

February 5, 2019

Brad Taylor  
Community Lending Group

Re: Broker's Opinion of Value – Second Star – Homer Alaska

Owner of Record: Hawkmoon LLC  
285 S Main Street  
Salem, Utah 84653-9536

Tax Parcel Id: 174-201-18 – 5260 Kachemak Drive, Homer AK. 99603  
(Formerly known as 41800 and 42192 Kachemak Drive)

Legal Description: Lot 15-D H.K. Davis Sub. #6 - Homer Plat No. 200069 – 2.47 acres

Mr. Taylor,

Per your request, the following is my professional opinion about the value of the above referenced property. This opinion is not based on comparable sales as there are none. This is a Brokers Opinion of Value (BOV) which is not to be construed as an Appraisal of market value. I am not an appraiser. My research and analysis will justify that the subject property *could* bring the price I will suggest in our market place.

As a real estate Broker, I certify that to the best of my knowledge, the statements of facts contained in this BOV letter, upon which the analysis, opinions, and conclusions expressed therein are based, will be true and correct. This letter of opinion is not prepared to formal appraisal standards. It is my opinion of value only.

Due to the limited number of sales per year in this area I reviewed all residential sales and B & B sales in the southern half of Alaska going back to MLS inception of 1-1-1995. I did this for various reasons but mostly to try to find any price per square foot comparisons due to the extreme nature of the custom work done on this property. Unlike an appraisal that has to stick to sales within the last six months and preferably within 1 mile of the subject property, I instead reviewed the entire southern half of Alaska and the custom homes sold over a million dollars along with my personal knowledge of the building before and now to come to some sort of basis for this value analysis.

Almost every appraisal done on the lower Kenai Peninsula, it is necessary to go outside of those guidelines to find comparable sales of which there really are none for this property. There are huge variables in location, quality of construction and amenities, so much so that I can only give an estimate of what the true value may actually be. For collateral purposes I believe the value is there. For resale and purchase by another buyer there will be challenges due to the extreme themed custom features of this home. It will take a certain buyer who wants to continue with the existing use for this to net a seller as much as possible, and still, I do not believe that the seller will recoup every dollar for dollar that the owner has invested into this property to the tune of \$8M+.

Site values are not directly related to site size due to differences in view, distance from town, usable area, wetlands, etc. The properties reviewed that are somewhat similar all require large adjustments to even come close to the dollars that have been invested into the subject property. In small Alaskan communities, gross and net adjustments are often large due to the wide range in site values, garage sizes, finished basement living area, and many other variables and features. Large adjustments are common, cannot be avoided and a consistent pattern here and always has been.

I have lived here in this market since 1969. I grew up here and worked with my mother a REALTOR for 45 years and I have watched Homer grow and change. We came from a similar market place known as Lake Tahoe back when it was small it was not un-similar to Homer. Now Lake Tahoe is not a very affordable place to live. It has grown into a mecca resort for the rich. Homer is headed that same direction, however, we are in infancy stage. Our mild climate is being discovered by more and more folks who come to Alaska to discover that it really is not that bad of weather to live here year round. Other places in the lower 48 have had worse winters than we have had in some instances over the past 50 years.

Everything costs more in Alaska or to get it to Alaska. Construction costs are much higher than in the lower 48. Improvement receipts of over \$8M are justification enough of what has been put into this property as receipts are actual and not estimates. The attached photos also show the caliber of the fixtures and furnishings.

The subject property has been developed "over the top" in every aspect. It has been completely remodeled from what it was to what it is today. The structure was built in 1989 and was 4,378 sq. ft. with an attached 990 sq. ft. garage and it originally sat upon 1.87 acres but the subdivision has been re-done and now the acreage is a total of 2.47 acres, however, only about half of the acreage is useable as the remainder is low bluff down to the mean high tide water mark. An aerial map with wetlands designations and boundaries shows this and is attached to this letter.

The structure is now a sprawling 17,000 sq. ft. now. It was completely taken down to the studs, additions added on, all new insulation, plumbing, flooring, walls, roof, etc. etc. etc. The owner spared no expense to make this homes truly unique and one of a kind. I have attached only a few of the interior photos to give you an indication of the very expensive and detailed custom work throughout this home and the fixtures and furnishings are elaborate and of the finest quality anywhere. The décor is very regal, elegant, luxurious and more than functional.

Named for the location of Neverland in the beloved book Peter Pan, everything about Second Star Mansion is truly magical. Sitting on 2.5 acres of Kachemak Bay oceanfront property with private beach access and an expansive wide sweeping view of the Bay, the glaciers, volcanoes, and Kenai Range mountain peaks., the 17,000 square foot home boasts walls of windows 8 bedroom suites, sleeps 30 guests and has 14 baths just for a start. The list of features and amenities is long. Relax on the 3000 sq. ft. deck or in the conservatory while viewing seals, otters, eagles, and whales, or head down the steps to the private beach and get a closer look at the Alaskan sea life. The grounds are fully landscaped lush lawn on every inch making it ideal for destination weddings, unforgettable family vacations, and luxurious events.


Upon making reservations, you are assigned a personal *Magic Maker* who will coordinate any special requests you might have during your stay. The *Magic Maker* can arrange for a personal chef, a masseuse, bear excursions, helicopter rides, deep sea fishing expeditions, and more.

The rates average \$2,800 per night, there is an internet following of 8000 and this property has an excellent rating with VRBO, Air BNB and locals as well.

It is important to take into account how successful this business has been since the remodel was completed and the business opened. I personally drive by every day on my way to work and even in winter the parking lot is usually full. There has been a constant stream of guests and events held at Second Star since they opened.

## Facilities of Second Star Mansion

### Parking

-  Private parking is available on site (reservation is not needed).
- Accessible parking
- Secure parking

#### **Internet**

- **Free!** Wi-Fi is available in all areas.

#### **Kitchen - Freedom to eat when you want**

- Wine glasses
- High chair
- Dining table
- Coffee machine
- Cleaning products
- Stovetop
- Oven
- Dryer
- Kitchenware
- Washing machine
- Dishwasher
- Microwave
- Refrigerator

#### **Bedroom**

- Children's' cribs
- Wardrobe or closet
- Walk-in closet

#### **Bathroom**

- Towels
- Bidet
- Free toiletries
- Hairdryer
- Bathtub
- Shower
- Walk-in shower
- Toilet paper
- Linens
- Additional bathroom
- Guest bathroom
- Bathtub or shower
- Attached bathroom
- Toilet

**Living Area - Space for everyone to be together**

- Dining area
- Sofa
- Fireplace
- Sitting area

**Media & Technology - Fun for everyone under one roof**

- Blu-ray player
- Flat-screen TV
- Video games
- DVD Player
- TV
- Game console - PS4
- Game console - Xbox One
- Fax

**Room Amenities Extra comfort**

- Soundproof
- Fan
- Iron
- Hot tub
- Non-feather pillow
- Adapter
- Socket near the bed
- Trash cans
- Pool cover
- Pool towels
- Heated pool
- Pool with a view
- Hardwood or parquet floors
- Tile/Marble floor
- Private entrance
- Interconnecting room(s) available
- Carpeted
- Safe

**Pets**

- Pets are not allowed.

**Accessibility**

- Upper floors accessible by stairs only

**Outdoors - Sit back and relax**

- Outdoor fireplace
- Picnic area
- Outdoor furniture
- Beachfront
- Outdoor dining area
- Outdoor furniture
- Sun deck
- Private beach area
- Barbecue
- Private pool
- BBQ facilities
- Patio
- Balcony
- Terrace
- Garden

**Common Areas**

- Library
- Game room

**Pool and Spa**

- Swimming pool
- Full-body massage
- Hand massage
- Head massage
- Couples' massage
- Foot massage
- Neck massage
- Back massage
- Spa lounge/Relaxation area
- Steam room

- Spa facilities
- Pool cover
- Pool/Beach towels
- Heated pool
- Pool with view
- Swimming pool toys
- Indoor pool (year-round) (additional charge)
- Indoor pool (additional charge)
- Turkish/Steam Bath (additional charge)
- Hot tub/Jacuzzi (additional charge)
- Massage (additional charge)
- Spa (additional charge)
- Sauna (additional charge)

#### **Food & Drink**

- Chocolate/Cookies
- Fruit
- Bottle of water
- Bottle of water
- Grocery deliveries (additional charge)
- Tea/Coffee maker

#### **Activities**

- Cooking class Off-site (additional charge)
- Tour or class about local culture
- Bike tours (additional charge)
- Beach
- Horseback riding Off-site (additional charge)
- Hiking Off-site (additional charge)
- Fishing Off-site (additional charge)
- Golf course (within 2 miles) (additional charge)

#### **Building Characteristics**

- Detached

**Outdoor & View - Enjoy the view**

- Quiet street view
- Mountain view
- Pool view
- Garden view
- Ocean view
- View

**Front Desk Services**

- Private check-in/out
- Baggage storage

**Entertainment & Family Services**

- Indoor play area
- Books, DVDs & music for kids
- Board games/Puzzles
- Books, DVDs or music for children
- Board games/puzzles
- Babysitting/Child services (additional charge)

**Cleaning Services**

- Laundry

**Business Facilities**

- Fax/Photocopying
- Meeting/Banquet facilities

**Miscellaneous**

- Air conditioning
- Smoke-free property
- Heating
- Soundproof rooms
- Family rooms
- Non-smoking rooms



Now I will talk numbers, but we must have a conversation about tax assessed values in the Kenai Peninsula Borough. Alaska is a non-disclosure state so no sale prices are of public record. This means the Borough tax authority also does not have any access to any data to support their assessments. It is pure guess work on the part of the Borough and most folks don't speak up as they want to keep their property taxes low.

The entire Borough Assessing Department came and spoke last summer to our REALTOR® Organization and membership and it was standing room only. The local inspectors, appraisers, developer, builders and REALTORS® were all in attendance. It was disclosed by the head of assessing that the only way the borough gets any information about values is to send out survey cards to property owners and hope the owners return them with truthful information about what they bought or sold their property for. The borough was sorely disappointed as since not required by law, the rate of return was only 7% of all survey cards sent out were returned and there is no way to verify if the information obtained from the survey cards is correct or accurate so it is meaningless in this size of a borough, total area of 24,752 square miles, of which 16,075 square miles is land and 8,677 square miles (3.4%) is water. The population is approximately 59,000 people.

The borough does not have the budget or manpower to go out and inspect every property in the borough, inside and out, every aspect, every property, on a regular annual basis and therefore has no clue about "true market value". The borough is very large and there are many more than 59,000 properties to assess. The Kenai Peninsula Borough is the 4th most populated county in Alaska and has a 73% growth rate.

The borough hires a couple of extra people to go out and do drive by hit and miss inspections about every 5 to 7 years and then they make their guesses and assess and tax based on those guesses. Not a very foolproof system. My point is tax assessed values mean nothing here as there is no basis for the numbers the Borough comes up with. Many homes look not so good on the exterior and are truly a wonder of beautiful craftsmanship inside and vice versa, some homes are spectacular on the exterior and not so great on the inside, so a simple drive by is not appropriate for determining values.

The 2018 tax assessed valuation for this property by the Borough is \$2,636,200 with \$285,700 attributed to land value and \$2,350,500 attributed to the building value. This total is absolutely absurd for this property. First the land value is more like \$500k for true waterfront with actual beach access, even though only half of the acreage is useable. View drives pricing in this market. We are surrounded almost on 3 sides by water but waterfront property is very rare here as much of it is high on the bluffs and not really "waterfront" as you cannot get to the water from 300 feet above the ocean. The subject property is actual waterfront that you can access.

As to the building value, it is obvious the borough has never been inside this property or they would simply see dollar signs and I am sure the building value would go up considerably. Per the borough's own records the last time a tax assessor just drove by the exterior of this property was back on 5-16-2016. More proof that tax assessments are nowhere near accurate. I would place the building value at closer to \$5,300,000. Then added value of the exquisite furniture and all the custom extras of about \$3,000,000

I did look at the high end sales in the southern half of our state going back to the inception of MLS in 1995. This included all the population centers, growing communities, primary population locations except the far north of Fairbanks. I am familiar with the Anchorage market as well and I have been in those locations. In residential listings the range of pricing was \$1.2M to \$6.5M. In sales the range was \$1M to \$3.4M. Remember the variables are huge. The range of price per sq. ft. ranged from under \$200 per sq. ft. to \$900 per sq. ft. - 7 of 118 properties had a sales price per sq. ft. of over \$400 per sq. ft. When I look closer at those 7 specific properties that sold, the highest was \$3,900,000 a 5 BR/3.5BA 4422 sq. ft. home, oceanfront high on a bluff with no beach access, it is clear to me the subject value can easily be calculated at a minimum of \$500 to \$550 per sq. ft. versus the lower \$400 or less price per sq. ft. found in the data.

As I reviewed the data, photos and more custom features of the properties that came up in this search it became very clear that the subject property far exceeded most of those properties in every aspect, especially the custom features, fixtures and furnishings. Most of the high end sales did include the furnishings. There were several high end sales on the MLS but without disclosed sale prices so I calculated the price per square foot that was disclosed as calculated by the MLS computer system to be able to see what some of the undisclosed sold for and still was not able to come quite as high as I believe this property should be.

Based on what I did find, what I know and my knowledge of this market area and the growth that is happening here and the obvious success of the Second Star, it is reasonable to assume a price per sq. ft. of at least \$500. Most of the high end sales over the years were smaller sq. ft. so it is only logical that a home the size of the subject and with so much custom work is going to be worth much more.

So, I am going to conservatively say the Second Star is at least worth \$8,500,000 (\$500/sf) to \$9,350,000 which is based on \$550 per sq. ft. including all the furnishings as-is.

Certification:

This is a Brokers Opinion of Value (BOV). This is not to be construed as an Appraisal of market value. I am not an appraiser. My research and analysis justifies that this property could bring the price I have suggested in our current market place.

- 1) I have inspected the subject properties.
- 2) I have no present or contemplated future interest in the real estate that is the subject of this CMA. I have no personal interest or bias with respect to the subject matter of this report, or the parties involved, nor do I have any outside interests that would influence the estimate of value.
- 3) This value analysis is not based on any requested minimum valuation or specific valuation or any approval of a loan. Neither the employment to make the appraisal, nor the compensation received is contingent upon the final conclusion.
- 4) To the best of my knowledge, the statements of fact contained in this analysis, upon which the analyses, opinions, and conclusions expressed herein are based, are true and correct.
- 5) This BOV was not prepared to strict appraisal standards.
- 6) I have the appropriate knowledge and experience required to complete this analysis competently.
- 7) No one other than myself prepared the analyses, conclusions, and opinions concerning the real estate that is set forth in this BOV.

As a real estate Broker, I certify that to the best of my knowledge, the statements of facts contained in this letter, upon which the analysis, opinions, and conclusions expressed herein are based, and are true and correct. I did not prepare this letter of opinion to formal appraisal standards. It is an opinion of market value only. I can only base my figures on information provided and available at the time of this analysis.

**If this property is sold in the future based on this Opinion of Value to a private Buyer, a commission of 5% of the sale price shall be due to me through my brokerage for the use of this valuation information.**

I am a Member and current Treasurer and Executive Officer of the Kachemak Board of REALTORS ®. I hold designations as a GRI, graduate of the REALTORS ®Graduate Institute, Alaska State Association of REALTORS ® and the National Association of REALTORS ®. I am currently the Associate Broker of Kachemak Group Real Estate. I am a Certified Residential Broker in "upper end" residential real estate investment and development. I currently process all Broker Opinions of Value for Fannie Mae and Freddie Mac on all Kenai Peninsula foreclosures. I have been licensed in Homer as a REALTOR ® for 23 years. I have resided in Homer, Alaska for 50 years.

If you have any questions, please let me know.

Cordially,  
  
Shelly Stradling, GRI  
Associate Broker  
Kachemak Group Real Estate  
320 W. Pioneer Avenue, Suite 100  
Homer, AK. 99603  
Office: 907-235-7733  
Fax: 907-235-5663  
Cell: 907-299-2050  
[www.KachemakGroup.com](http://www.KachemakGroup.com)  
E-mail: [Shellyre@alaskan.com](mailto:Shellyre@alaskan.com)

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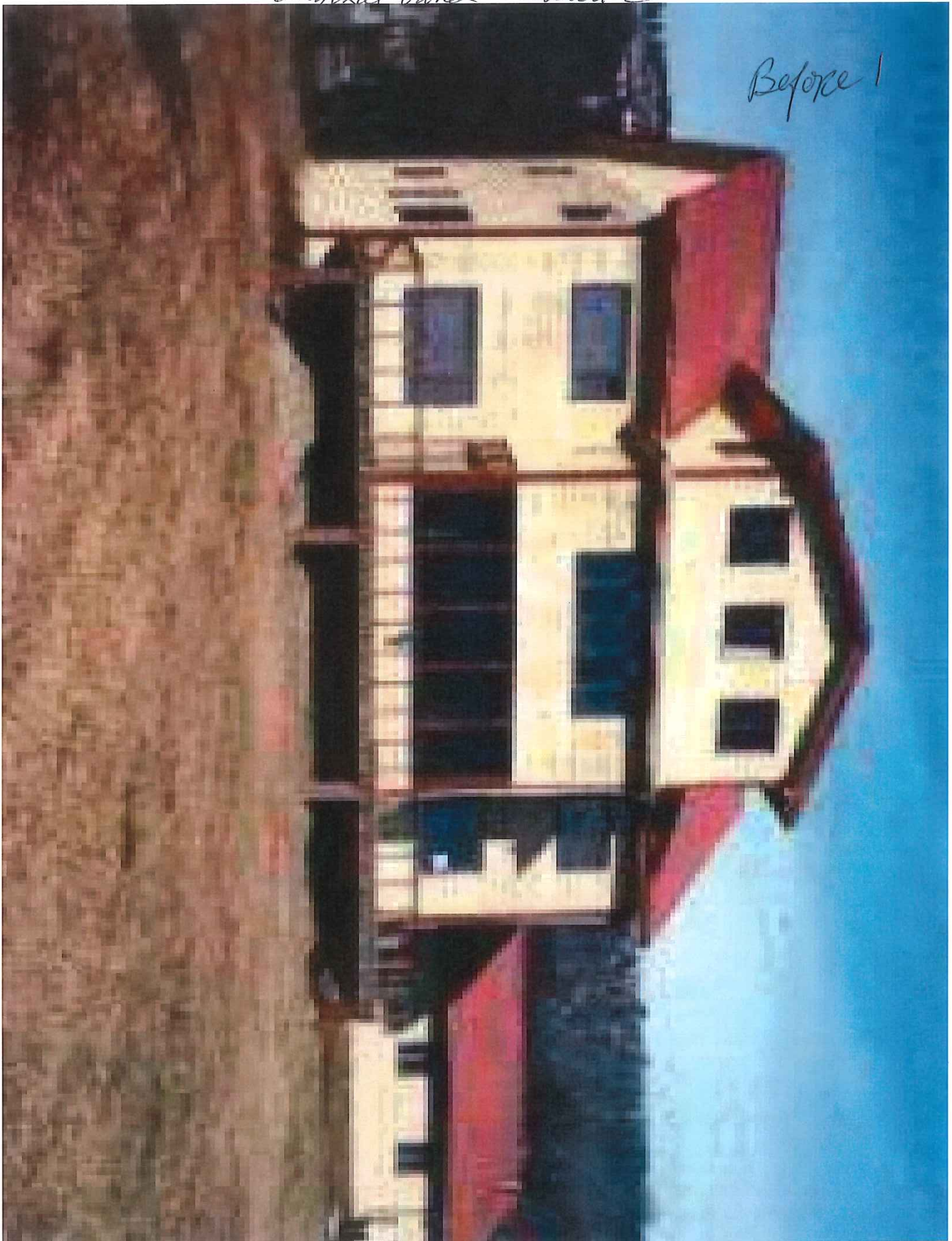
Attachments:

Before Photo-Original Owner Swartz & MLS Listing Data 1997  
Before Photo – Owner Minsch sold to Present Owner  
Photos of the exterior & some of the interior as-is today  
Borough GIS Aerial showing boundaries & useable area of the land  
Plat Map  
Current Tax Data



Original owner - Swartz

Before 1





**Address:** 41800 Kachemak Drive

<b>Listing #</b>	97-400047	<b>Price-List</b>	\$ 350,000
<b>Status</b>	Expired	<b>Near</b>	Homer
<b>Zip Code</b>		<b>Type</b>	Residential
<b>Bedrooms</b>	3	<b>Baths</b>	2.50
<b>SF-Res</b>	4,378	<b>Carport #</b>	0
<b>Garage #</b>	0	<b>Latitude</b>	59.667780
<b>Longitude</b>	-151.437259	<b>Unit #</b>	
<b>Year Built</b>	1989		

MLS Area: 490 - Homer  
 Borough/Census Area: 1B - Kenai Peninsula Borough  
 Region: 1 - Southcentral Alaska Region  
 Builder Name & Co:  
 Zoning:

<b>School-Elementary</b>	Paul Banks/Homer	<b>School-Middle</b>	Homer	<b>School-High</b>	Homer
<b>SF-Lot</b>	81,892	<b>Acres</b>	1.88	<b>Lot Area Source</b>	
<b>SF-Res</b>	4,378	<b>SF-Gar</b>	990	<b>Building Area Source</b>	
<b>Grid # (Muni Anch)</b>		<b>Tax Map #-Mat-Su</b>	N/A	<b>Energy Rating</b>	0
<b>Tax ID</b>	17420107	<b>Taxes (Estimated)</b>	\$ 0	<b>Tax Year</b>	
<b>Year Built</b>	1989	<b>Year Remodeled</b>		<b>Year Updated</b>	
<b>Construction Status</b>	Existing Structure	<b>Foreclosure/Bank Own</b>	No	<b>Short Sale</b>	
<b>List Price/SqFt</b>	79.94	<b>Sold Price/SqFt</b>		<b>Remote Description</b>	

**Directions:**

Legal: HK Davis #4 L15A&amp;15B&amp;15C

Public Remarks: Waterfront home - exquisite custom features. Large - open - spacious. All glass fronting to water, view. Well insulated - excellent sound barriers. Three lots - fully landscaped.

Confidential: Seller finance. \$150,000 down, \$200,000 amortized to include 8.5% interest to credit worthy buyer. 30 year amortization with 10 year call due. Bay listing #9229.

**Residential Type:** Single Family Res  
**Association Info:** Dues-Amount: 0  
**Mobile Homes Only:** Size W x L: /; Space  
 Rent/Mo \$: 0  
**Construction Type:** Other  
**Exterior Finish:** Unknown-BTV; Wood  
**Roof Type:** Metal  
**Foundation Type:** Pilings  
**Floor Style:** Two-Story Tradtnl  
**Garage Type:** Attached; Heated


**Heat Type:** Baseboard  
**Fuel Type:** Propane  
**Sewer Type:** Septic Tank  
**Water-Type:** Cistern  
**Dining Room Type:** Breakfast Nook/Bar;  
 Formal  
**Access Type:** Gravel; Maintained

**To Show:** Appointment Only; Call Listing  
 Licensee  
**Contract Particulars:** For Sale Sign Posted  
**New Finance (Terms):** Owner Finance  
**Mortgage Info:** Cash Req'd to Assume: 0  
**Docs Avl for Review:** Prop Discl Available

**Features-Interior:** Air Exchanger; Central Vac; Den &/Or Office; Dishwasher; Disposal; Range/Oven; Refrigerator; Sauna; Telephone; Trash  
 Compactor; Washr&/Or Dryer Hkup; Window Coverings; Wood Stove

**Features-Additional:** View; Barn/Shop; Deck/Patio; Fire Service Area; Garage Door Opener; Greenhouse; Road Service Area; RV Parking;  
 Waterfront; Waterfront Access; DSL/Cable Available

Room Name	Room Level	No. of Rooms	Room Remarks	Room Name	Room Level	No. of Rooms
Dining Room	1	1		Bedroom 1	2	1
Dining Room	2	0		Bedroom 2	2	1
Dining Room	3	0		Bedroom 3	2	1
Family Room	1	0		Bath-Total	1	0.50
Family Room	2	0		Bath-Total	2	2.00
Family Room	3	0		Bath-Total	3	0.00
Kitchen	1	1				
Kitchen	2	0				
Kitchen	3	0				
Living Room	1	0				
Living Room	2	0				
Living Room	3	0				
Utility Room	1	1				
Utility Room	2	0				
Utility Room	3	0				
Extra Room	1	1	den/ofc			
Extra Room	2	0	library			
Extra Room	3	0				

Date-Listing	01/22/1997	Start Showing Date		Date-Expiration	11/22/1997
Agent Days On Market	304	Price-Original List	\$ 350,000	Price-Sale	
Date-Closing		Date-Pending		Date-Back on Market	04/07/1997
Contingent		Pended		Date-Contingent	03/27/1997
		Contingencies			
Date-Status Change	05/25/2003	Date-Canceled		Date-Withdrawn	
Commission to SO	3.00	Commission Type	%	Financing Type Sold	
Contract Type	Exclusive Right To Sell	Sellers Name		Contact Name	Karen Berg-Forrester
Contact Phone #	907-235-6183	LO Cntrl #		ByrClsCostsPd by Slr	
Amt-SlrPdByrClsCost					
LL1: Karen Berg-Forrester		SL1: Mark Edwards			
LO: Bay Realty		SO: RE/MAX of Homer (907) 235-7733			
<div>  <div> <p><i>Provided as a courtesy of</i></p> <p><b>Shelly Stradling, GRI, AB</b></p> <p>Kachemak Group Real Estate</p> <p>320 W Pioneer Ave #100</p> <p>Homer, AK 99603</p> </div> <div> <p>Mobile - (907) 299-2050</p> <p>Direct - (907) 299-2050</p> <p>Office - (907) 235-7733</p> <p><a href="mailto:shellyre@alaskan.com">shellyre@alaskan.com</a></p> </div> </div>					

All information is deemed reliable, but is not guaranteed. Interested parties are advised to independently verify all information contained herein. © 2019 [MLS](#) and [FBS](#). Prepared by Shelly Stradling, GRI, AB on Tuesday, February 05, 2019 2:37 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

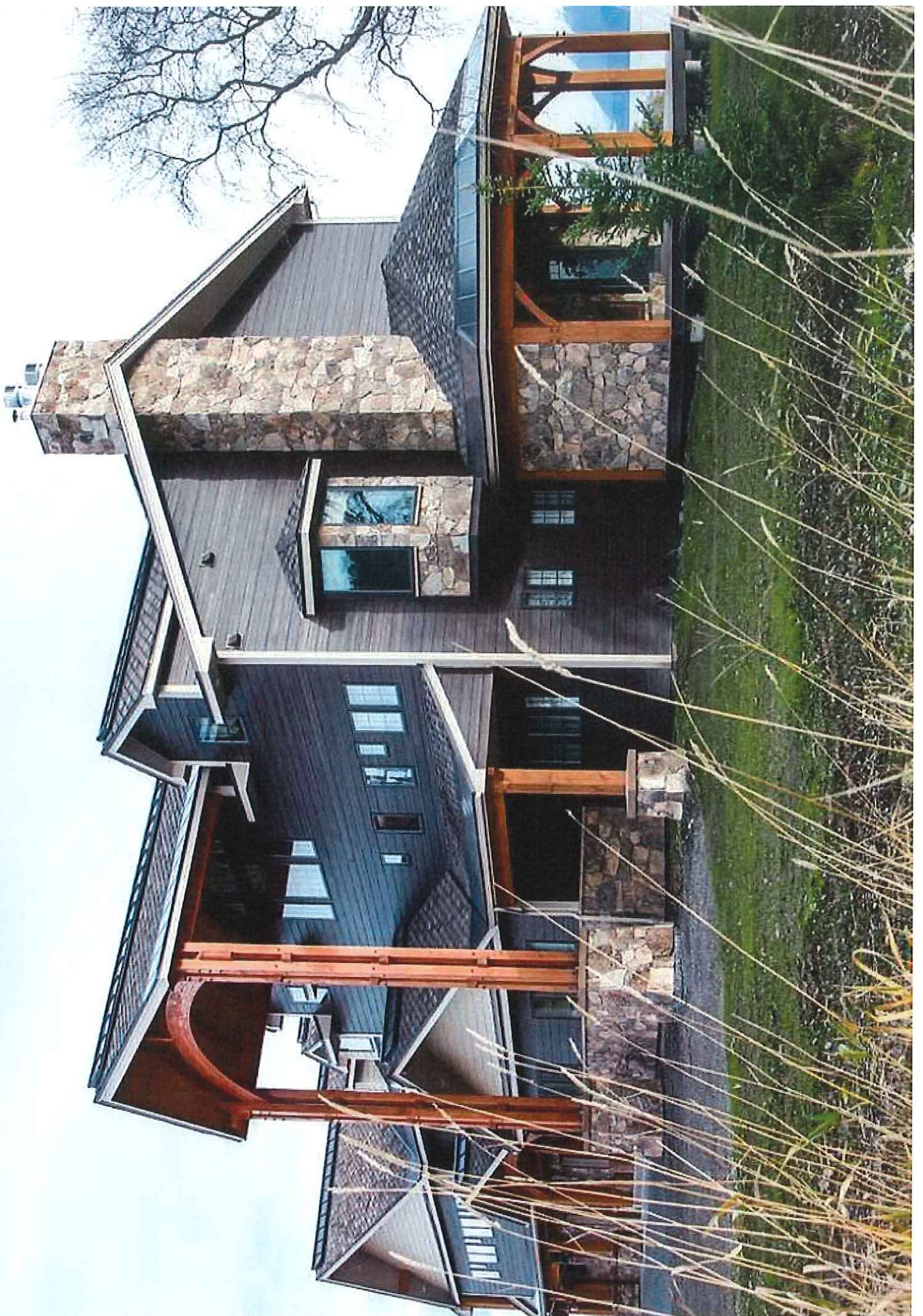


Owner Muriel - sold to present owner

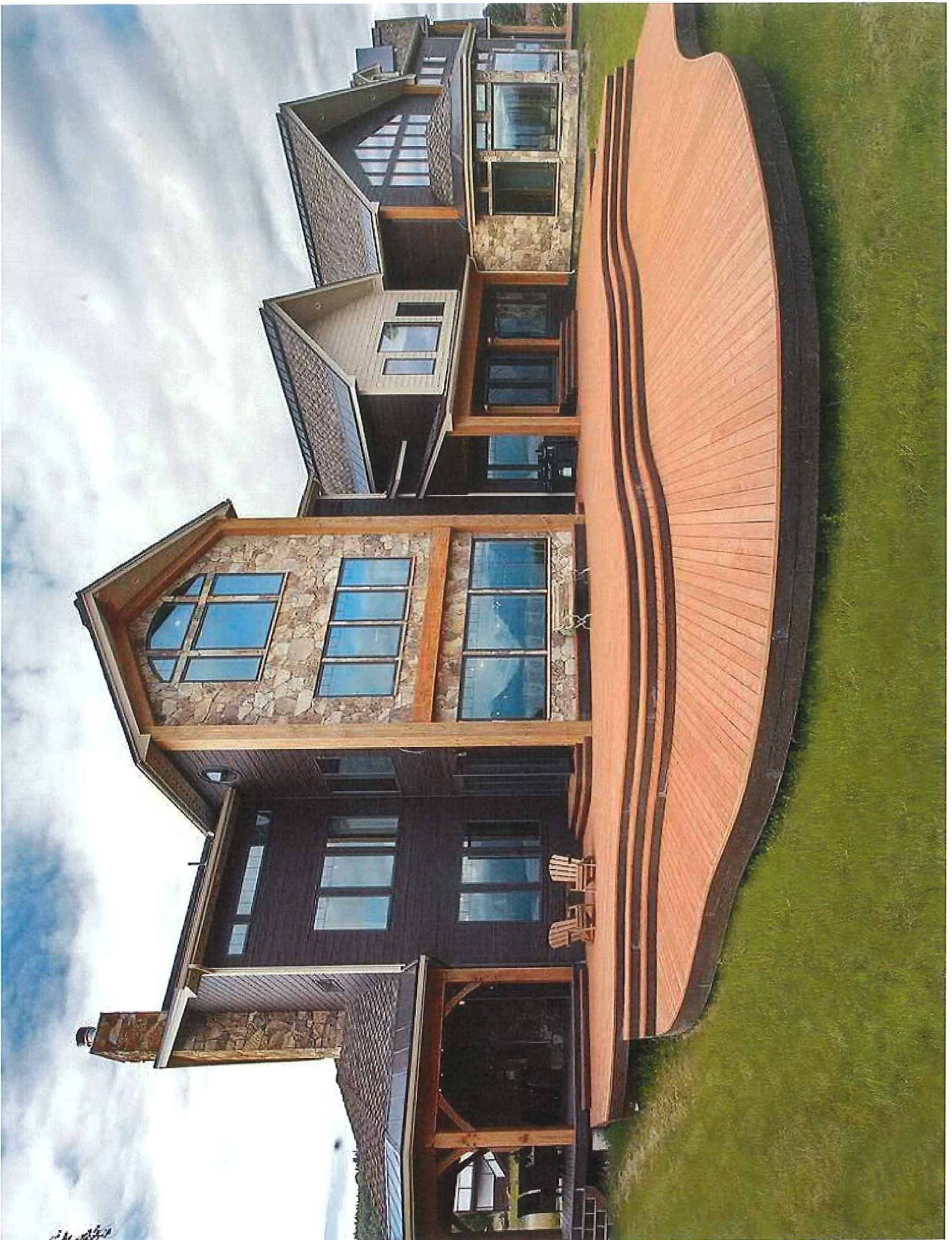
Before 2



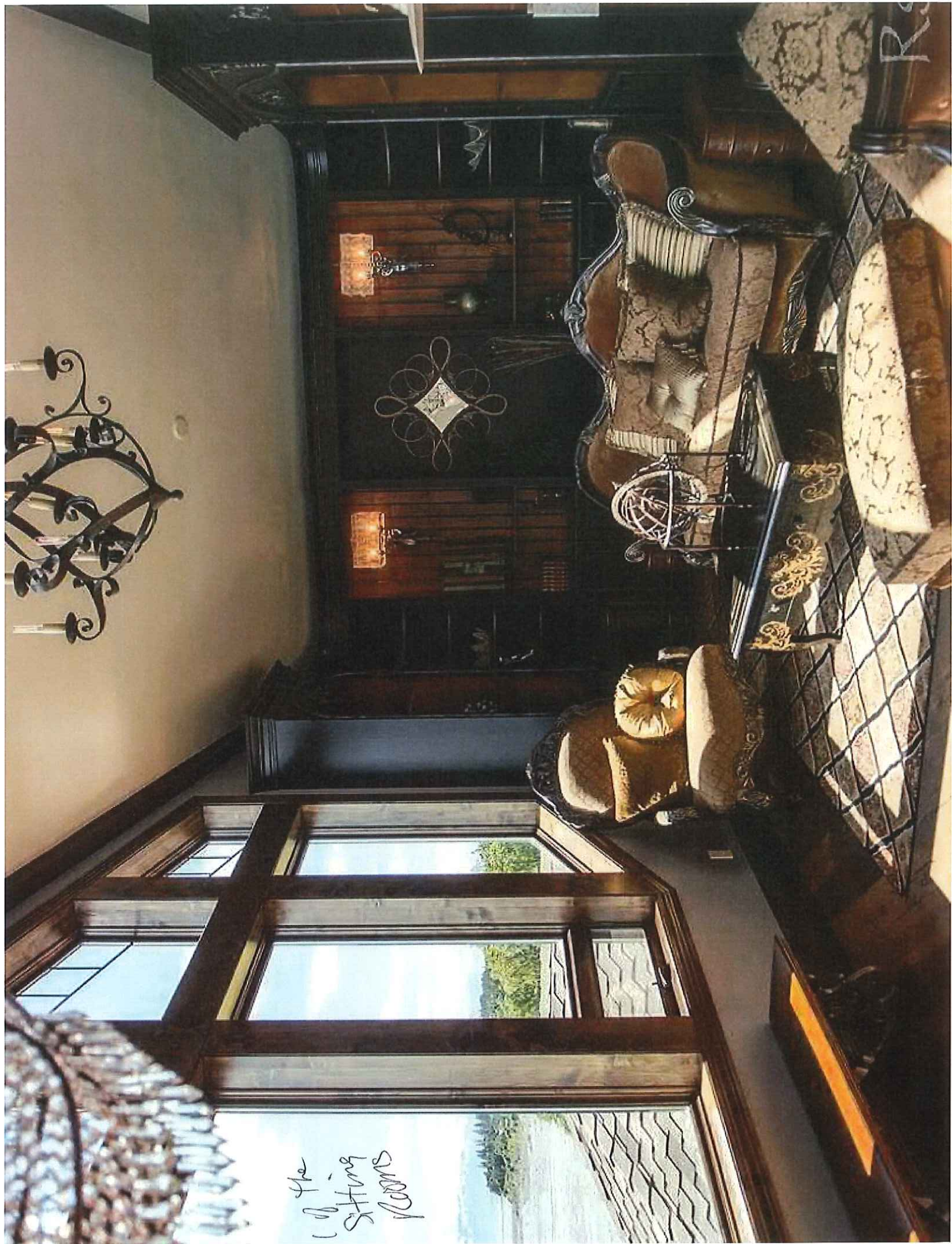












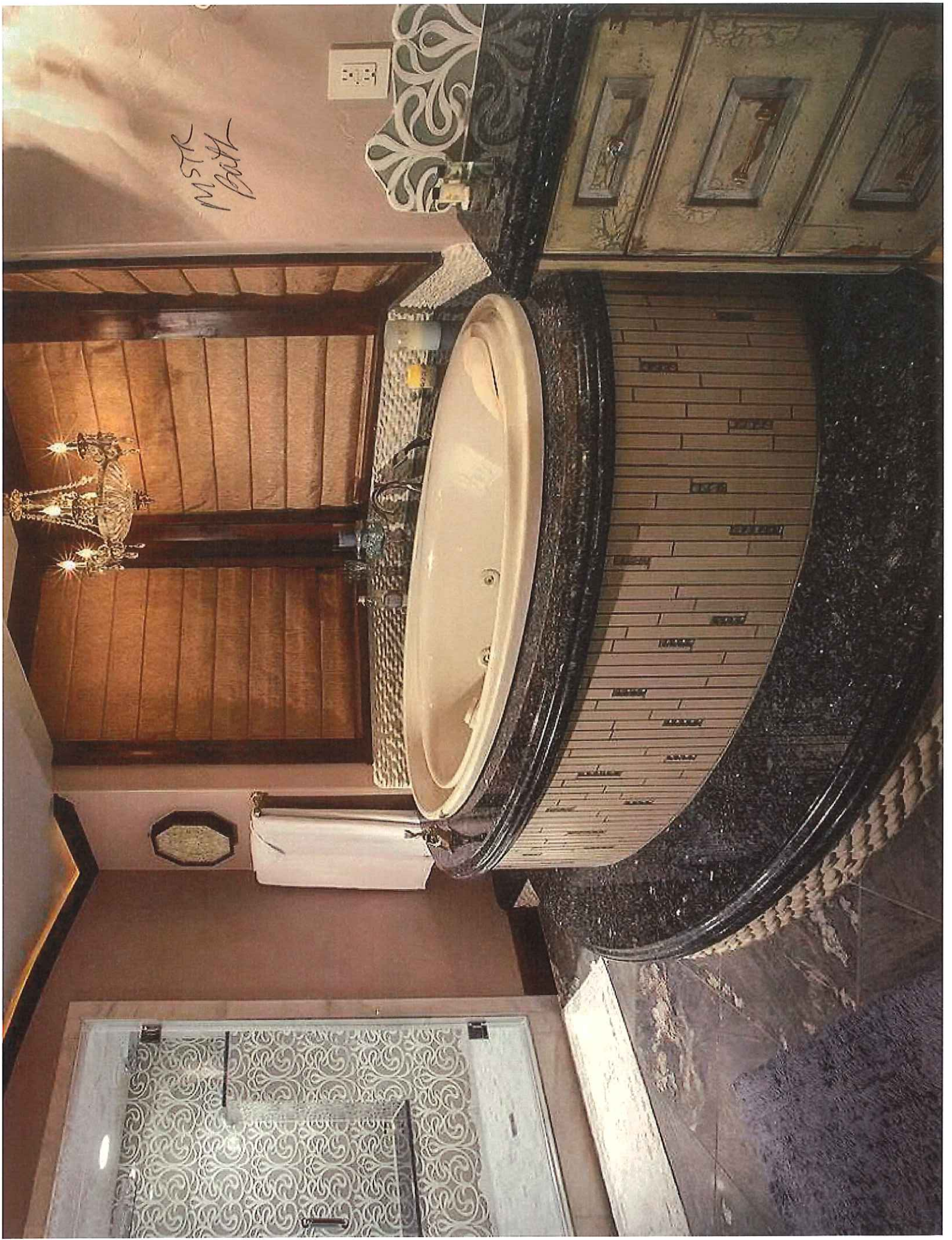
1 of the  
Sitting  
rooms



1 of the Custom Showers

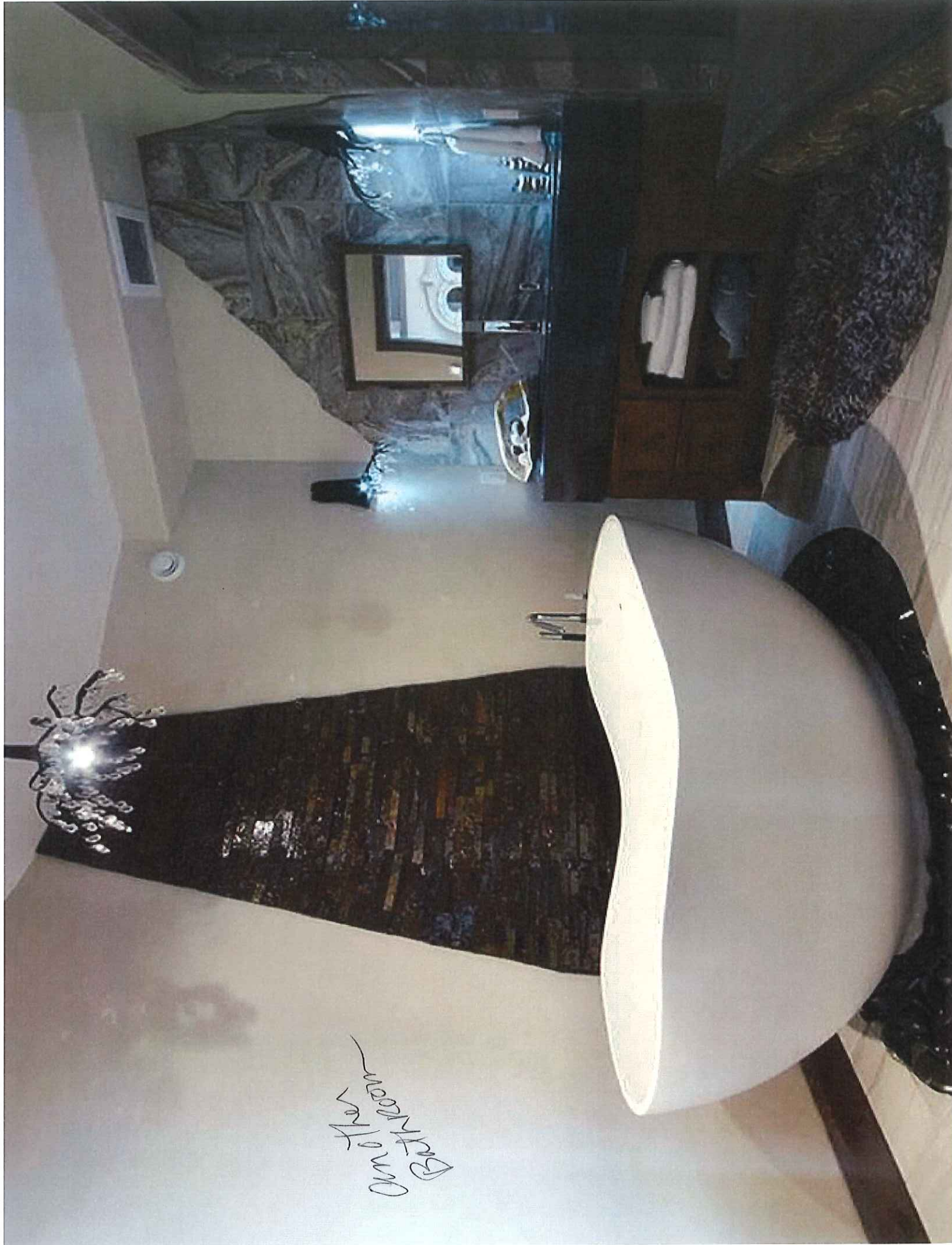








On the  
Bathroom





Turkish  
Bath







Heated Pool

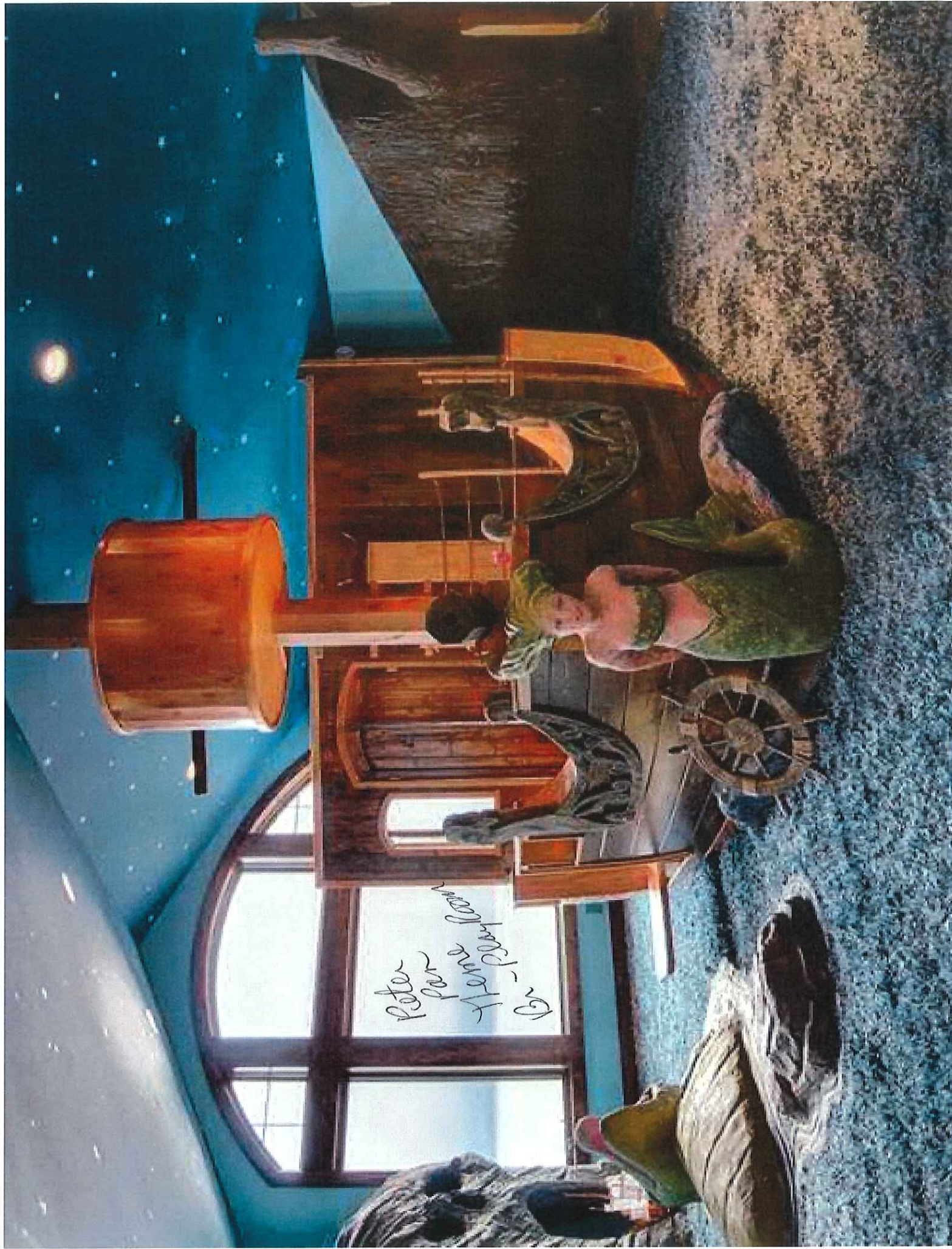












Peter  
Pan  
Hendrickson  
Dr.



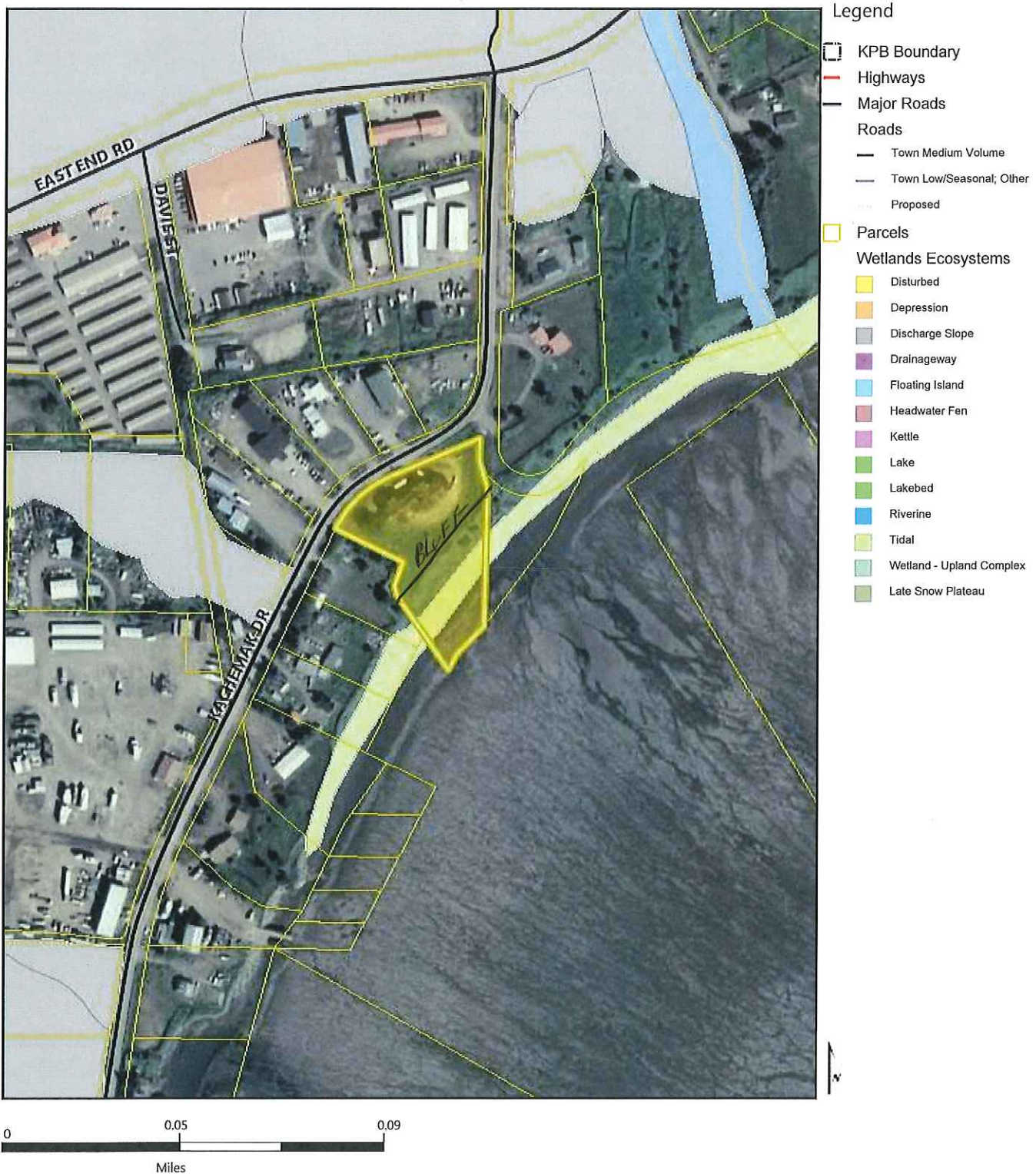
View.







## Kenai Peninsula Borough GIS Division Land Cover



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This application was designed to provide information about landcover types on the Kenai Peninsula. It is intended for general informational purposes only and should not be used in place of any official information from an authoritative agency. All the datasets herein were mapped at a scale describing a much larger area than most parcels and therefore land cover boundaries may not match exactly with your property lines. Furthermore, land cover can change over time and the characteristics of a type may vary seasonally. The data displayed herein is neither a legally recorded map nor survey and should only be used for general reference purposes. It is not intended to be used for measurement. Kenai Peninsula Borough assumes no liability as to the accuracy of any data displayed herein. Original source documents should be consulted for accuracy verification.

PLAT



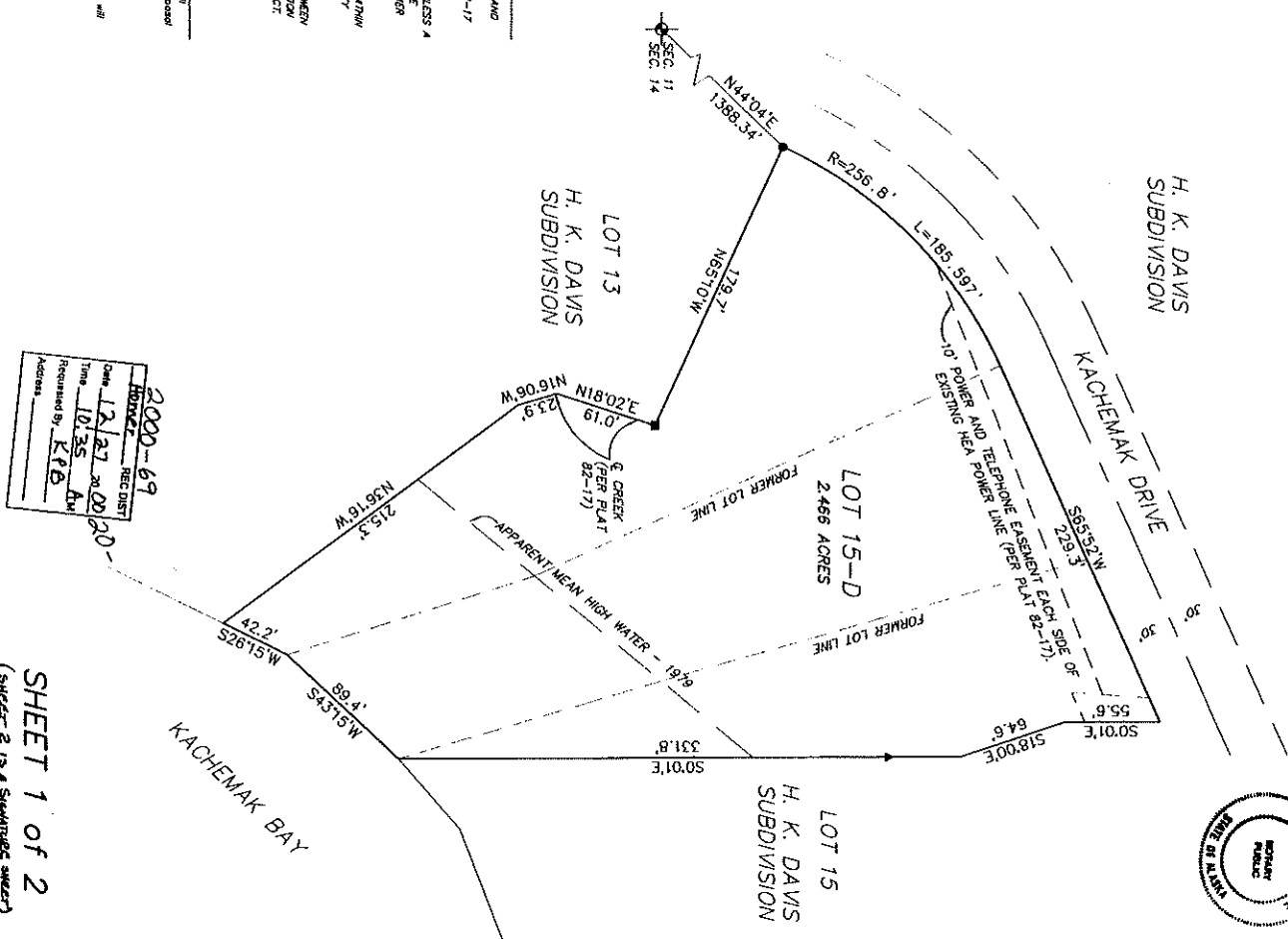
LEGEND

- PLAT OR OLD MONUMENT OF RECORD
- 1/4" REBAR OF RECORD
- ▲ WITNESS CORNER 1/2" REBAR OF RECORD
- 3/4" REBAR & 2 1/2" STAKE OF RECORD

NOTES

1. THIS PLAT WAS PREPARED FOR THE REMOVAL OF LOT LINES ONLY AND MEETS THE REQUIREMENTS OF WPA 20.16.150 (A). NO SURVEY WAS PERFORMED FOR THE PREPARATION OF THIS PLAT. REFER TO PLAT 82-17 FOR RECORD BOUNDARY INFORMATION.
2. A 25' BUILDING SET BACK IS REQUIRED FROM KACHEMAK DRIVE UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION. RECORDED 8-8-81, BOOK 136 PAGE 629 HOMER RECORDING DISTRICT.
3. NO REMAINING STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN AN EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
4. A 20' UTILITY EASEMENT CENTERED ON THE FORMER LOT LINE BETWEEN LOTS 15B AND 15C WAS VACATED BY PLANNING COMMISSION RESOLUTION 89-23, RECORDED IN BOOK 154 PAGE 332, HOMER RECORDING DISTRICT.

WASTEWATER DISPOSAL  
 The Department of Sanitation and Solid Waste is responsible for this test and construction of the wastewater disposal system. The test and construction of the disposal system shall be in accordance with the standards and approved systems. Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.  
 The result of this platting action is the elimination of lot lines which will be shown as a dashed line. The wastewater disposal system shown as a dashed line is shown as a dashed line. (2015-04-16)



2000-69  
 INDEXED  
 Date 12/27/2000  
 Time 10:35 AM  
 Requested by KRB  
 Address \_\_\_\_\_

SHEET 1 of 2  
 (SHEET 2 IS A SQUARED SHEET)  
 8 1/2" x 11"

CERTIFICATE OF OWNERSHIP  
 We hereby certify that we are the owners of the real property shown and described herein, and that we hereby adopt this plat and the same as a basis for the dedication of rights of way and grant of easements to the subdivision.

*Joseph A. Schwartz*  
 Joseph A. Schwartz  
 P.O. Box 3807  
 Homer, Alaska 99603

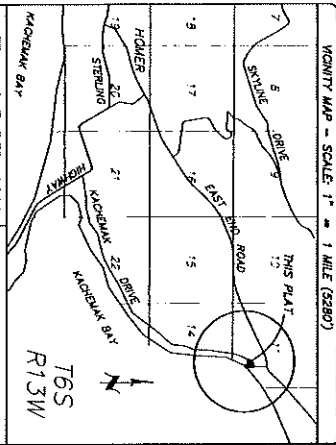
NOTARY PUBLIC  
 Notary for John A. and Frances P. Schwartz  
 Subscribed and sworn before me this 18 day of December, 2000.

*Paul B. Voshell*  
 Notary Public for Alaska  
 My Commission Expires 7-30-02

SURVEYOR'S CERTIFICATE  
 I hereby certify that this plat was prepared by me or under my direct supervision, I declare that the information shown herein is true and correct to the best of my knowledge and belief.  
*Paul B. Voshell*  
 Paul B. Voshell  
 Date 12/18/2000

PLAT APPROVAL  
 This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of November 11, 2000.

*Paul B. Voshell*  
 Through Officer \_\_\_\_\_ Date 12-21-00



Map of Kenai Peninsula Borough  
 DATE: NOVEMBER, 2000  
 SCALE: 1" = 50'  
 BASE MAP: AR-70  
 FIELD BOOK: N/A  
 KPB FILE: 2000-214  
 JOB NO: 463  
 ZONING: N/A



H.K. DAVIS NO. 6  
 BEING A REPLAT OF LOTS 15-A, 15-B, & 15-C  
 H. K. DAVIS NO. 4, PLAT NO. 82-17, HOMER  
 RECORDING DISTRICT LOCATED WITHIN THE  
 SE 1/4 SE 1/4, SEC. 11, T8S, R13W, S.M., ALASKA

CONTAINING 2.466 ACRES

BORDERLINE

ENGINEERS - LAND SURVEYORS - ENVIRONMENTAL CONSULTANTS  
 3460 Homer Road Anchorage, Alaska 99506  
 (907)255-9078



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## Kenai Peninsula Borough, Alaska

### Assessing Department

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#### General Info

Property Owner:  
HAWKMOON LLC  
285 S MAIN ST  
SALEM UT 84653-9536

[Change of Address](#)[Owner\(s\)](#)

Property ID	17420118
Address	5260 KACHEMAK DR
Transfer Date	2/13/2018
Document / Book Page	20180004480
Acreage	2.4700
Tax Authority Group	20 - HOMER CITY

#### Legal Description

##### Description

T 6S R 13W SEC 11 Seward Meridian HM 200069 H K DAVIS SUB NO 6 LOT 15-D

#### Value History

Year	2018	2017	2016	2015	2014	2013	2012	2011	2010
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$285,700	\$167,300	\$165,800	\$165,800	\$165,800	\$165,800	\$165,800	\$115,600	\$115,600
Imp Assd	\$2,350,500	\$2,580,500	\$2,148,200	\$1,965,000	\$1,792,300	\$1,166,000	\$424,300	\$216,500	\$477,000
Total Assd	\$2,636,200	\$2,747,800	\$2,314,000	\$2,130,800	\$1,958,100	\$1,331,800	\$590,100	\$332,100	\$592,600

#### Extension Details

R01



Address	5260 KACHEMAK DR
Type	2+ L FRAME
Grade	X-
Year Built	2011
Value	\$2,318,600

#### Attributes Floor Areas Exterior Features

Story	Attribute	Detail
	Type	2+ L FRAME
	Occupancy	Single family
	Roof Structure	Gable
	Roof Cover	Metal
	Heating	Radiant - floor
	Stories	2.0
	Bathrooms	11
	Bathrooms (Half)	3
	Feature	Fireplace
	Feature	Fireplace - gas
	Feature	Hot tub
	Feature	Sauna bath
1	Exterior Wall (40%)	Masonry veneer
1	Exterior Wall (60%)	Hardi-Plank Lap Siding
1	Interior Wall	Normal for Class
1	Interior Flooring	Base Allowance
1.75	Exterior Wall	Hardi-Plank Lap Siding
1.75	Interior Wall	Normal for Class
1.75	Interior Flooring	Base Allowance
2	Exterior Wall	Hardi-Plank Lap Siding
2	Interior Wall	Normal for Class
2	Interior Flooring	Base Allowance

Sketch Legend

Improvements								
Code	Description	Year	Building	Length	Width	Units	Unit Type	Value
DRIVE	Gravel Driveway	3000	R01	0	0	1	IT	\$1,500
POOL		2011	R01	26	20	520	SF	\$30,400





## Kenai Peninsula Borough

Assessing Department  
144 N. Binkley Street  
Soldotna AK 99669

Feb 5 2019 6:45PM

### General Information

<b>HAWKMOON LLC</b> <b>285 S MAIN ST</b> <b>SALEM, UT 84653-9536</b>	<b>Property ID</b> 17420118 <b>Address</b> 5260 KACHEMAK DR <b>Document / Book Page</b> 20180004480 <b>Acreage</b> 2.4700
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### Owners

Property ID	Display Name	Address
17420118	HAWKMOON LLC	285 S MAIN ST

### Legal Description

Description
T 6S R 13W SEC 11 Seward Meridian HM 200069 H K DAVIS SUB NO 6 LOT 15-D

### Value History

Year	Reason	Assessed		
		Land	Structures	Total
2018	Main Roll Certification	\$285,700	\$2,350,500	\$2,636,200
2017	Main Roll Certification	\$167,300	\$2,580,500	\$2,747,800
2016	Main Roll Certification	\$165,800	\$2,148,200	\$2,314,000
2015	Main Roll Certification	\$165,800	\$1,965,000	\$2,130,800
2014	Main Roll Certification	\$165,800	\$1,792,300	\$1,958,100
2013	Main Roll Certification	\$165,800	\$1,166,000	\$1,331,800
2012	Main Roll Certification	\$165,800	\$424,300	\$590,100
2011	Main Roll Certification	\$115,600	\$216,500	\$332,100
2010	Main Roll Certification	\$115,600	\$477,100	\$592,700
2009	Main Roll Certification	\$115,600	\$508,400	\$624,000
2008	Main Roll Certification	\$109,700	\$301,600	\$411,300
2007	Main Roll Certification	\$84,400	\$277,900	\$362,300
2006	Main Roll Certification	\$84,400	\$270,700	\$355,100
2005	Main Roll Certification	\$82,700	\$223,200	\$305,900
2004	Main Roll Certification	\$66,800	\$189,000	\$255,800
2003	Main Roll Certification	\$66,800	\$180,100	\$246,900
2002	Main Roll Certification	\$66,800	\$270,000	\$336,800
2001	Main Roll Certification	\$66,800	\$246,500	\$313,300



WDDK	Wood deck	2,768	
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Improvements							
Code	Year	Bldg	Length	Width	Units	Unit Type	Value
DRIVE	3000	R01	0.00	0.00	1	IT	1,500
POOL	2011	R01	26.00	20.00	520	SF	30,400


Land Details						
Primary Use	Land Type		Acres	Eff Frontage	Eff Depth	Asd Value
	Farm Acreage/Commercial City		2.4700	0.00	0.00	\$285,700

Kenai Peninsula Borough  
Property Tax Division

Kenai Peninsula Borough - Property Tax Division  
PO Box 3040, Soldotna, Alaska 99669  
Phone: (907) 714-2304  
Fax: (907) 714-2376

## Account Detail

[Search Results](#)
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**KPB Tax Information**

PIN 17420118	Property Type Real Property	Last Update 2/5/2019 2:47:54 PM
Mailing Address: HAWKMOON LLC 285 S MAIN ST SALEM, UT 84653-9536	Location: 5260 KACHEMAK DR HOMER AK 99603	
TAG 20 - HOMER CITY	Change of Address 	
Legal Description T 6S R 13W SEC 11 Seward Meridian HM 200069 H K DAVIS SUB NO 6 LOT 15-D		

**KPB Tax Bills**

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Amount Due
2018	\$30,316.30	\$30,316.30	\$0.00	\$0.00	\$0.00
2017	\$31,050.14	\$31,050.14	\$0.00	\$0.00	\$0.00
2016	\$26,148.20	\$26,148.20	\$0.00	\$0.00	\$0.00
2015	\$24,078.04	\$24,078.04	\$0.00	\$0.00	\$0.00
2014	\$22,126.54	\$22,126.54	\$0.00	\$0.00	\$0.00
2013	\$15,049.34	\$15,049.34	\$0.00	\$0.00	\$0.00
2012	\$6,668.14	\$6,668.14	\$0.00	\$0.00	\$0.00
2011	\$3,752.74	\$3,752.74	\$0.00	\$0.00	\$0.00
2010	\$6,697.52	\$6,697.52	\$0.00	\$0.00	\$0.00
2009	\$7,051.20	\$7,051.20	\$0.00	\$0.00	\$0.00
2008	\$4,647.70	\$4,647.70	\$0.00	\$0.00	\$0.00
2007	\$4,197.60	\$4,197.60	\$0.00	\$0.00	\$0.00
Total					\$0.00

**Browser Compatibility**

**This site is best viewed using Google Chrome, Mozilla Firefox OR Internet Explorer 10**

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