



MEMORANDUM

CC-26-071

Ordinance 26-18, An Ordinance of the City Council of Homer, Alaska Amending the FY26 Capital Budget to Appropriate \$100,000 from the Land Fund and \$40,000 from the General Fund Unrestricted Fund Balance Fund for the Purchase of Two Properties for Conservation and Water Utility Needs and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents.

Item Type: Backup Memorandum
Prepared For: Mayor Lord and Homer City Council
Date: March 19, 2026
From: Julie Engebretsen, Community Development Director
Through: Melissa Jacobsen, City Manager

SUMMARY:

Memorandum CC-26-054 indicated that the appraisals for the properties to be purchased under Ordinance 26-18 would be provided for the public hearing. The appraisals have been completed and are attached for your review.

ATTACHMENTS:

Appraisal Documents

Memorandum
City Council
March 20, 2026

CC-26-071

Appraisal Specialist
1605 Toyon Way
Kenai, AK 99611
(907) 394-2617

03/07/2026

City of Homer
491 E. Pioneer Avenue
Homer, AK 99603

Re: Property: NHN Carter Dr
Homer, AK 99603

Borrower:
File No.: 26020 Carter VL

Opinion of Value: \$ 60,000
Effective Date: 02/26/2026

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me if I can be of additional service to you.

Sincerely,  esign.alamode.com/verify Serial:CBF5B520



Mark W. Webb
Alaska Certified General Appraiser No. 414

Subject Photos

Borrower					
Property Address	NHN Carter Dr				
City	Homer	County	Kenai Peninsula	State	AK
Lender/Client	City of Homer				
				Zip Code	99603



Subject Front

Nhn Carter Dr
 Sales Price
 Date of Sale
 Location Residential
 Site/View
 Topography/Soils Low, 100% WL
 Access Trail
 Utilities E
 View Wtr
 Taken from north side of Reservoir



Subject Rear

Approximate rear of lot taken from road to Water Utility



Subject Street

M.R. CARD

Serial# CBF5B520
esign.alamode.com/verify

Tax Parcel Map

Borrower					
Property Address	NHN Carter Dr				
City	Homer	County	Kenai Peninsula	State	AK Zip Code 99603
Lender/Client	City of Homer				



Aerial Map

Borrower				
Property Address	NHN Carter Dr			
City	Homer	County	Kenai Peninsula	State AK Zip Code 99603
Lender/Client	City of Homer			



Appraisal Specialist
1605 Toyon Way
Kenai, AK 99611
(907) 394-2617

03/07/2026

Angie Newby
City of Homer
491 E. Pioneer Avenue
Homer, AK 99603

Re: Property: NHN Crossman Ridge Rd
Homer, AK 99603

Borrower:
File No.: 26021 Crossman VL

Opinion of Value: \$ 70,000
Effective Date: 02/26/2026

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

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Sincerely,  esign.alamode.com/verify Serial:73A7350C



Mark W. Webb
Alaska Certified General Appraiser No. 414

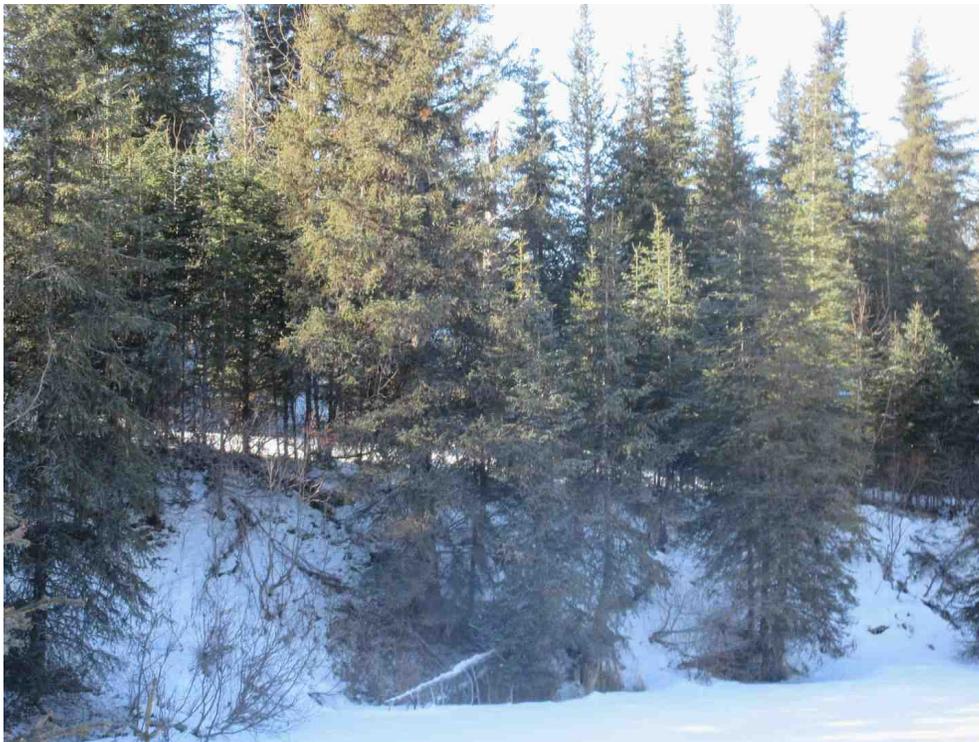
Subject Photos

Borrower					
Property Address NHN Crossman Ridge Rd					
City	Homer	County	Kenai Peninsula	State	AK
Lender/Client		City of Homer			
				Zip Code	99603

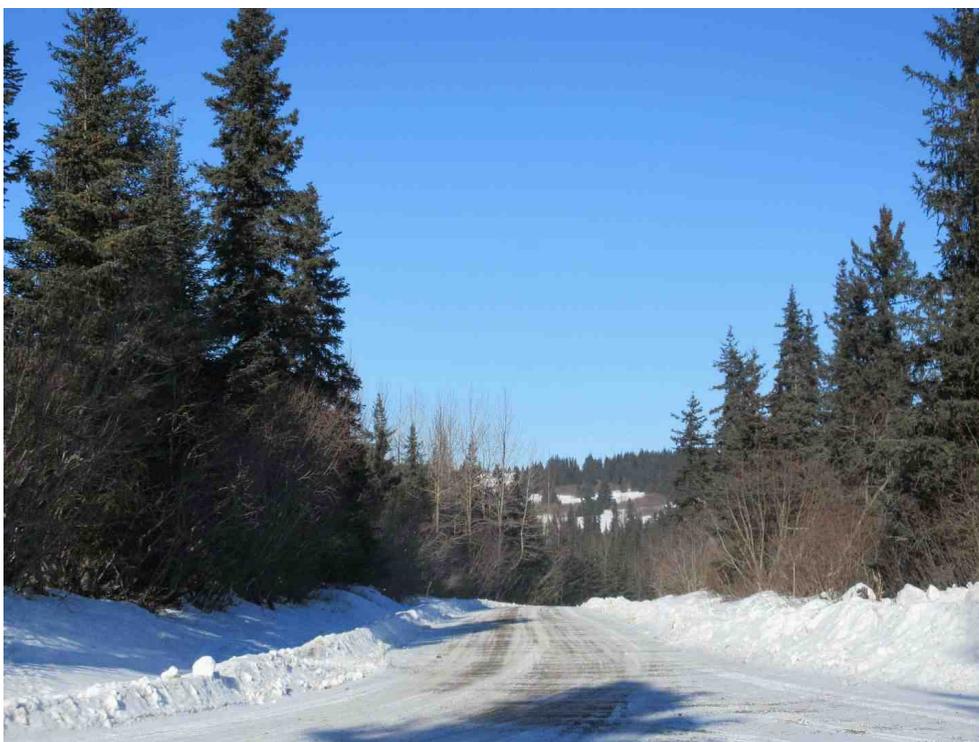


Subject Front

Nhn Crossman Ridge Rd
 Sales Price
 Date of Sale
 Location Residential
 Site/View
 Topography/Soils Low, No WL
 Access Gravel/Mnt
 Utilities None
 View Woods



Subject Rear



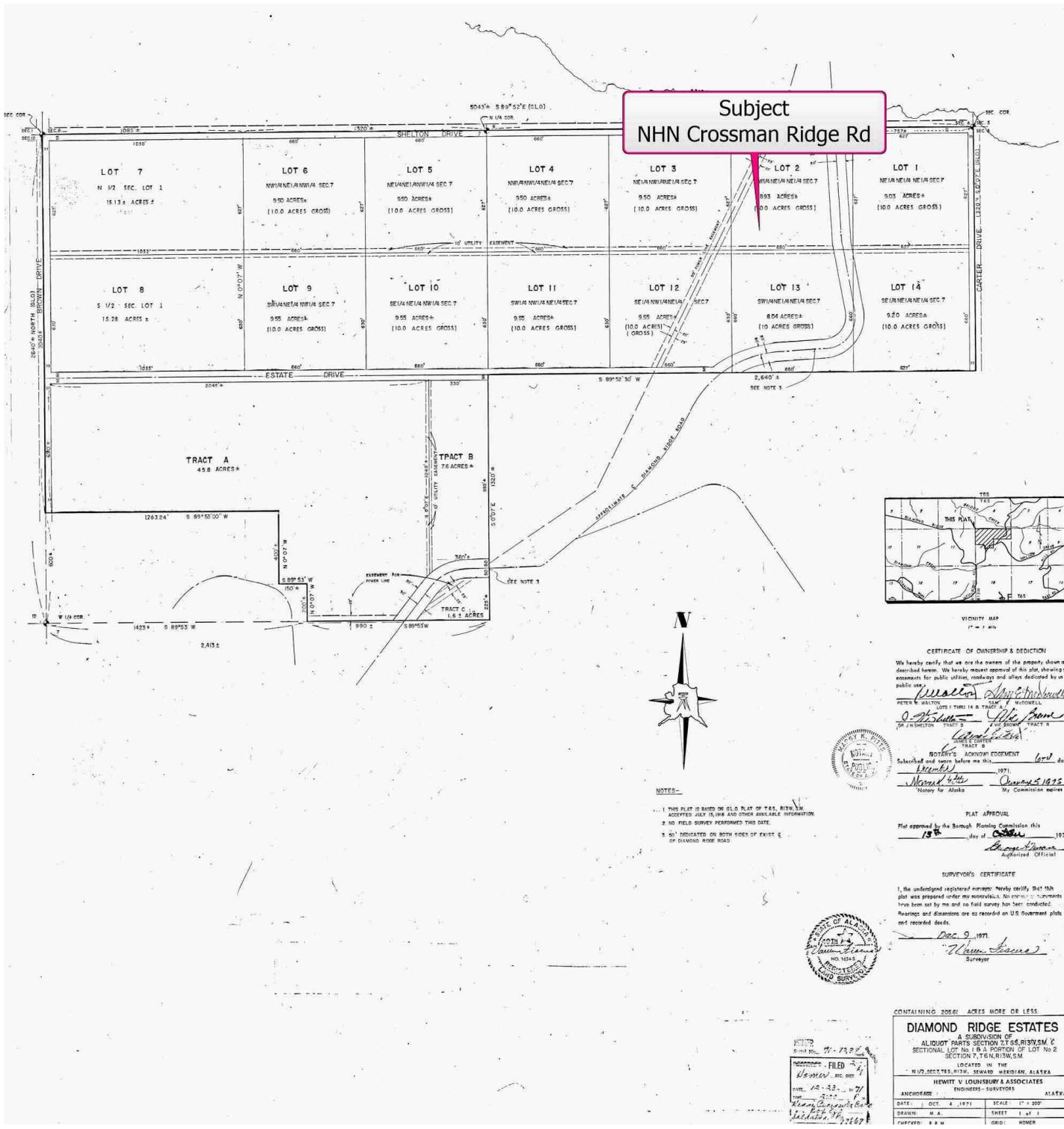
Subject Street

M.R. [Signature]

Serial# 73A7350C
esign.alamode.com/verify

Plat Map

Borrower			
Property Address	NHN Crossman Ridge Rd		
City	Homer	County	Kenai Peninsula
		State	AK
		Zip Code	99603
Lender/Client	City of Homer		



Tax Parcel Map

Borrower					
Property Address	NHN Crossman Ridge Rd				
City	Homer	County	Kenai Peninsula	State	AK Zip Code 99603
Lender/Client	City of Homer				

