

 2026 VALUES ARE NOW CERTIFIED.

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General Information

Property Owner: G-WIZ RENTALS LLC	Property ID: 04513037	Acreage: 0.3000
Mailing Address: 5839 KENAI SPUR HWY KENAI AK 99611-8432	Property Address: 306 JAMES ST	Tax Authority Group: 30 - Kenai City

Legal Description

T 6N R 11W SEC 34 Seward Meridian KN 0001554 STENGA SUB NO 2 LOT 6

Ownership History

Document No.	Date	Grantor	Grantee	Type
20240024430	4/12/24	Wisniewski Timothy G	G-Wiz Rentals Llc	Multiple
20220024930	3/25/22	Smith Bennett C	Wisniewski Timothy G	Single
20120020430	3/9/12	Smith Bennett C	Smith Bennett C	Single
20080000840	1/3/08	Lee Joe C	Smith Bennett C	Multiple
	8/30/81		Israelson, Norman R &	

**1**

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Value History

Year	Reason	Land Assessment	Impr. Assessment	Total Assessment
2026	Main Roll Certification	17,300	67,500	84,800
2025	Main Roll Certification	17,000	63,600	80,600
2024	Main Roll Certification	16,000	60,800	76,800
2023	Main Roll Certification	14,500	59,900	74,400
2022	Main Roll Certification	11,600	55,500	67,100

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Improvements

Building	Code	Description	Grade	Year	Length	Width	Units	Type	Value
R01	DWELL	Dwelling	F	1945	0	0	841	Fin. sq.ft.	59,000
R01	SWL	Residential Sewer Water Landscaping	A	n/a	0	0	1	Item	6,500
R01	DRIVE	Gravel Driveway	A	n/a	0	0	1	Item	2,000