



# KENAI PENINSULA BOROUGH

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JOHN J. WILLIAMS  
MAYOR

## MEMORANDUM

**TO:** Grace Merkes, Assembly President  
Members, Kenai Peninsula Borough Assembly

**THRU:** John J. Williams, Kenai Peninsula Borough Mayor *TJ/JW*

**FROM:** *Sh* Shane Horan, Director of Assessing

**DATE:** August 19, 2008

**SUBJECT:** Ordinance 2008-25, Authorizing The Negotiated Sale At Fair Market Value Of  
Approximately 2,010 Square Feet Of Tract A Moose Pass School Site  
According to Plat No. 74-483

The assessing department has been requested to provide an estimated fair market value of the subject 2,010 square foot parcel. There are some points however, I wish you to consider:

- We are not aware of, nor have we confirmed, any lakefront sales in the Moose Pass area since the year 2000.
- The current assessed value of parcels along the lake in close proximity to the subject parcel range from about \$1.05 per square foot to \$1.30 per square foot.
- The current assessed values of parcels along the lake in close proximity to the subject parcel range from \$102 per lineal foot to \$245 per lineal foot.
- Assuming our assessed land values are conservative based on our overall (assessed value to sale price) ratio of land reported to the State of Alaska for reporting purposes of 73% - the implied fair market value of the subject property would indicate a \$1.44 to \$1.78 per square foot or \$140 to \$335 per lineal foot thus giving us an indicated value range of about \$3,000 to \$8,000.
- We have limited experience in partial taking appraisals.
- I am assuming there are no damages incurred as a result of any potential exchange.

In the absence of definitive market data, based on the above considerations, and the inferred market demand for lakefront property, it is my opinion that the fair market value of the subject parcel be established at **\$7,000**.

Agenda Item   N 4  

Committee   Lands  

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