted.

Case facts:

- Lake front properties with difficult access issues and no utilities were used in the comparative analysis which support the current assessed value.
- The assessed value generated by the mass appraisal process of the subject is supported by the MSB comparative market analysis.

Conclusion:

- The comparable sales analysis supports the assessed value.
- The assessed value is not excessive based on sales.

Recommendation:

- Retain the assessed value of \$21,800 for the land.

Attachments:

Map of Comps & subject (Zoom out)

Map of Comps & subject (Zoom in)



This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7898.

Comp Land Overview

GOV LOT 10, SECTION 28, TOWNSHIP 19 NORTH, RANGE 4 WEST

0 2 4
Miles



Matanuska-Susitna Borough, Earthstar Geograph

Glen Hwy



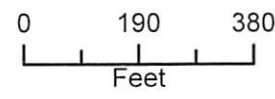
Matanuska-Susitna Borough, Microsoft

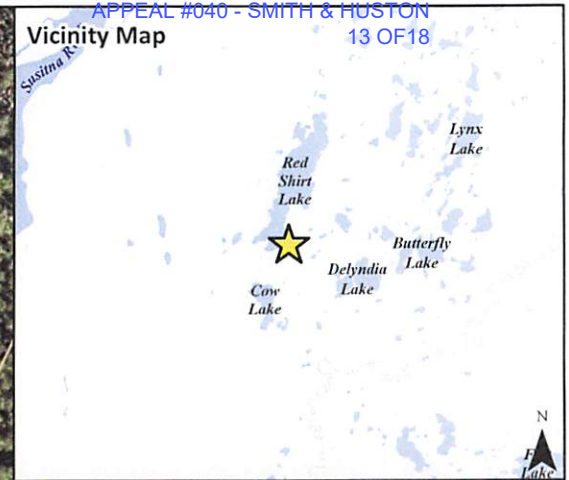



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Subject Land Parcel

GOV LOT 10, SECTION 28, TOWNSHIP 19 NORTH, RANGE 4 WEST



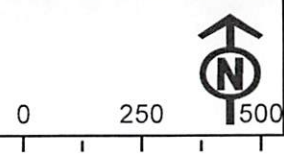




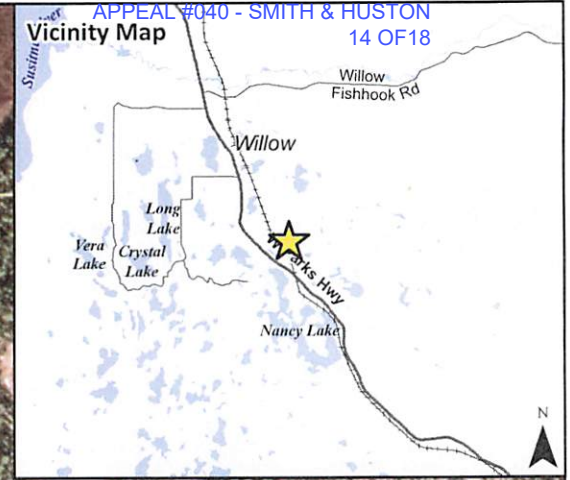
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Land Legal Description

RED SHIRT LK AK ASLS 70-7 TRACT P-1



18N02E36C018



Matanuska-Susitna Borough, Microsoft



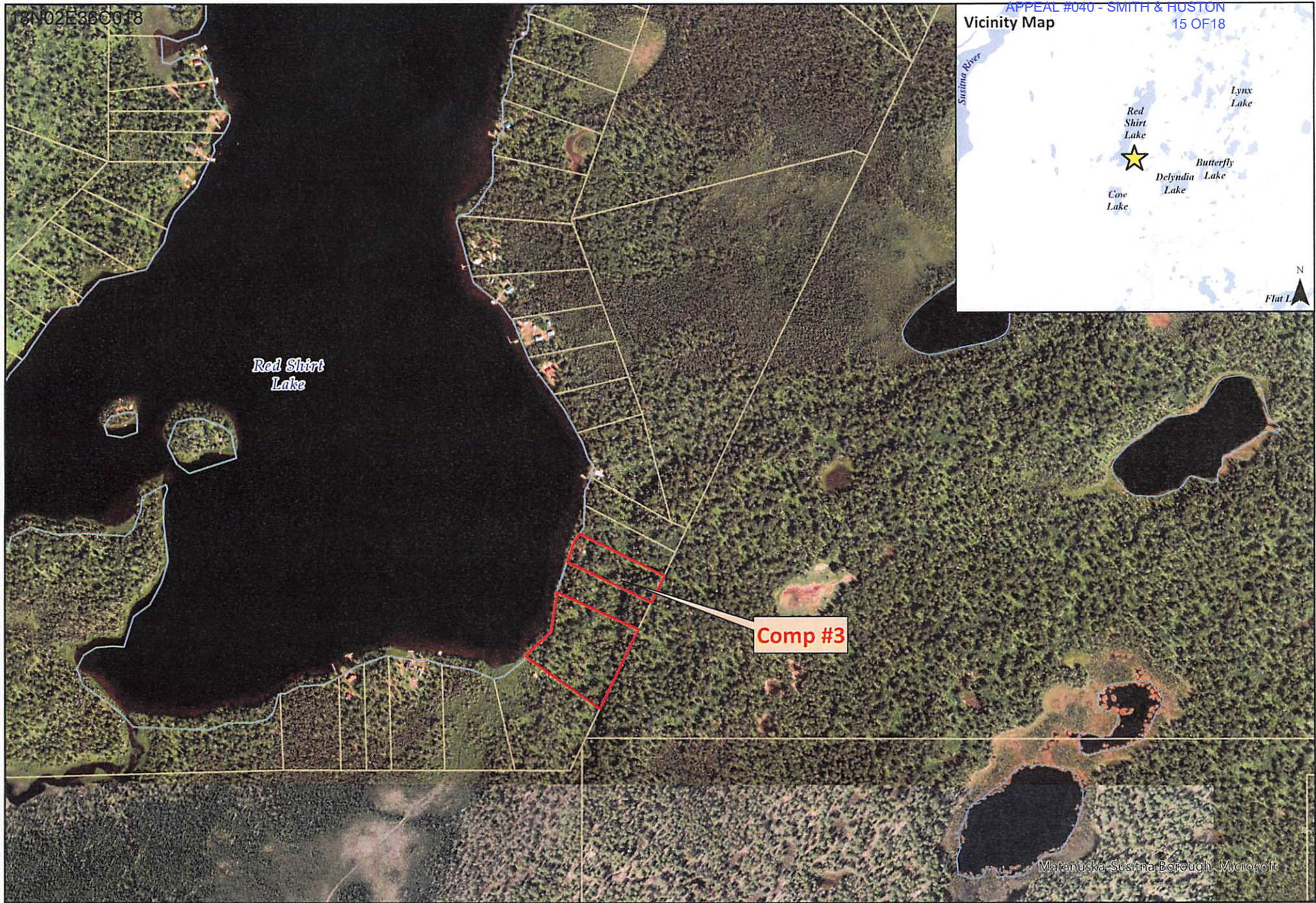
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Land Legal Description

GOV LOT 4, SECTION 21, TOWNSHIP 19 NORTH, RANGE 4 WEST

0 250 500





18N02E36C018

Red Shirt Lake

Comp #3

Vicinity Map

Susitna River

Red Shirt Lake

Cow Lake

Delyndia Lake

Butterfly Lake

Lynx Lake



Matanuska-Susitna Borough, Microsoft

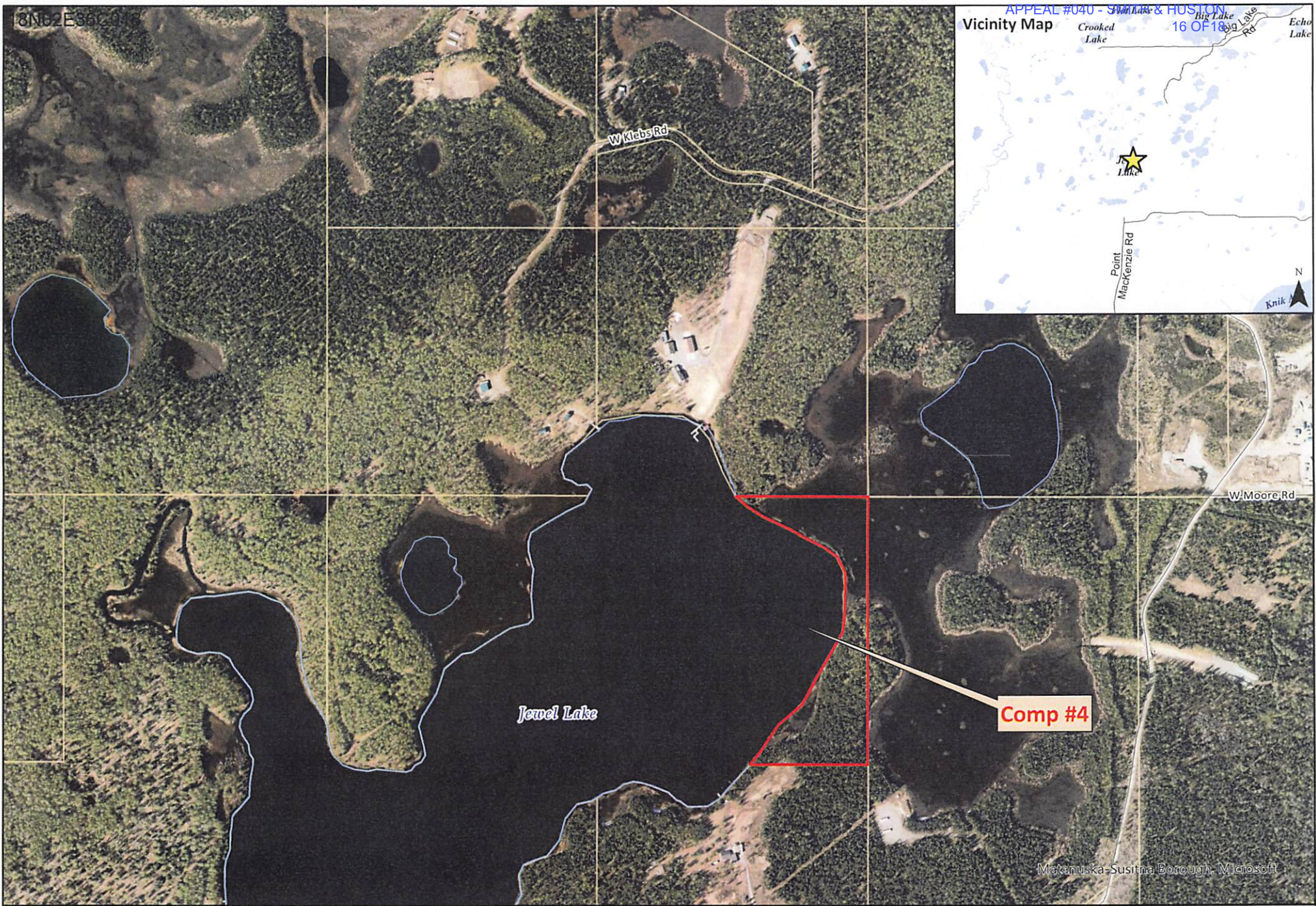


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Land Legal Description

LOT 19A U.S. SURVEY 3868





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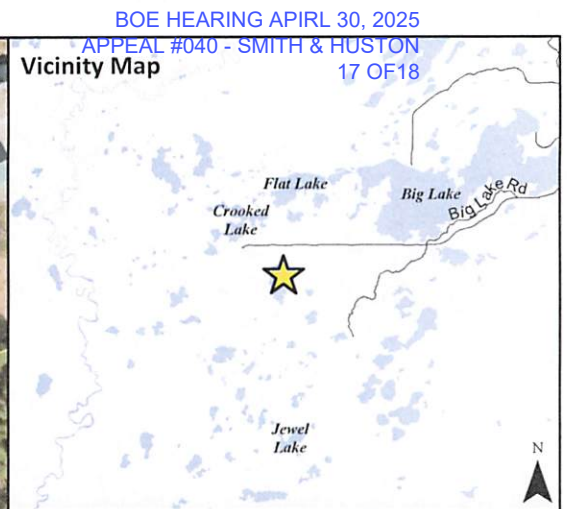
Land Legal Description

GOV LOT 1, SECTION 28, TOWNSHIP 16 NORTH, RANGE 4 WEST



0 250 500

18N02E36C018



Diamond Lake

Comp #5

Matanuska-Sustina Borough, Microsoft



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Land Legal Description

ARGYLE ACRES LOT 3

0 250 500



18N02E36C018

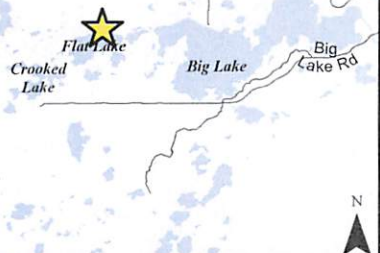
BOE HEARING APRIL 30, 2025

APPEAL #040 - SMITH & HUSTON

18 OF 18

Vicinity Map

Delyndia Lake
Flat Lake
Crooked Lake



Flat Lake

Comp #6

Matanuska-Susitna Borough, Microsoft



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Land Legal Description

GOV. LOT 5, SECTION 28, TOWNSHIP 17 NORTH, RANGE 4 WEST

0 250 500



2025 Board of Equalization Formal Appeal

Appeal #	051
Account Number	56164B01L001
Owner	ESTATES OF THE KING JESUS
Map Number	WI10
Appraiser	CHAR/CHARLEY

For Office Use Only : Rcv' d By MHC GWS

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.*
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Signature Wilfred Benzing Printed Name Wilfred Benzing

Mailing address 7362 W. Parks Hwy #399 City Wasilla State Alaska Zip 99623

Phone Number(s) 907-232-3376
Phone Number(s) -- Requested for use by appraiser attempting resolution of this appeal and/or by BOE Clerk.

E-mail address onthe sunnyside @ Live . 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, 2025 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.)

Site Address				23351 W Douglas Dr			
Ownership							
Owners				ESTATES OF THE KING JESUS THE CHRIST			
Primary Owner's Address				PMB 399 7362 W PARKS HWY WASILLA AK 99654			
Buyers							
Primary Buyer's Address							

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2025	\$13,000.00	\$490,800.00	\$503,800.00	2025	\$13,000.00	\$490,800.00	\$503,800.00
2024	\$13,000.00	\$240,700.00	\$253,700.00	2024	\$13,000.00	\$240,700.00	\$253,700.00
2023	\$13,000.00	\$228,900.00	\$241,900.00	2023	\$13,000.00	\$228,900.00	\$241,900.00

Building Information (Hide Building Information)

Structure 0 of 2			
Residential Units	0	Use	Residential Garage
Condition	Standard	Design	Garage
Basement	None	Construction Type	Frame
Year Built	2009	Grade	None
Foundation	Slab on Grade	Building Appraisal	\$63700
Well		Septic	

Structure 0 of 2			
Residential Units	1	Use	Residential Building
Condition	Standard	Design	Daylight Basement
Basement	Full	Construction Type	Frame
Year Built	2011	Grade	04.2
Foundation	Poured Concrete	Building Appraisal	\$425600
Well	Well 1 - Drilled Well	Septic	Septic - 1 - Septic Tank

Building Item Details

Building Number	Description	Area	Percent Complete
0	DLB Finish - 2D	1564 Sq. Ft.	77 %
0	Oil Heat	1 Sq. Ft.	100%
0	Wood Stove - 8Y	1 Sq. Ft.	100%
0	Garage (10.2) - 11G	2480 Sq. Ft.	79 %
0	Garage (10.3) Area - 11M	480 Sq. Ft.	96 %
0	First Story	1564 Sq. Ft.	86 %
0	DLB	1564 Sq. Ft.	100%

Tax/Billing Information					Recorded Documents		
Year	Certified	Zone	Mill	Tax Billed	Date	Type	Recording Info (offsite link to DNR)
2025 No		0065	::	::	6/1/2005	QUITCLAIM DEED (ALL TYPE)	Palmer 2005-013615-0
					9/16/1988	QUITCLAIM DEED (ALL TYPE)	Palmer Bk: 561 Pg: 475

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total ³	LID Exists
Current	\$0.10	\$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
1.02	1.02	Assembly District 007	30-605	140 Willow-Caswell FSA	020 Greater Willow RSA

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

² If account is in foreclosure, payment must be in certified funds.

³ If you reside within the city limits of Palmer or Houston, your exemption amount may be different.

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Last Updated: 2/26/2025 2:00:01 PM

Real Property Detail for Account: 56164B01L007




Site Information

Account Number	56164B01L007
Parcel ID	80963
TRS	S19N04W05
Abbreviated Description (Not for Conveyance)	KIRSCH BLOCK 1 LOT 7

Site Address 23555 W Douglas Dr

Ownership

Owners	HILDEBRAND RONALD & SARAH
Primary Owner's Address	PO BOX 871840 WASILLA AK 99687

Subdivision	KIRSCH
City	None
Map W110	 Tax Map  DWG Download  Interactive WebMap

Buyers	
Primary Buyer's Address	

Appraisal Information [\(Show Building Information\)](#)

Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2025	\$9,000.00	\$0.00	\$9,000.00	2025	\$9,000.00	\$0.00	\$9,000.00
2024	\$9,000.00	\$0.00	\$9,000.00	2024	\$9,000.00	\$0.00	\$9,000.00
2023	\$9,000.00	\$0.00	\$9,000.00	2023	\$9,000.00	\$0.00	\$9,000.00

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2025 No		0065	::	::

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
11/22/2021	WARRANTY DEED (ALL TYPES)	Palmer 2021-034682-0
6/12/2018	WARRANTY DEED (ALL TYPES)	Palmer 2018-011668-0
10/4/2013	WARRANTY DEED (ALL TYPES)	Palmer 2013-021773-0

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total ³	LID Exists
PLEASE CALL	\$16.51	\$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 007	30-605	140 Willow-Caswell FSA	020 Greater Willow RSA

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

² If account is in foreclosure, payment must be in certified funds.

³ If you reside within the city limits of Palmer or Houston, your exemption amount may be different.

Last Updated: 2/27/2025 11:00:01 AM

Site Information

Account Number	56164B01L006
Parcel ID	36339
TRS	S19N04W05
Abbreviated Description (Not for Conveyance)	KIRSCH BLOCK 1 LOT 6

Site Address 23525 W Douglas Dr

Ownership

Owners	HILDEBRAND RONALD & SARAH
Primary Owner's Address	PO BOX 871840 WASILLA AK 99687

Subdivision	KIRSCH
City	None
Map W110	



Tax
Map



DWG
Download



Interactive
WebMap

Appraisal Information

Year	Land Appraised	Bldg. Appraised	Total Appraised
2025	\$9,000.00	\$433,700.00	\$442,700.00
2024	\$9,000.00	\$425,100.00	\$434,100.00
2023	\$9,000.00	\$409,300.00	\$418,300.00

Assessment

Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2025	\$9,000.00	\$433,700.00	\$442,700.00
2024	\$9,000.00	\$425,100.00	\$434,100.00
2023	\$9,000.00	\$409,300.00	\$418,300.00

Building Information (Hide Building Information)

Structure 1 of 2

Residential Units	1	Use	Residential Building
Condition	Standard	Design	Two Story
Basement	None	Construction Type	Frame/Log
Year Built	1983	Grade	04.4
Foundation	Poured Concrete	Building Appraisal	\$412000
Well	Well 1 - Drilled Well	Septic	Septic - 1 - Septic Tank

Structure 1 of 2

Residential Units	1	Use	Residential Garage
Condition	Standard	Design	Other
Basement	None	Construction Type	Log
Year Built	1998	Grade	None
Foundation	Slab on Grade	Building Appraisal	\$20700
Well		Septic	

Building Item Details

Building Number	Description	Area	Percent Complete
1	Oil Heat	1 Sq. Ft.	100%
1	Wood Stove w/Fin-8Z	1 Sq. Ft.	100%
1	Garage (10.3) Area - 11M	1200 Sq. Ft.	100%
1	Garage (10.3) Area - 11M	420 Sq. Ft.	80 %
1	First Story	976 Sq. Ft.	100%
1	Second Story	2096 Sq. Ft.	100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2025	No	0065	::	::

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
11/22/2021	WARRANTY DEED (ALL TYPES)	Palmer 2021-034682-0
6/12/2018	WARRANTY DEED (ALL TYPES)	Palmer 2018-011668-0
10/4/2013	WARRANTY DEED (ALL TYPES)	Palmer 2013-021770-0

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total ³	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
1.03	1.03	Assembly District 007	30-605	140 Willow-Caswell FSA	020 Greater Willow RSA

Newmans Hilltop- (Excavating)
PO Box 98
Willow, Ak. 99688
907-495-6479/ fax 907-495-6530

7 OF 49 Invoice

Date	Invoice #
5/7/2024	127384

Bill To

Wilfred Benzing
W. Douglas Dr.
Willow, Alaska

P.O. No.	Terms	Project
	Due on receipt	

Description	Qty	Rate	Amount
Loads of fractured rock chips	1	425.00	425.00

Thank you for your business.

Total	\$425.00
Payments/Credits	\$0.00
Balance Due	\$425.00

Affidavit

Copy

I Wilfred Francis Benzing do hereby affirm and declare under penalty of perjury that I am the lawful Authorized Representative for the Estates of the King Jesus the Christ on this date and have been since 26 May 2005.

Said property for Estates of the King Jesus the Christ is located at 23351 W. Douglas Dr. Willow, Alaska 99688.

Mail receiving address is 7362 W. Parks Hwy. #399 Wasilla, Alaska 99623

Phone contact # 907-232-3376

Dated: 26th Feb 2025

By: Wilfred Francis Benzing

Wilfred Francis Benzing Authorized Representative

Mail receiving address is 7362 W. Parks Hwy. #399 Wasilla, Alaska 99623

Witnesses;

Zechariah Francis
Zechariah Francis - Senior Warden

Sharon Mary
Sharon Mary - Records Keeper

copy

Power of Attorney

Date; 26 February 2025

To whom It concern,

As per the Assembly agreement of the Estates of the King Jesus the Christ dated 26 February 2025 it was concluded that Wilfred Benzing would be the spokes person to submit to the MATSU BOROUGH the NOTICE OF APPEAL TO THE BOARD OF EQUALIZATION for the purposes of submitting an Appeal Form and providing contact and other pertinent information.

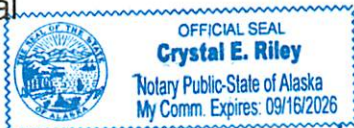
The agreement is acknowledged By the Assembly director Zechariah Benzing.

Signed Zechariah Benzing
Zechariah Benzing

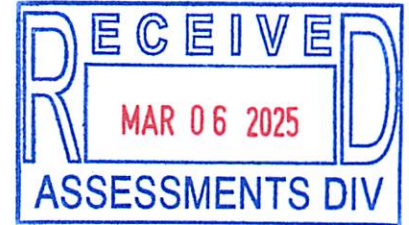
Notary Public

The above person personally appeared before me and provided Alaska State Identification on this 27th day of February 2025 and I do hereby acknowledge his signature on this Power of Attorney.

Seal



[Signature]
Notary Signature My commission expires
September 16 2026



No heat - No Chimney



"all" temporary construction Bracing
still being utilized as internal Bracing
erection in NO I complete and this
Building is totally unsafe to occupy
by anyone. No Soffit, No Doors, No
of 23 (D) Siding, No Floor
No Electrical, No lights

No Soffet - Facia - Siding



②

interior Walls
Drywall destroyed



③

All Electrical by necessity
to be totally inspected/ not done yet.



↓
Not determined

④

All Electrical need 100% Full inspection
Temporary Wiring stayed to facilitate
Well operations until funds are available
to safely repair or Replace Electrical as
needed



5

1

1 Bath - a Dump Retrieval
counter top & curtain for Vanity.



6

again
2 Bath a Dump Retrieval counter top
and. curtain for Vanity



7

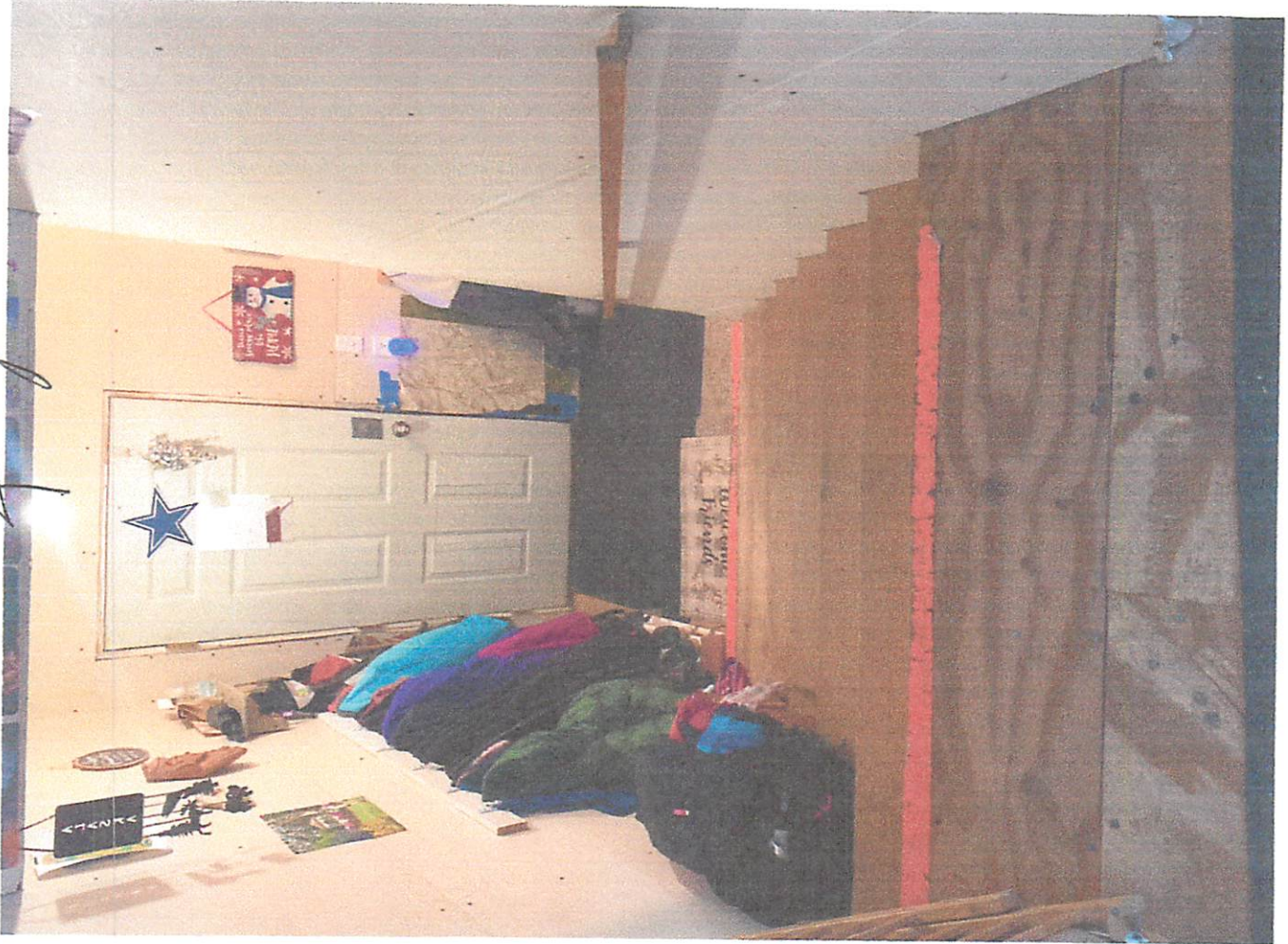
No Finished
upper interior
only temporary
stair.

Up



8

- Again No Trim
- No Hand Rail to code
- No Flooring
- No Trim
- No Finished Drywall or Paint.



9

4 up



again curtain
Door - ~~Not~~
Custom in all
or any homes.

4 - Elec Not
Finished

10

again door is
a dump Retina
glass totally
fogged.
No Trim

up



11

No Doors
No Trim
No Finished
Dry wall or
Paint.
Unfinished Electrical

4 up



12

Turn
Block



13

Zero
Trim

4 up

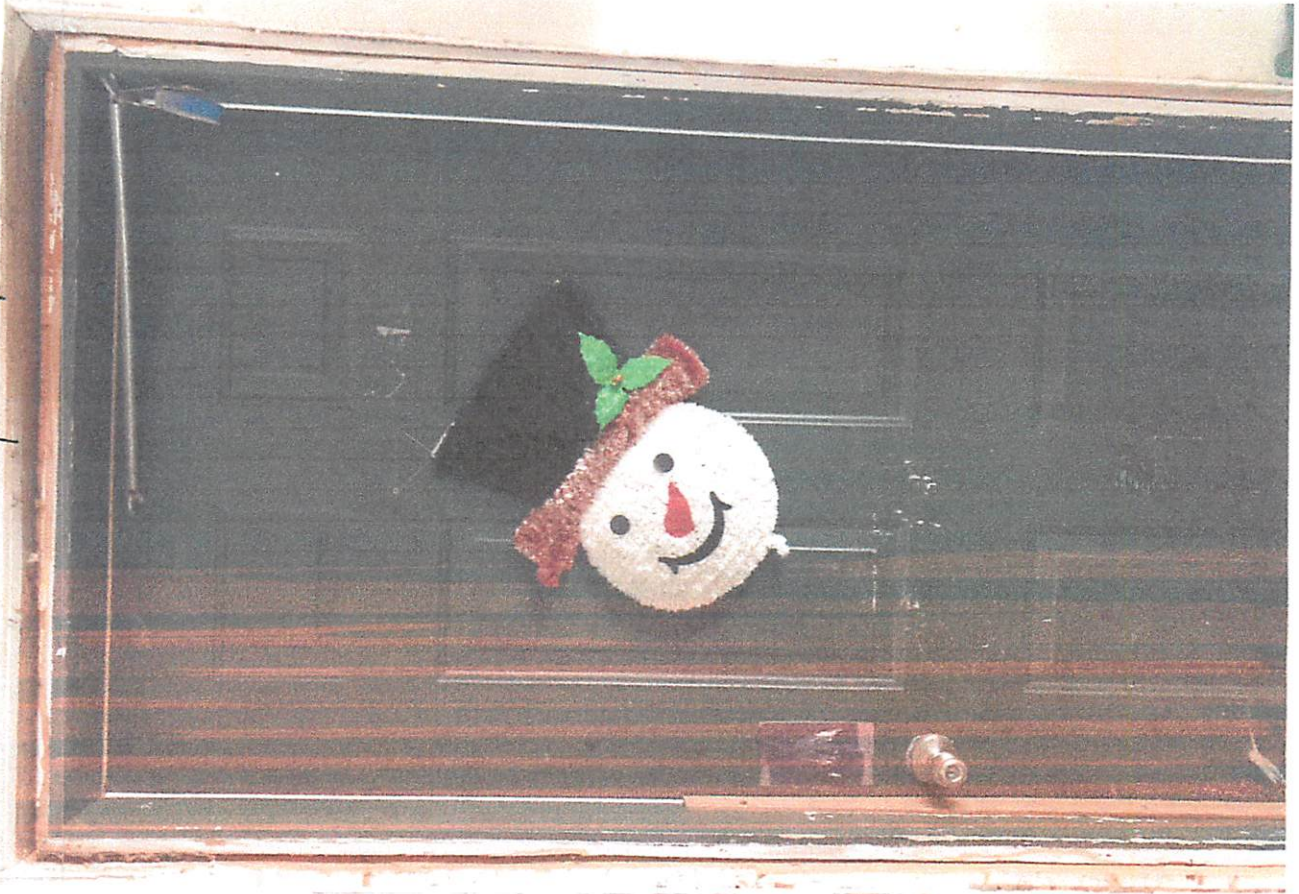


14



Door not
completely
set.

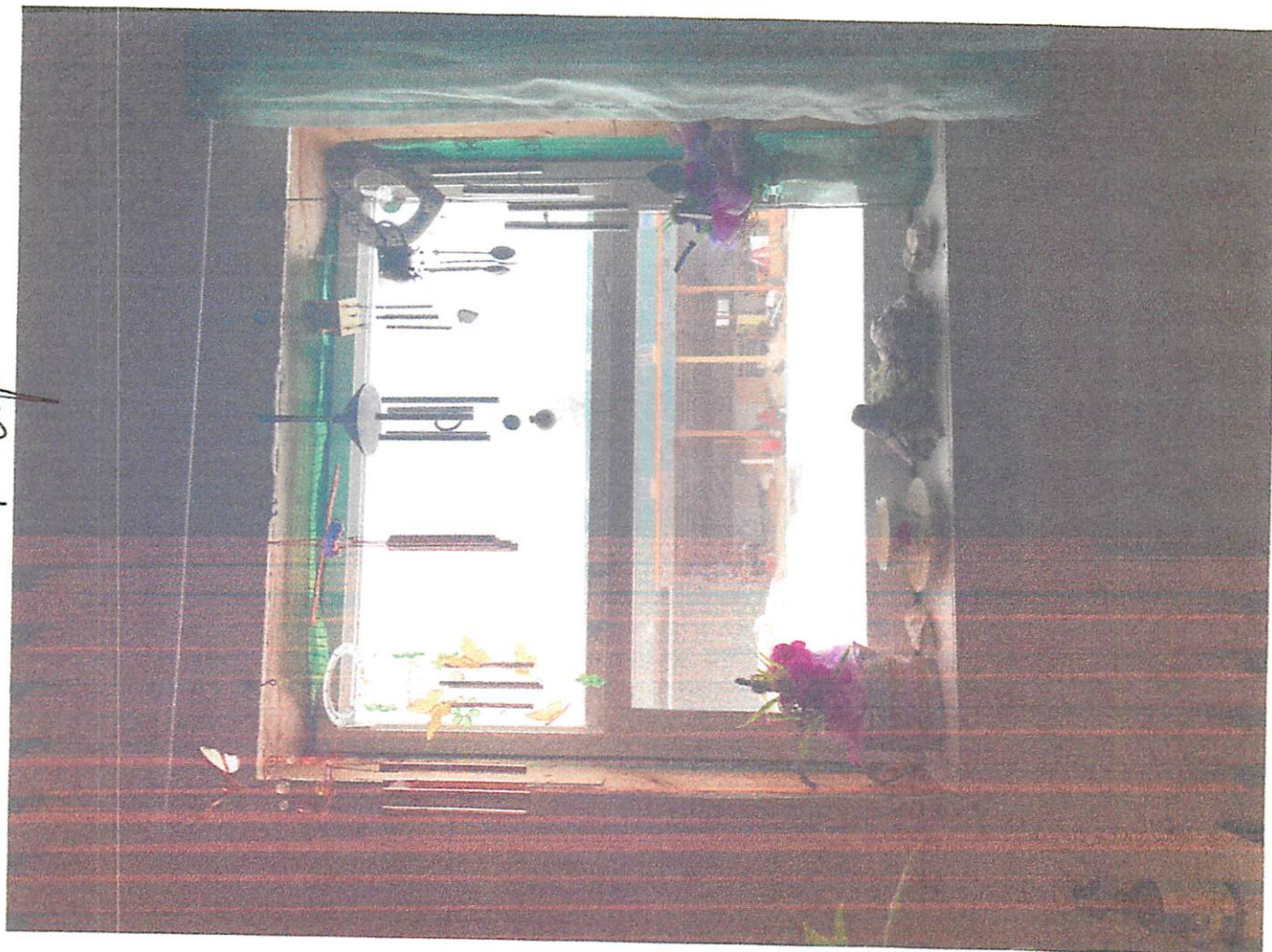
up



15

dying
No / rim
or Finish.

4 up



16

again unfinished Trim, Drywall
Door is wrongly hinged - but only
temporarily set. No finish flooring

4 up



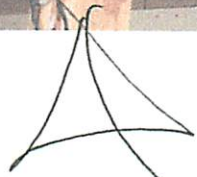
17

- Zero Trim -
- Zero Dry Wall Finish or Paint



18

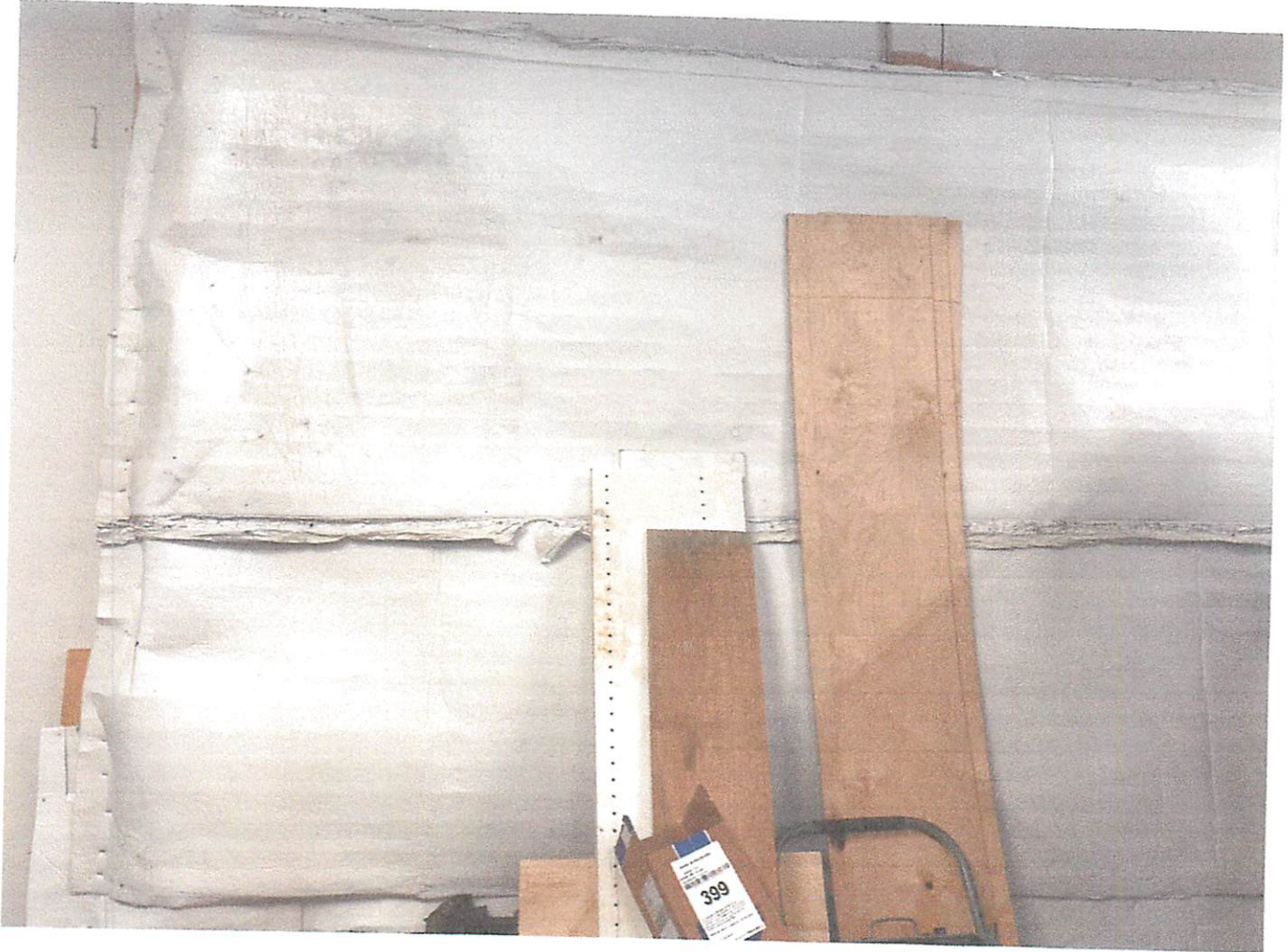
interior structure incomplete
on house, still temporary supports
in main living area.



Temporary

(19)

Zero Hardware installed on garage
door - Zero usability



20

No upper
Heating or Elec-
trical Finished
to code.

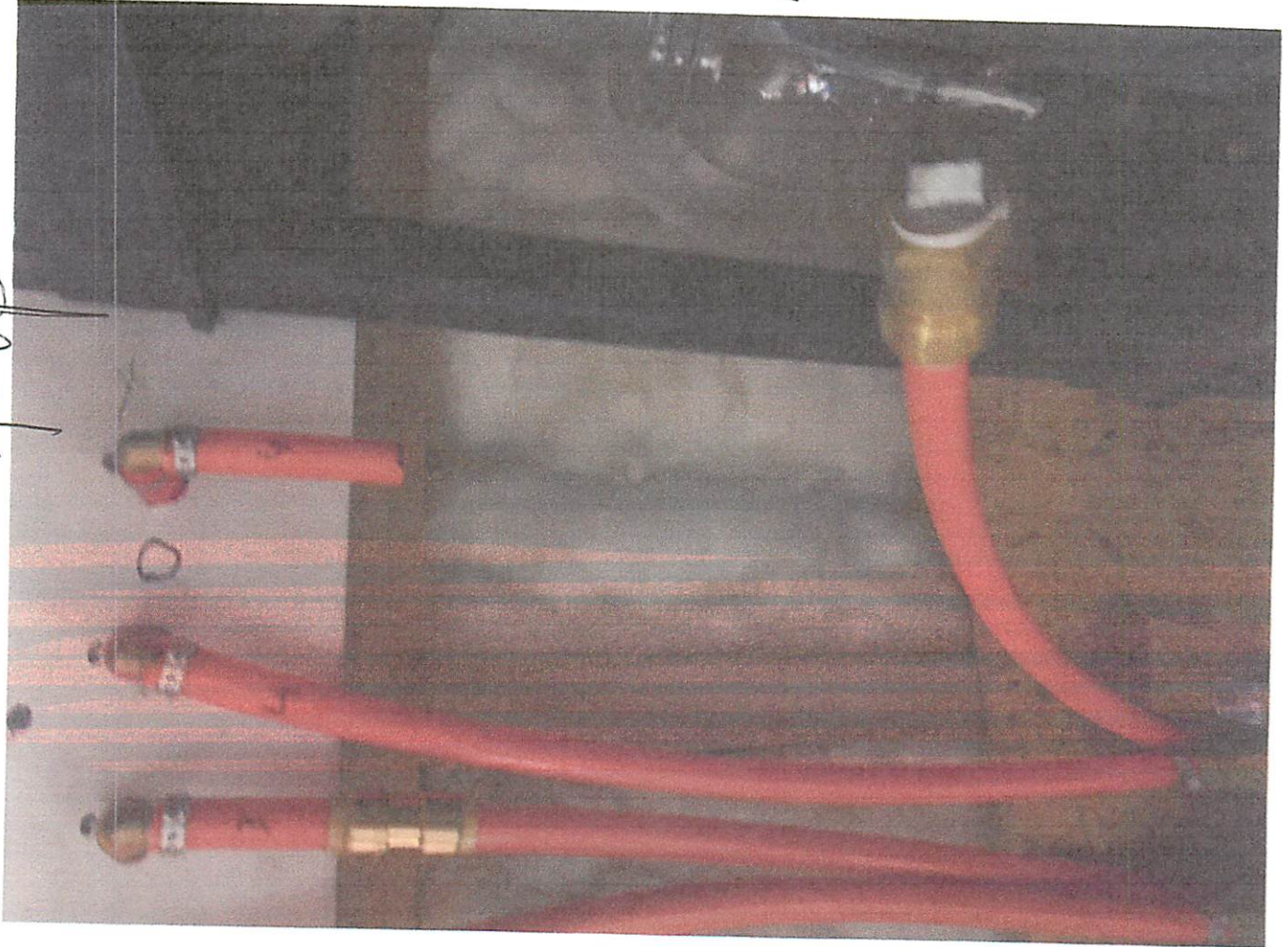
No finish flooring

Up



(21)

Partial other
heating term -
inited because
of product
Failure



22

4 up

again -
no
upper
services, all
is blocked.



23



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: 2025 Board of Equalization

Thru: Art Godin, Acting Assessor

From: Char Avril, Appraiser
Charlyn Spannagel, Appraiser

Re: Appeal #051

Property Owner: Estate of the King Jesus the Christ

Account/Legal: 56164B01L001

Map No.: WI 10

Date of Appraisal: 1/1/2025

Hearing Date: 4/30/2025

2025 Assessed Value:	Improvements: \$490,800	Adjusted Improvements: \$367,300
	Land: \$13,000	Land: \$9,000
	Total: \$503,800	Total: \$376,300

Purpose of Report:

- Validation of the 2025 assessed value of the subject property generated by the mass appraisal process and confirmed using ratio studies.

Introduction:

- The subject is located in Kirsch at 23351 West Douglas Drive in Willow.
- The subject is a fair quality daylight basement home that was built in 2011.
- The subject sets on 1.02-acre lot and is serviced with a private well and septic on an unmaintained borough road.
- The structure has 1,564 square feet of living area with 1,564 square feet of finished daylight basement, 480 square feet attached garage, and 2,480 square feet detached garage.
- The structure is an octagon shaped house, with asphalt shingle roof, decorative log siding and vinyl windows.
- The subject has oil heat.

Basis of the Appeal:

☒ Excessive ☒ Unequal ☒ Improper ☐ Undervalued

Concerns brought forth by the appellant:

- The owner states the property value is excessive.
- The owner states the property value is unequal.
- The owner states the property was valued improperly.
- The property owner states: "Land appraisal and assessment has been unequal, excessive and improper". "Evidence attached clearly shows like property basically just across the street being assessed and appraised a huge percentage lower for at least 3 years, improper maintenance this section of Douglas Drive. "Evidence will show the section of "present complete" is grossly overstated".

Discussion:

- The Mat-Su Borough provides four comparable properties in support of the current assessed value of the subject. All comparable were chosen from areas that compete with the subject on the open market. Comparative analysis is summarized as follows:

Comparable Improved Parcel Sales:

Comparable Sales	Sale Price	Sale Date	Indicated Value
1. 55255B07L004	\$307,000	6/23/2023	\$398,800
2. 56164B01L012	\$369,000	2/8/2024	\$417,000
3. 56164B01L014	\$250,000	12/19/2023	\$345,700
4. 51314B01L005	\$369,500	9/22/2023	\$447,900
Subject Property			Adjusted Value
23351 W. Douglas Drive			\$376,300

Comparable Sales Summary:

- Sale #1 is located at 2570 N. Backhaus Street. This comparable sold on 6/23/2023 for \$307,000. Quality and condition are similar to the subject. This comparable contains 492 less square feet of living area and 492 less square feet of finished daylight basement than the subject. The structure is situated on a 0.95-acre lot.
- Sale #2 is located at Kirsch Block 1 Lot 12 and has not been assigned an address at the time of this write-up. This comparable sold on 2/8/2024 for \$369,000. Quality is superior to that of the subject and condition is similar. This comparable contains 412 less square feet of living area and 1,564 less square feet of finished daylight basement and 1,456 less square feet of detached garage than the subject. The structure is situated on a 1.03-acre lot.
- Sale #3 is located at 15288 N. Willow Station Road. This comparable sold on 12/19/2023 for \$250,000. Quality and condition are similar to the subject. This comparable contains 75 less square feet of living area and 1,564 less square feet of finished daylight basement than the subject. The structure is situated on a 0.54-acre lot.
- Sale #4 is located at 10455 N. Kime Lane. This comparable sold on 9/22/2023 for \$369,500. Quality is superior to the subject and condition is similar. This comparable contains 26 less square feet of living area and 1,564 less square feet of finished daylight basement than the subject. The structure is situated on a 1.28-acre lot.

Comparable Land Valuation

	PARCEL NUMBER	ACRES	ASSESSED VALUE	ASSESSED VALUE PER ACRE
1.	56164B01L005	0.95	\$9,000	\$9,474
2.	56164B01L006	1.03	\$9,000	\$8,738
3.	56164B01L007	0.93	\$9,000	\$9,677
4.	56164B01L008	1.21	\$9,000	\$7,438
5.	56164B01L009	1.55	\$10,400	\$6,710
6.	56164B01L011	1.03	\$8,100	\$7,864
SUBJECT PARCEL				
	56164B01L002	1.02	\$9,000	\$8,824

Comparable Land Valuation Summary:

- Comparable land parcels were selected that are in the same vicinity as the subject parcel with similar access and road issues.
- Land Comparables #1, #2, and #3 are most like the subject parcel as they are the same shape and are roughly the same size with constructed physical access.
- Land Comparables #4 and #5 are larger with a different shape. They also have an additional -10% adjustment for no constructed physical access.
- Land Comparable #6 is the same size and shape but has an additional -10% adjustment for no constructed physical access.
- The subject parcel has constructed physical access but it is not maintained by the Mat-Su Borough.

Comments on basis for appeal:

- Property value is excessive – The assessed value generated by the mass appraisal process of the subject is supported by the Mat-Su Borough comparative market analysis.
- Property value is unequal to similar properties - The Mat-Su Borough provides four comparable properties in support of the current assessed value.
- Property valued improperly – The subject is valued using the same policies and valuation procedures as similar residential properties and therefore is not valued improperly.
- Property across the street has an appraised value lower than the subject property – the property owner supplied a Real Property Detail for Account record for 56164B01L006 and 56164B01L007. The Real Property Detail for Account referenced are highlighted in

Providing Outstanding Borough Services to the Matanuska-Susitna Community.

yellow regarding the land appraisal value at \$9,000 vs. the subject property land appraisal value at \$13,000. These lots are similar in size, they are both located on the west end of W. Douglas Drive. This section of Douglas Drive is a publicly maintained road. The land value of the subject parcel was adjusted for equity with the properties in the comparable land valuation review.

- Improper Road Maintenance – The subject parcel is located at the east end of West Douglas Drive off Willow Station Road. Through further research it was verified that this section of West Douglas Drive is a privately maintained road. The land value of this parcel was adjusted for equity purposes to match the parcels that had been adjusted for the road and access issues identified in the comparable land valuation review.
- Percentage complete grossly overstated – The property owner supplied interior photos of the uncompleted portion of the detached garage and house. Adjustments have been made to the record and value of the buildings to reflect the current condition.

Case facts:

- The Mat-Su Borough has supplied four comparable properties indicating the value is not excessive or unequal to similar properties.
- The subject property value has been adjusted to reflect the current state of completion.
- The Mat-Su Borough asked for an interior inspection of property to verify the progress and to see if there was anything needed that the property owner missed. The property owner denied review.
- The assessed value generated by the mass appraisal process of the subject is supported by the Mat-Su Borough comparative market analysis.
- Through review it was discovered that the subject property had similar access and road characteristics as the properties in the Comparable Land Valuation. The value of the subject property was adjusted from \$13,000 to \$9,000 for equity purposes.

Conclusion:

- The Mat-Su Borough has supplied comparable properties establishing that the value is , not excessive or valued improperly.
- The subject property was inspected prior to this write up and adjustments were made to update the value and correct the record of both land and improvements.
- The assessed value generated by the mass appraisal process of the subject is supported by the Mat-Su Borough comparative market analysis.

Recommendation:

- Uphold the 2025 Assessed Value

Adjusted Improvements: \$367,300

Land: \$9,000

Total: \$376,300

Attachments:

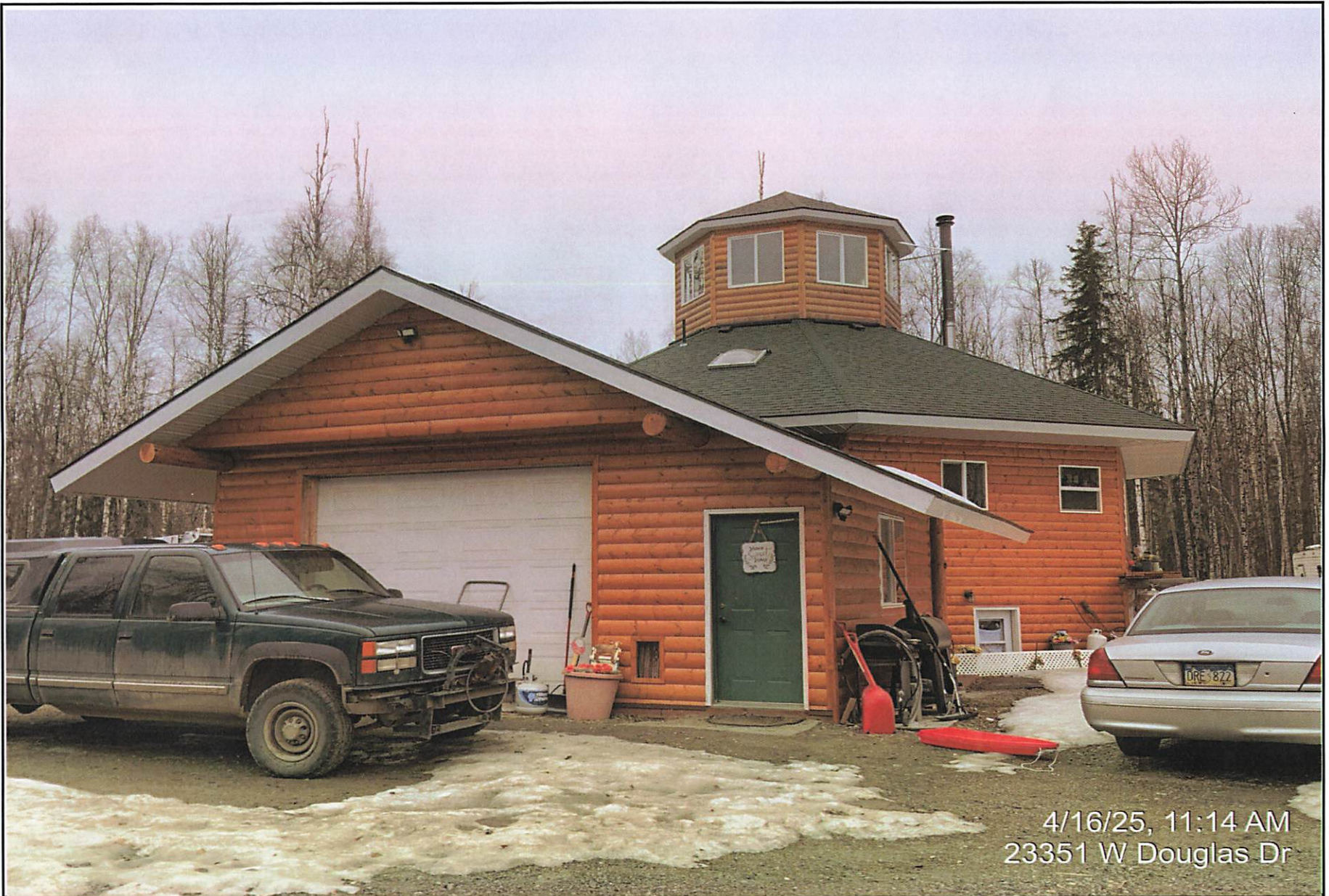
Comp Spreadsheet

Comp Pictures

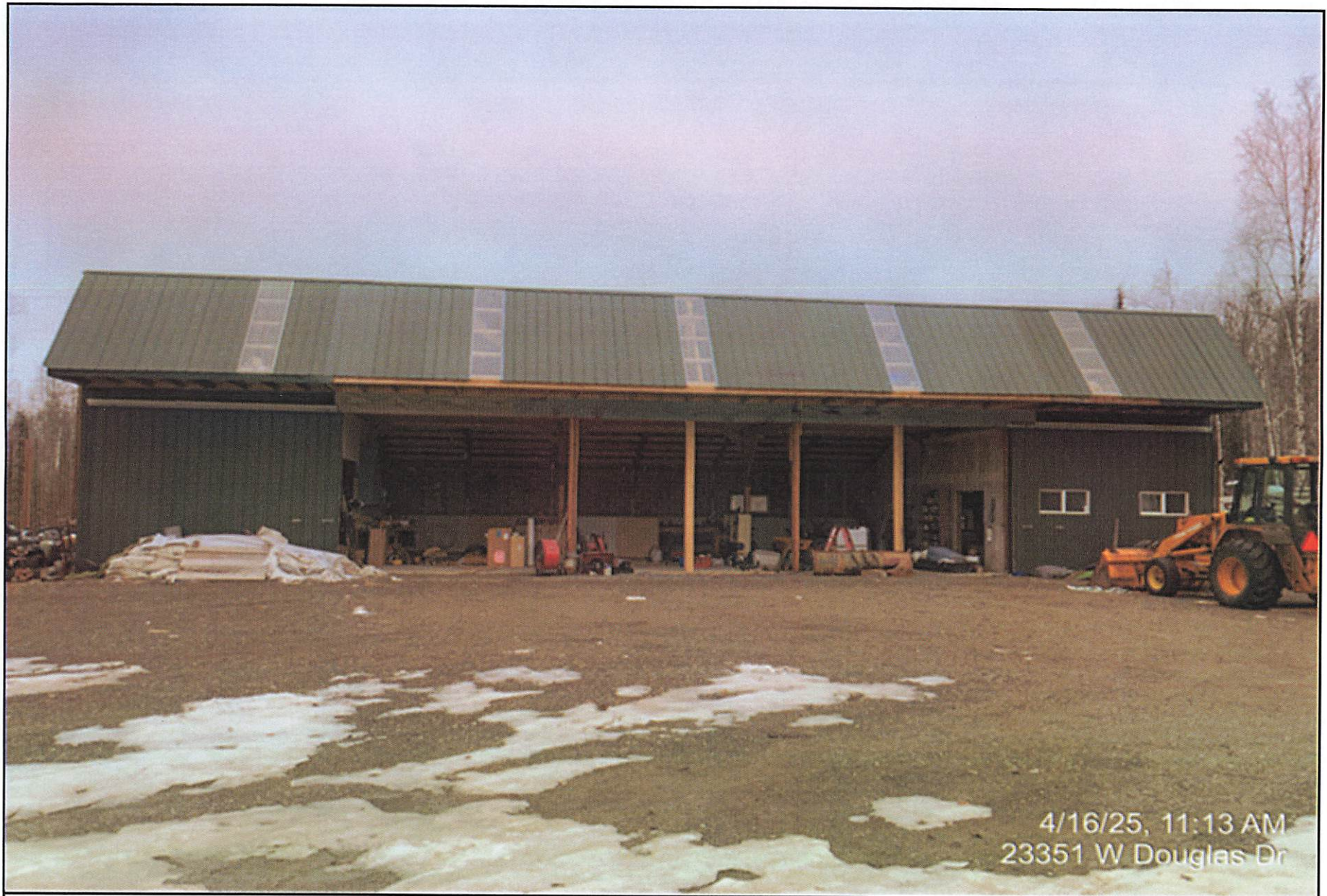
Map of Comps & subject (Zoom out)

Map of Comps & subject (Zoom in)

APPELLANT'S NAME	ESTATE OF KING JESUS	COMP 1	COMP 2	COMP 3	COMP 4
ADDRESS	23351 W DOUGLAS DR	2570 N BACKHAUS ST Pic	KIRSCH BLOCK 1 LOT 12 Pic	15288 N WILLOW STATION RD Pic	10455 N KIME LN Pic
SUBDIVISION	KIRSCH	DILLEY EST PH III Map	KIRSCH Map	KIRSCH Map	NANCY KNL Map
ACCOUNT_NO.	56164B01L001	55255B07L004 Srch	56164B01L012 Srch	56164B01L014 Srch	51314B01L005 Srch
MAP	WI 10	HO 6	WI 10	WI 10	WI 15
SALE_PRICES		\$307,000	\$369,000	\$250,000	\$369,500
\$/GROSS_LIV_AREA		\$286.00	\$320.00	\$168.00	\$240.00
LAND_ASSESSED_VALUE	\$13,000	\$15,000	\$13,000	\$1,000	\$10,200
SALE_DATE	1/1/2025	6/23/2023	2/8/2024	12/19/2023	9/22/2023
SALES/FINANCING_CONC					
TIME		\$12,300	\$10,300	\$9,300	\$13,800
LOCATION	WILLOW AREA	CITY OF HOUSTON	WILLOW AREA	WILLOW AREA	NANCY LK AREA
SITE_(ACRES)	1.02	0.95 (\$2,000)	1.03 \$0	0.54 \$12,000	1.28 \$2,800
VIEW					
DESIGN(STYLE)	DAYLIGHT BASEMENT	DAYLIGHT BASEMENT	RANCH	TWO-STORY	TWO-STORY
CONST_TYPE	FRAME	FRAME	FRAME	FRAME	FRAME
CONST_QUAL	FAIR	SIMILAR	SUPERIOR	SIMILAR	SUPERIOR (\$15,000)
AGE	2011	1990 \$33,527	2023 (\$22,758)	2017 (\$7,779)	2003 \$15,332
CONDITION	S	S	S	S	S
GROSS_LIVING_AREA	1564	1072 \$29,520	1152 \$24,720	1489 \$4,500	1538 \$1,560
BASEMENT_UNFINISHED		0 \$0	0 \$0	0 \$0	0 \$0
BASEMENT_FINISHED	1564	1072 \$19,680	0 \$62,560	0 \$62,560	0 \$62,560
BATHS	2	2 \$0	2 \$0	1 \$5,000	1 \$5,000
HALF_BATHS		0 \$0	0 \$0	0 \$0	1 (\$3,000)
JACUZZI/SAUNA		1 (\$1,200)	0 \$0	0 \$0	0 \$0
FUCTIONAL_UTILITY					
HEATING_FUEL_TYPE	OIL HEAT	OIL HEAT	OIL HEAT	OIL HEAT	OIL HEAT
GARAGE	480	624 (\$5,040)	0 \$16,800	0 \$16,800	600 (\$4,200)
DETACHED GARAGE	2480	0 \$49,600	1024 \$29,120	0 \$49,600	0 \$49,600
PORCH/DECK	120	50 \$700	108 \$120	225 (\$1,050)	277 (\$1,570)
FIREPLACE		0 \$0	0 \$0	0 \$0	0 \$0
WOODSTOVE	1	0 \$1,000	0 \$1,000	1 \$0	1 \$0
PAVED_DRIVEWAY		0 \$0	0 \$0	0 \$0	0 \$0
OUTBUILDINGS / WELL & SEPTIC	\$10,500	\$9,500 \$1,000	\$9,500 \$1,000	\$11,000 (\$500)	\$13,500 (\$3,000)
OTHER		\$0	\$0	\$0	\$0
NET_ADJUSTMENT_\$		0 \$139,087	0 \$122,862	0 \$150,431	0 \$123,882
NET_ADJ_%		0 45.3%	0 33.3%	0 60.2%	0 33.5%
GROSS_ADJ_%		0 50.7%	0 45.6%	0 67.6%	0 48.0%
ADJUSTED_SALE_PRICE_OF_COMPARABLES		0 \$446,100	0 \$491,900	0 \$400,400	0 \$493,400
ADJUSTMENT FOR COMPLETION		(\$47,300)	(\$74,900)	(\$54,700)	(\$45,500)
		\$398,800	\$417,000	\$345,700	\$447,900
SUBJECT_ASSESSED_VALUE	\$380,300				



Subject



4/16/25, 11:13 AM
23351 W Douglas Dr

Subject



Comp #1



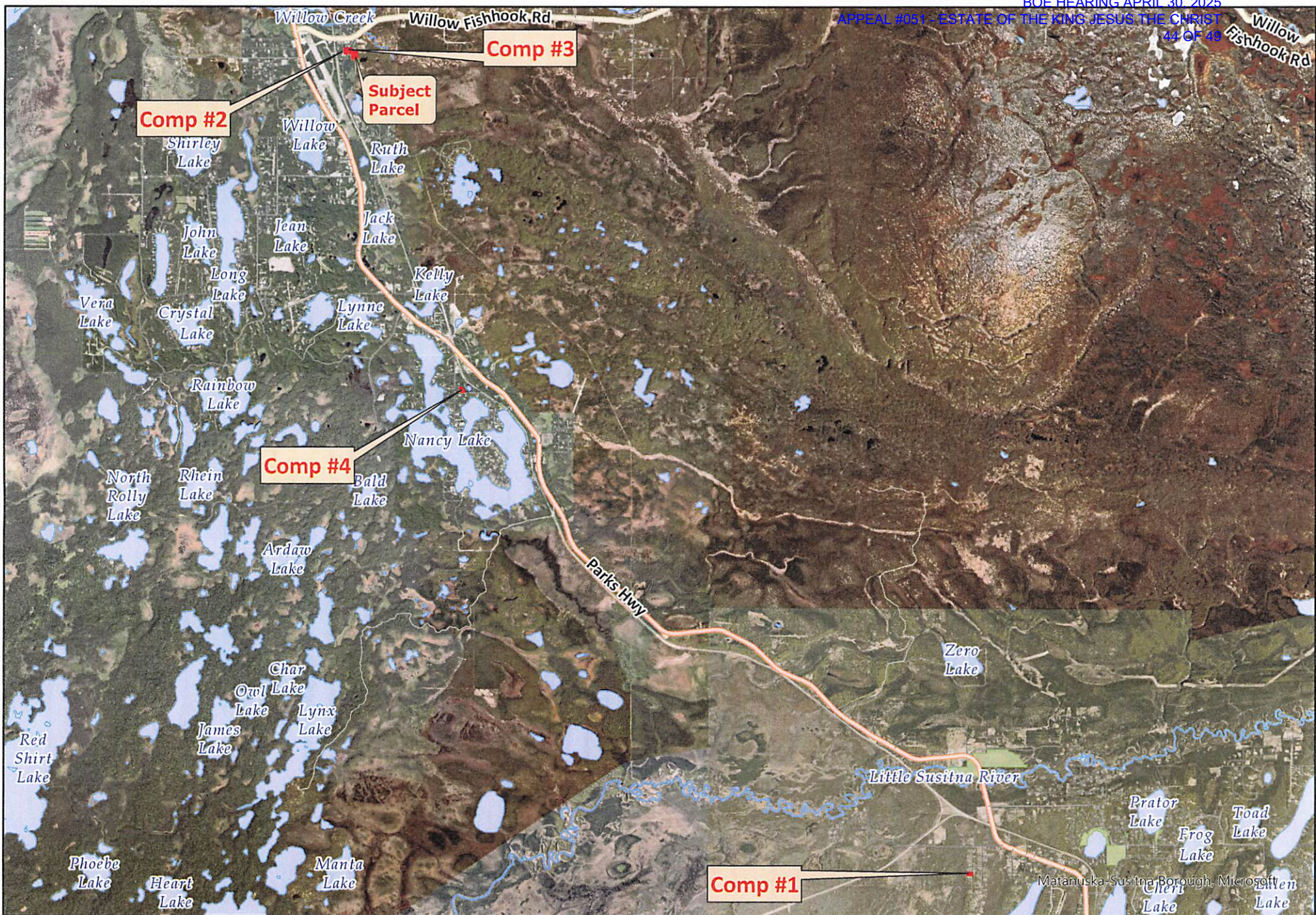
Comp #2



Comp #3



Comp #4



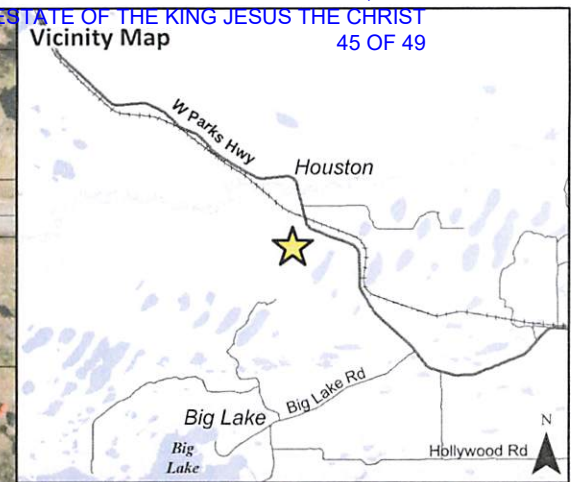
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Comp Property Overview

26651 W DOUGLAS DR



18N02E36C018



Comp #1

Property Address

2570 N BACKHAUS ST



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Matanuska-Susitna Borough, Microsoft

0 250 500



18N02E33C018

Vicinity Map



Comp #2

Willow Station Rd

Matanuska-Susitna Borough, Microsoft



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Property Address

KIRSCH BLOCK 1 LOT 12

0

250



18N02E36C018

Vicinity Map



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Property Address

15288 N WILLOW STATION RD

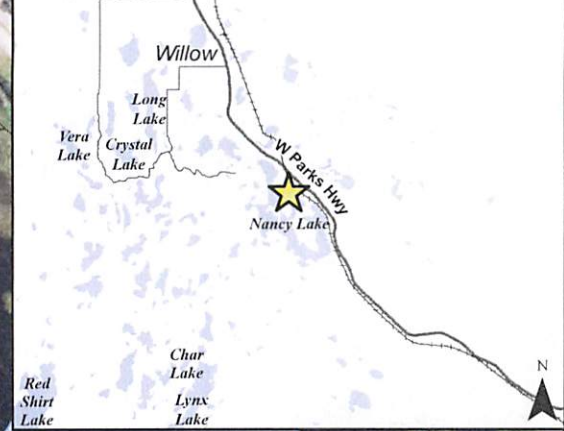
0

250



8N02E36C018

Vicinity Map



W True Cir

Comp #4

N Kime Ln

N Buckingham Palace Rd

Matanuska-Susitna Borough, Microsoft



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Property Address

10455 N KIME LN

0 250 500





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Comp Land Overview

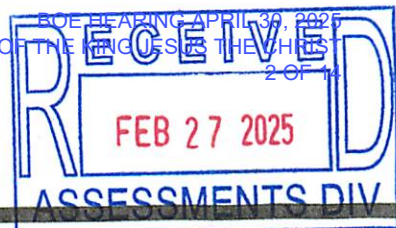
KIRSCH B/1 L/1

0 0.03 0.06
Miles



2025 Board of Equalization Formal Appeal

Appeal #	052
Account Number	56164B01L002
Owner	ESTATES OF THE KING JESUS
Map Number	WI10
Appraiser	CHARLEY



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

NOTICE OF APPEAL TO THE BOARD OF EQUALIZATION

Must be postmarked or delivered by February 28, 2025 or within 30 days of adjusted assessment notice mailing.

1. OWNER NAME: Estates of the King Jesus the Christ
 2. ACCOUNT NO: 561641301L002

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 \$13,000; Buildings -; Total \$13,000.00
 4. Owner's Estimate of Value: Land \$9,000; Buildings -; Total \$9,000.00
 5. Property Market Data:

- a. What was the purchase price of your property? \$5500
 b. What year did you purchase your property? 2006
 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: \$5500.00
 e. Type of mortgage: _____
 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 (fraud or using an unrecognized appraisal method).
☐ 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:
This vacant land appraised and assessed value has been unequal, excessive and improper. Evidence attached clearly shows like property across the street being assessed & appraised 31% lower for at least 3 years. - Also this section of Douglas Dr is not Road Maintained by Borough but by this property owner. See attached 3 pieces
 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.

BOE # 052

For Office Use Only: Rcv'd By Amie Jacob

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.

Wilfred Benzing
Signature

Wilfred Benzing
Printed Name

7362 W. Parks Hwy #399 Wasilla Alaska 99623
Mailing address City State Zip

907-232-3376
Phone Number(s) -- Requested for use by appraiser attempting resolution of this appeal and/or by BOE Clerk.

onthesunnyside@live.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, 2025 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.)

Site Information

Account Number	56164B01L006
Parcel ID	36339
TRS	S19N04W05
Abbreviated Description (Not for Conveyance)	KIRSCH BLOCK 1 LOT 6

Subdivision	KIRSCH
City	None
Map W110	



Tax
Map



DWG
Download



Interactive
WebMap

Site Address 23525 W Douglas Dr

Ownership

Owners	HILDEBRAND RONALD & SARAH
Primary Owner's Address	PO BOX 871840 WASILLA AK 99687

Buyers	
Primary Buyer's Address	

Appraisal Information

Year	Land Appraised	Bldg. Appraised	Total Appraised
2025	\$9,000.00	\$433,700.00	\$442,700.00
2024	\$9,000.00	\$425,100.00	\$434,100.00
2023	\$9,000.00	\$409,300.00	\$418,300.00

Assessment

Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2025	\$9,000.00	\$433,700.00	\$442,700.00
2024	\$9,000.00	\$425,100.00	\$434,100.00
2023	\$9,000.00	\$409,300.00	\$418,300.00

Building Information ([Hide Building Information](#))

Structure 1 of 2

Residential Units	1	Use	Residential Building
Condition	Standard	Design	Two Story
Basement	None	Construction Type	Frame/Log
Year Built	1983	Grade	04.4
Foundation	Poured Concrete	Building Appraisal	\$412000
Well	Well 1 - Drilled Well	Septic	Septic - 1 - Septic Tank

Structure 1 of 2

Residential Units	1	Use	Residential Garage
Condition	Standard	Design	Other
Basement	None	Construction Type	Log
Year Built	1998	Grade	None
Foundation	Slab on Grade	Building Appraisal	\$20700
Well		Septic	

Building Item Details

Building Number	Description	Area	Percent Complete
1	Oil Heat	1 Sq. Ft.	100%
1	Wood Stove w/Fin-8Z	1 Sq. Ft.	100%
1	Garage (10.3) Area - 11M	1200 Sq. Ft.	100%
1	Garage (10.3) Area - 11M	420 Sq. Ft.	80 %
1	First Story	976 Sq. Ft.	100%
1	Second Story	2096 Sq. Ft.	100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2025 No		0065	::	::

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
11/22/2021	WARRANTY DEED (ALL TYPES)	Palmer 2021-034682-0
6/12/2018	WARRANTY DEED (ALL TYPES)	Palmer 2018-011668-0
10/4/2013	WARRANTY DEED (ALL TYPES)	Palmer 2013-021770-0

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total ³	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
1.03	1.03	Assembly District 007	30-605	140 Willow-Caswell FSA	020 Greater Willow RSA

Real Property Detail for Account: 56164B01L007

Site Information

Account Number	56164B01L007
Parcel ID	80963
TRS	S19N04W05
Abbreviated Description (Not for Conveyance)	KIRSCH BLOCK 1 LOT 7
Site Address	23555 W Douglas Dr

Subdivision	KIRSCH
City	None
Map W110	



Tax
Map



DWG
Download



Interactive
WebMap

Ownership

Owners	HILDEBRAND RONALD & SARAH
Primary Owner's Address	PO BOX 871840 WASILLA AK 99687

Buyers	
Primary Buyer's Address	

Appraisal Information ([Show Building Information](#))

Year	Land Appraised	Bldg. Appraised	Total Appraised
2025	\$9,000.00	\$0.00	\$9,000.00
2024	\$9,000.00	\$0.00	\$9,000.00
2023	\$9,000.00	\$0.00	\$9,000.00

Assessment

Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2025	\$9,000.00	\$0.00	\$9,000.00
2024	\$9,000.00	\$0.00	\$9,000.00
2023	\$9,000.00	\$0.00	\$9,000.00

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2025 No		0065	::	::

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
11/22/2021	WARRANTY DEED (ALL TYPES)	Palmer 2021-034682-0
6/12/2018	WARRANTY DEED (ALL TYPES)	Palmer 2018-011668-0
10/4/2013	WARRANTY DEED (ALL TYPES)	Palmer 2013-021773-0

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total ³	LID Exists
PLEASE CALL	\$16.51	\$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 007	30-605	140 Willow-Caswell FSA	020 Greater Willow RSA

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

² If account is in foreclosure, payment must be in certified funds.

³ If you reside within the city limits of Palmer or Houston, your exemption amount may be different.

Last Updated: 2/27/2025 11:00:01 AM

Invoice

Newmans Hilltop- (Excavating)
PO Box 98
Willow, Ak. 99688
907-495-6479/ fax 907-495-6530

Date	Invoice #
5/7/2024	127384

Bill To

Wilfred Benzing
W. Douglas Dr.
Willow, Alaska

		P.O. No.	Terms	Project
			Due on receipt	
Description	Qty	Rate		Amount
Loads of fractured rock chips	1	425.00		425.00
Thank you for your business.		Total		
		\$425.00		
		Payments/Credits		
		\$0.00		
		Balance Due		
		\$425.00		

Affidavit

I Wilfred Francis Benzing do hereby affirm and declare under penalty of perjury that I am the lawful Authorized Representative for the Estates of the King Jesus the Christ on this date and have been since 26 May 2005.

Said property for Estates of the King Jesus the Christ is located at 23351 W. Douglas Dr. Willow, Alaska 99688.

Mail receiving address is 7362 W. Parks Hwy. #399 Wasilla, Alaska 99623

Phone contact # 907-232-3376

Dated: 26th Feb 2025

By: Wilfred Francis Benzing

Wilfred Francis Benzing Authorized Representative

Mail receiving address is 7362 W. Parks Hwy. #399 Wasilla, Alaska 99623

Witnesses:

Zechariah Francis

Zechariah Francis - Senior Warden

Sharon Mary

Sharon Mary - Records Keeper

Power of Attorney

Date; 26 February 2025

To whom It concern,

As per the Assembly agreement of the Estates of the King Jesus the Christ dated 26 February 2025 it was concluded that Wilfred Benzing would be the spokes person to submit to the MATSU BOROUGH the NOTICE OF APPEAL TO THE BOARD OF EQUALIZATION for the purposes of submitting an Appeal Form and providing contact and other pertinent information.

The agreement is acknowledged By the Assembly director Zechariah Benzing.

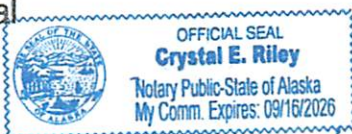
Signed

Zechariah Benzing
Zechariah Benzing

Notary Public

The above person personally appeared before me and provided Alaska State Identification on this 27th day of February 2025 and I do hereby acknowledge his signature on this Power of Attorney.

Seal



[Signature]
Notary Signature My commission expires September 16 2026



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: 2025 Board of Equalization

Thru: Art Godin, Acting Assessor

From: Charlyn Spannagel, Appraiser

Re: Appeal #052

Property Owner: Estate of the King Jesus the Christ

Account/Legal: 56164B01L002

Map No.: WI 10

Date of Appraisal: 1/1/2025

Hearing Date: 4/30/2025

2025 Assessed Value:	Improvements: \$0	Adjusted Improvements: \$0
	Land: \$13,000	Adjusted Land: \$9,000
	Total: \$13,000	Adjusted Total: \$9,000

Purpose of Report:

- Validation of the 2025 assessed value of the subject property generated by the mass appraisal process and confirmed using ratio studies.

Introduction:

- The subject is located in Kirsch Subdivision at 23385 West Douglas Drive in Willow.
- The subject sets on 1.02 acre unimproved lot on an unmaintained borough road.

Basis of the Appeal:

☒ Excessive ☒ Unequal ☒ Improper ☐ Undervalued

Concerns brought forth by the appellant:

- The owner states the property value is excessive.
- The owner states the property value is unequal.
- The owner states the property was valued improperly.
- The property owner states: "Land appraisal and assessment has been unequal, excessive and improper". "Evidence attached clearly shows like property basically just across the street being assessed and appraised 31% percentage lower for at least 3 years. Also this section of Douglas Dr. is not road maintained by borough but by the property owner."

Discussion:

- The Mat-Su Borough provides 1 sale to support that the land value is not excessive.
- The Mat-Su Borough provides 6 comparable land value equity properties in support of the current assessed value of the subject.

Comparable Land Sale

PARCEL NUMBER	ACRES	SALE DATE	SALE PRICE	SALE PRICE PER ACRE
56164B01L008	1.21	2/9/2022	\$16,000	\$13,223
SUBJECT PARCEL			ASSESSED VALUE	ASSESSED VALUE PER ACRE
56164B01L002	1.02		\$9,000	\$8,824

Comparable Land Valuation

	PARCEL NUMBER	ACRES	ASSESSED VALUE	ASSESSED VALUE PER ACRE
1.	56164B01L005	0.95	\$9,000	\$9,474
2.	56164B01L006	1.03	\$9,000	\$8,738
3.	56164B01L007	0.93	\$9,000	\$9,677
4.	56164B01L008	1.21	\$9,000	\$7,438
5.	56164B01L009	1.55	\$10,400	\$6,710
6.	56164B01L011	1.03	\$8,100	\$7,864
SUBJECT PARCEL				
	56164B01L001	1.02	\$9,000	\$8,824

Comparable Land Valuation Summary:

- Comparable land parcels were selected that are in the same vicinity as the subject parcel with similar access and road issues.
- Comparables #1, #2, and #3 are most like the subject parcel as they are the same shape and are roughly the same size with constructed physical access.
- Comparables #4 and #5 are larger with a different shape. They also have an additional -10% adjustment for no constructed physical access.
- Comparable #6 is the same size and shape but has an additional -10% adjustment for no constructed physical access.
- The subject parcel has constructed physical access but it is not maintained by the Mat-Su Borough.

Comments on basis for appeal:

- Property value is excessive – The assessed value generated by the mass appraisal process of the subject is supported by the Mat-Su Borough comparative market analysis.
- Property value is unequal to similar properties – The Mat-Su Borough provides six comparable properties in support of the current assessed value.
- Property valued improperly – The subject is valued using the same policies and valuation procedures as similar properties and therefore is not valued improperly.
- Property across the street has an appraised value lower than the subject property – the property owner supplied a Real Property Detail for Account record for 56164B01L006

Providing Outstanding Borough Services to the Matanuska-Susitna Community.

and 56164B01L007. The Real Property Detail for Account referenced are highlighted in yellow regarding the land appraisal value at \$9,000 vs. the subject property land appraisal value at \$13,000. These lots are similar in size, they are both located on the west end of W. Douglas Drive. This section of Douglas Drive is a publicly maintained road. The land value of the subject parcel was adjusted for equity with the properties in the comparable land valuation review.

- Improper Road Maintenance – The subject parcel is located at the east end of West Douglas Drive off Willow Station Road. Through further research it was verified that this section of West Douglas Drive is a privately maintained road. The land value of this parcel was adjusted for equity purposes to match the parcels that had been adjusted for the road and access issues identified in the comparable land valuation review.

Case facts:

- The Mat-Su Borough has supplied six comparable properties indicating the value is not excessive or unequal to similar properties.
- Through review it was discovered that the subject property had similar access and road issues as the properties in the Comparable Land Valuation. The value of the subject property was adjusted from \$13,000 to \$9,000 for equity purposes.
- The assessed value generated by the mass appraisal process of the subject is supported by the Mat-Su Borough comparative market analysis.

Conclusion:

- The Mat-Su Borough has supplied comparable properties establishing that the value is not excessive or valued improperly.
- The assessed value generated by the mass appraisal process of the subject is supported by the Mat-Su Borough comparative market analysis.

Recommendation:

- Uphold the 2025 Assessed Value
Improvements: \$0
Adjusted Land: \$9,000
Total: \$9,000

Attachments:

Comp Spreadsheet

Comp Pictures

Map of Comps & subject (Zoom out)

Map of Comps & subject (Zoom in)



This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7858.

Comp Land Overview

KIRSCH B/1 L/2

0 0.03 0.06
Miles



Matanuska-Susitna Borough, Microsoft

2025 Board of Equalization Formal Appeal

Appeal #	134
Account Number	52120B03L010
Owner	KAUCIC CHARLES F
Map Number	WA8
Appraiser	Rob Tracy



NOTICE OF APPEAL TO THE BOARD OF EQUALIZATION
Must be postmarked or delivered by February 28, 2025 or within 30 days of adjusted assessment notice mailing.

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

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: ROB TRACY

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.

Chuck Kaucic

Signature

CHUCK KAUCIC

Printed Name

1930 LAUREL DR

Mailing address

PALMER

City

99645

State

Zip

223-2947

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

STUDGFAN1@EMAIL.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, 2025 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.)

CHUCK KAUCIC NOTICE OF APPEAL TO B.O.E.
52120303 L010

8B CONT MSB TAX ASSESSMENT IS OVER 152% ABOVE THE 24 VALUATION, DESPITE NO APPRECIABLE IMPROVEMENTS, THIS IS NOT VALID & IS UNWARRANTED

C COMPARISON OF VALUES ^{FROM} 2024 TO 2025

1 - LAND REMAINED THE SAME

2 - BUILDING VALUE (DESPITE NO SIGNIFICANT PROPERTY IMPROVEMENTS) INCREASED 152+%.

D) BUILDING DETAILS - COMPLETION

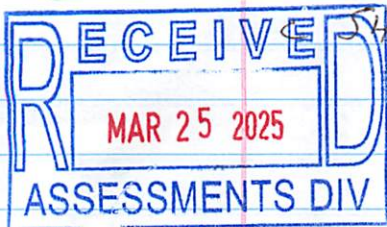
a ORIGINAL HOME 26X40 1ST FLOOR 100%
DOWNSTAIRS 50%

TOTAL = 75%

b ADDITION SHELL 32X32 1ST FLOOR 50%

DOWNSTAIRS 45%

TOTAL = 47.5%



SHOP 36X48 70% COMPLETE

TOTAL COMPLETION 64%

E COMPLETION DEFICIENCIES

1-HOME: DOWNSTAIRS - SHEETROCK, CEILING, INTERIOR WALLS, FLOOR COVERING, ELECTRIC, PLUMBING, ACCESS/EGRESS DOOR, PAINT, HEAT, FIXTURES, 1/2 BATH

2- ADDITION SHELL: 1ST FLOOR - SHEETROCK, CEILING, INTERIOR WALLS, PAINT, FLOOR, PLUMBING, HEATING, INSULATION, VENTILATION, FIXTURES, BATH

DOWNSTAIRS - INTERIOR WALLS, SHEETROCK, CEILING, HEATING, PLUMBING, 1/2 BATH, VENTILATION, ELECTRIC, INS.

THE CURRENT STATE OF THE ADDITION IS COLD STORAGE.

3-SHOP - SHEETROCK, TAPE, PAINT, WINDOWS, HEAT SYSTEM & VENTILATION DUCT, EXHAUST, FAN, ELECTRIC

CHUCK KAUCIC NOTICE OF APPEAL TO B.O.E.
52120 B03 L010

SUMMARY

IF THIS CURRENT PROPERTY ASSESSMENT WAS A QUESTION ON AN ASSESSMENT / EDUCATION CLASS EXAM, HOW WOULD A 152% INCREASE OVER THE PREVIOUS YEAR WITHOUT ANY SUBSTANTIAL IMPROVEMENTS & SIMILAR INCREASES IN ADJACENT (OR WITHIN PROXIMITY) PROPERTIES BE ANSWERED WITH A VALID, CORRECT ANSWER? IT DEFINITELY COULD NOT BE AN ACCEPTABLE BEST MANAGEMENT PRACTICE.

I SEEK TO BE FAIRLY TREATED. SURELY IT MUST BE AGREED / DECIDED THAT A 152% INCREASE OVER THE PREVIOUS YEAR'S ASSESSMENT IS UNJUSTIFIABLY WARRANTED.

THANK YOU FOR CONSIDERATION.





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: 2025 Board of Equalization

Thru: Art Godin, Acting Assessor

From: Robert Tracy, Appraiser

Re: Appeal #134

Property Owner: Charles Kaucic

Account/Legal: 52120B03L010

Map No.: WA 08

Date of Appraisal: 4/17/2025

Hearing Date: 4/30/2025

2025 Assessed Value

Original Value:

Adjusted Value:

Improvements: \$392,100

Improvements: \$257,400

Land: \$38,000

Land: \$38,000

Total: \$430,100

Total: \$295,400

Purpose of Report:

- Validation of the 2025 assessed value of the subject property generated by the mass appraisal process and confirmed using ratio studies.

Providing Outstanding Borough Services to the Matanuska-Susitna Community.

Introduction:

- The Subject is located at 1930 N Laurel Drive in Laurel Estates II Subdivision.
- The property contains 1.05 acres and includes a well and septic.
- It includes a 4,128sf home and a 1,728sf detached shop.
- The home has 936sf of finished living area, 1024sf of unfinished addition, and 2064sf of unfinished deep basement.
- The home was originally built in 1982 but received a large addition in 2003 resulting in an overall effective age of 1992. The addition has remained unfinished to the present.
- The original portion of the home has builder-grade finishes. Most appear to be dated and are nearing the end of their economic life.
- The overall finish of the Subject is calculated to be 66% fin above grade with an 80% fin detached garage.

Basis of the Appeal:

☒ Excessive ☐ Unequal ☐ Improper ☐ Undervalued

Concerns brought forth by the appellant:

- The Appellant states his property value is excessive.
- The Appellant points out the assessed value increased over 100%, despite no appreciable improvements being made to the property in the last year.
- The Appellant states he is retired, and on a fixed income.
- The Appellant states that he intends to make minor comfort improvements only and has no plans to finish the addition.

Discussion:

- A search was performed to identify sales of similar properties within the Greater Palmer/Central Core Area that occurred during 2024.
- All sales were from subdivisions that compete with the subject on the open market.
- A study of these properties supports the current assessed value of the subject.

The Comparative analysis is summarized as follows:

Comparable Sales	Sale Price	Sale Date	Indicated Value
1. 51344B04L007	\$349,730	6-07-24	\$346,200
2. 52350B03L001	\$392,500	11-08-24	\$348,200
3. 52488B01L008	\$499,000	6-25-24	\$309,300
4. 51630B04L008	\$557,500	5-08-24	\$398,200
Subject Property			Assessed Value
52120B03L010			\$295,400

Comparable Sales Summary:

Emphasis was placed upon homes of similar age with detached garages. No sales were found of homes that sold with large unfinished above grade areas. Therefore, the comparables have been adjusted to account for the unfinished areas and functional obsolescence found in the Subject.

- Sale #1 is located at 3891 N Engstrom Road in Shorewood Subdivision, 2.5 miles from the Subject. This home was built in 1983, during the same general time frame as the Subject and it included basement area and a large, detached garage.
- Sale #2 is located at 351 W Ivory Drive in Prospect Park Subdivision, 8.5 miles from the Subject. It is a similar ranch design home built in 1982 with a large, detached garage. The finishes appear to be original but are in better condition than the Subject. The younger effective age of 1985 is deemed adequate to account for the minor condition differences.
- Sale #3 is located at 1430 N Ranch Road in Shadow Mountain Subdivision, 2.3 miles from the Subject. This home bracketed the upper end for living area size and garage size. Although originally built in 1984, the home received interior upgrades in more recent years which gave it a younger effective age.
- Sale #4 is located at 3005 N Polar Lane in Eagle Estates, 1 mile from the Subject. This home was built in 1984 and also received credit for kitchen and bath remodeling. It has superior quality finishes and is larger than the Subject. This property also included a detached garage.

Comments on basis for appeal

- The property value is excessive - Based upon on-site observations and a thorough review of assessment records, all appropriate adjustments have been made.
- Appellant states that he is retired, and on a fixed income - The Appellant is currently receiving the Senior Exemption on his property in the amount of \$279,720.
- It is the responsibility of the Assessment Division to value all properties equitably therefore we cannot take into account a property owner's age or work status in the valuation process.

Case facts:

- During the informal appeal period the Appellant stated the assessed value was too high and consented to an inspection of his property.
- This inspection confirmed that, despite the exterior appearance, the addition to the home is not complete but is only a shell. Inside it is open, with no partition walls, insulation, or mechanical rough-ins.
- This inspection also served to confirm the construction grade and condition of the home. It was discovered that there is no interior stairway access to the basement and the garage heating system was severely damaged. A large front deck was also added to the record at this time. Adjustments to our records were made accordingly and resulted in the current assessed value.

Conclusion:

- Common assumptions about the Subject were made initially. Inspection of the property was crucial to determine accurate information.
- The adjustments applied reduced the assessed value by \$98,900 for the unfinished above grade area, and \$11,400 for the unfinished garage components & estimated heating repairs, or \$110,300 total.
- An adjustment was also applied to account for the entrepreneurial incentive that is usually included in sales of unfinished homes.
- Every supportable adjustment to the record has been made
- The Sales Comparison study indicates that the subject is not overvalued and is assessed equitably with other similar properties in the MSB.
- The property owner has not supplied any evidence to indicate that the finalized assessed value is excessive or improper.

Recommendation:

- Uphold the 2025 Assessed Value:
Improvements: \$ 257,400
Land: \$ 38,000
Total: \$ 295,400

APPELLANT'S NAME	CHARLES KAUCIC	COMP #1	COMP #2	COMP #3	COMP #4
ADDRESS	1903 N LAUREL DR	3891 N ENGSTROM RD Pic	351 W IVORY DR Pic	1430 N RANCH RD Pic	3005 N POLAR LN Pic
SUBDIVISION	LAUREL EST II	SHOREWOOD Map	PROSPECT PK Map	SHADOW MTN Map	EAGLE EST ADD #2 Map
ACCOUNT_NO.	52120B03L010	51344B04L007 Srch	52350B03L001 Srch	52488B01L008 Srch	51630B04L008 Srch
MAP	WA 8	WA 8	WA 5	WA 9	WA 8
SALE_PRICES		\$349,730	\$392,500	\$499,000	\$557,500
\$/GROSS_LIV_AREA		\$301.00	\$252.00	\$208.00	\$218.00
LAND_ASSESSED_VALUE	\$38,000	\$38,000	\$38,000	\$38,000	\$40,000
SALE_DATE	1/1/2025	6/7/2024	11/8/2024	6/25/2024	5/8/2024
SALES/FINANCING_CONC					
TIME		\$0	\$0	\$0	\$0
LOCATION	PALMER AREA	BOGARD RD AREA	WASILLA AREA	FOUR CORNERS AREA	PALMER AREA
SITE_(ACRES)	1.05	0.99	1.12	1.00	1.30
VIEW					(\$2,000)
DESIGN(STYLE)	RANCH	TRI-LEVEL	RANCH	TWO-STORY	TWO-STORY
CONST_TYPE	FRAME	FRAME	FRAME	FRAME	FRAME
CONST_QUAL	AVERAGE -	AVERAGE	AVERAGE	AVERAGE +	AVERAGE
AGE	1982	1983	1985	1994	1988
CONDITION	S	S	S	S	S
GROSS_LIVING_AREA	2064	1160	1560	2400	2558
BASEMENT_UNFINISHED	2064	0	0	0	0
BASEMENT_FINISHED	0	528	0	0	0
BATHS	2	2	2	2	2
HALF_BATHS	0	0	0	1	0
JACUZZI/SAUNA	0	0	0	0	0
FUNCTIONAL_UTILITY					
HEATING_FUEL_TYPE	GAS HEAT	GAS HEAT	GAS HEAT	GAS HEAT	GAS HEAT
GARAGE	1728	1200	1620	2800	1476
CARPORT	0	0	600	0	0
PORCH/DECK	568	535	240	132	480
FIREPLACE	0	0	0	0	0
WOODSTOVE	0	0	0	0	1
PAVED_DRIVEWAY	\$0	0	5200	0	5200
OUTBUILDINGS / WELL & SEPTIC	\$9,500	\$10,000	\$10,300	\$11,500	\$9,500
OTHER					
NET_ADJUSTMENT_\$		0	0	0	0
NET_ADJ_%		0	0	0	0
GROSS_ADJ_%		0	0	0	0
ADJUSTED_SALE_PRICE_OF_COMPARABLES		0	0	0	0
ADJ UNFIN SUBJECT HM & GAR		-\$89,200	-\$104,500	-\$149,100	-\$154,500
FINAL ADJUSTED VALUE		\$351,500	\$348,200	\$309,300	\$398,200
SUBJECT_ASSESSED_VALUE	\$295,400				



Subject



Comp #1



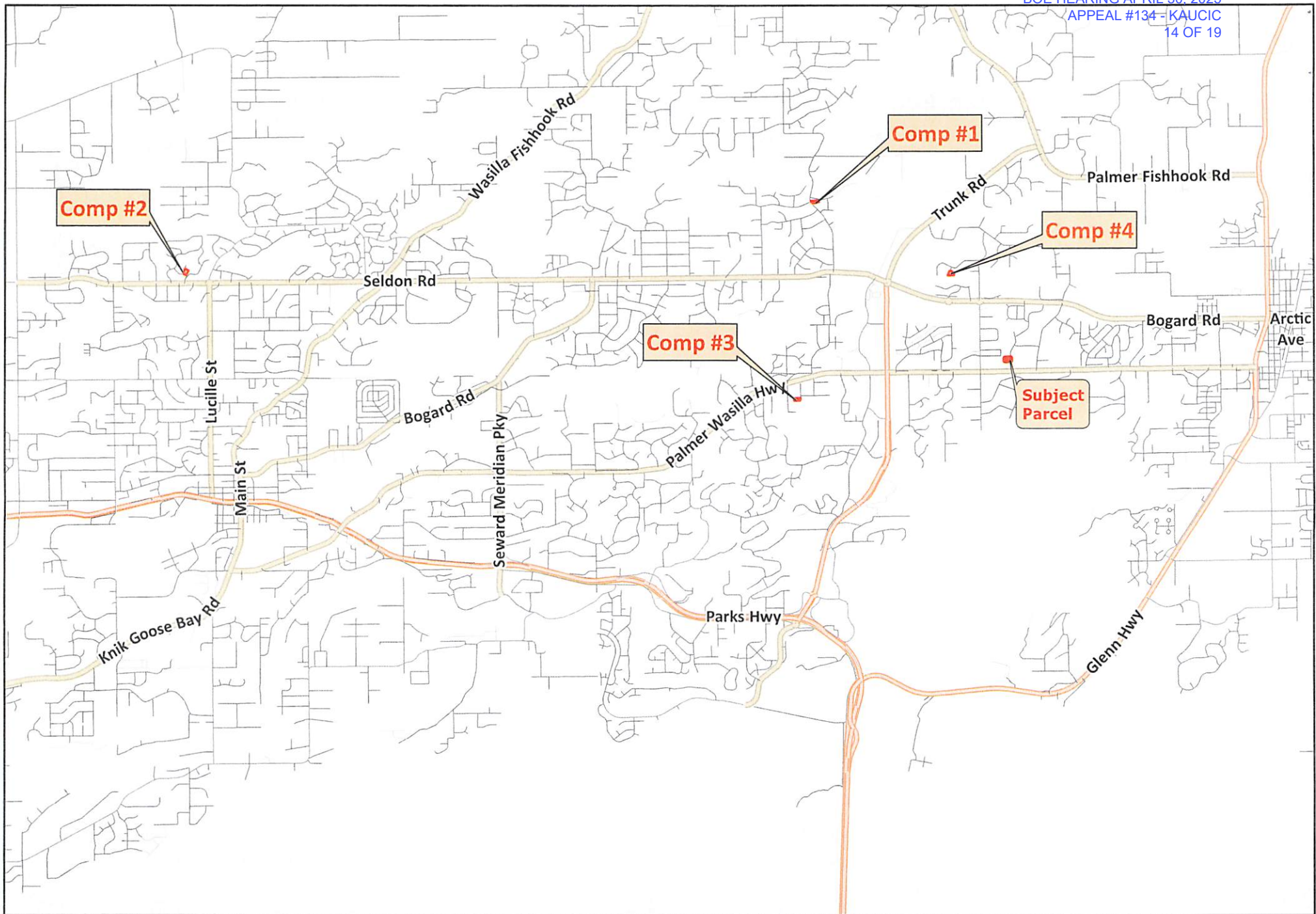
Comp #2



Comp #3



Comp #4



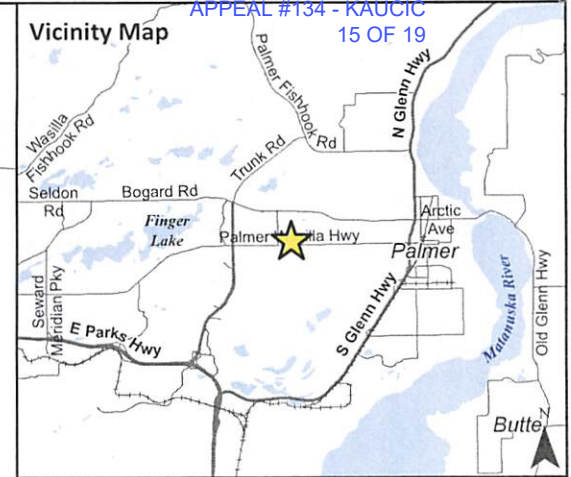
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Comp Property Overview

1930 N LAUREL DR

0 0.75 1.5
Miles





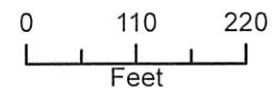
Subject Parcel

Palmer Wasilla Hwy



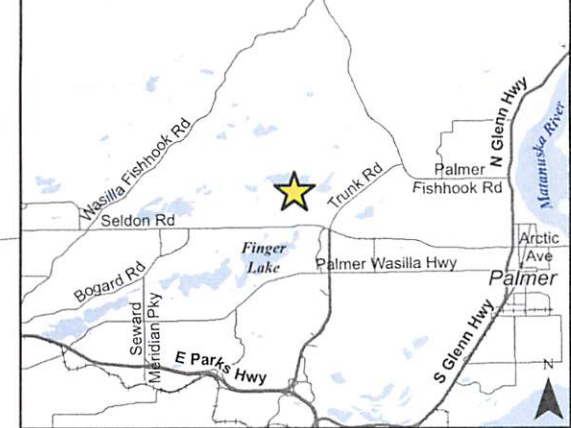
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Subject Parcel
1930 N LAUREL DR



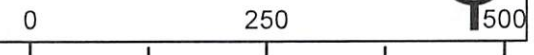
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Vicinity Map

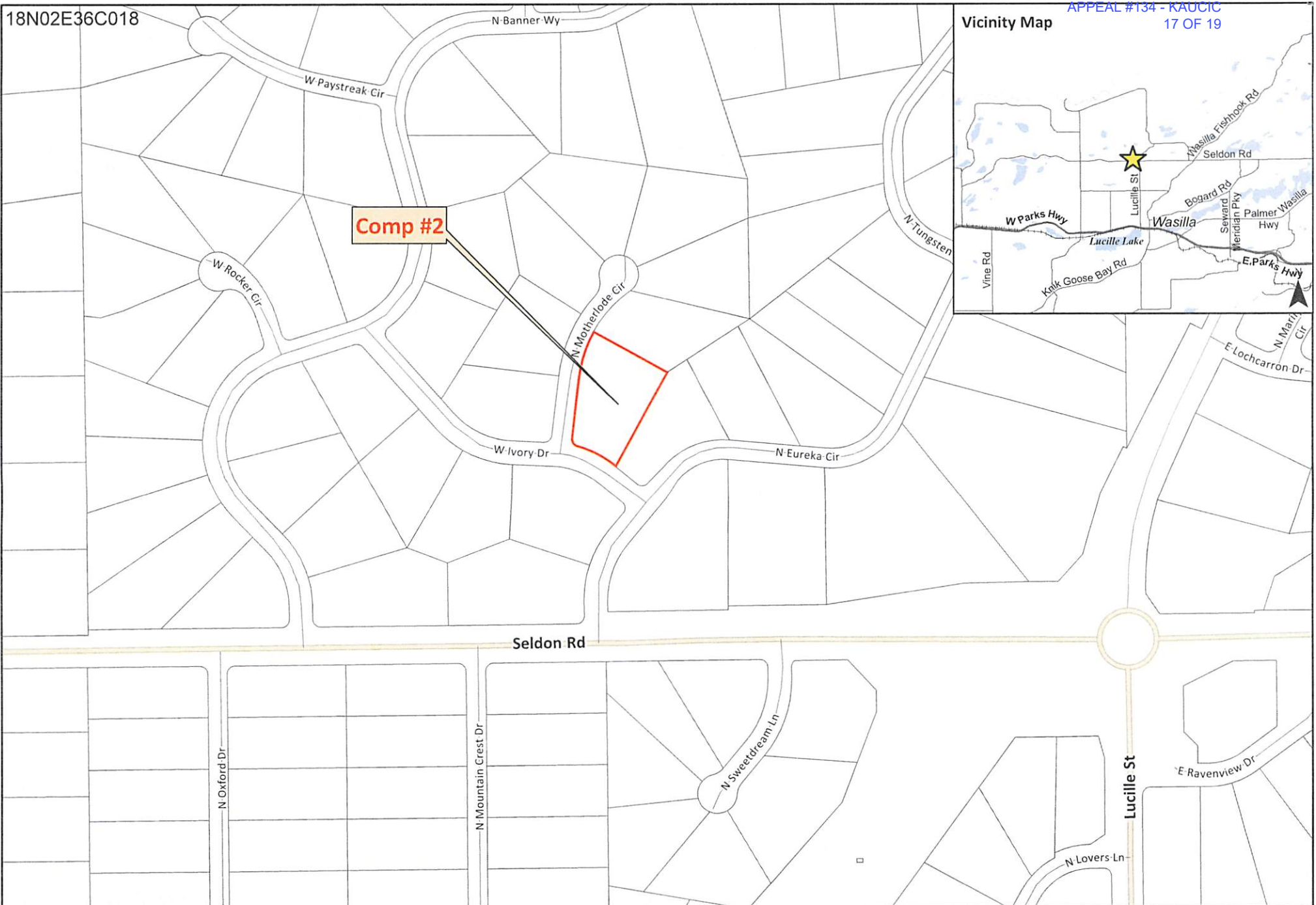


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Property Address
3891 N ENGSTROM RD



18N02E36C018



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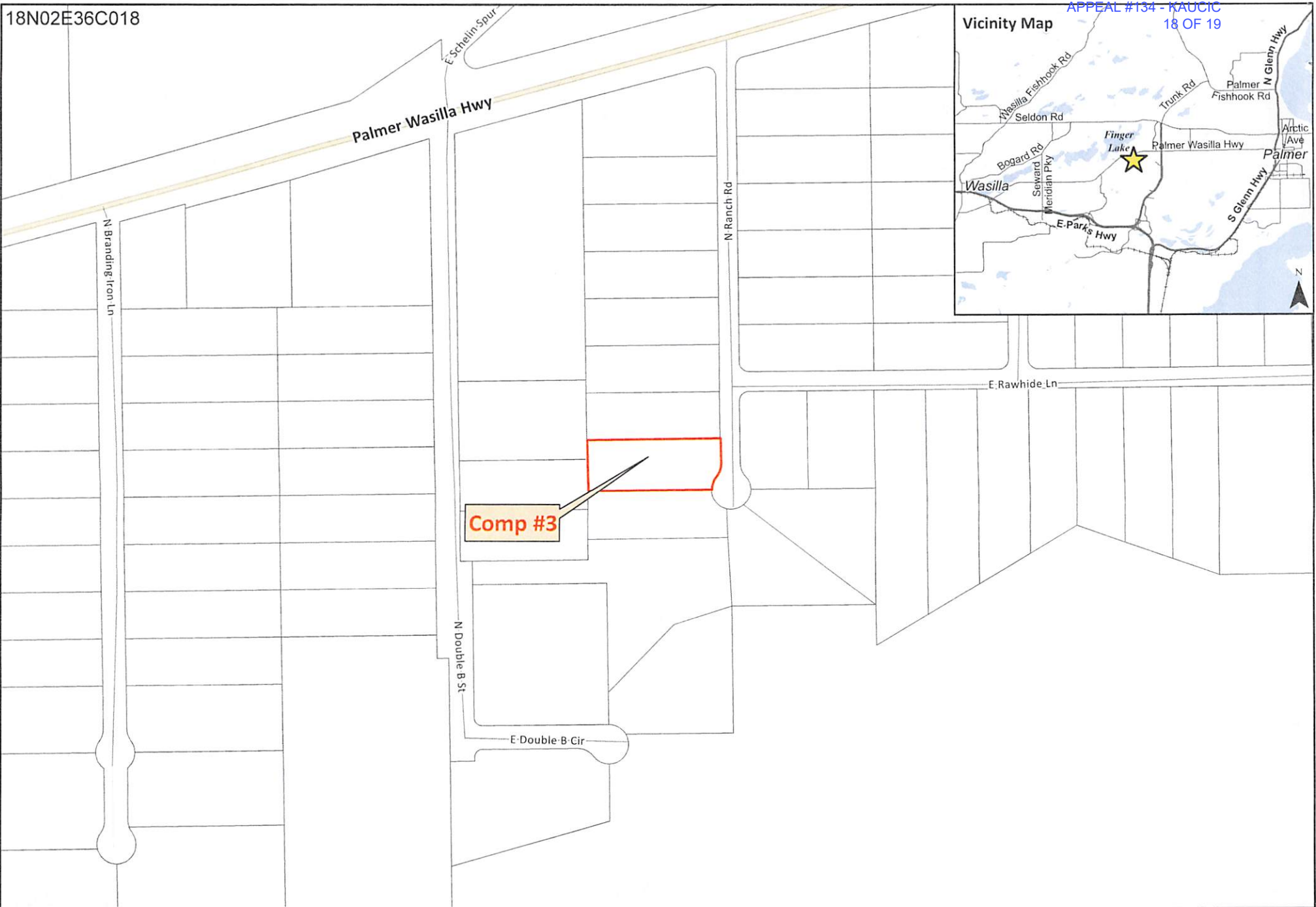
Property Address

351 W IVORY DR

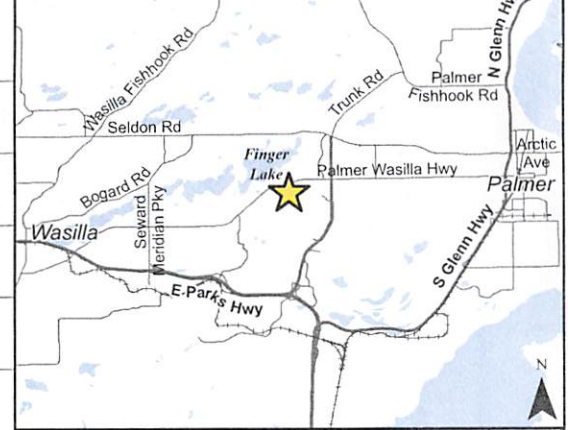
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18N02E36C018



Vicinity Map



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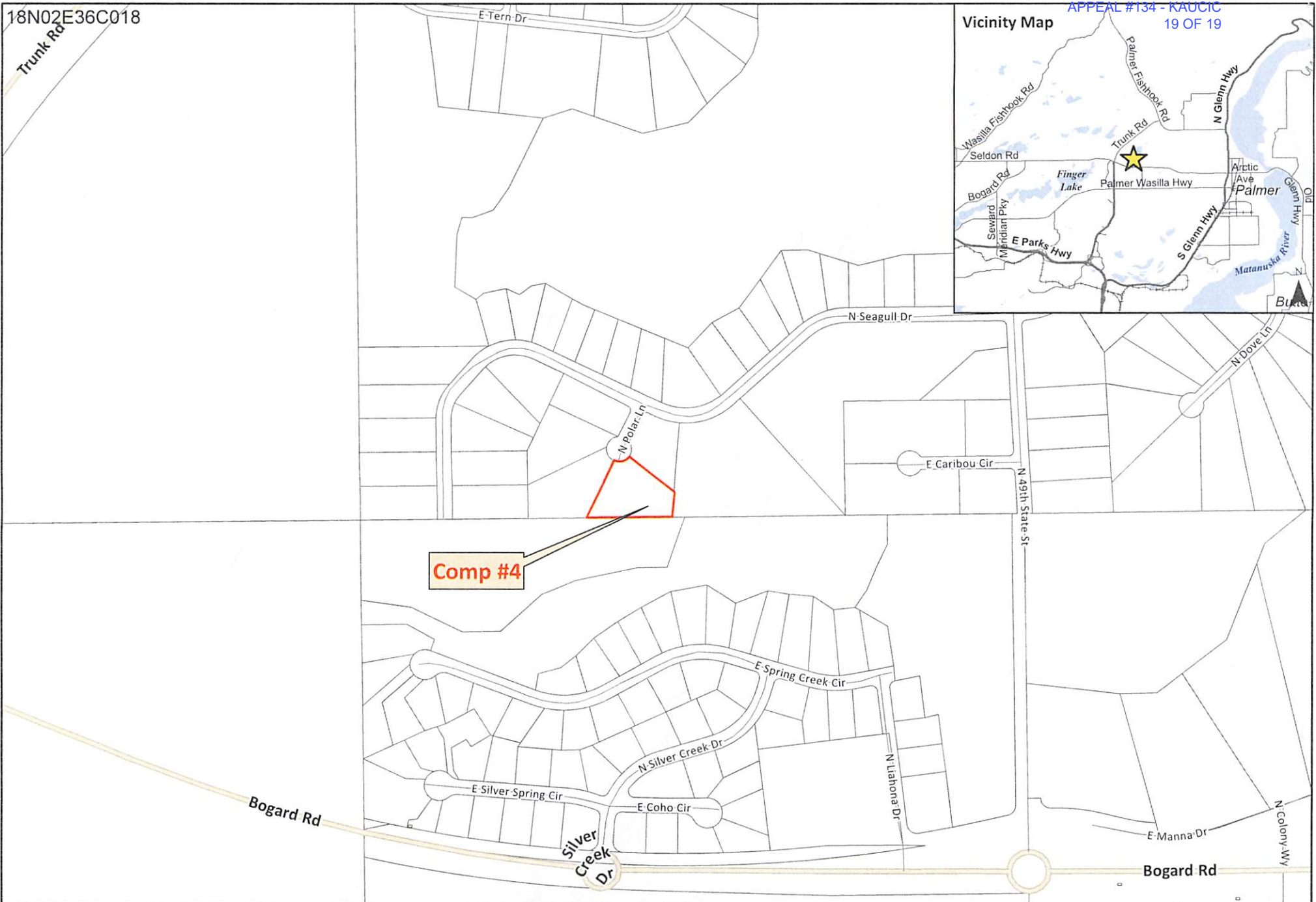
Property Address

1430 N RANCH RD

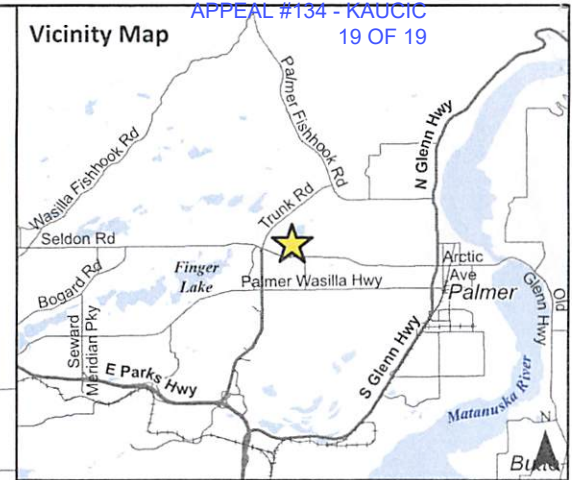
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18N02E36C018



Vicinity Map



Comp #4

Property Address

3005 N POLAR LN



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0 250 500