



## **KENAI PENINSULA BOROUGH**

### **Assessing Department**

144 North Binkley Street • Soldotna, Alaska 99669-7520

Toll-free within the Borough: 1-800-478-4441, Ext. 2230

PHONE: (907) 714-2230 • FAX: (907) 714-2393

www.borough.kenai.ak.us

**MIKE NAVARRE  
BOROUGH MAYOR**

### **MEMORANDUM**

**To:** Keith Snarey, Land Management Agent

**Through:** Tom Anderson, Director of Assessing *TWA*

**From:** Paul Knight, Lead Appraiser *PK*

**Date:** February 6, 2012

**Subject:** Appraisal for a portion of Parcels 145-026-21 and 145-026 21

The appraisal problem is to estimate the value of .56 acres from each of the aforementioned parcels.

There is limited data for institutional land sales. However, the Borough did purchase a 12 acre tract adjacent to these subject parcels in 2004. Using that sale as a basis, and adjusting for the size difference, I am estimating the value of each .56 acre tract at \$35,000



## **KENAI PENINSULA BOROUGH**

Planning Department • Land Management Division  
144 North Binkley Street • Soldotna, Alaska 99669-7520  
**PHONE:** (907) 714-2200 • **FAX:** (907) 714-2378  
Toll-free within the Borough: 1-800-478-4441, Ext. 2200  
[www.borough.kenai.ak.us](http://www.borough.kenai.ak.us)

**DAVE CAREY**  
**BOROUGH MAYOR**

### **MEMORANDUM**

**TO:** Tom Anderson, Assessing Director

**THRU:** Max Best, Planning Director  
Marcus A Mueller, Land Management Officer *MAM*

**FROM:** Keith Snarey, Land Management Agent *KS*

**DATE:** February 2, 2012

**SUBJECT:** Appraisal for a portion of Parcel No. 145-026-20 and 145-026-21  
proposed for exchange with the City of Seward

The Kenai Peninsula Borough is considering an exchange of lands with the City of Seward as proposed under Ordinance 2011-42 and shown on the attached maps. The parcels would be created by plat, adjusting existing lot lines, and reattaching to larger parcels owned by the borough and city respectively. Each parcel is approximately 0.56 acres in size. Parcel 145-026-20 is partially encumbered by a wellhead protection easement as shown on the attached plat map.

Land Management respectfully requests an estimate of fair market value for each parcel proposed for exchange.

Attachment