



APPELLANT: KALIFONSKY MEADOWS LLC
REPRESENTATIVE: DAVID YRAGUI

KPB PARCEL ID: 05518011

TOTAL ACREAGE: 0.96

PHYSICAL ADDRESS(ES) / LOCATION: 50671 MANNO AVE
KALIFORNSKY

LEGAL DESCRIPTION:

T 5N R 11W SEC 29 SEWARD MERIDIAN KN 0730023 KALIFONSKY BEACH
INDUSTRIAL PARK SUB LOT 3 BLK 3

2026 NOTICED VALUES

RAW LAND	\$1,400.00
TOTAL IMPROVEMENTS:	N/A
ASSESSED VALUE TOTAL:	\$1,400.00
EXEMPTIONS:	N/A



The Kenai Peninsula Borough (KPB) Assessing Department uses a Market Adjusted Cost Approach to value residential structures for assessment purposes. This Cost Approach is derived from the property description, quality, size, and features, and is based upon replacement cost of new, less depreciation (RCN-D). That value is then adjusted by a statistically tested market adjustment.

According to Property Assessment Valuation, the first step in developing a cost approach is to estimate the land value at its highest and best use. KPB does this by reviewing, analyzing, and statistically testing reported land sales in a given market area. That updated land value is then combined with the value of all improvements; the sum of the two is the assessed value. This application is in accordance with Alaska State Statute AS 29.45.110.

ADMINISTRATIVE SUMMARY

Subject property is a 0.96-acre parcel in the K-Beach market area (#125). Land influences are platted access, limited view, no electric or gas utility. Currently all 0.96 acres are being classified as remaining land type. Highest and best use of the parcel is residential. Subject property was inspected on 4/21/26, by appraisal staff. After the inspection and review, no changes were made to the file.

Land K Beach Market 125

- 26 sales in last 3 years with a median ratio for 82.91%
- COD: 18.56
- PRD: 1.05

PROPERTY DETAILS

LAND DETAILS

See definitions section of packet

- View Limited
- Platted
- Elec No
- WETLANDS
- Gas No

PROPERTY RECORD CARD(s)

IMPROVEMENT TYPE

BUILDING TYPE

YEAR BUILT

TOTAL SQ. FT



APPELLANT: KALIFONSKY MEADOWS LLC
REPRESENTATIVE: DAVID YRAGUI

KPB PARCEL ID: 05518011

LEGAL DESCRIPTION: T 5N R 11W SEC 29 SEWARD MERIDIAN KN 0730023 KALIFONSKY BEACH INDUSTRIAL PARK
SUB LOT 3 BLK 3

2026 RECOMMENDED VALUE	
LAND:	\$1,400
IMPROVEMENTS:	0
TOTAL:	\$1,400

ASSESSOR'S RECOMMENDATION

1. Subject property is valued uniformly and equitably with the parcels located within the same market area.
2. The Assessing Department reviewed all physical characteristics of the subject property to ensure all data was accurately captured. Influences are applied correctly and uniformly to the subject property.
3. The Assessing Department uses standardized mass appraisal procedures and techniques to specify and calibrate market models which are applied uniformly to value property within the borough. The modeled values are statistically tested to ensure a level of accuracy and equity of assessment that meets the guidelines established by the Alaska Association of Assessing Officers and the International Association of Assessing Officers, and in compliance with Alaska State Statute.

BOARD ACTION

LAND: _____ IMPROVEMENTS: _____ TOTAL: _____



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

2026

15753

50671 MANNO AVE

055-180-11

ADMINISTRATIVE INFORMATION Neighborhood: 125 K-Beach Property Class: 100 Residential Vacant TAG: 58 - CENTRAL EMERGENCY SVS	LEGAL DESCRIPTION: T 5N R 11W SEC 29 Seward Meridian KN 0730023 KALIFONSKY BEACH INDUSTRIAL PARK SUB LOT 3 BLK 3 ACRES: 0.96	PRIMARY OWNER KALIFONSKY MEADOWS LLC PO BOX 1290 KENAI, AK 99611-1290
--	---	---

Residential Vacant

EXEMPTION INFORMATION	VALUATION RECORD					Worksheet
	Assessment Year	2021	2022	2023	2024	
Land	1,000	1,400	1,400	1,400	1,400	1,400
Improvements	0	0	0	0	0	0
Total	1,000	1,400	1,400	1,400	1,400	1,400

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Remaining/Wetlands	49 User Definable Land Formul		0.96	1,042	1,042	1,000	6 View Limited	75	750	1,400
							E WETLANDS			
							O Gas No	-5	-50	
							V Platted	-15	-150	
							Y Elec No	-20	-200	
ASSESSED LAND VALUE (Rounded) :									350	1,400

MEMOS

ASG004

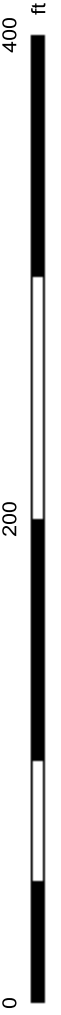
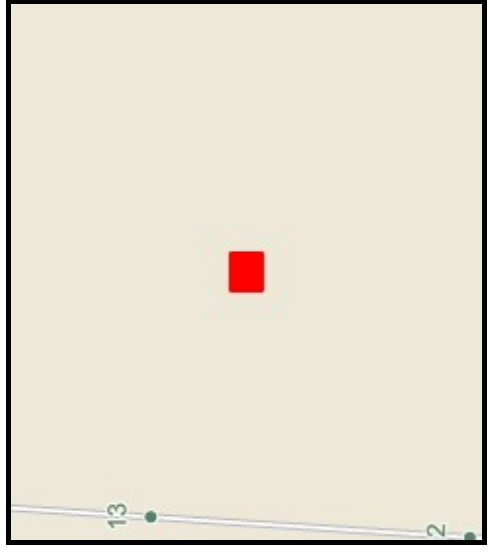


 **KPB Parcel ID: 05518011**

Owner: KALIFONSKY MEADOWS LLC

Legal Description: T 5N R 11W SEC 29
SEWARD MERIDIAN KN 0730023
KALIFONSKY BEACH INDUSTRIAL PARK SUB
LOT 3 BLK 3

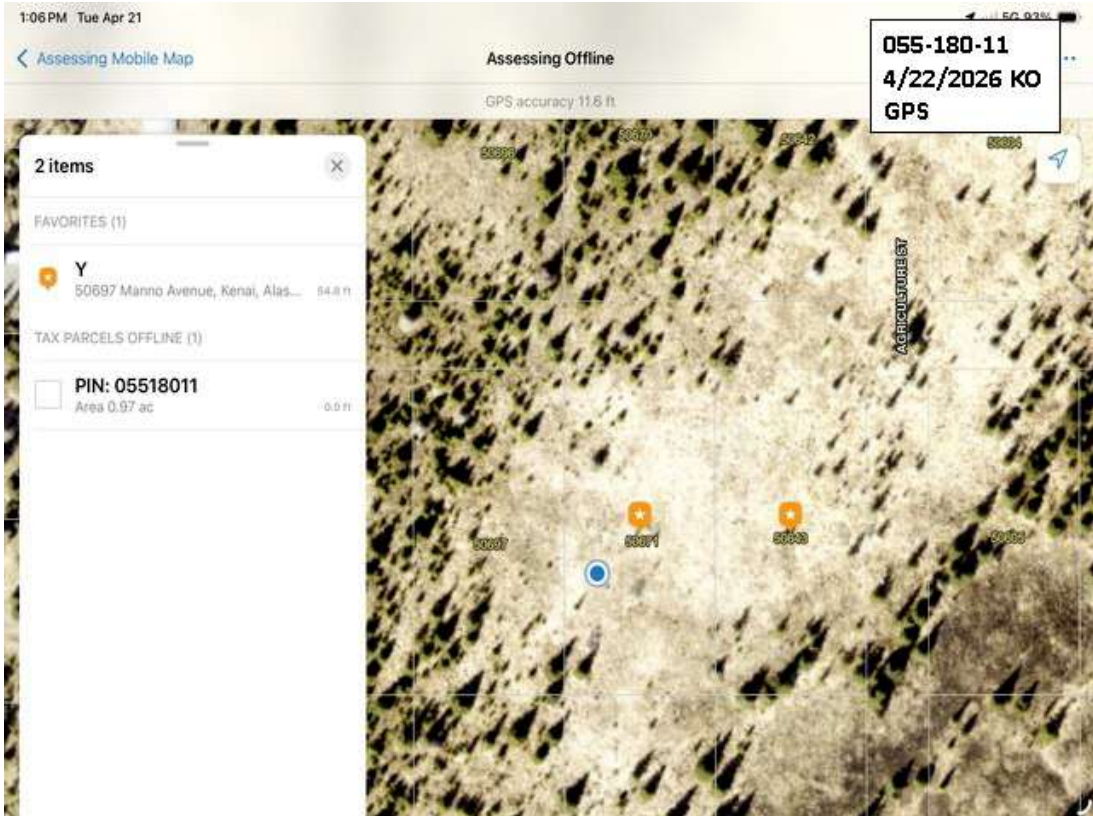
Vicinity: Kalifornsky

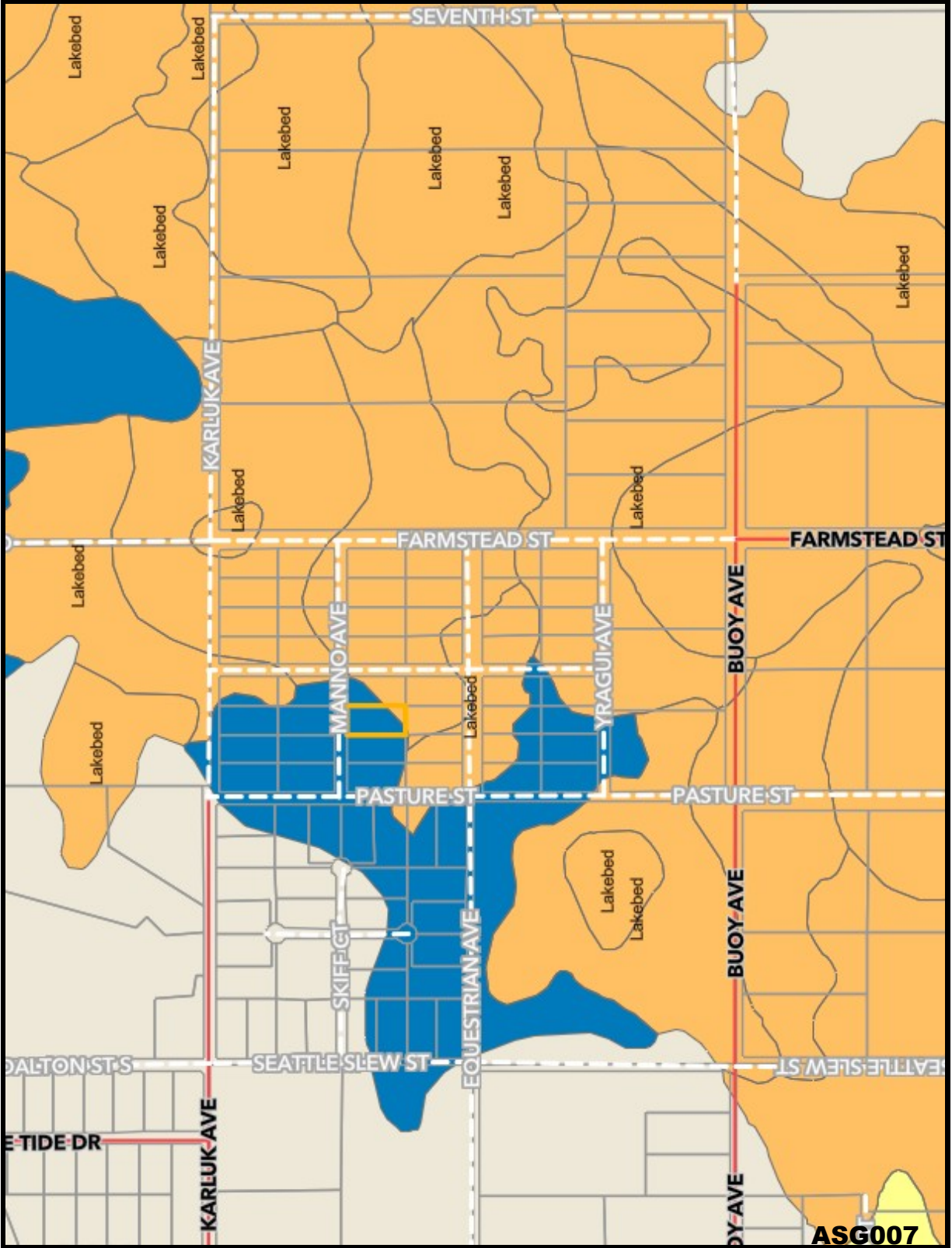


ASG005



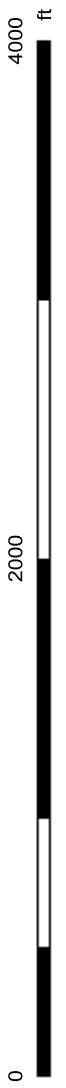
KPB PARCEL ID: 05518011

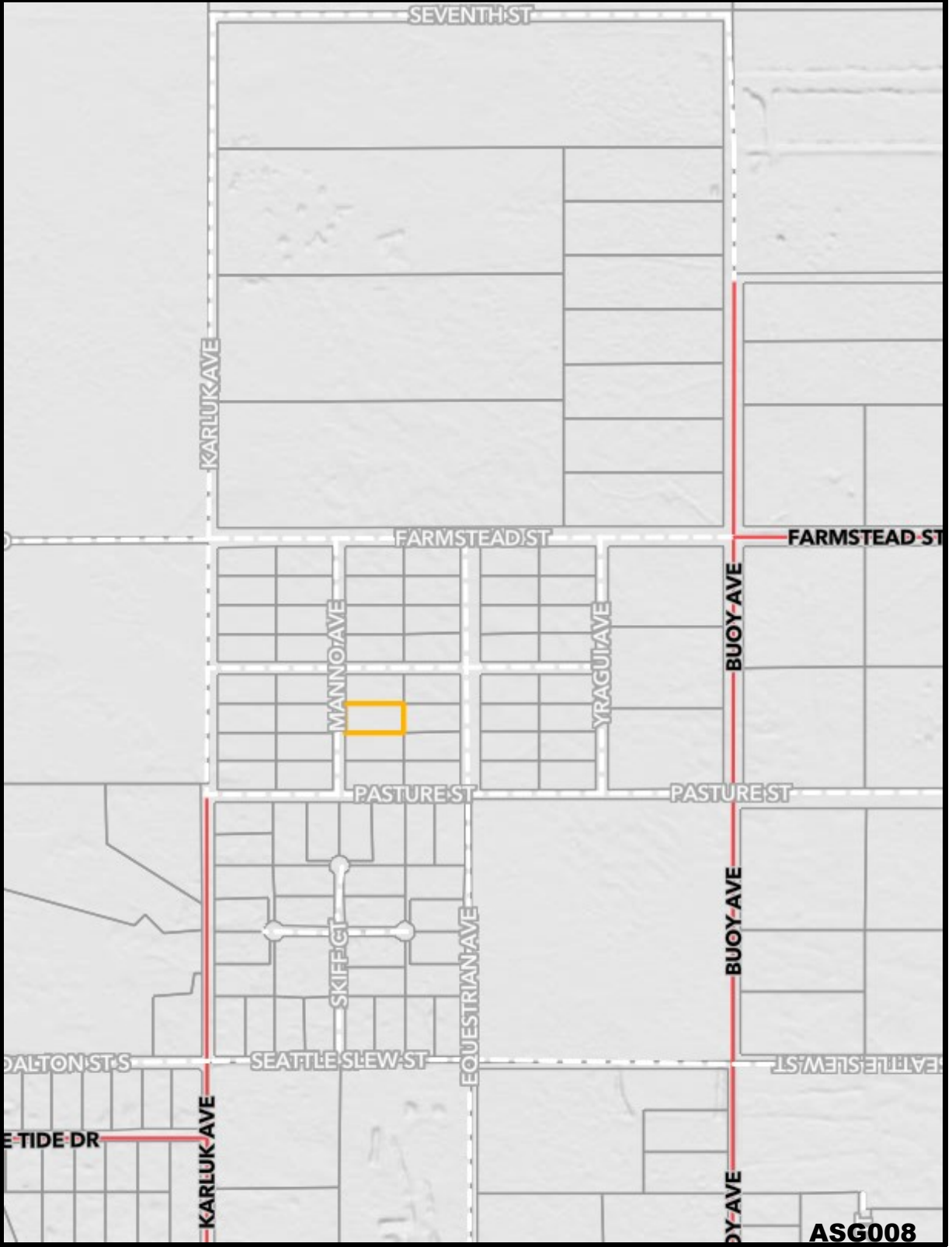




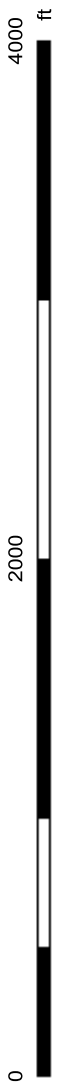
KPB PARCEL ID: 05518011

- Transportation
 - Roads (by Maintenance)
 - Unbuilt / Platted / Not Maintained
 - Borough (RSA)
 - State
 - Federal
 - Municipal
- Terrain
 - KWF Wetlands Assessment
 - DISTURB
 - Depression
 - Discharge Slope
 - Drainageway
 - Floating Island
 - Headwater Fen
 - Kettle
 - LAKE
 - Lakebed
 - Late Snow Plateau
 - Riverine
 - Tidal
 - Wetland / Upland Complex





 **KPB PARCEL ID: 05518011**

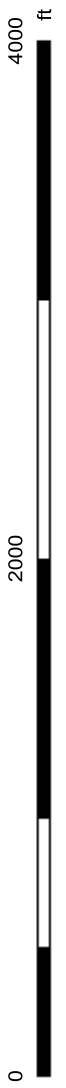


ASG008

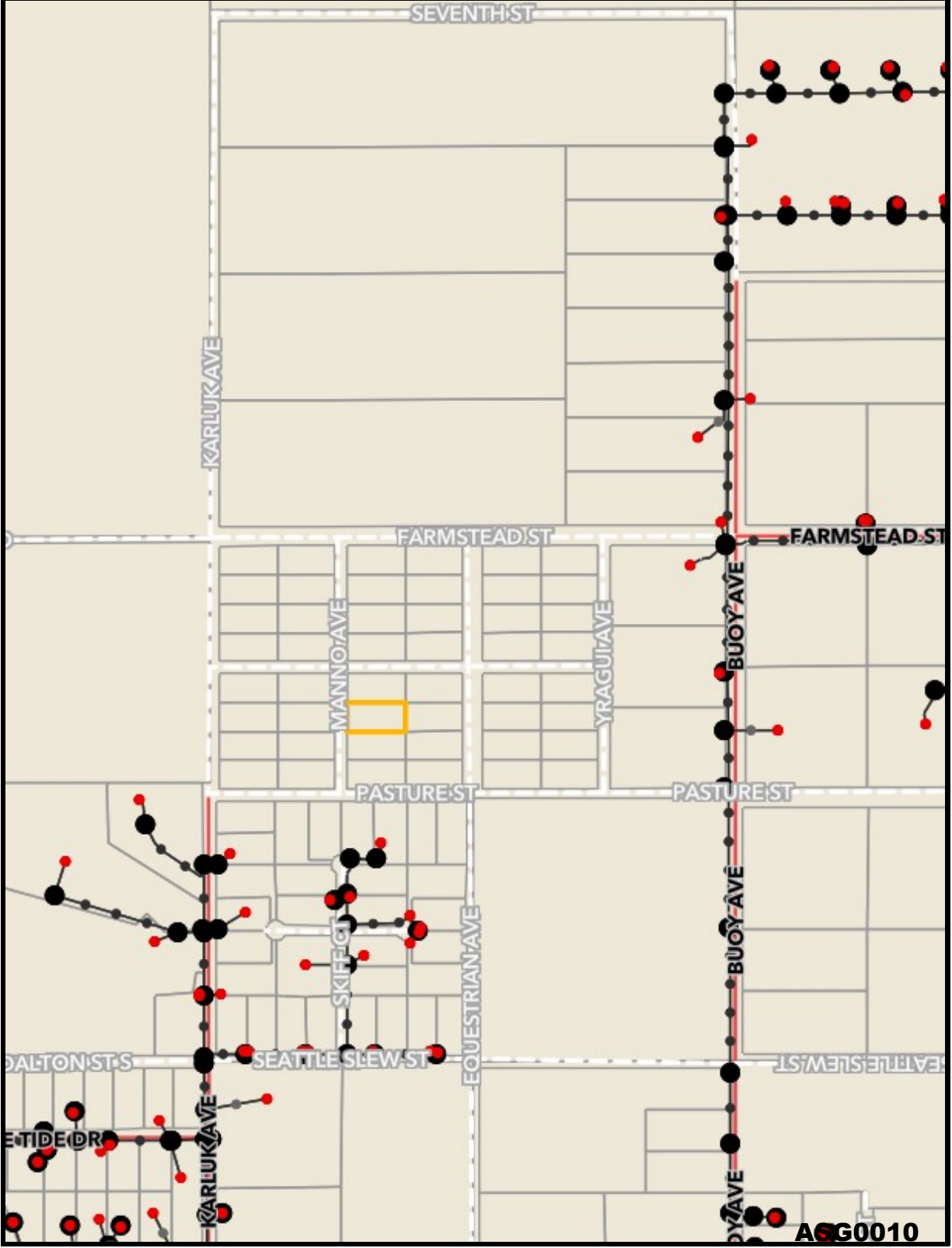


KPB PARCEL ID: 05518011

- Transportation
 - Roads (by Maintenance)
 - Unbuilt / Platted / Not Maintained
 - Borough (RSA)
 - State
 - Federal
 - Municipal
- Land Influence
 - View
 - View Limited
 - View None

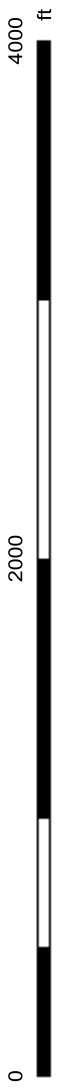


ASG009



KPB PARCEL ID: 05518011

- Electric Utilities
- HEA ●
- HEA Meters ●
- HEA Structures ●
- HEA Secondary Conductor —
- HEA Primary Conductor —
- Transmission Lines ~
- Transportation
- Roads (by Maintenance)
 - Unbuilt / Platted / Not —
 - Maintained —
 - Borough (RSA) —
 - State —
 - Federal —
 - Municipal —



ASG0010

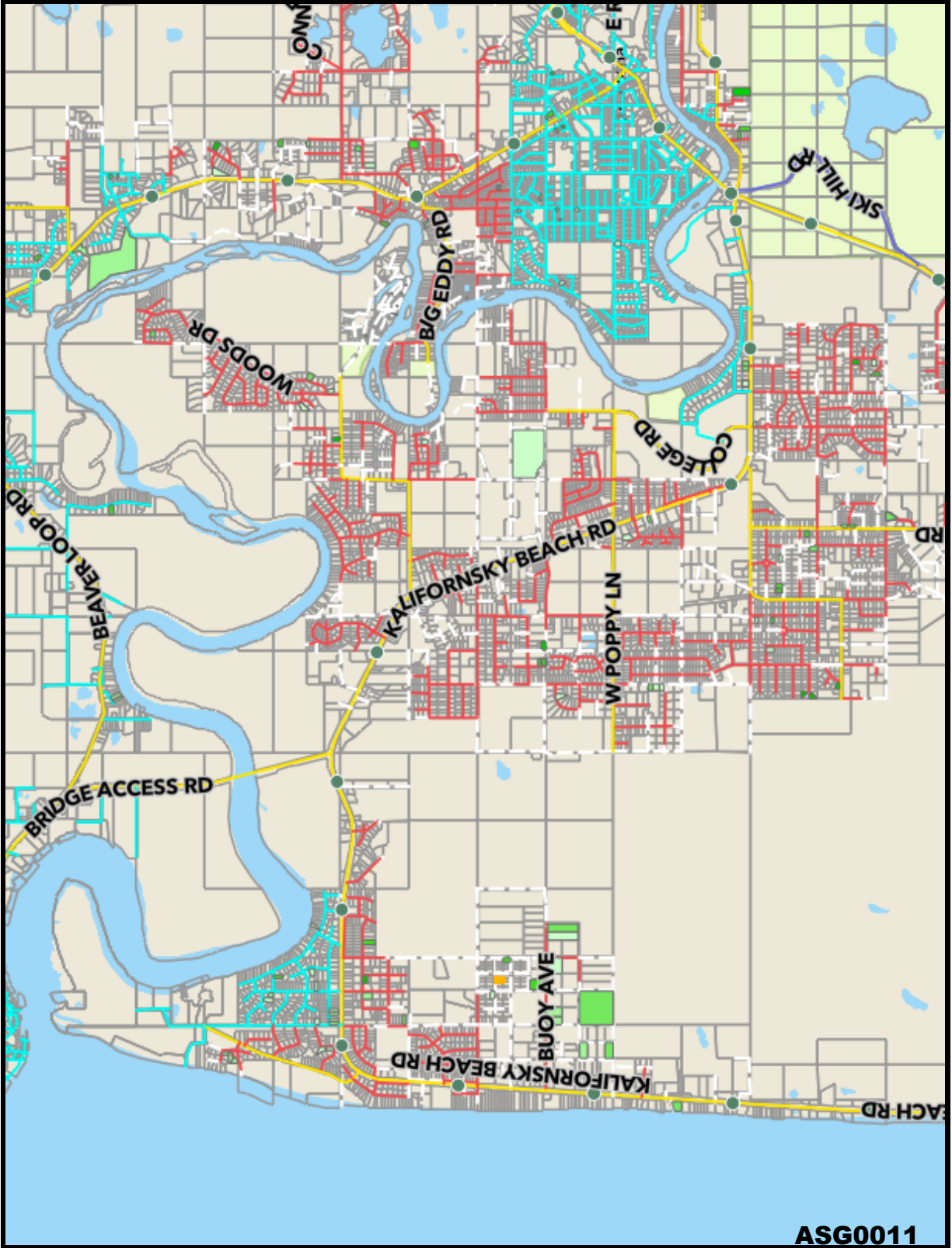


KENAI PENINSULA BOROUGH

Assessing

2026

Real Property Assessment Valuation Appeal Sales Map



 KPBS PARCEL ID: 05518011

Sales

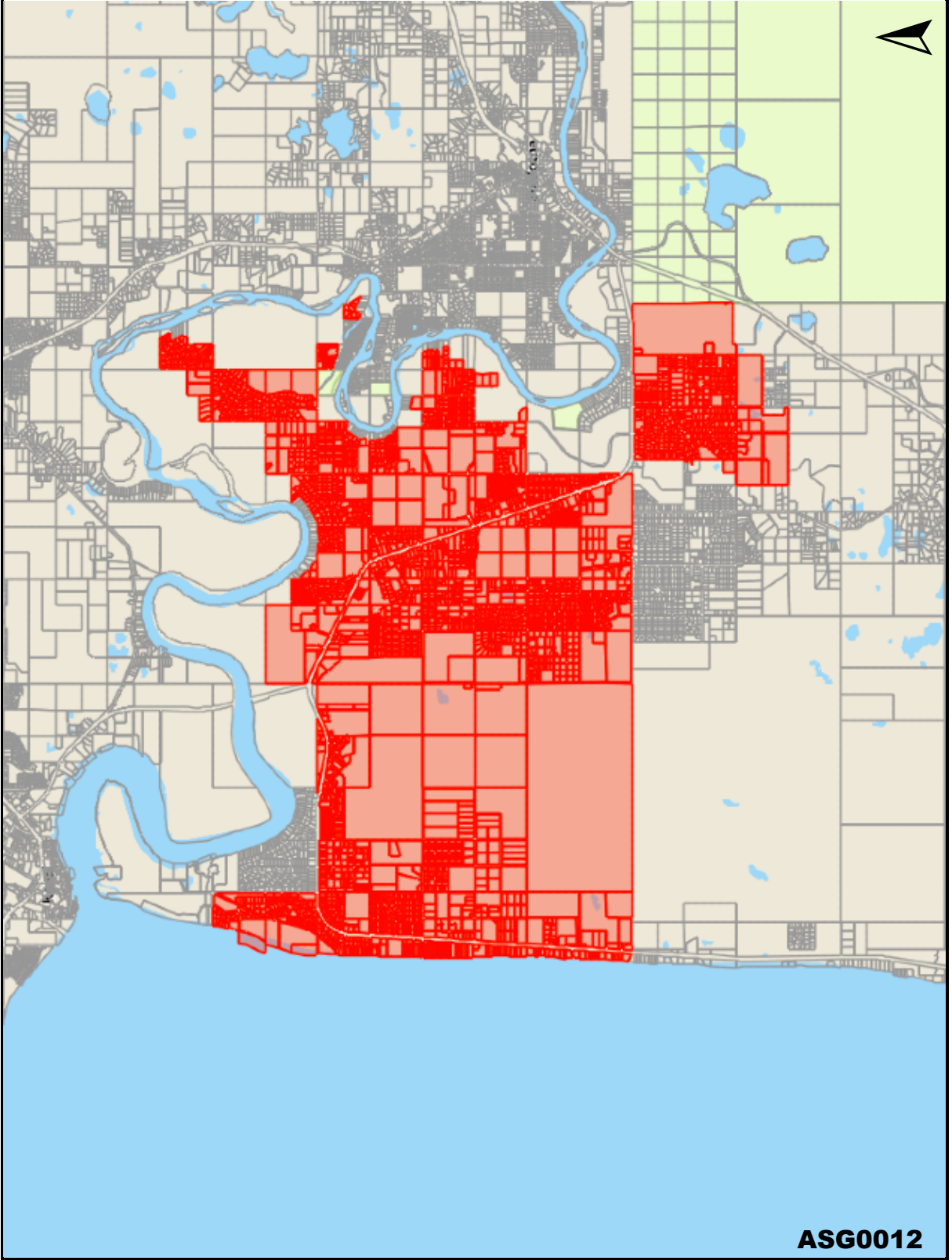
- 2025
- 2024
- 2023
- 2022
- 2021

Vacant Land

Transportation

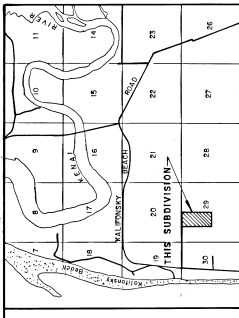
- Roads (by Maintenance)
 - Unbuilt / Platted / Not Maintained
 - Borough (RSA)
 - State
 - Federal
 - Municipal

ASG0011



Market Area: 125

ASG0012



VICINITY MAP
SCALE: 1"=100'

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of said property, and request the approval of this plat showing such easements, rights, roadways and or streets declared by us for public use.

Date March 14, 1973 Owner Sam Kalifonsky

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this 14th day of March, 1973.
My commission expires 6th Dec 1973

Notary Public for Alaska

PLAT APPROVAL

Plat approved by the commission this 12th day of March, 1973.

Notary

Notes

1. Proposed Land Use: Industrial & Commercial
2. Drainage and/or fill will be required for development as the water table is near the surface.
3. Lot Area = 42,050 s.f. unless otherwise noted.

Total Area = 8005 Acres



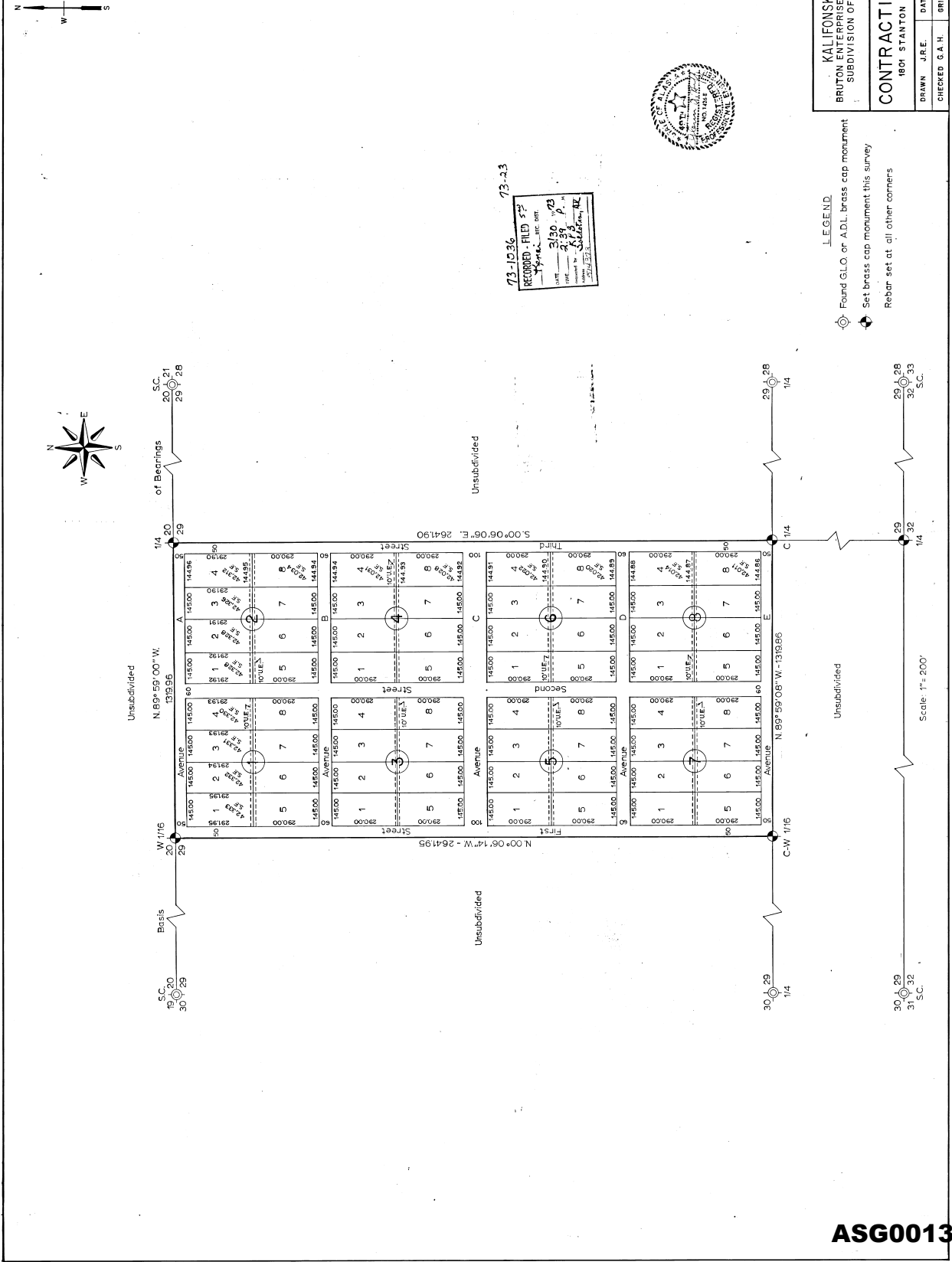
LEGEND

- Found G.L.O. or A.D.L. brass cap monument
- Set brass cap monument this survey
- Rebar set at all other corners

KALIFONSKY BEACH INDUSTRIAL PARK
BRUTON ENTERPRISES, BOX 6068 ANCHORAGE, ALASKA, OWNER
SUBDIVISION OF THE E 1/2, NW 1/4, S 29, T 5N, R 11W, S.M.

CONTRACTING ENGINEERS & ASSOC.
1801 STANTON AVE. ANCHORAGE, ALASKA 99504

DRAWN J.R.E.	DATE Mar 14, 73	SCALE As Shown	DWS NO 72-14
CHECKED G.A.H.	SRD, Kandl B-4		SHEET 1 OF 1

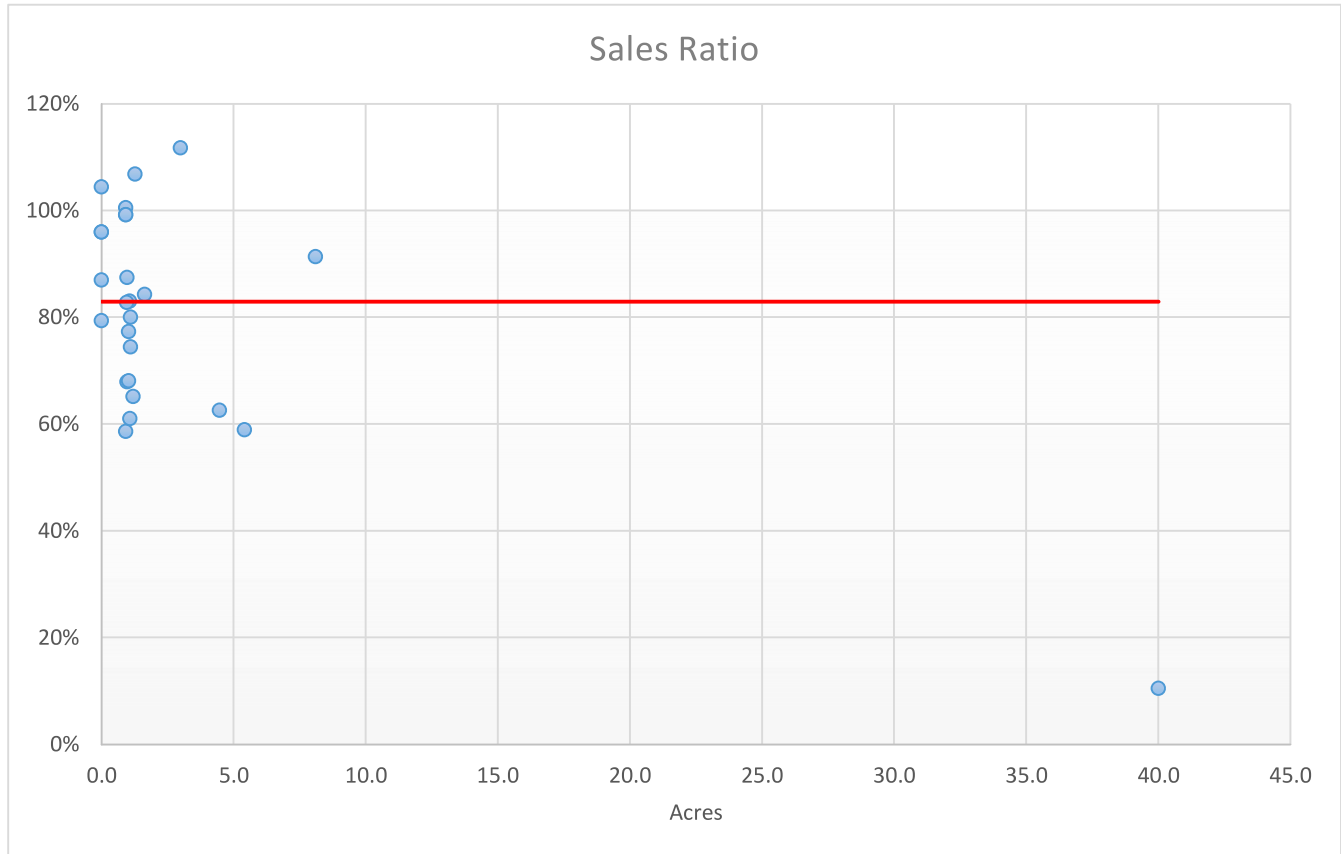
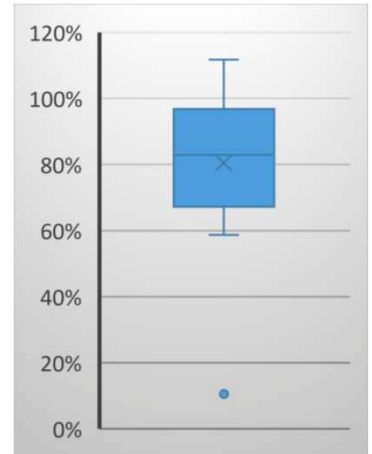
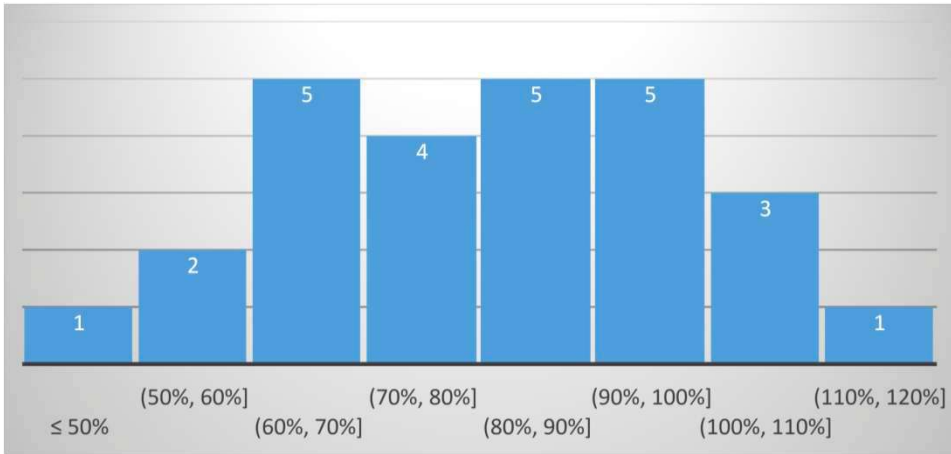


73-1036
RECORDED - FILED 5th
TYPED BY
DATE 3/30/73
BY G.P.
SUBMITTED BY
SUBMITTED BY

2026 LAND RATIO STUDY

K-BEACH

Ratio Sum	21	Earliest Sale	2/6/2023	Excluded	
Mean	80.53%	Lates Sale	8/1/2025	# of Sales	26
Median	82.91%	Outlier Information		Total AV	\$ 999,900
Wtd Mean	76.38%			Range	1.5
PRD	1.05	Lower Limit	22.93%	Min	10.51%
COD	18.56%	Upper Limit	141.10%	Max	111.75%
St. Dev	0.2115			Min Sale	\$ 19,500
COV	26.27%			Max Sale	\$ 160,000



2026 LAND RATIO STUDY

Mrk Area	Sale Date	LRSN	PIN	Total Acres	Year	Wrk Sh Val	Sale Price	LandType	SaleCd	RATIO
125	11/1/2024	15067	05501151	1.19	2024	\$ 94,500	\$ 145,000	20	C	65.17%
125	9/12/2023	15086	05501170	0.92	2023	\$ 82,100	\$ 140,000	20	C	58.64%
125	8/3/2023	94049	05506029CO05	0.00	2023	\$ 30,700	\$ 35,300	20	Z	86.97%
125	2/5/2025	104607	05506029CO51	0.00	2025	\$ 28,700	\$ 29,900	20	C	95.99%
125	2/5/2025	104610	05506029CO54	0.00	2025	\$ 28,700	\$ 29,900	20	C	95.99%
125	8/1/2025	104612	05506029CO74	0.00	2025	\$ 25,400	\$ 32,000	20	C	79.38%
125	8/23/2024	104614	05506029CO76	0.00	2024	\$ 26,100	\$ 25,000	20	C	104.40%
125	12/11/2023	15654	05514029	4.47	2023	\$ 16,900	\$ 27,000	20	C	62.59%
125	3/28/2023	15665	05514041	40.00	2023	\$ 8,200	\$ 78,000	20	C	10.51%
125	7/9/2025	16080	05522140	0.97	2025	\$ 26,700	\$ 39,300	20	Z	67.94%
125	8/31/2023	16107	05522205	1.03	2023	\$ 25,900	\$ 33,500	20	C	77.31%
125	9/27/2023	82684	05524107	8.10	2023	\$ 68,500	\$ 75,000	20	C	91.33%
125	7/9/2024	90459	05524119	5.41	2024	\$ 69,600	\$ 118,100	20	Z	58.93%
125	1/24/2025	16888	05528237	1.06	2025	\$ 16,600	\$ 20,000	20	C	83.00%
125	5/22/2024	16896	05528245	1.03	2024	\$ 21,800	\$ 32,000	20	C	68.13%
125	11/17/2023	16897	05528246	1.10	2023	\$ 28,000	\$ 35,000	20	C	80.00%
125	9/6/2024	16897	05528246	1.10	2024	\$ 28,000	\$ 37,600	20	C	74.47%
125	8/7/2023	16948	05529065	2.99	2023	\$ 178,800	\$ 160,000	20	C	111.75%
125	6/5/2024	17031	05531047	1.63	2024	\$ 29,500	\$ 35,000	20	C	84.29%
125	6/28/2023	107804	05532072	1.07	2023	\$ 12,200	\$ 20,000	20	C	61.00%
125	3/8/2023	108143	05533135	1.27	2023	\$ 26,700	\$ 25,000	20	C	106.80%
125	2/6/2023	17978	05545019	0.95	2023	\$ 26,500	\$ 32,000	20	C	82.81%
125	8/9/2024	17985	05545026	0.92	2024	\$ 19,600	\$ 19,500	20	C	100.51%
125	8/1/2025	18278	05553009	0.96	2025	\$ 30,600	\$ 35,000	20	C	87.43%
125	3/19/2024	37317	13134081	0.92	2024	\$ 24,800	\$ 25,000	20	C	99.20%
125	7/15/2024	37317	13134081	0.92	2024	\$ 24,800	\$ 25,000	20	C	99.20%

LogID	Contact Name	Created By	Parcel	Notes
2026-04-07T13:40:24	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	CALLED TO SCHEDULE INSPECTION FRIDAY AT 10AM
2026-04-06T12:45:40	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	HE CALLED TO SETUP AN INSPECTION/ MEETING TO TALK ABOUT THE RANCH, THE 360 ACRES. TOLD HIM I WOULD HAVE TO CALL HIM BACK SO I CAN COORDINATE WITH A RES APPRAISER.
2026-04-06T12:42:03	DAVE YRAGUI	VanZandt, Catherine	FORMAL APPEALS	CB TO HW; WARM XFER TO HER
2026-04-02T13:02:20	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	HE WASNT GOING TO APPEAL TAXES THIS YEAR, BUT THE BOROUGH POSTPONED THE TRIAL. SAID HE WAS GOING TO GET A BUNCH OF COMPARABLES AND GO THROUGH THEM ONE AT A TIME. DID NOT SCHEDULE ANY INSPECTIONS.
2026-04-02T13:01:17	DAVE YRAGUI	VanZandt, Catherine	FORMAL APPEALS	CALLED FOR HW; WARM XFER TO HER
2026-04-02T12:02:33	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	CALLED TO ASK IF HE WANTED US TO INSPECT ANYTHING, HE SAID HE WOULD CALL BACK.
2026-04-02T09:00:04	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	CLM
2026-04-01T10:49:25	DAVE YRAGUI	VanZandt, Catherine	FORMAL APPEALS	CB FOR HW; EMAILED HW W/ INFO
2026-04-01T10:20:32	DAVID YRAGUI	Windsor, Heather	FORMAL APPEALS	CLM ASKED IF HE WANTED US TO INSPECT ANYTHING, IF SO TO PLEASE CALL TO SETUP A TIME.
2026-03-10T08:15:51	MARY YRAGUI	VanZandt, Catherine	05524106/24/26/27/2	SAID SHE DID NOT RECEIVE HER ASSESSMENT NOTICES FOR THESE PARCELS; ASKED IF I COULD EMAIL THEM TO HER INSTEAD.

APPEAL HISTORY FOR PARCEL 055-180-11

APPEAL YEAR: 2010

Appeal Type/Status

Appraiser Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
PKNIGHT	03/08/2010	1,000	1,000	0	0%	Informal Adjustment

Summary:

APPEAL YEAR: 2024

Appeal Type/Status

Appraiser Date Filed

BOE APPEAL	BOE - Closed	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
HWINDSOR	04/02/2024	1,400	0	1,400	0%	

Summary:

APPEAL YEAR: 2026

Appeal Type/Status

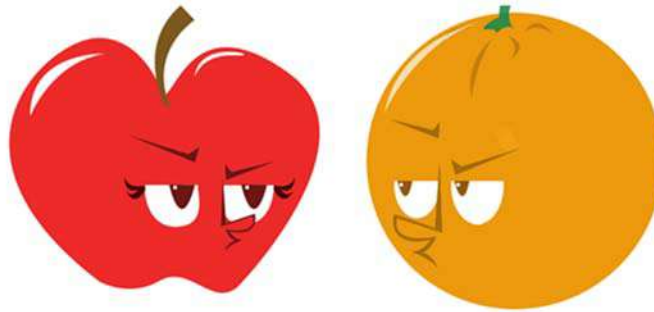
Appraiser Date Filed

BOE APPEAL	Open	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
HWINDSOR	03/27/2026	1,400	0	1,400	0%	

Summary:

Price per Acre Comparison

A very popular way to compare land values is to do a simple Price per Acre calculation. Simply stated this is the assessed value divided by the acreage. This will work just fine if the properties you are comparing are exactly the same size and have the exact same influences, otherwise you are just comparing apples to oranges.



Below is a sample comparison of 2 parcels that have the same acreage, with different influences.

5.0 AC Base	\$ 50,000		5.0 AC Base	\$ 50,000
Gravel Maint	\$ -		Paved	\$ 5,000
Elec Yes	\$ -		Elec Yes	\$ -
Gas No	\$ (10,000)		Gas Yes	\$ -
View Limited	\$ 12,000		View Good	\$ 25,000
			Waterfront Pond	\$ 25,000
Land Value	\$ 52,000		Land Value	\$ 105,000
Price/AC	\$ 10,400		Price/AC	\$ 21,000

Below is a sample comparison of 2 parcels that have the same influences, with different acreages.

5.0 AC Base	\$ 50,000		10.0 AC Base	\$ 70,000
Paved	\$ 5,000		Paved	\$ 7,000
Elec Yes	\$ -		Elec Yes	\$ -
Gas Yes	\$ -		Gas Yes	\$ -
View Good	\$ 25,000		View Good	\$ 35,000
Waterfront Pond	\$ 25,000		Waterfront Pond	\$ 35,000
Land Value	\$ 105,000		Land Value	\$ 147,000
Price/AC	\$ 21,000		Price/AC	\$ 14,700

Definitions

Assessment progressivity (regressivity). An appraisal bias such that higher value properties are appraised higher (lower) than low-value properties. See also price-related differential.

Coefficient of dispersion (COD). The average deviation of a group of numbers from the median expressed as a percentage of the median. In ratio studies, the average percentage deviation from the median ratio. *Acceptable range: Land under 30%, residential under 20%.*

Coefficient of variation (COV). The standard deviation expressed as a percentage of the mean. *Acceptable range: 1.25 of the COD.*

Mean: The result of adding all the values of a variable and dividing by the number of values. For example, the arithmetic mean of 3, 5, and 10 is 18 divided by 3, or 6. Also called the arithmetic mean.

Median. The midpoint or middle value when a set of values is ranked in order of magnitude; if the number of values is even, the midpoint or average of the two middle values. *Acceptable range: 90% to 110%*

Price-related differential (PRD). The mean divided by the weighted mean. The statistic has a slight bias upward. Price-related differentials above 1.03 tend to indicate assessment regressivity; price-related differentials below 0.98 tend to indicated assessment progressivity. *Acceptable range: 0.98 to 1.03.*

Progressivity. See assessment progressivity (regressivity)

Regressivity. See assessment progressivity (regressivity)

Standard deviation (St. Dev). The statistical calculated from a set of number by subtracting the mean from each value and squaring the remainders, adding together these squares, dividing by the size of the sample less one, and taking the square root of the result. When the data are normally distributed, one can calculate the percentage of observations within any number of standard deviations of the mean from normal probability table. When the data are not normally distributed, the standard deviation is less meaningful and should be used with caution.

Weighted mean; weighted average (wtd mean). An average in which the observations are weighted based on some criterion. In ratio studies, the weighted mean is a calculated by weighting the ratios based on their sale prices. A shortcut method is to sum the appraisals or assessments, sum of the sales prices, and divided the first result by the second. (International Association of Assessing Officers, 1990)

References

International Association of Assessing Officers. (1990). *Property Appraisal and Assessment Administration*. Chicago: International Association of Assessing Officers.

Influence Definitions

View

- **None:** No view other than immediate surroundings, could have a view if trees on adjoining properties were removed.
- **Limited:** Less than 45° viewable unobstructed, greater than 45° view angle with obstructions, mountain top view, view from 2nd story, able to view beyond adjacent lots, overlooking an area that would provide increased viewing opportunities for wildlife (rule of thumb, distance greater than football field).
- **Good:** 45°-90° view, unobstructed view, at least 1 feature, **mountain, river, lake, inlet etc.** Able to view beyond adjacent lots. (*River, Lake and Inlet frontage property will always have at least a Good or Excellent View*)
- **Excellent:** 90° or greater view, unobstructed, 2 or more features.

Street Access

- **Paved Access:** Paved road & government maintained.
- **Gravel Maintained:** Gravel road & maintained by the borough or another organized entity.
- **Gravel Unmaintained:** Gravel road but is not maintained by the borough (check Arcmap), could be maintained by the subdivision, HOA or private owner(s).
- **Trail:** *No longer used. If can be driven to year round, use gravel unmaintained, otherwise platted.*
- **Platted:** Road platted but not built.
- **Limited/NA:** Section line easement. No platted access. To include water, beach only access.

Utilities

- **Gas & Electric Yes/No:** To be considered as having gas & electric utilities must be at the property, directly across the street from property (not paved), or on the same side of the road and 1 lot away or less than 300 feet away. If street is paved & influence is across the road, parcel to be marked at not having service available.
- **Public/Community Water & Sewer:** Service is provided by municipality or by HOA. City lots are presumed to have this service though certain subdivision do not and need private well/septic influence. If only 1 of the services is available, mark Yes. Add well or septic if necessary for service not available. If street is paved & influence is across the road, parcel to be marked at not having service available.

Water Front

- **Ocean:** Fronts on major body of Saltwater, *Cook Inlet, Kachemak Bay, Resurrection Bay.*
- **River:** Fronts on a major navigable river, *Kenai River, Kasilof River.*
- **Lake:** Fronts on major lake, big enough to get a float plane on & off (approx. 3000') *Mackey Lake, Longmere Lake, Island Lake.*
- **Pond/Stream/Canal:** Fronts on smaller body of water, may be a fair size, but typically not able to get float plane on/off. *Arc Lake, Sport Lake, Echo Lake.* Not generally navigable by boat. *Funny River, Deep Creek, Anchor River, Swanson River.*

Topo

- **Steep:** Topography that is greater than usual incline/decline, making access & building difficult. At least 15 feet in elevation change and no less than 45% average slope (*4.5 feet vertical per 10 feet horizontal*)
- **Ravine:** Ravine or swale, a long deep hollow in the surface with wall height of at least 15 feet and average slope of 500% (*5 feet vertical per 1 foot horizontal*)
- **Other:** Any additional topographical feature that would have an influence on property, value. Topo features not described in the form.
- **Wetlands:** Water within 1 foot of the surface is considered wetlands. A Typical indicator of wetlands is scrubby black spruce.

Protective CCR's / HOA: Covenants, Conditions & Restrictions for individual subdivisions, Homer Owners Association. *Check S Drive or Contact title company.*

Airstrip: Private dirt/grass/gravel strip, off strip access.

Airstrip Improved: Gravel/ Paved, maintained, lights.

Agriculture Rights: Restrictions on property, limiting use of property or portion of property to agriculture use.

Easement: Description of a typical easements. Such as Overhead Power Line, Gas Line or other. Typical easements would include utility easements for providing utilities to local subdivision. Usually the front 10'-20' of the property.

Other: Other features not mentioned in form, describe in notes section.

Notes Section: Further description of influences or describe influences not accounted for in input sheet. Example, a Power Line easement running across property. Private Boat launch for subdivision.

For any properties that are not typical and fall outside of these parameters, See land appraiser for final determination.

AS 29.45.110. Full and True Value.

- (a) The assessor shall assess property at its full and true value as of January 1 of the assessment year, except as provided in this section, AS [29.45.060](#) , and [29.45.230](#). The full and true value is the estimated price that the property would bring in an open market and under the then prevailing market conditions in a sale between a willing seller and a willing buyer both conversant with the property and with prevailing general price levels.

AS 29.45.130. Independent Investigation

- (a) The assessor is not bound to accept a return as correct. The assessor may make an independent investigation of property returned or of taxable property on which no return has been filed. In either case, the assessor may make the assessor's own valuation of the property subject to an ad valorem tax and this valuation is prima facie evidence of the value of the property.
- (b) For investigation, the assessor or the assessor's agent may enter real property during reasonable hours to examine visible personal property and the exterior of a dwelling or other structure on the real property. The assessor or the assessor's agent may enter and examine the interior of a dwelling or other structure or the personal property in it only (1) if the structure is under construction and not yet occupied; (2) with the permission of a person in actual possession of the structure; or (3) in accordance with a court order to compel the entry and inspection. The assessor or the assessor's agent may examine all property records involved. A person shall, on request, furnish to the assessor or the assessor's agent assistance for the investigation and permit the assessor or the assessor's agent to enter a dwelling or other structure to examine the structure or personal property in it during reasonable hours. The assessor may seek a court order to compel entry and production of records needed for assessment purposes.
- (c) An assessor may examine a person on oath. On request, the person shall submit to examination at a reasonable time and place selected by the assessor.

KPB 5.15.070. Board of equalization – Hearing procedure.

- (h) Access to property. If an appellant has refused or failed to provide the assessor, or designee, full access to property or records related to assessment of the property, the appellant is precluded from offering evidence on the issue or issues affected by that lack of access. Before a ruling is issued on the admissibility of such evidence, the appellant shall be provided with a reasonable opportunity by the presiding officer to present its case as to why this sanction should not be imposed, and the assessor shall have a reasonable opportunity to respond.

MARKET VALUE

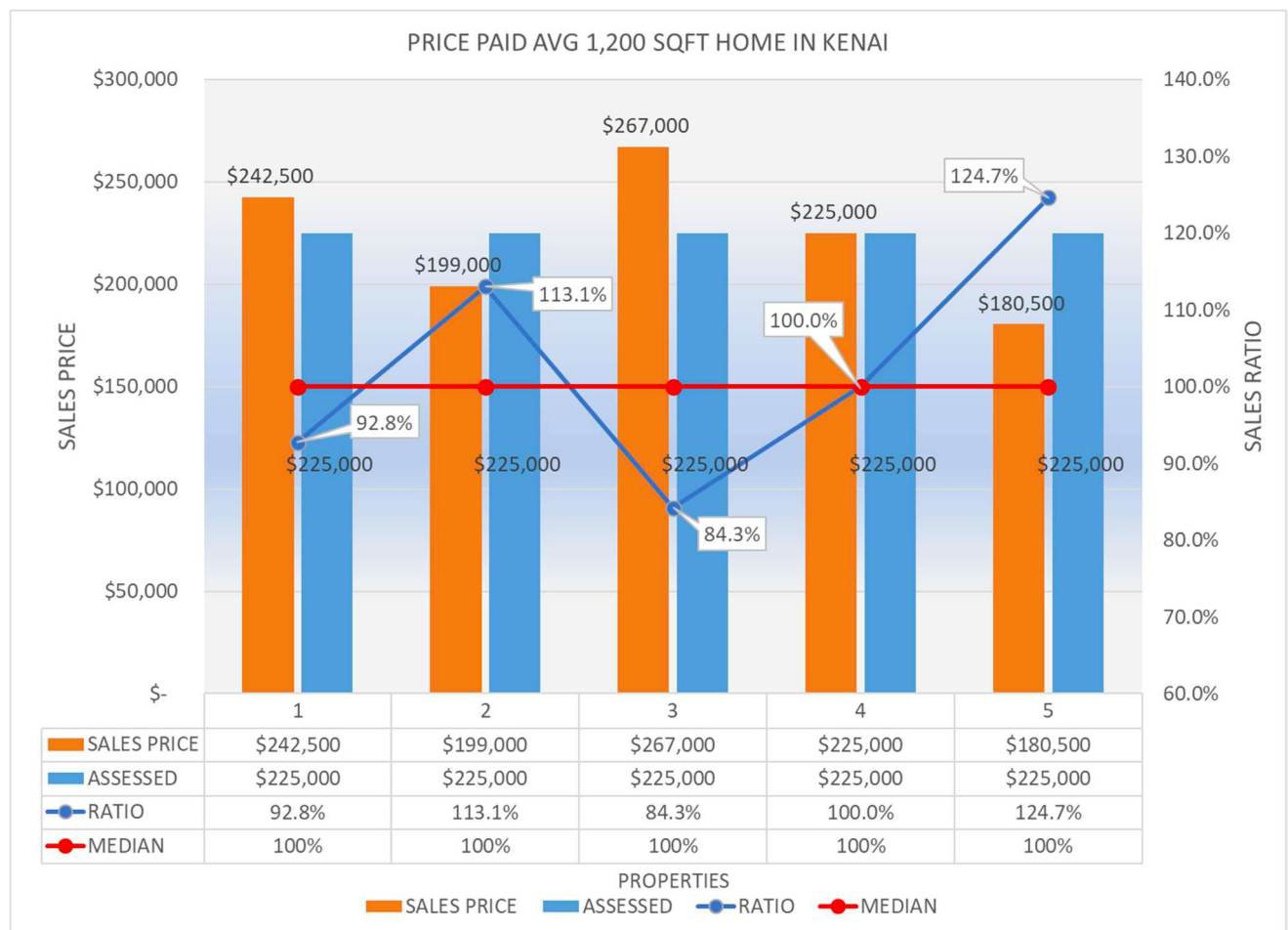
The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in an open and competitive market under all condition's requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress. (Appraisal of Real Estate 11th Edition - Appraisal Institute)

BURDEN OF PROOF

The appellant has the burden of proving or providing any information to show that the assessed values are excessive, improper or unequal. The assessor is accorded broad discretion in deciding among the recognized valuation methods. The assessor's choice of one recognized method of valuation over another is simply the exercise of a discretion committed to the assessor by law.

**A borough has discretion to appraise, by whatever recognized method of valuation it chooses, so long as there is no fraud or clear adoption of a fundamentally wrong principle of valuation. Hoblit vs. Greater Anchorage Area Borough, Sup. Ct. Op. No. 636 (File No. 1214), 473 P.2d 630 (Alaska 1970).*

The assessing department is concerned not only with market value, but also with equity of assessment, which means: making sure that every property is assessed at the same level as all others with respect to market value. For this reason, **the assessor uses a broad scope in its approach to value, using overall trends to value all properties in a given market area.** In contrast, a private appraisal is only concerned with estimating the value of a single property.





APPELLANT: KALIFONSKY MEADOWS LLC
REPRESENTATIVE: DAVID YRAGUI

KPB PARCEL ID: 05518012

TOTAL ACREAGE: 0.96

PHYSICAL ADDRESS(ES) / LOCATION: 50643 MANNO AVE
KALIFORNSKY

LEGAL DESCRIPTION:

T 5N R 11W SEC 29 SEWARD MERIDIAN KN 0730023 KALIFONSKY BEACH
INDUSTRIAL PARK SUB LOT 4 BLK 3



2026 NOTICED VALUES

RAW LAND	\$1,400.00
TOTAL IMPROVEMENTS:	N/A
ASSESSED VALUE TOTAL:	\$1,400.00
EXEMPTIONS:	N/A

The Kenai Peninsula Borough (KPB) Assessing Department uses a Market Adjusted Cost Approach to value residential structures for assessment purposes. This Cost Approach is derived from the property description, quality, size, and features, and is based upon replacement cost of new, less depreciation (RCN-D). That value is then adjusted by a statistically tested market adjustment.

According to Property Assessment Valuation, the first step in developing a cost approach is to estimate the land value at its highest and best use. KPB does this by reviewing, analyzing, and statistically testing reported land sales in a given market area. That updated land value is then combined with the value of all improvements; the sum of the two is the assessed value. This application is in accordance with Alaska State Statute AS 29.45.110.

ADMINISTRATIVE SUMMARY

Subject property is a 0.96-acre parcel in the K-Beach market area (#125). Land influences are platted access, limited view, no electric or gas utility. Currently all 0.96 acres are being classified as remaining land type. Highest and best use of the parcel is residential. Subject property was inspected on 04/21/26, by appraisal staff. After the inspection and review, no changes were made to the file.

Land K Beach Market 125

- 26 sales in last 3 years with a median ratio for 82.91%
- COD: 18.56
- PRD: 1.05

PROPERTY DETAILS

LAND DETAILS

See definitions section of packet

- View Limited
- Platted
- Elec No
- WETLANDS
- Gas No

PROPERTY RECORD CARD(s)

IMPROVEMENT TYPE

BUILDING TYPE

YEAR BUILT

TOTAL SQ. FT



APPELLANT: KALIFONSKY MEADOWS LLC
REPRESENTATIVE: DAVID YRAGUI

KPB PARCEL ID: 05518012

LEGAL DESCRIPTION: T 5N R 11W SEC 29 SEWARD MERIDIAN KN 0730023 KALIFONSKY BEACH INDUSTRIAL PARK
SUB LOT 4 BLK 3

2026 RECOMMENDED VALUE	
LAND:	\$1,400
IMPROVEMENTS:	0
TOTAL:	\$1,400

ASSESSOR'S RECOMMENDATION

1. Subject property is valued uniformly and equitably with the parcels located within the same market area.
2. The Assessing Department reviewed all physical characteristics of the subject property to ensure all data was accurately captured. Influences are applied correctly and uniformly to the subject property.
3. The Assessing Department uses standardized mass appraisal procedures and techniques to specify and calibrate market models which are applied uniformly to value property within the borough. The modeled values are statistically tested to ensure a level of accuracy and equity of assessment that meets the guidelines established by the Alaska Association of Assessing Officers and the International Association of Assessing Officers, and in compliance with Alaska State Statute.

BOARD ACTION

LAND: _____ IMPROVEMENTS: _____ TOTAL: _____



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

ORIGINAL

2026

15754

50643 MANNO AVE

055-180-12

ADMINISTRATIVE INFORMATION Neighborhood: 125 K-Beach Property Class: 100 Residential Vacant TAG: 58 - CENTRAL EMERGENCY SVS	LEGAL DESCRIPTION: T 5N R 11W SEC 29 Seward Meridian KN 0730023 KALIFONSKY BEACH INDUSTRIAL PARK SUB LOT 4 BLK 3 ACRES: 0.96	PRIMARY OWNER KALIFONSKY MEADOWS LLC PO BOX 1290 KENAI, AK 99611-1290
--	---	---

Residential Vacant

EXEMPTION INFORMATION	VALUATION RECORD					Worksheet
	Assessment Year	2021	2022	2023	2024	
Land	1,000	1,400	1,400	1,400	1,400	1,400
Improvements	0	0	0	0	0	0
Total	1,000	1,400	1,400	1,400	1,400	1,400


LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Remaining/Wetlands	49 User Definable Land Formul		0.96	1,042	1,042	1,000	6 View Limited	75	750	1,400
							E WETLANDS			
							O Gas No	-5	-50	
							V Platted	-15	-150	
							Y Elec No	-20	-200	
ASSESSED LAND VALUE (Rounded) :									350	1,400

MEMOS

ASG0026

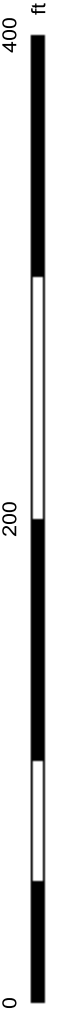
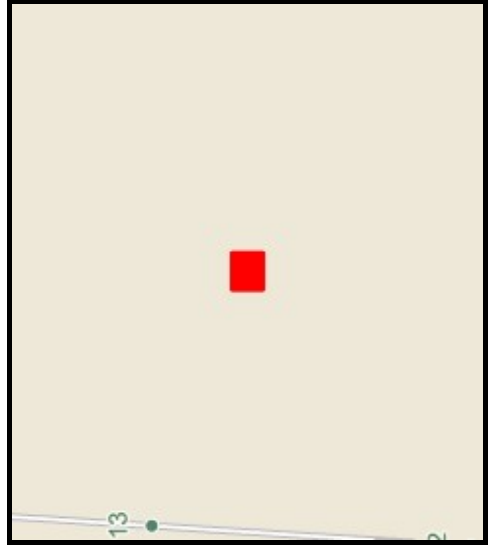


 **KPB Parcel ID: 05518012**

Owner: KALIFONSKY MEADOWS LLC

Legal Description: T 5N R 11W SEC 29
SEWARD MERIDIAN KN 0730023
KALIFONSKY BEACH INDUSTRIAL PARK SUB
LOT 4 BLK 3

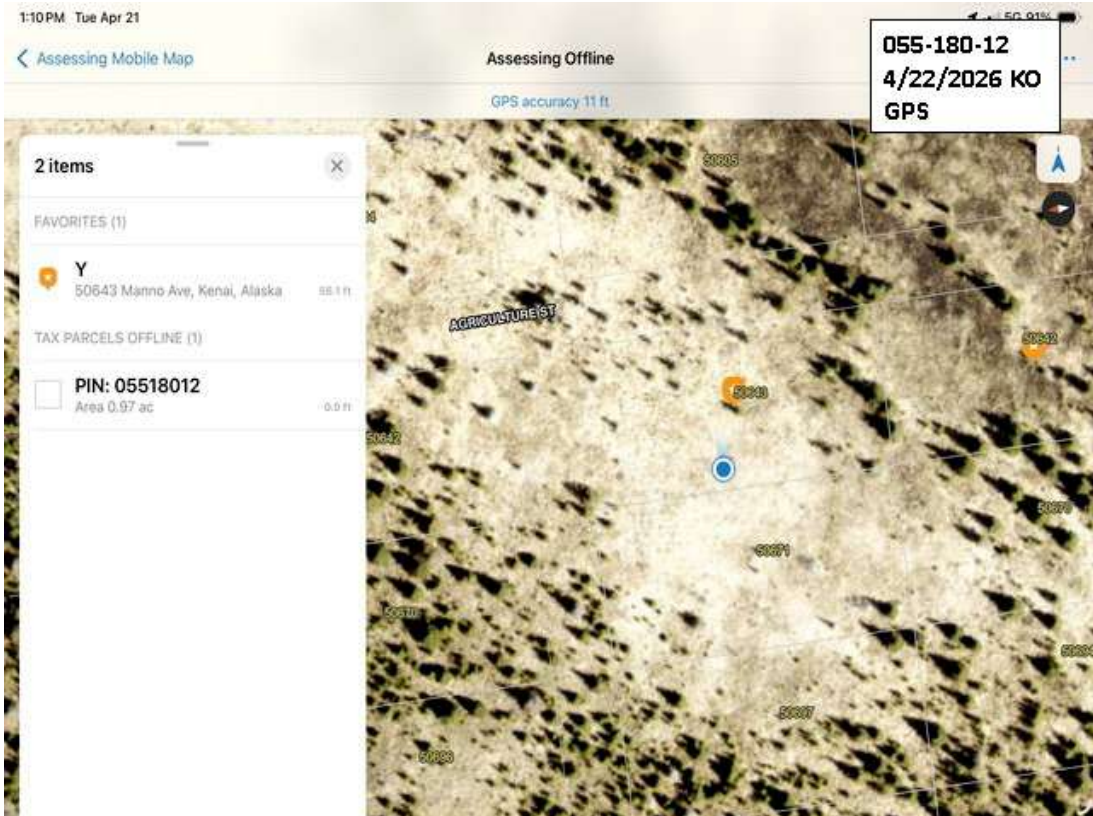
Vicinity: Kalifornsky



ASG0027



KPB PARCEL ID: 05518012





KENAI PENINSULA BOROUGH

Assessing

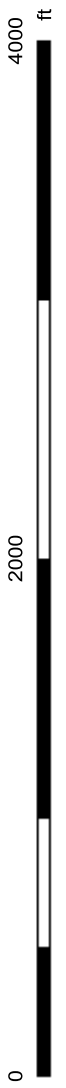
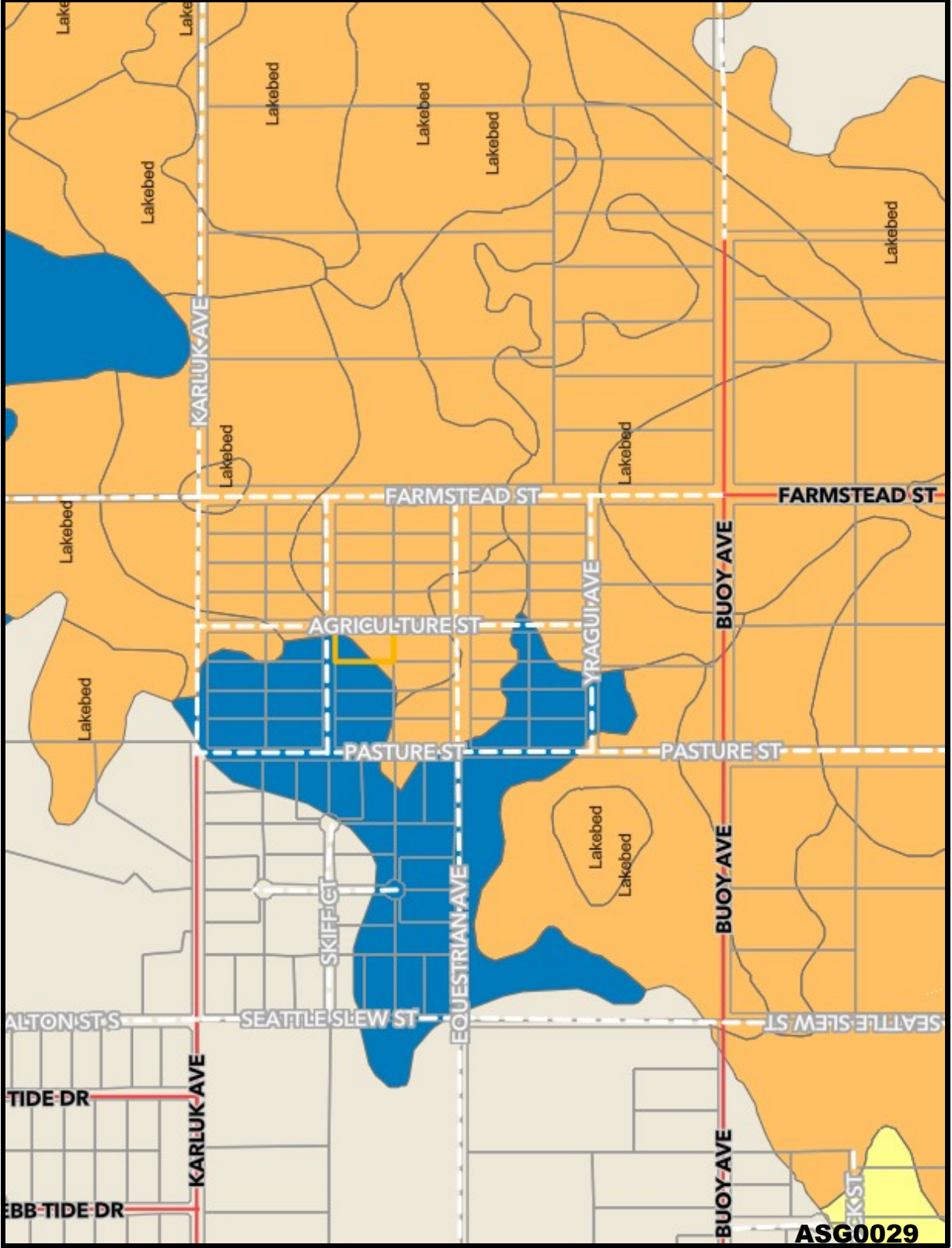
2026

Real Property Assessment Valuation Appeal Wetlands Map



KPB PARCEL ID: 05518012

- Transportation
 - Roads (by Maintenance)
 - Unbuilt / Platted / Not Maintained
 - Borough (RSA)
 - State
 - Federal
 - Municipal
- Terrain
 - KWF Wetlands Assessment
 - DISTURB
 - Depression
 - Discharge Slope
 - Drainageway
 - Floating Island
 - Headwater Fen
 - Kettle
 - LAKE
 - Lakebed
 - Late Snow Plateau
 - Riverine
 - Tidal
 - Wetland / Upland Complex



ASG0029



KPB PARCEL ID: 05518012

- Transportation
- Roads (by Maintenance)
- Unbuilt / Platted / Not Maintained
 - Borough (RSA)
 - State
 - Federal
 - Municipal

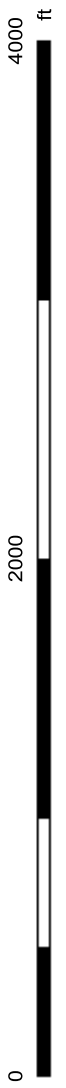
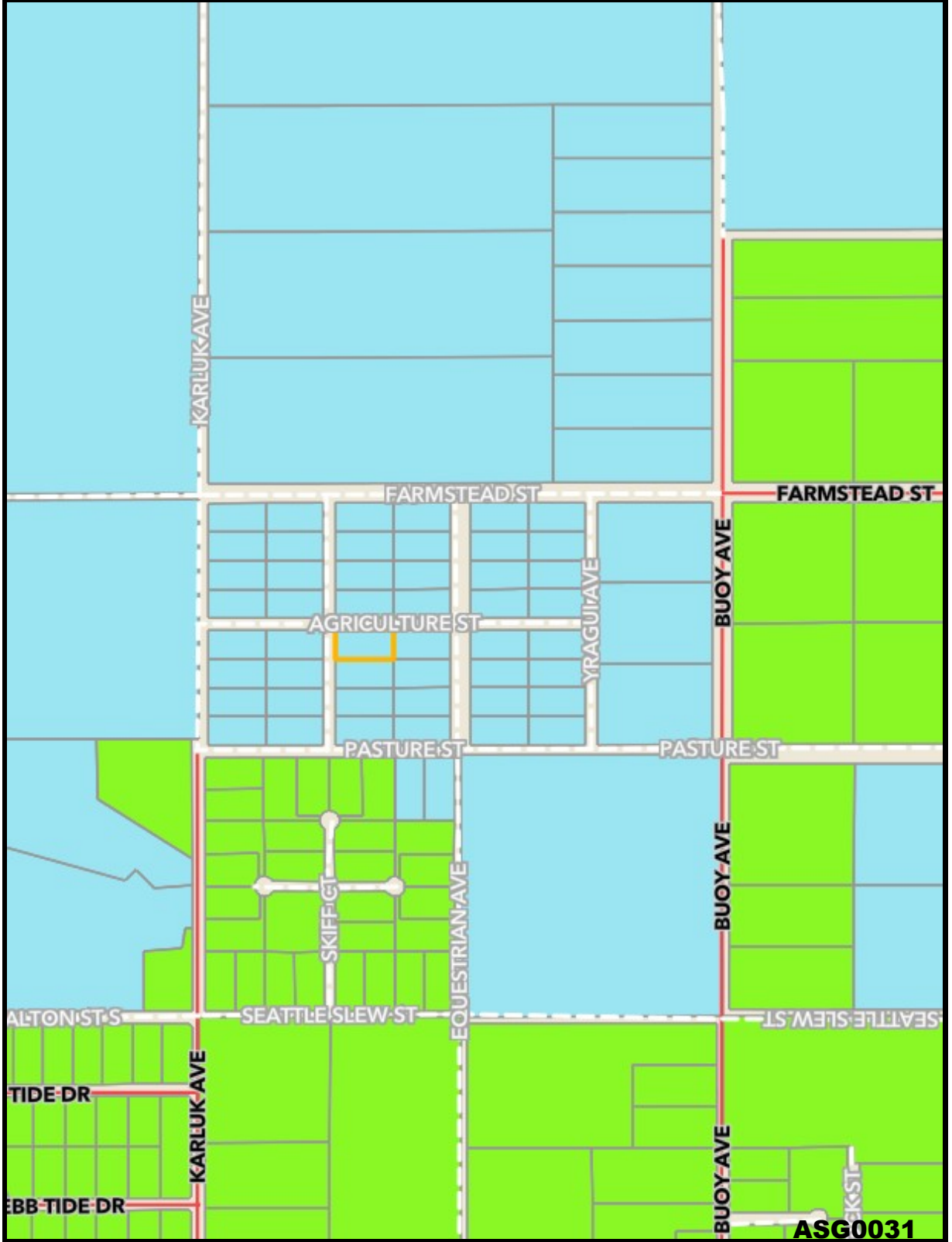


ASG0030



KPB PARCEL ID: 05518012

- Transportation
- Roads (by Maintenance)
 - Unbuilt / Platted / Not Maintained
 - Borough (RSA)
 - State
 - Federal
 - Municipal
- Land Influence
- View
 - View Limited
 - View None



ASG0031

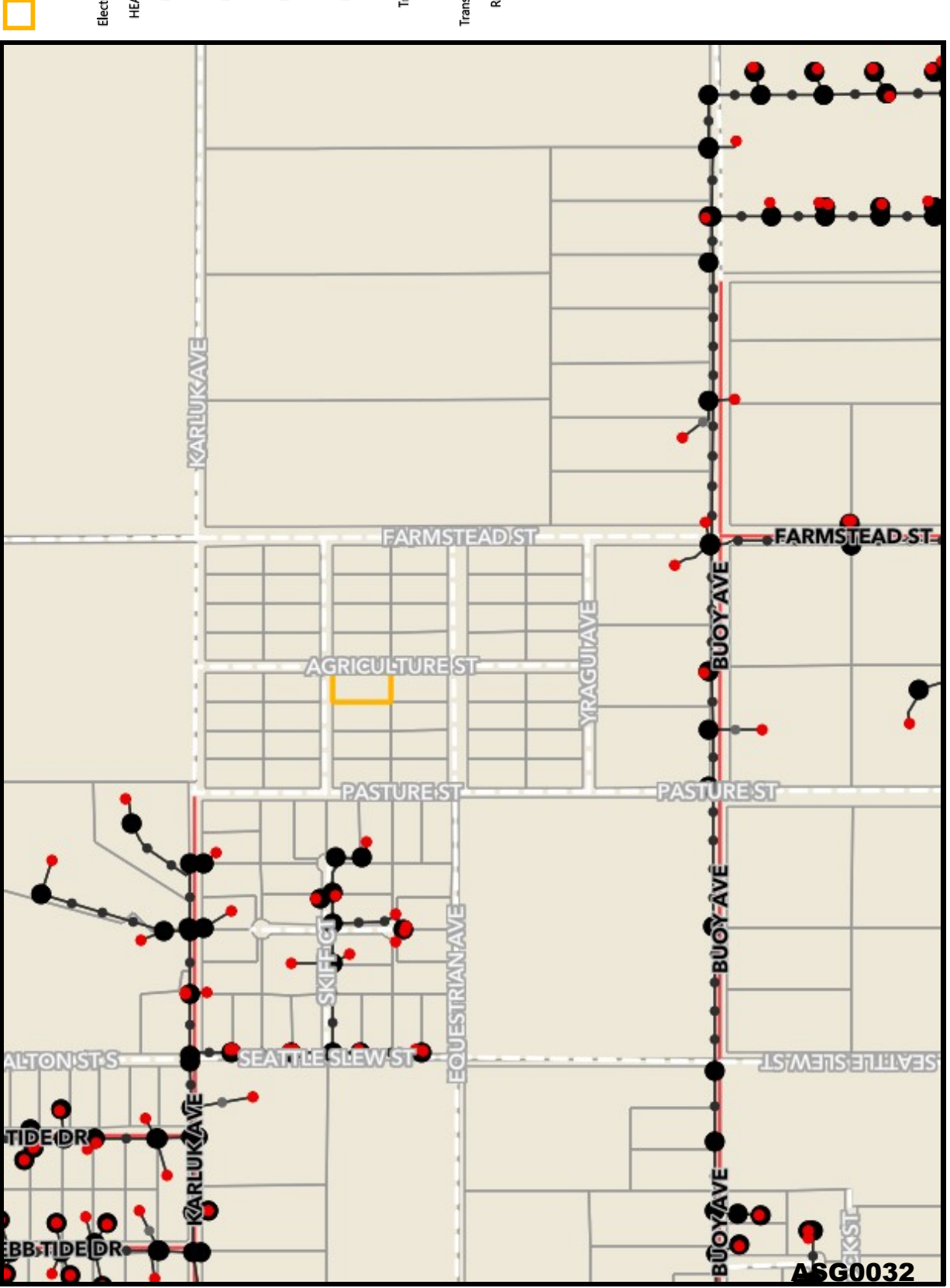


KENAI PENINSULA BOROUGH

Assessing

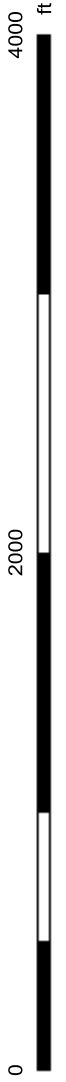
2026

Real Property Assessment Valuation Appeal Utilities Map



KPBS PARCEL ID: 05518012

- Electric Utilities
- HEA
- HEA Meters
- HEA Structures
- HEA Secondary Conductor
- HEA Primary Conductor
- Transmission Lines
- Transportation
- Roads (by Maintenance)
 - Unbuilt / Platted / Not Maintained
 - Borough (RSA)
 - State
 - Federal
 - Municipal



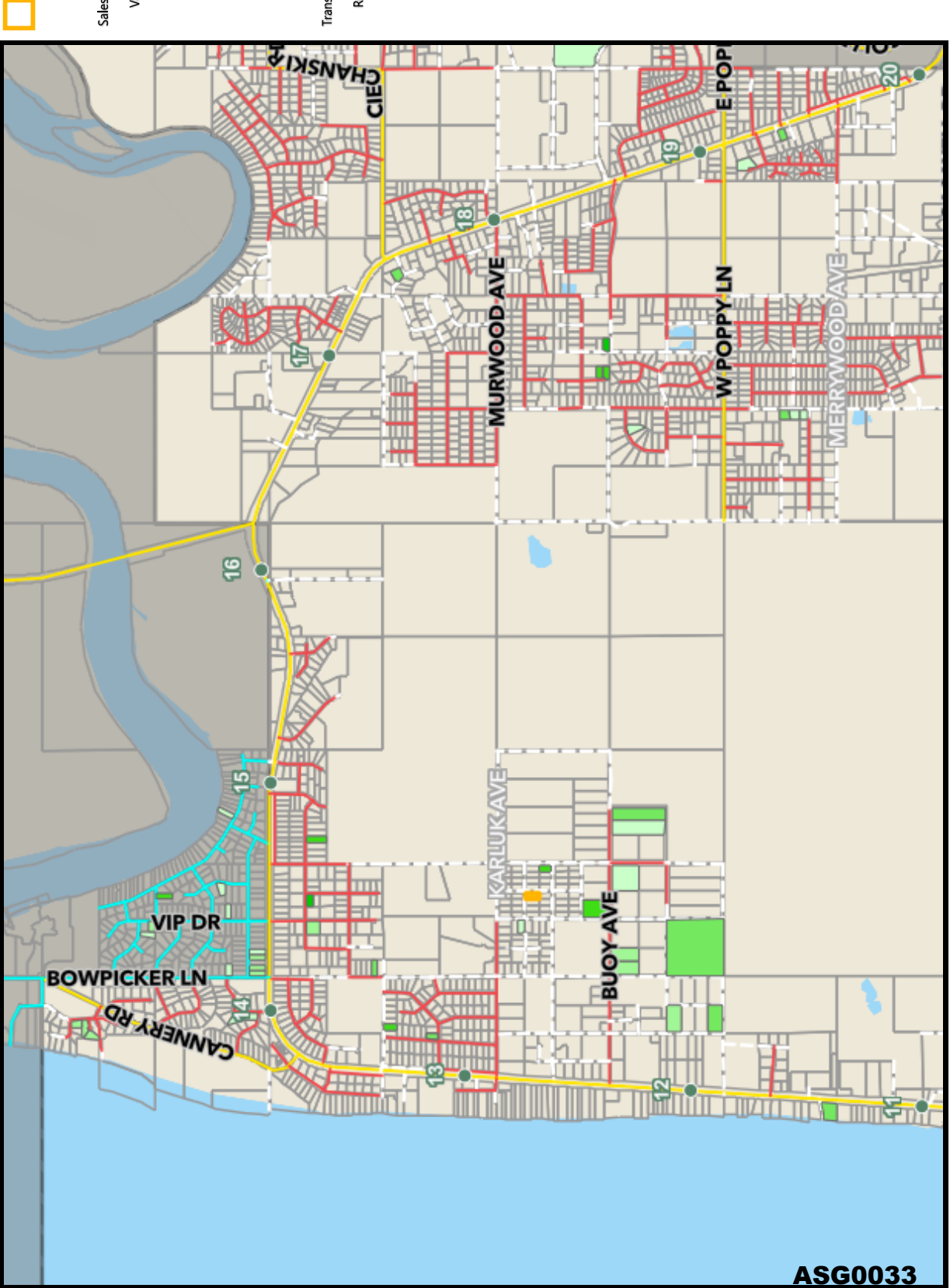


KENAI PENINSULA BOROUGH

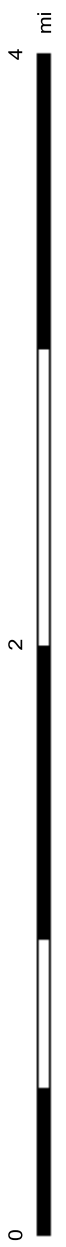
Assessing

2026

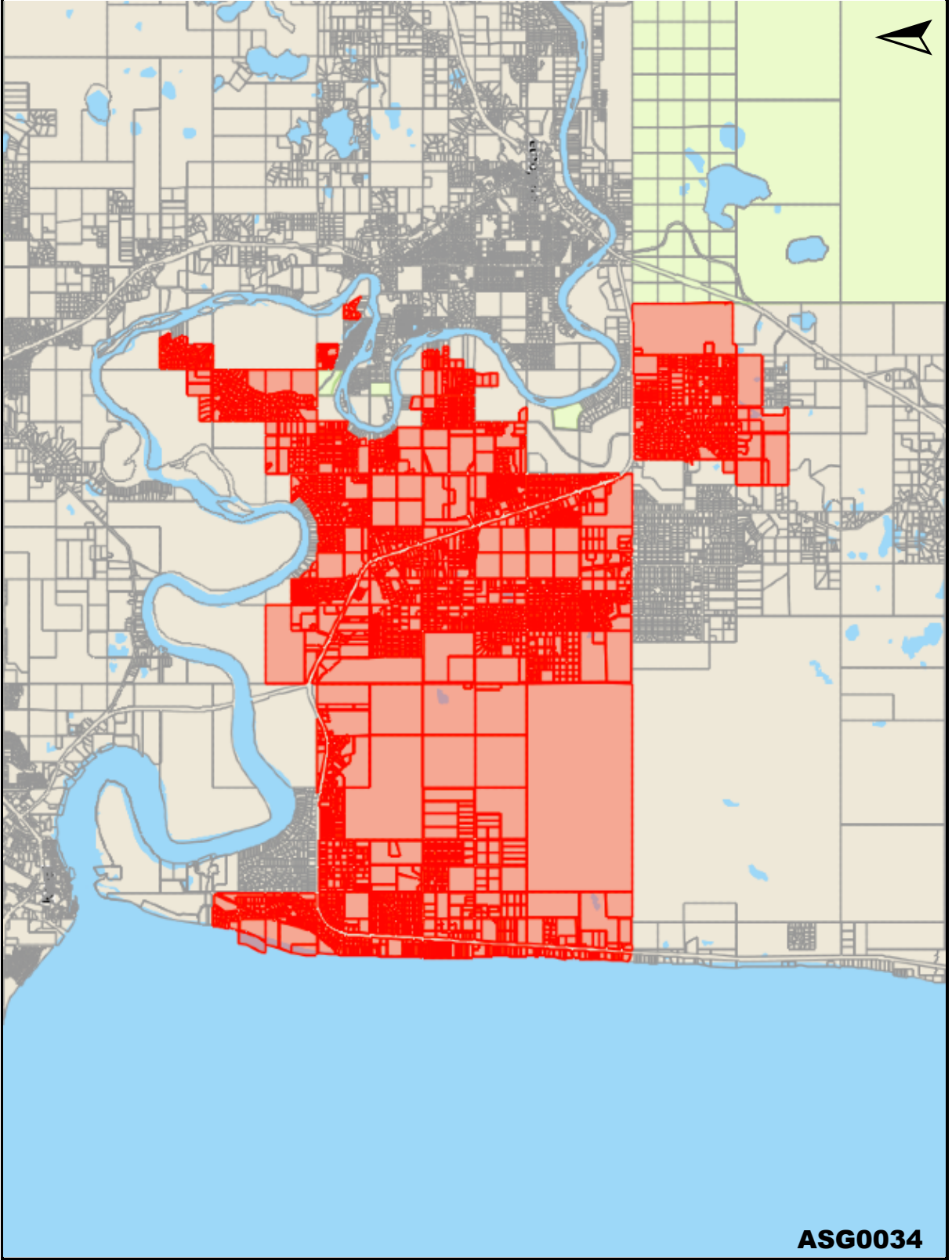
Real Property Assessment Valuation Appeal Sales Map



KPB PARCEL ID: 05518012

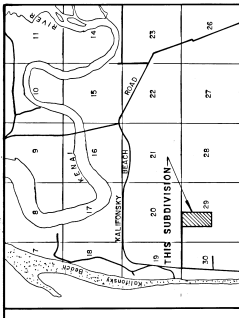


ASG0033



Market Area: 125

ASG0034



VICINITY MAP
SCALE: 1"=100'

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of said property, and request the approval of this plat showing such easements, rights, roads, roads and streets declared by us for public use.

Date March 14, 1973 Owner Sam F. Bruscia

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this 14th day of March, 1973.
My commission expires 6th Dec 1974

Notary Public for Alaska

PLAT APPROVAL

Plat approved by the commission this 12th day of March, 1973.

Notary

Notes

1. Proposed Land Use: Industrial & Commercial
2. Drainage and/or fill will be required for development as the water table is near the surface.
3. Lot Area = 42,050 s.f. unless otherwise noted.

Total Area = 8005 Acres



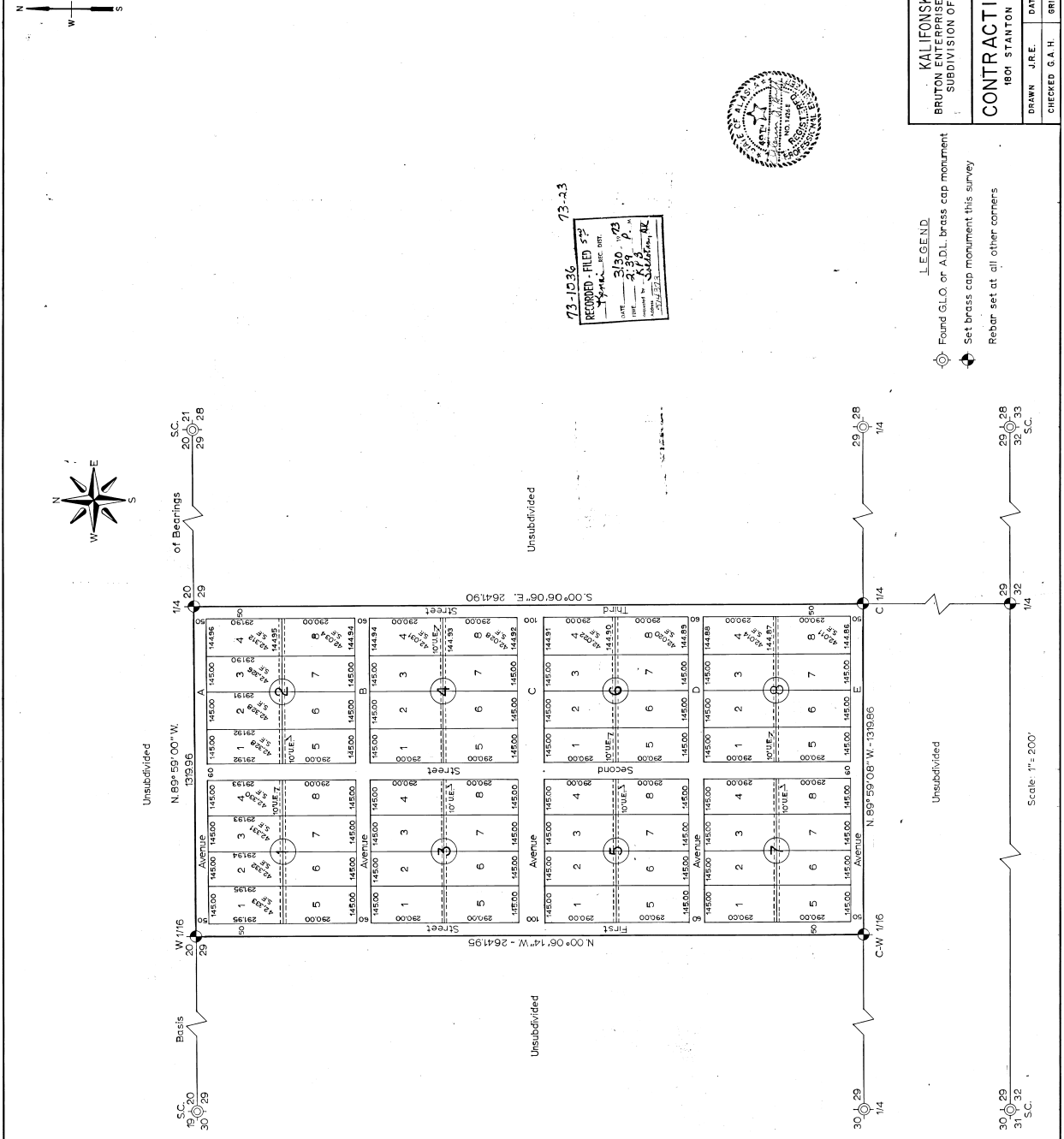
LEGEND

- Found G.L.O. or A.D.L. brass cap monument
- Set brass cap monument this survey
- Rebar set at all other corners

KALIFONSKY BEACH INDUSTRIAL PARK
BRUTON ENTERPRISES, BOX 6068 ANCHORAGE, ALASKA, OWNER
SUBDIVISION OF THE E 1/2, NW 1/4, S 29, T 5N, R 11W, S.M.

CONTRACTING ENGINEERS & ASSOC.
1801 STANTON AVE. ANCHORAGE, ALASKA 98504

DRAWN J.R.E.	DATE Mar 14, 73	SCALE As Shown	DWS NO 72-14
CHECKED G.A.H.	SRD. Kandl B-4		SHEET 1 OF 1

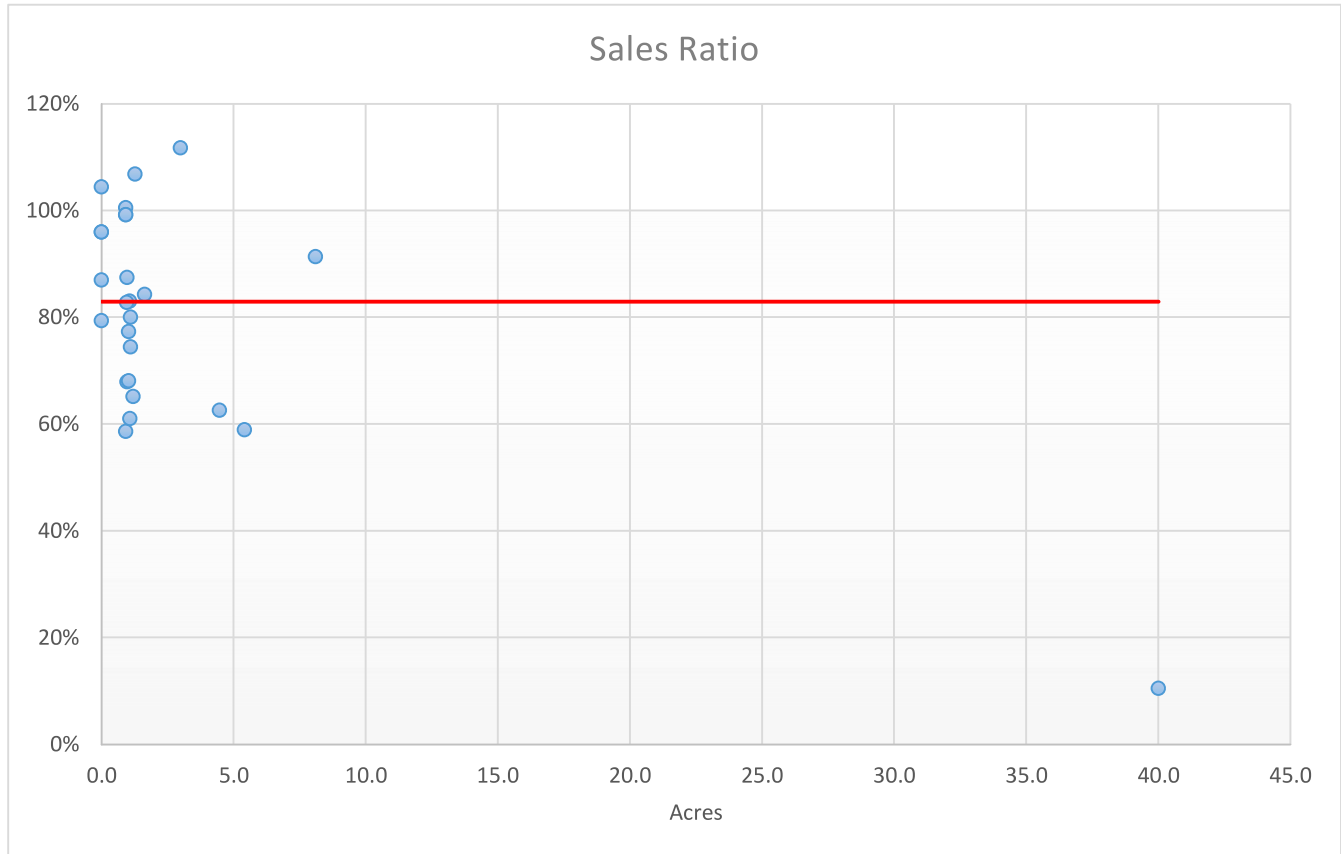
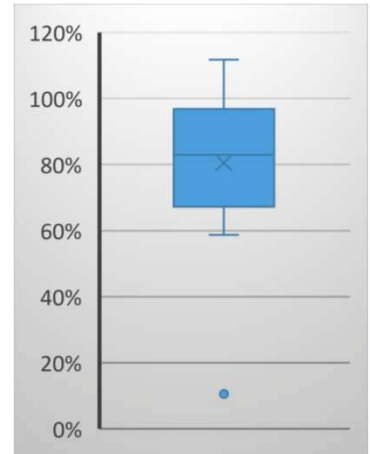
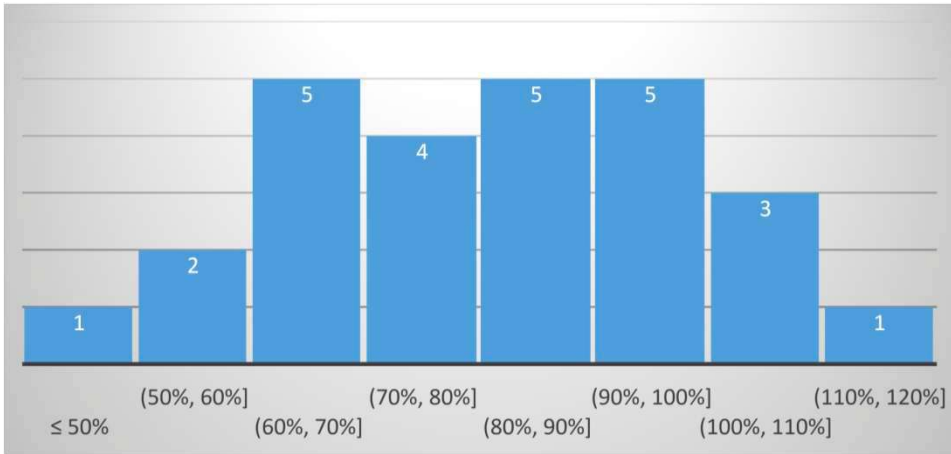


73-1036
RECORDED - FILED
APR 10 1973
ANCHORAGE, ALASKA
SUBDIVISION

2026 LAND RATIO STUDY

K-BEACH

Ratio Sum	21	Earliest Sale	2/6/2023	Excluded	
Mean	80.53%	Lates Sale	8/1/2025	# of Sales	26
Median	82.91%	Outlier Information		Total AV	\$ 999,900
Wtd Mean	76.38%			Range	1.5
PRD	1.05	Lower Limit	22.93%	Min	10.51%
COD	18.56%	Upper Limit	141.10%	Max	111.75%
St. Dev	0.2115			Min Sale	\$ 19,500
COV	26.27%			Max Sale	\$ 160,000



2026 LAND RATIO STUDY

Mrk Area	Sale Date	LRSN	PIN	Total Acres	Year	Wrk Sh Val	Sale Price	LandType	SaleCd	RATIO
125	11/1/2024	15067	05501151	1.19	2024	\$ 94,500	\$ 145,000	20	C	65.17%
125	9/12/2023	15086	05501170	0.92	2023	\$ 82,100	\$ 140,000	20	C	58.64%
125	8/3/2023	94049	05506029CO05	0.00	2023	\$ 30,700	\$ 35,300	20	Z	86.97%
125	2/5/2025	104607	05506029CO51	0.00	2025	\$ 28,700	\$ 29,900	20	C	95.99%
125	2/5/2025	104610	05506029CO54	0.00	2025	\$ 28,700	\$ 29,900	20	C	95.99%
125	8/1/2025	104612	05506029CO74	0.00	2025	\$ 25,400	\$ 32,000	20	C	79.38%
125	8/23/2024	104614	05506029CO76	0.00	2024	\$ 26,100	\$ 25,000	20	C	104.40%
125	12/11/2023	15654	05514029	4.47	2023	\$ 16,900	\$ 27,000	20	C	62.59%
125	3/28/2023	15665	05514041	40.00	2023	\$ 8,200	\$ 78,000	20	C	10.51%
125	7/9/2025	16080	05522140	0.97	2025	\$ 26,700	\$ 39,300	20	Z	67.94%
125	8/31/2023	16107	05522205	1.03	2023	\$ 25,900	\$ 33,500	20	C	77.31%
125	9/27/2023	82684	05524107	8.10	2023	\$ 68,500	\$ 75,000	20	C	91.33%
125	7/9/2024	90459	05524119	5.41	2024	\$ 69,600	\$ 118,100	20	Z	58.93%
125	1/24/2025	16888	05528237	1.06	2025	\$ 16,600	\$ 20,000	20	C	83.00%
125	5/22/2024	16896	05528245	1.03	2024	\$ 21,800	\$ 32,000	20	C	68.13%
125	11/17/2023	16897	05528246	1.10	2023	\$ 28,000	\$ 35,000	20	C	80.00%
125	9/6/2024	16897	05528246	1.10	2024	\$ 28,000	\$ 37,600	20	C	74.47%
125	8/7/2023	16948	05529065	2.99	2023	\$ 178,800	\$ 160,000	20	C	111.75%
125	6/5/2024	17031	05531047	1.63	2024	\$ 29,500	\$ 35,000	20	C	84.29%
125	6/28/2023	107804	05532072	1.07	2023	\$ 12,200	\$ 20,000	20	C	61.00%
125	3/8/2023	108143	05533135	1.27	2023	\$ 26,700	\$ 25,000	20	C	106.80%
125	2/6/2023	17978	05545019	0.95	2023	\$ 26,500	\$ 32,000	20	C	82.81%
125	8/9/2024	17985	05545026	0.92	2024	\$ 19,600	\$ 19,500	20	C	100.51%
125	8/1/2025	18278	05553009	0.96	2025	\$ 30,600	\$ 35,000	20	C	87.43%
125	3/19/2024	37317	13134081	0.92	2024	\$ 24,800	\$ 25,000	20	C	99.20%
125	7/15/2024	37317	13134081	0.92	2024	\$ 24,800	\$ 25,000	20	C	99.20%

LogID	Contact Name	Created By	Parcel	Notes
2026-04-07T13:40:24	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	CALLED TO SCHEDULE INSPECTION FRIDAY AT 10AM
2026-04-06T12:45:40	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	HE CALLED TO SETUP AN INSPECTION/ MEETING TO TALK ABOUT THE RANCH, THE 360 ACRES. TOLD HIM I WOULD HAVE TO CALL HIM BACK SO I CAN COORDINATE WITH A RES APPRAISER.
2026-04-06T12:42:03	DAVE YRAGUI	VanZandt, Catherine	FORMAL APPEALS	CB TO HW; WARM XFER TO HER
2026-04-02T13:02:20	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	HE WASNT GOING TO APPEAL TAXES THIS YEAR, BUT THE BOROUGH POSTPONED THE TRIAL. SAID HE WAS GOING TO GET A BUNCH OF COMPARABLES AND GO THROUGH THEM ONE AT A TIME. DID NOT SCHEDULE ANY INSPECTIONS.
2026-04-02T13:01:17	DAVE YRAGUI	VanZandt, Catherine	FORMAL APPEALS	CALLED FOR HW; WARM XFER TO HER
2026-04-02T12:02:33	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	CALLED TO ASK IF HE WANTED US TO INSPECT ANYTHING, HE SAID HE WOULD CALL BACK.
2026-04-02T09:00:04	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	CLM
2026-04-01T10:49:25	DAVE YRAGUI	VanZandt, Catherine	FORMAL APPEALS	CB FOR HW; EMAILED HW/W/ INFO
2026-04-01T10:20:32	DAVID YRAGUI	Windsor, Heather	FORMAL APPEALS	CLM ASKED IF HE WANTED US TO INSPECT ANYTHING, IF SO TO PLEASE CALL TO SETUP A TIME.
2026-03-10T08:15:51	MARY YRAGUI	VanZandt, Catherine	05524106/24/26/27/2	SAID SHE DID NOT RECEIVE HER ASSESSMENT NOTICES FOR THESE PARCELS; ASKED IF I COULD EMAIL THEM TO HER INSTEAD.

APPEAL HISTORY FOR PARCEL 055-180-12

APPEAL YEAR: 2010

Appeal Type/Status

Appraiser Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
PKNIGHT	03/08/2010	1,000	1,000	0	0%	Informal Adjustment

Summary:

APPEAL YEAR: 2024

Appeal Type/Status

Appraiser Date Filed

BOE APPEAL	BOE - Closed	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
HWINDSOR	04/02/2024	1,400	0	1,400	0%	

Summary:

APPEAL YEAR: 2026

Appeal Type/Status

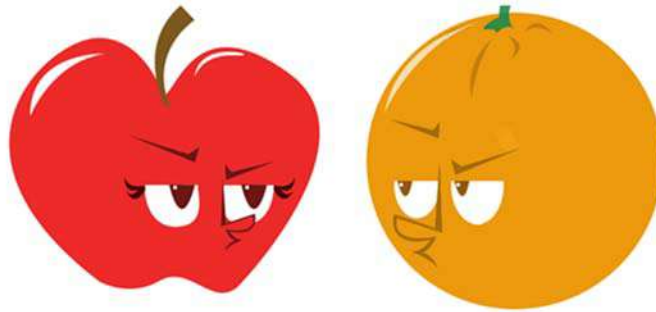
Appraiser Date Filed

BOE APPEAL	Open	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
HWINDSOR	03/27/2026	1,400	0	1,400	0%	

Summary:

Price per Acre Comparison

A very popular way to compare land values is to do a simple Price per Acre calculation. Simply stated this is the assessed value divided by the acreage. This will work just fine if the properties you are comparing are exactly the same size and have the exact same influences, otherwise you are just comparing apples to oranges.



Below is a sample comparison of 2 parcels that have the same acreage, with different influences.

5.0 AC Base	\$ 50,000		5.0 AC Base	\$ 50,000
Gravel Maint	\$ -		Paved	\$ 5,000
Elec Yes	\$ -		Elec Yes	\$ -
Gas No	\$ (10,000)		Gas Yes	\$ -
View Limited	\$ 12,000		View Good	\$ 25,000
			Waterfront Pond	\$ 25,000
Land Value	\$ 52,000		Land Value	\$ 105,000
Price/AC	\$ 10,400		Price/AC	\$ 21,000

Below is a sample comparison of 2 parcels that have the same influences, with different acreages.

5.0 AC Base	\$ 50,000		10.0 AC Base	\$ 70,000
Paved	\$ 5,000		Paved	\$ 7,000
Elec Yes	\$ -		Elec Yes	\$ -
Gas Yes	\$ -		Gas Yes	\$ -
View Good	\$ 25,000		View Good	\$ 35,000
Waterfront Pond	\$ 25,000		Waterfront Pond	\$ 35,000
Land Value	\$ 105,000		Land Value	\$ 147,000
Price/AC	\$ 21,000		Price/AC	\$ 14,700

Definitions

Assessment progressivity (regressivity). An appraisal bias such that higher value properties are appraised higher (lower) than low-value properties. See also price-related differential.

Coefficient of dispersion (COD). The average deviation of a group of numbers from the median expressed as a percentage of the median. In ratio studies, the average percentage deviation from the median ratio. *Acceptable range: Land under 30%, residential under 20%.*

Coefficient of variation (COV). The standard deviation expressed as a percentage of the mean. *Acceptable range: 1.25 of the COD.*

Mean: The result of adding all the values of a variable and dividing by the number of values. For example, the arithmetic mean of 3, 5, and 10 is 18 divided by 3, or 6. Also called the arithmetic mean.

Median. The midpoint or middle value when a set of values is ranked in order of magnitude; if the number of values is even, the midpoint or average of the two middle values. *Acceptable range: 90% to 110%*

Price-related differential (PRD). The mean divided by the weighted mean. The statistic has a slight bias upward. Price-related differentials above 1.03 tend to indicate assessment regressivity; price-related differentials below 0.98 tend to indicated assessment progressivity. *Acceptable range: 0.98 to 1.03.*

Progressivity. See assessment progressivity (regressivity)

Regressivity. See assessment progressivity (regressivity)

Standard deviation (St. Dev). The statistical calculated from a set of number by subtracting the mean from each value and squaring the remainders, adding together these squares, dividing by the size of the sample less one, and taking the square root of the result. When the data are normally distributed, one can calculate the percentage of observations within any number of standard deviations of the mean from normal probability table. When the data are not normally distributed, the standard deviation is less meaningful and should be used with caution.

Weighted mean; weighted average (wtd mean). An average in which the observations are weighted based on some criterion. In ratio studies, the weighted mean is a calculated by weighting the ratios based on their sale prices. A shortcut method is to sum the appraisals or assessments, sum of the sales prices, and divided the first result by the second. (International Association of Assessing Officers, 1990)

References

International Association of Assessing Officers. (1990). *Property Appraisal and Assessment Administration*. Chicago: International Association of Assessing Officers.

Influence Definitions

View

- **None:** No view other than immediate surroundings, could have a view if trees on adjoining properties were removed.
- **Limited:** Less than 45° viewable unobstructed, greater than 45° view angle with obstructions, mountain top view, view from 2nd story, able to view beyond adjacent lots, overlooking an area that would provide increased viewing opportunities for wildlife (rule of thumb, distance greater than football field).
- **Good:** 45°-90° view, unobstructed view, at least 1 feature, **mountain, river, lake, inlet etc.** Able to view beyond adjacent lots. (*River, Lake and Inlet frontage property will always have at least a Good or Excellent View*)
- **Excellent:** 90° or greater view, unobstructed, 2 or more features.

Street Access

- **Paved Access:** Paved road & government maintained.
- **Gravel Maintained:** Gravel road & maintained by the borough or another organized entity.
- **Gravel Unmaintained:** Gravel road but is not maintained by the borough (check Arcmap), could be maintained by the subdivision, HOA or private owner(s).
- **Trail:** *No longer used. If can be driven to year round, use gravel unmaintained, otherwise platted.*
- **Platted:** Road platted but not built.
- **Limited/NA:** Section line easement. No platted access. To include water, beach only access.

Utilities

- **Gas & Electric Yes/No:** To be considered as having gas & electric utilities must be at the property, directly across the street from property (not paved), or on the same side of the road and 1 lot away or less than 300 feet away. If street is paved & influence is across the road, parcel to be marked at not having service available.
- **Public/Community Water & Sewer:** Service is provided by municipality or by HOA. City lots are presumed to have this service though certain subdivision do not and need private well/septic influence. If only 1 of the services is available, mark Yes. Add well or septic if necessary for service not available. If street is paved & influence is across the road, parcel to be marked at not having service available.

Water Front

- **Ocean:** Fronts on major body of Saltwater, *Cook Inlet, Kachemak Bay, Resurrection Bay.*
- **River:** Fronts on a major navigable river, *Kenai River, Kasilof River.*
- **Lake:** Fronts on major lake, big enough to get a float plane on & off (approx. 3000') *Mackey Lake, Longmere Lake, Island Lake.*
- **Pond/Stream/Canal:** Fronts on smaller body of water, may be a fair size, but typically not able to get float plane on/off. *Arc Lake, Sport Lake, Echo Lake.* Not generally navigable by boat. *Funny River, Deep Creek, Anchor River, Swanson River.*

Topo

- **Steep:** Topography that is greater than usual incline/decline, making access & building difficult. At least 15 feet in elevation change and no less than 45% average slope (*4.5 feet vertical per 10 feet horizontal*)
- **Ravine:** Ravine or swale, a long deep hollow in the surface with wall height of at least 15 feet and average slope of 500% (*5 feet vertical per 1 foot horizontal*)
- **Other:** Any additional topographical feature that would have an influence on property, value. Topo features not described in the form.
- **Wetlands:** Water within 1 foot of the surface is considered wetlands. A Typical indicator of wetlands is scrubby black spruce.

Protective CCR's / HOA: Covenants, Conditions & Restrictions for individual subdivisions, Homer Owners Association. *Check S Drive or Contact title company.*

Airstrip: Private dirt/grass/gravel strip, off strip access.

Airstrip Improved: Gravel/ Paved, maintained, lights.

Agriculture Rights: Restrictions on property, limiting use of property or portion of property to agriculture use.

Easement: Description of a typical easements. Such as Overhead Power Line, Gas Line or other. Typical easements would include utility easements for providing utilities to local subdivision. Usually the front 10'-20' of the property.

Other: Other features not mentioned in form, describe in notes section.

Notes Section: Further description of influences or describe influences not accounted for in input sheet. Example, a Power Line easement running across property. Private Boat launch for subdivision.

For any properties that are not typical and fall outside of these parameters, See land appraiser for final determination.

AS 29.45.110. Full and True Value.

- (a) The assessor shall assess property at its full and true value as of January 1 of the assessment year, except as provided in this section, AS [29.45.060](#) , and [29.45.230](#). The full and true value is the estimated price that the property would bring in an open market and under the then prevailing market conditions in a sale between a willing seller and a willing buyer both conversant with the property and with prevailing general price levels.

AS 29.45.130. Independent Investigation

- (a) The assessor is not bound to accept a return as correct. The assessor may make an independent investigation of property returned or of taxable property on which no return has been filed. In either case, the assessor may make the assessor's own valuation of the property subject to an ad valorem tax and this valuation is prima facie evidence of the value of the property.
- (b) For investigation, the assessor or the assessor's agent may enter real property during reasonable hours to examine visible personal property and the exterior of a dwelling or other structure on the real property. The assessor or the assessor's agent may enter and examine the interior of a dwelling or other structure or the personal property in it only (1) if the structure is under construction and not yet occupied; (2) with the permission of a person in actual possession of the structure; or (3) in accordance with a court order to compel the entry and inspection. The assessor or the assessor's agent may examine all property records involved. A person shall, on request, furnish to the assessor or the assessor's agent assistance for the investigation and permit the assessor or the assessor's agent to enter a dwelling or other structure to examine the structure or personal property in it during reasonable hours. The assessor may seek a court order to compel entry and production of records needed for assessment purposes.
- (c) An assessor may examine a person on oath. On request, the person shall submit to examination at a reasonable time and place selected by the assessor.

KPB 5.15.070. Board of equalization – Hearing procedure.

- (h) Access to property. If an appellant has refused or failed to provide the assessor, or designee, full access to property or records related to assessment of the property, the appellant is precluded from offering evidence on the issue or issues affected by that lack of access. Before a ruling is issued on the admissibility of such evidence, the appellant shall be provided with a reasonable opportunity by the presiding officer to present its case as to why this sanction should not be imposed, and the assessor shall have a reasonable opportunity to respond.

MARKET VALUE

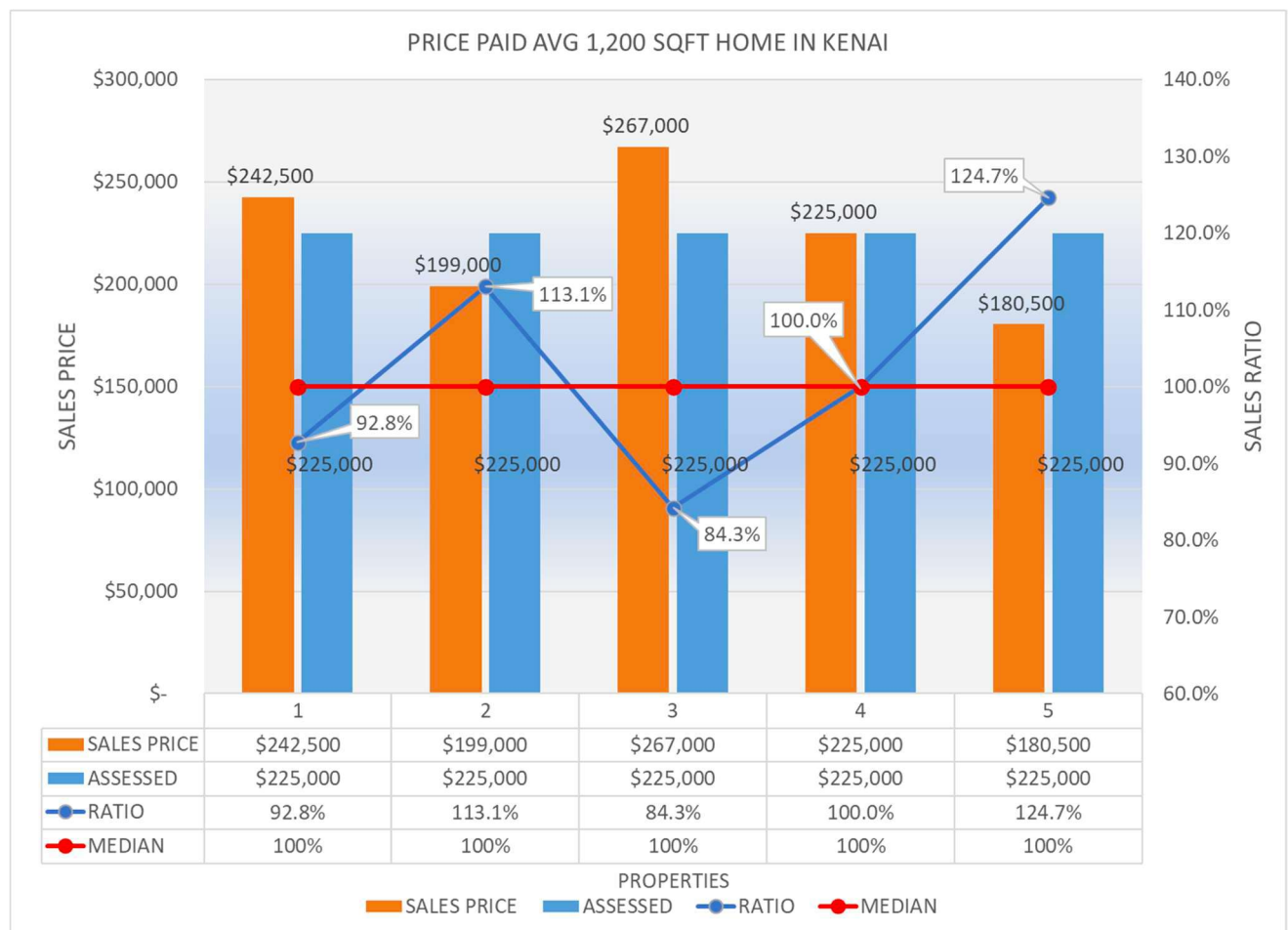
The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in an open and competitive market under all condition's requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress. (Appraisal of Real Estate 11th Edition - Appraisal Institute)

BURDEN OF PROOF

The appellant has the burden of proving or providing any information to show that the assessed values are excessive, improper or unequal. The assessor is accorded broad discretion in deciding among the recognized valuation methods. The assessor's choice of one recognized method of valuation over another is simply the exercise of a discretion committed to the assessor by law.

**A borough has discretion to appraise, by whatever recognized method of valuation it chooses, so long as there is no fraud or clear adoption of a fundamentally wrong principle of valuation. Hoblit vs. Greater Anchorage Area Borough, Sup. Ct. Op. No. 636 (File No. 1214), 473 P.2d 630 (Alaska 1970).*

The assessing department is concerned not only with market value, but also with equity of assessment, which means: making sure that every property is assessed at the same level as all others with respect to market value. For this reason, **the assessor uses a broad scope in its approach to value, using overall trends to value all properties in a given market area.** In contrast, a private appraisal is only concerned with estimating the value of a single property.





APPELLANT: KALIFONSKY MEADOWS LLC
REPRESENTATIVE: DAVID YRAGUI

KPB PARCEL ID: 05518013

TOTAL ACREAGE: 0.96

PHYSICAL ADDRESS(ES) / LOCATION: 50642 EQUESTRIAN AVE
KALIFORNSKY

LEGAL DESCRIPTION:

T 5N R 11W SEC 29 SEWARD MERIDIAN KN 0730023 KALIFONSKY BEACH
INDUSTRIAL PARK SUB LOT 8 BLK 3

2026 NOTICED VALUES

RAW LAND	\$1,400.00
TOTAL IMPROVEMENTS:	N/A
ASSESSED VALUE TOTAL:	\$1,400.00
EXEMPTIONS:	N/A



The Kenai Peninsula Borough (KPB) Assessing Department uses a Market Adjusted Cost Approach to value residential structures for assessment purposes. This Cost Approach is derived from the property description, quality, size, and features, and is based upon replacement cost of new, less depreciation (RCN-D). That value is then adjusted by a statistically tested market adjustment.

According to Property Assessment Valuation, the first step in developing a cost approach is to estimate the land value at its highest and best use. KPB does this by reviewing, analyzing, and statistically testing reported land sales in a given market area. That updated land value is then combined with the value of all improvements; the sum of the two is the assessed value. This application is in accordance with Alaska State Statute AS 29.45.110.

ADMINISTRATIVE SUMMARY

Subject property is a 0.96-acre parcel in the K-Beach market area (#125). Land influences are platted access, limited view, no electric or gas utility. Currently all 0.96 acres are being classified as remaining land type. Highest and best use of the parcel is residential. Subject property was inspected on 04/21/26, by appraisal staff. After the inspection and review, no changes were made to the file.

Land K Beach Market 125

- 26 sales in last 3 years with a median ratio for 82.91%
- COD: 18.56
- PRD: 1.05

PROPERTY DETAILS

LAND DETAILS

See definitions section of packet

- View Limited
- Platted
- Elec No
- WETLANDS
- Gas No

PROPERTY RECORD CARD(s)

IMPROVEMENT TYPE

BUILDING TYPE

YEAR BUILT

TOTAL SQ. FT



APPELLANT: KALIFONSKY MEADOWS LLC
REPRESENTATIVE: DAVID YRAGUI

KPB PARCEL ID: 05518013

LEGAL DESCRIPTION: T 5N R 11W SEC 29 SEWARD MERIDIAN KN 0730023 KALIFONSKY BEACH INDUSTRIAL PARK
SUB LOT 8 BLK 3

2026 RECOMMENDED VALUE	
LAND:	\$1,400
IMPROVEMENTS:	0
TOTAL:	\$1,400

ASSESSOR'S RECOMMENDATION

1. Subject property is valued uniformly and equitably with the parcels located within the same market area.
2. The Assessing Department reviewed all physical characteristics of the subject property to ensure all data was accurately captured. Influences are applied correctly and uniformly to the subject property.
3. The Assessing Department uses standardized mass appraisal procedures and techniques to specify and calibrate market models which are applied uniformly to value property within the borough. The modeled values are statistically tested to ensure a level of accuracy and equity of assessment that meets the guidelines established by the Alaska Association of Assessing Officers and the International Association of Assessing Officers, and in compliance with Alaska State Statute.

BOARD ACTION

LAND: _____ IMPROVEMENTS: _____ TOTAL: _____



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

ORIGINAL

2026

15755

50642 EQUESTRIAN AVE

055-180-13

ADMINISTRATIVE INFORMATION Neighborhood: 125 K-Beach Property Class: 100 Residential Vacant TAG: 58 - CENTRAL EMERGENCY SVS	LEGAL DESCRIPTION: T 5N R 11W SEC 29 Seward Meridian KN 0730023 KALIFONSKY BEACH INDUSTRIAL PARK SUB LOT 8 BLK 3 ACRES: 0.96	PRIMARY OWNER KALIFONSKY MEADOWS LLC PO BOX 1290 KENAI, AK 99611-1290
--	---	---

Residential Vacant

EXEMPTION INFORMATION	VALUATION RECORD					Worksheet
	Assessment Year	2021	2022	2023	2024	
Land	1,000	1,400	1,400	1,400	1,400	1,400
Improvements	0	0	0	0	0	0
Total	1,000	1,400	1,400	1,400	1,400	1,400


LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Remaining/Wetlands	49 User Definable Land Formul		0.96	1,042	1,042	1,000	6 View Limited	75	750	1,400
							E WETLANDS			
							O Gas No	-5	-50	
							V Platted	-15	-150	
							Y Elec No	-20	-200	
ASSESSED LAND VALUE (Rounded) :									350	1,400

MEMOS

ASG0048

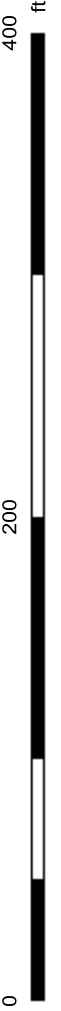
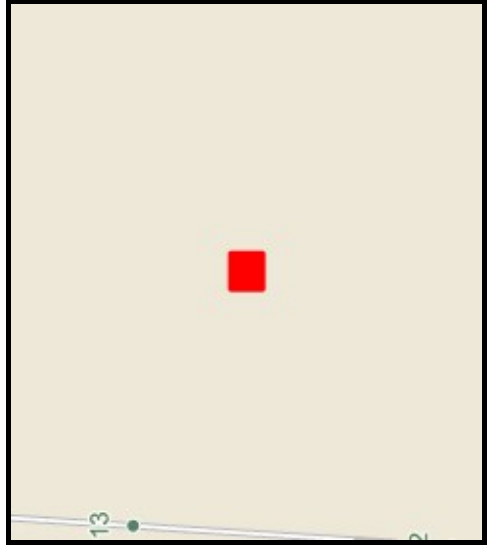


 **KPB Parcel ID: 05518013**

Owner: KALIFONSKY MEADOWS LLC

Legal Description: T 5N R 11W SEC 29
SEWARD MERIDIAN KN 0730023
KALIFONSKY BEACH INDUSTRIAL PARK SUB
LOT 8 BLK 3

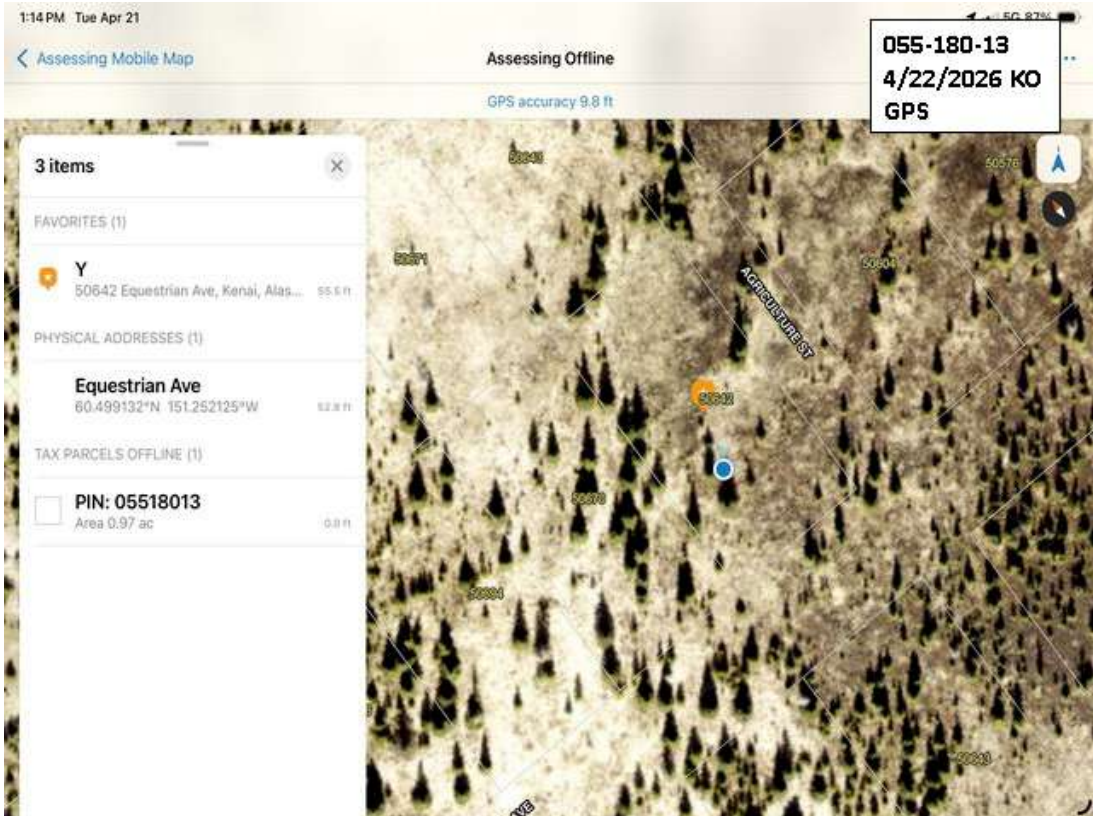
Vicinity: Kalifornsky



ASG0049



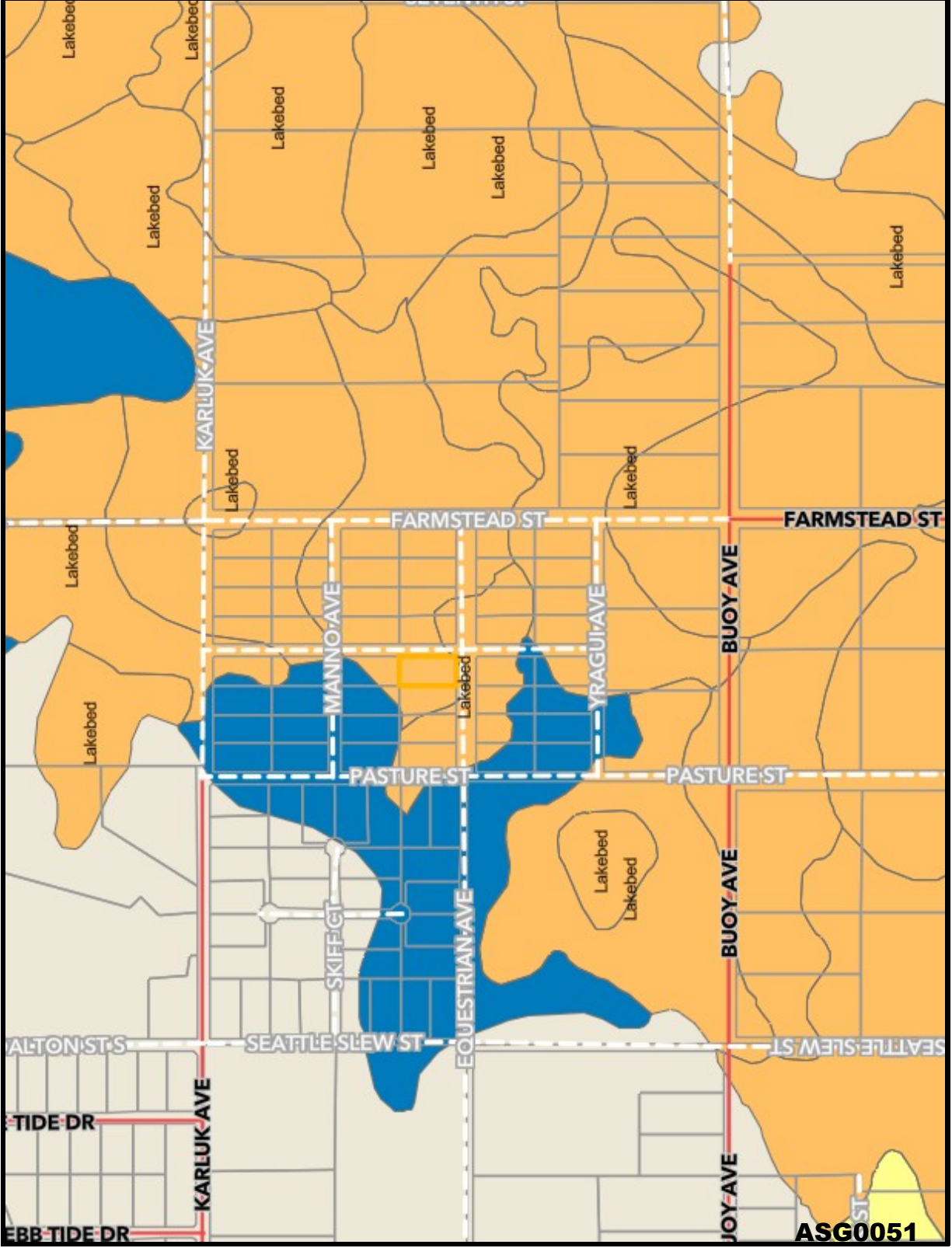
KPB PARCEL ID: 05518013










KPB PARCEL ID: 05518013

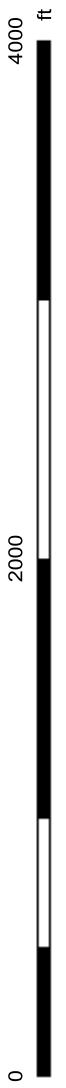
- Transportation
 - Roads (by Maintenance)
 - Unbuilt / Platted / Not Maintained
 - Borough (RSA)
 - State
 - Federal
 - Municipal
- Terrain
 - KWF Wetlands Assessment
 - DISTURB
 - Depression
 - Discharge Slope
 - Drainageway
 - Floating Island
 - Headwater Fen
 - Kettle
 - LAKE
 - Lakebed
 - Late Snow Plateau
 - Riverine
 - Tidal
 - Wetland / Upland Complex





 **KPB PARCEL ID: 05518013**

- Transportation
- Roads (by Maintenance)
-  Unbuilt / Platted / Not Maintained
 -  Borough (RSA)
 -  State
 -  Federal
 -  Municipal

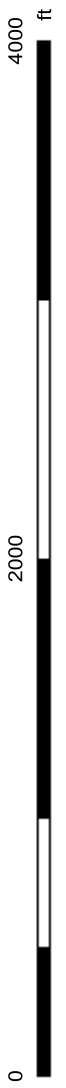


ASG0052



KPB PARCEL ID: 05518013

- Transportation
 - Roads (by Maintenance)
 - Unbuilt / Platted / Not Maintained
 - Borough (RSA)
 - State
 - Federal
 - Municipal
- Land Influence
 - View
 - View Limited
 - View None



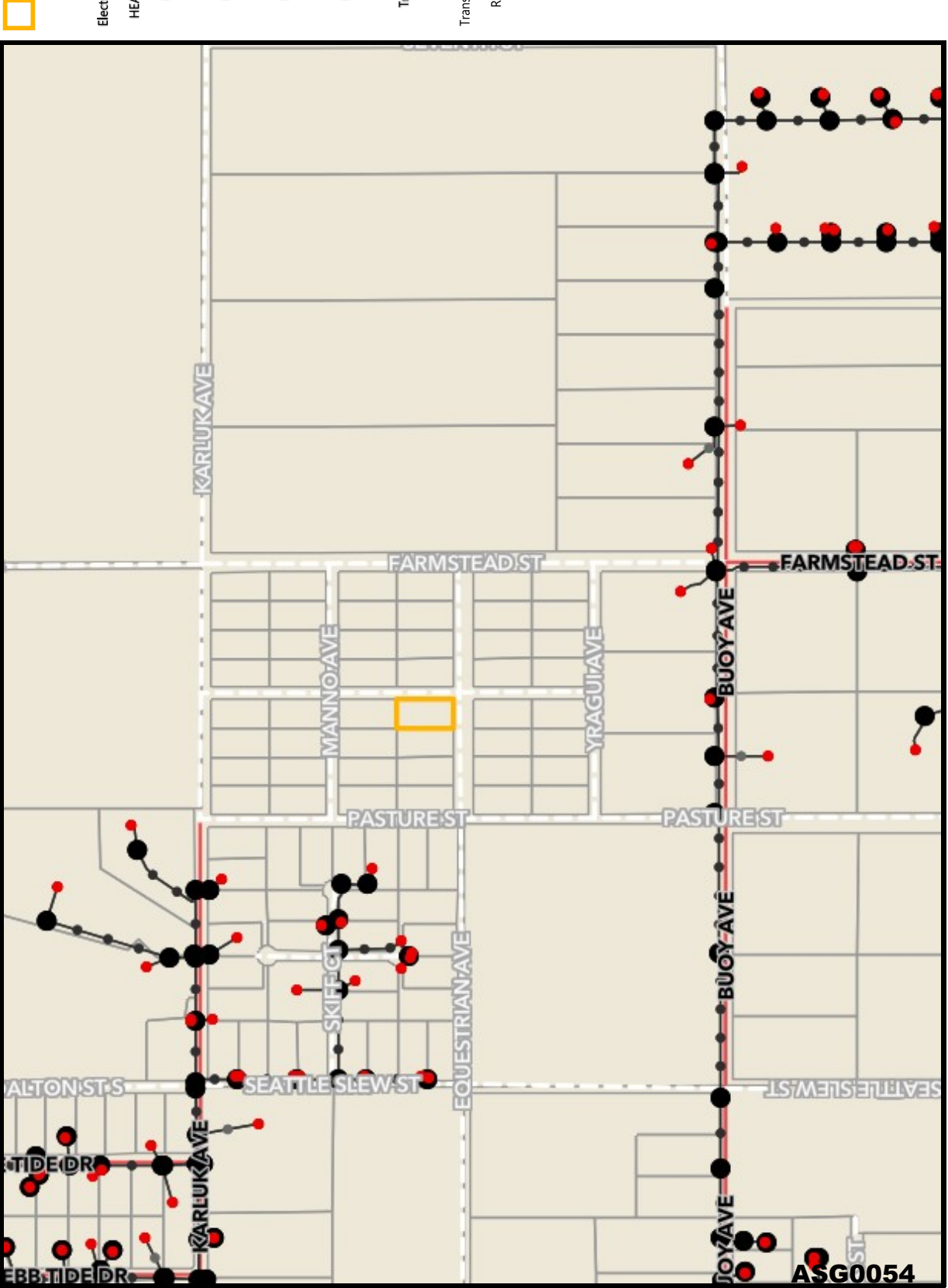


KENAI PENINSULA BOROUGH

Assessing

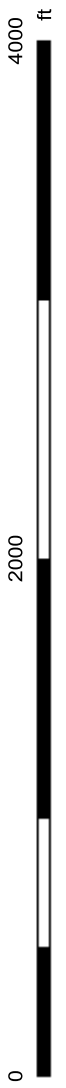
2026

Real Property Assessment Valuation Appeal Utilities Map



KPB PARCEL ID: 05518013

- Electric Utilities
- HEA
- HEAMeters
- HEA Structures
- HEA Secondary Conductor
- HEA Primary Conductor
- Transmission Lines
- Transportation
- Roads (by Maintenance)
 - Unbuilt / Platted / Not Maintained
 - Borough (RSA)
 - State
 - Federal
 - Municipal



ASG0054



KENAI PENINSULA BOROUGH

Assessing

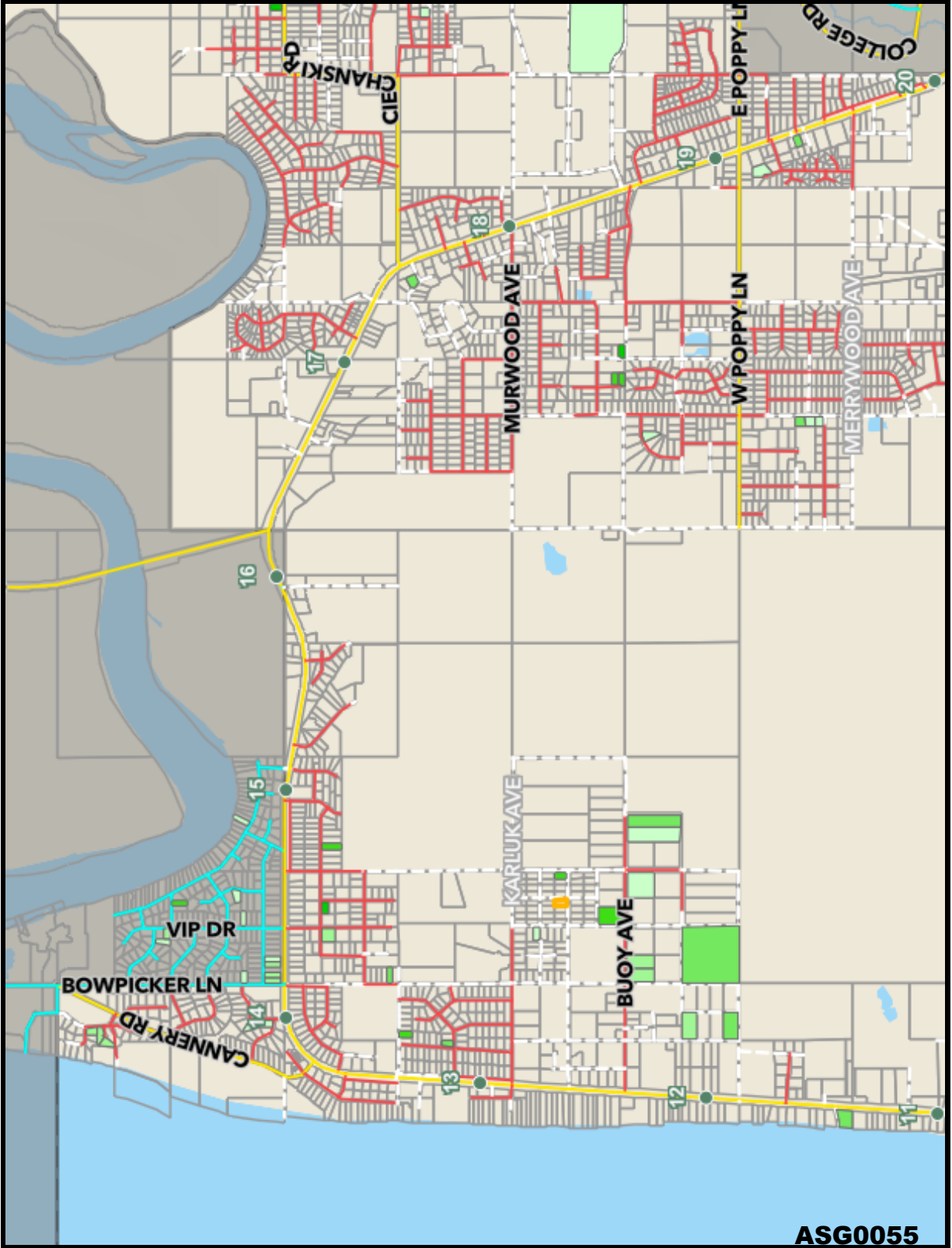
2026

Real Property Assessment Valuation Appeal Sales Map

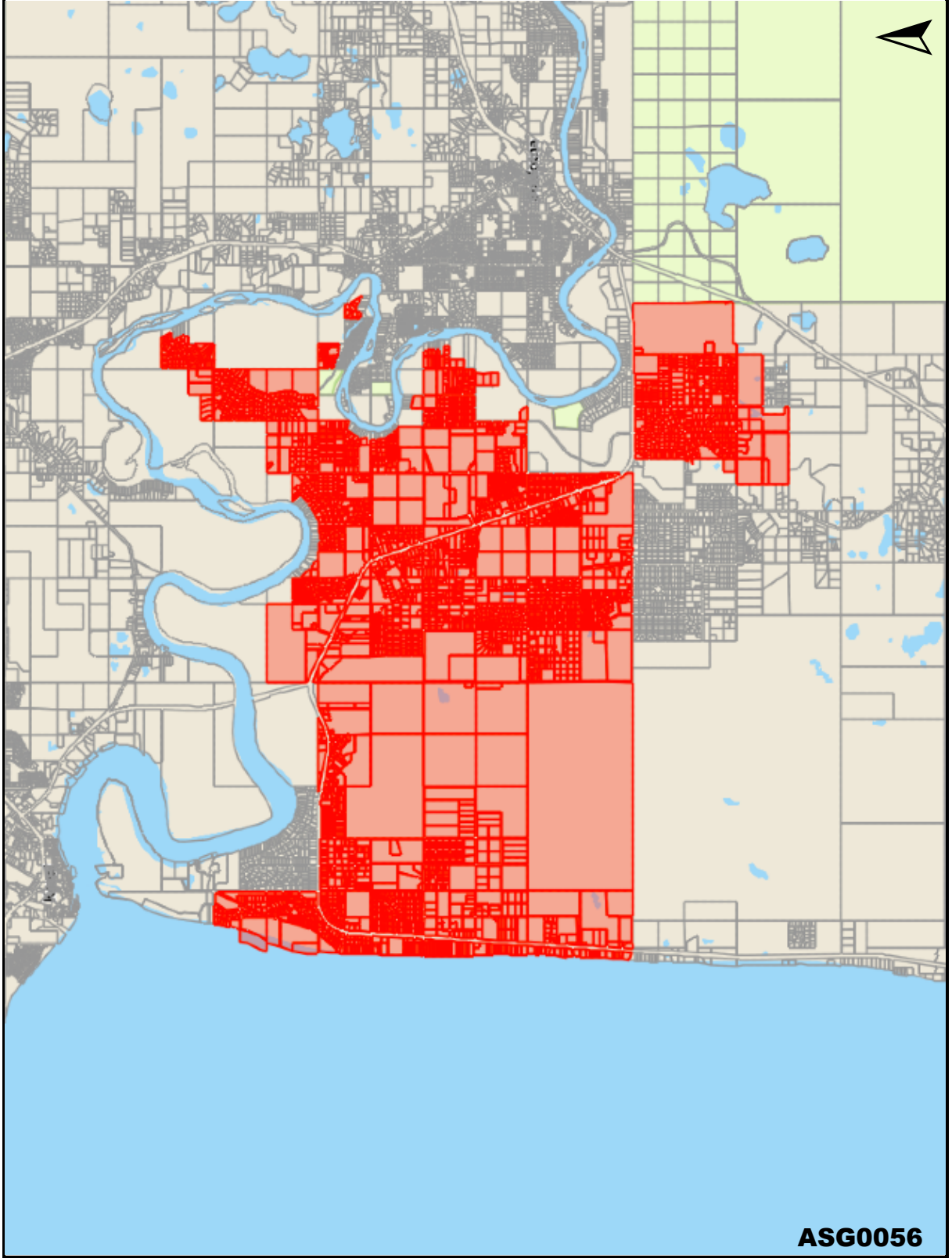


KPB PARCEL ID: 05518013

- Sales
 - 2025
 - 2024
 - 2023
 - 2022
 - 2021
- Vacant Land
- Transportation
- Roads (by Maintenance)
 - Unbuilt / Platted / Not
 - Maintained
 - Borough (RSA)
 - State
 - Federal
 - Municipal

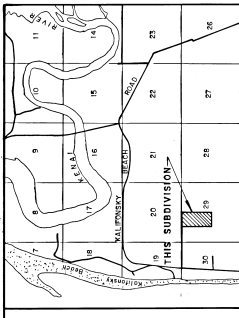


ASG0055



Market Area: 125

ASG0056



VICINITY MAP
SCALE: 1"=100'

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of said property, and request the approval of this plat showing such easements, encroachments, roadways and or streets declared by us for public use.

Date March 14, 1973 Owner Samuel Kalifonsky

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this 14th day of March, 1973.
My commission expires 6th Dec 1974

Notary Public for Alaska

PLAT APPROVAL

Plat approved by the commission this 12th day of March, 1973.

Notary

Notes

1. Proposed Land Use: Industrial & Commercial
2. Drainage and/or fill will be required for development as the water table is near the surface.
3. Lot Area = 42,050 s.f. unless otherwise noted.

Total Area = 8005 Acres



LEGEND

Found G.L.O. or A.D.L. brass cap monument

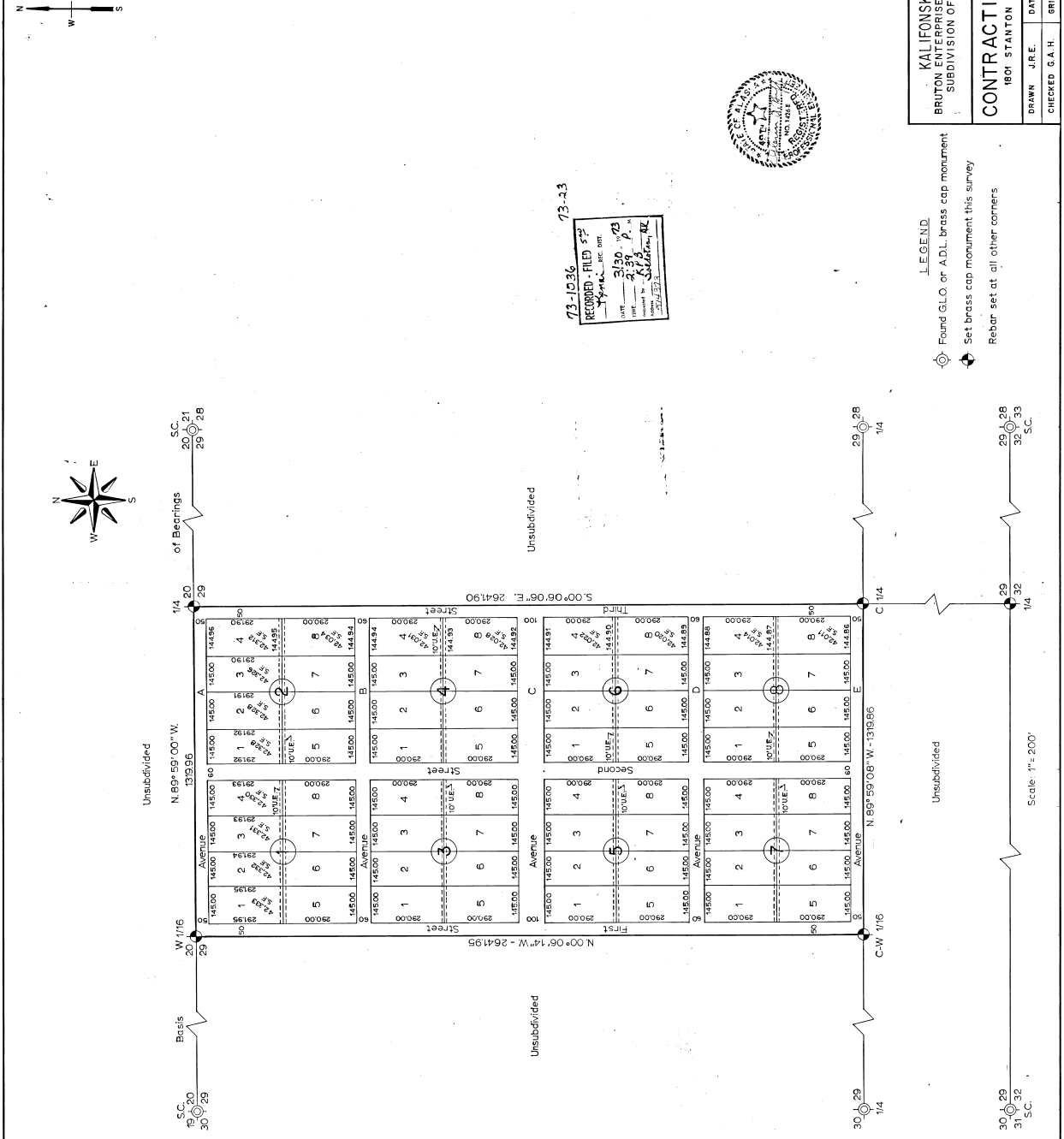
Set brass cap monument this survey

Rebar set at all other corners

KALIFONSKY BEACH INDUSTRIAL PARK
BRUTON ENTERPRISES, BOX 6068 ANCHORAGE, ALASKA, OWNER
SUBDIVISION OF THE E 1/2, NW 1/4, S 29, T 5N, R 11W, S.M.

CONTRACTING ENGINEERS & ASSOC.
1801 STANTON AVE. ANCHORAGE, ALASKA 99504

DRAWN J.R.E.	DATE Mar 14, 73	SCALE As Shown	DWS NO 72-14
CHECKED G.A.H.	SRD, Kandl B-4		SHEET 1 OF 1

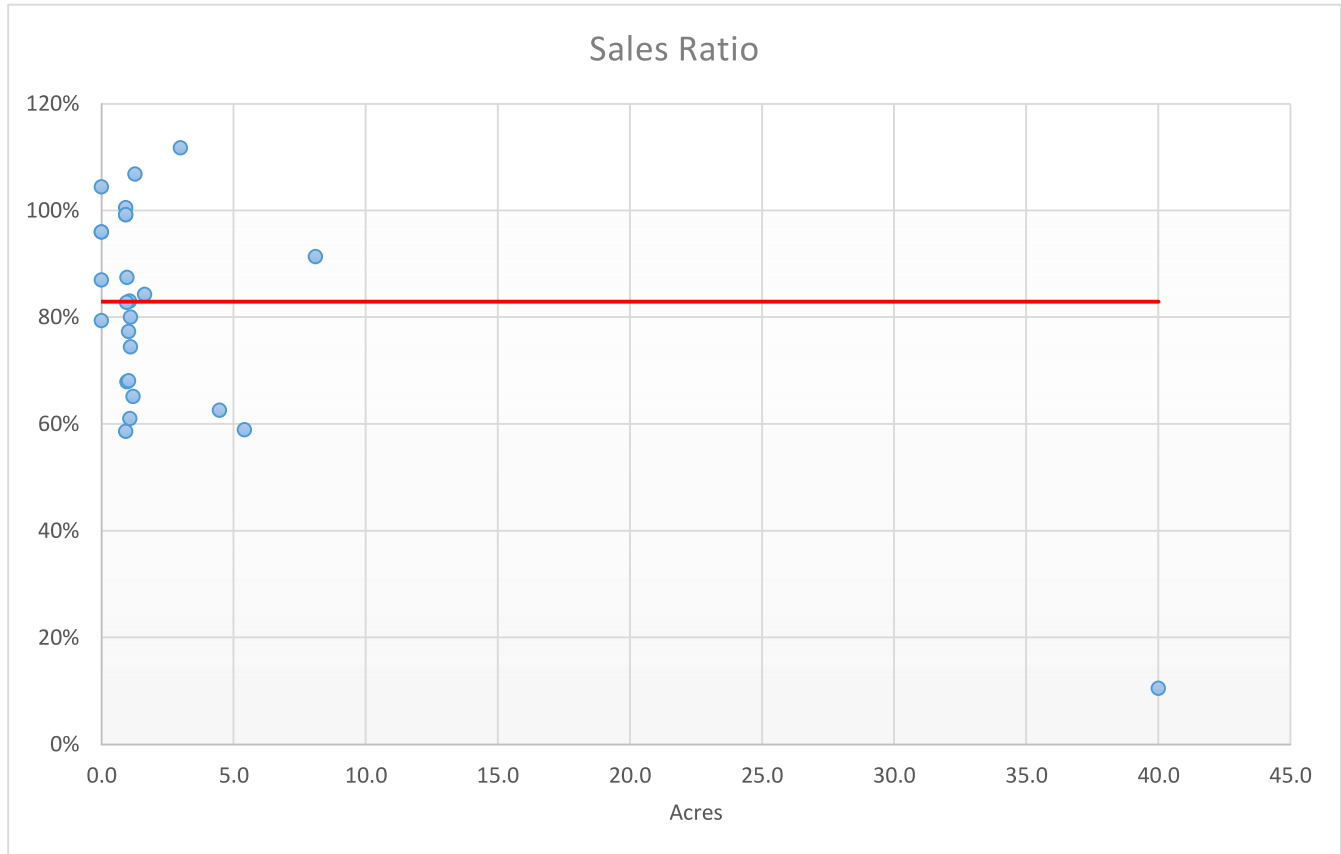
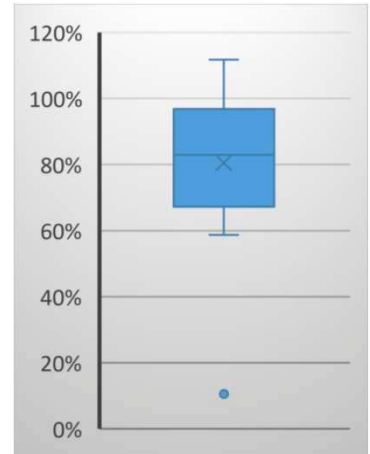
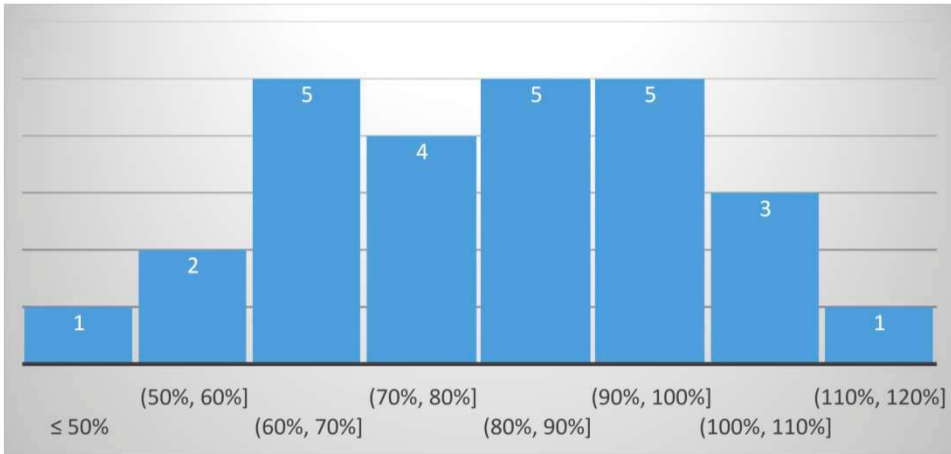


73-1036
RECORDED - FILED 5th
TYPED BY
DATE 3/30/73
BY G.P.
SUBDIVISION
ANCHORAGE, ALASKA

2026 LAND RATIO STUDY

K-BEACH

Ratio Sum	21	Earliest Sale	2/6/2023	Excluded	
Mean	80.53%	Lates Sale	8/1/2025	# of Sales	26
Median	82.91%	Outlier Information		Total AV	\$ 999,900
Wtd Mean	76.38%	Range	1.5	Total SP	\$ 1,309,100
PRD	1.05	Lower Limit	22.93%	Min	10.51%
COD	18.56%	Upper Limit	141.10%	Max	111.75%
St. Dev	0.2115			Min Sale	\$ 19,500
COV	26.27%			Max Sale	\$ 160,000



2026 LAND RATIO STUDY

Mrk Area	Sale Date	LRSN	PIN	Total Acres	Year	Wrk Sh Val	Sale Price	LandType	SaleCd	RATIO
125	11/1/2024	15067	05501151	1.19	2024	\$ 94,500	\$ 145,000	20	C	65.17%
125	9/12/2023	15086	05501170	0.92	2023	\$ 82,100	\$ 140,000	20	C	58.64%
125	8/3/2023	94049	05506029CO05	0.00	2023	\$ 30,700	\$ 35,300	20	Z	86.97%
125	2/5/2025	104607	05506029CO51	0.00	2025	\$ 28,700	\$ 29,900	20	C	95.99%
125	2/5/2025	104610	05506029CO54	0.00	2025	\$ 28,700	\$ 29,900	20	C	95.99%
125	8/1/2025	104612	05506029CO74	0.00	2025	\$ 25,400	\$ 32,000	20	C	79.38%
125	8/23/2024	104614	05506029CO76	0.00	2024	\$ 26,100	\$ 25,000	20	C	104.40%
125	12/11/2023	15654	05514029	4.47	2023	\$ 16,900	\$ 27,000	20	C	62.59%
125	3/28/2023	15665	05514041	40.00	2023	\$ 8,200	\$ 78,000	20	C	10.51%
125	7/9/2025	16080	05522140	0.97	2025	\$ 26,700	\$ 39,300	20	Z	67.94%
125	8/31/2023	16107	05522205	1.03	2023	\$ 25,900	\$ 33,500	20	C	77.31%
125	9/27/2023	82684	05524107	8.10	2023	\$ 68,500	\$ 75,000	20	C	91.33%
125	7/9/2024	90459	05524119	5.41	2024	\$ 69,600	\$ 118,100	20	Z	58.93%
125	1/24/2025	16888	05528237	1.06	2025	\$ 16,600	\$ 20,000	20	C	83.00%
125	5/22/2024	16896	05528245	1.03	2024	\$ 21,800	\$ 32,000	20	C	68.13%
125	11/17/2023	16897	05528246	1.10	2023	\$ 28,000	\$ 35,000	20	C	80.00%
125	9/6/2024	16897	05528246	1.10	2024	\$ 28,000	\$ 37,600	20	C	74.47%
125	8/7/2023	16948	05529065	2.99	2023	\$ 178,800	\$ 160,000	20	C	111.75%
125	6/5/2024	17031	05531047	1.63	2024	\$ 29,500	\$ 35,000	20	C	84.29%
125	6/28/2023	107804	05532072	1.07	2023	\$ 12,200	\$ 20,000	20	C	61.00%
125	3/8/2023	108143	05533135	1.27	2023	\$ 26,700	\$ 25,000	20	C	106.80%
125	2/6/2023	17978	05545019	0.95	2023	\$ 26,500	\$ 32,000	20	C	82.81%
125	8/9/2024	17985	05545026	0.92	2024	\$ 19,600	\$ 19,500	20	C	100.51%
125	8/1/2025	18278	05553009	0.96	2025	\$ 30,600	\$ 35,000	20	C	87.43%
125	3/19/2024	37317	13134081	0.92	2024	\$ 24,800	\$ 25,000	20	C	99.20%
125	7/15/2024	37317	13134081	0.92	2024	\$ 24,800	\$ 25,000	20	C	99.20%

LogID	Contact Name	Created By	Parcel	Notes
2026-04-07T13:40:24	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	CALLED TO SCHEDULE INSPECTION FRIDAY AT 10AM
2026-04-06T12:45:40	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	HE CALLED TO SETUP AN INSPECTION/ MEETING TO TALK ABOUT THE RANCH, THE 360 ACRES. TOLD HIM I WOULD HAVE TO CALL HIM BACK SO I CAN COORDINATE WITH A RES APPRAISER.
2026-04-06T12:42:03	DAVE YRAGUI	VanZandt, Catherine	FORMAL APPEALS	CB TO HW; WARM XFER TO HER
2026-04-02T13:02:20	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	HE WASNT GOING TO APPEAL TAXES THIS YEAR, BUT THE BOROUGH POSTPONED THE TRIAL. SAID HE WAS GOING TO GET A BUNCH OF COMPARABLES AND GO THROUGH THEM ONE AT A TIME. DID NOT SCHEDULE ANY INSPECTIONS.
2026-04-02T13:01:17	DAVE YRAGUI	VanZandt, Catherine	FORMAL APPEALS	CALLED FOR HW; WARM XFER TO HER
2026-04-02T12:02:33	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	CALLED TO ASK IF HE WANTED US TO INSPECT ANYTHING, HE SAID HE WOULD CALL BACK.
2026-04-02T09:00:04	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	CLM
2026-04-01T10:49:25	DAVE YRAGUI	VanZandt, Catherine	FORMAL APPEALS	CB FOR HW; EMAILED HW/W/ INFO
2026-04-01T10:20:32	DAVID YRAGUI	Windsor, Heather	FORMAL APPEALS	CLM ASKED IF HE WANTED US TO INSPECT ANYTHING, IF SO TO PLEASE CALL TO SETUP A TIME.
2026-03-10T08:15:51	MARY YRAGUI	VanZandt, Catherine	05524106/24/26/27/2	SAID SHE DID NOT RECEIVE HER ASSESSMENT NOTICES FOR THESE PARCELS; ASKED IF I COULD EMAIL THEM TO HER INSTEAD.

ASG0060

APPEAL HISTORY FOR PARCEL 055-180-13

APPEAL YEAR: 2010

Appeal Type/Status

Appraiser Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
PKNIGHT	03/08/2010	1,000	1,000	0	0%	Informal Adjustment

Summary:

APPEAL YEAR: 2022

Appeal Type/Status

Appraiser Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
BANDERSON	03/24/2022	1,400	0	1,400	0%	Informal Adjustment

Summary: LAND ISSUE/ROADS DEPT/CCR'S
APP: REVIEWED. NO CHANGE WARRANTED.

APPEAL YEAR: 2024

Appeal Type/Status

Appraiser Date Filed

BOE APPEAL	BOE - Closed	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
HWINDSOR	04/02/2024	1,400	0	1,400	0%	

Summary:

APPEAL YEAR: 2026

Appeal Type/Status

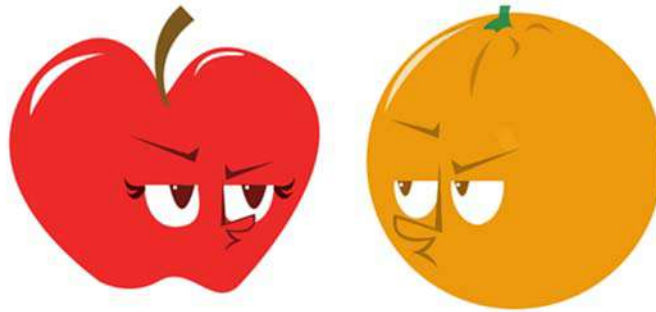
Appraiser Date Filed

BOE APPEAL	Open	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
HWINDSOR	03/27/2026	1,400	0	1,400	0%	

Summary:

Price per Acre Comparison

A very popular way to compare land values is to do a simple Price per Acre calculation. Simply stated this is the assessed value divided by the acreage. This will work just fine if the properties you are comparing are exactly the same size and have the exact same influences, otherwise you are just comparing apples to oranges.



Below is a sample comparison of 2 parcels that have the same acreage, with different influences.

5.0 AC Base	\$ 50,000		5.0 AC Base	\$ 50,000
Gravel Maint	\$ -		Paved	\$ 5,000
Elec Yes	\$ -		Elec Yes	\$ -
Gas No	\$ (10,000)		Gas Yes	\$ -
View Limited	\$ 12,000		View Good	\$ 25,000
			Waterfront Pond	\$ 25,000
Land Value	\$ 52,000		Land Value	\$ 105,000
Price/AC	\$ 10,400		Price/AC	\$ 21,000

Below is a sample comparison of 2 parcels that have the same influences, with different acreages.

5.0 AC Base	\$ 50,000		10.0 AC Base	\$ 70,000
Paved	\$ 5,000		Paved	\$ 7,000
Elec Yes	\$ -		Elec Yes	\$ -
Gas Yes	\$ -		Gas Yes	\$ -
View Good	\$ 25,000		View Good	\$ 35,000
Waterfront Pond	\$ 25,000		Waterfront Pond	\$ 35,000
Land Value	\$ 105,000		Land Value	\$ 147,000
Price/AC	\$ 21,000		Price/AC	\$ 14,700

Definitions

Assessment progressivity (regressivity). An appraisal bias such that higher value properties are appraised higher (lower) than low-value properties. See also price-related differential.

Coefficient of dispersion (COD). The average deviation of a group of numbers from the median expressed as a percentage of the median. In ratio studies, the average percentage deviation from the median ratio. *Acceptable range: Land under 30%, residential under 20%.*

Coefficient of variation (COV). The standard deviation expressed as a percentage of the mean. *Acceptable range: 1.25 of the COD.*

Mean: The result of adding all the values of a variable and dividing by the number of values. For example, the arithmetic mean of 3, 5, and 10 is 18 divided by 3, or 6. Also called the arithmetic mean.

Median. The midpoint or middle value when a set of values is ranked in order of magnitude; if the number of values is even, the midpoint or average of the two middle values. *Acceptable range: 90% to 110%*

Price-related differential (PRD). The mean divided by the weighted mean. The statistic has a slight bias upward. Price-related differentials above 1.03 tend to indicate assessment regressivity; price-related differentials below 0.98 tend to indicate assessment progressivity. *Acceptable range: 0.98 to 1.03.*

Progressivity. See assessment progressivity (regressivity)

Regressivity. See assessment progressivity (regressivity)

Standard deviation (St. Dev). The statistical calculated from a set of number by subtracting the mean from each value and squaring the remainders, adding together these squares, dividing by the size of the sample less one, and taking the square root of the result. When the data are normally distributed, one can calculate the percentage of observations within any number of standard deviations of the mean from normal probability table. When the data are not normally distributed, the standard deviation is less meaningful and should be used with caution.

Weighted mean; weighted average (wtd mean). An average in which the observations are weighted based on some criterion. In ratio studies, the weighted mean is a calculated by weighting the ratios based on their sale prices. A shortcut method is to sum the appraisals or assessments, sum of the sales prices, and divided the first result by the second. (International Association of Assessing Officers, 1990)

References

International Association of Assessing Officers. (1990). *Property Appraisal and Assessment Administration*. Chicago: International Association of Assessing Officers.

Influence Definitions

View

- **None:** No view other than immediate surroundings, could have a view if trees on adjoining properties were removed.
- **Limited:** Less than 45° viewable unobstructed, greater than 45° view angle with obstructions, mountain top view, view from 2nd story, able to view beyond adjacent lots, overlooking an area that would provide increased viewing opportunities for wildlife (rule of thumb, distance greater than football field).
- **Good:** 45°-90° view, unobstructed view, at least 1 feature, **mountain, river, lake, inlet etc.** Able to view beyond adjacent lots. (*River, Lake and Inlet frontage property will always have at least a Good or Excellent View*)
- **Excellent:** 90° or greater view, unobstructed, 2 or more features.

Street Access

- **Paved Access:** Paved road & government maintained.
- **Gravel Maintained:** Gravel road & maintained by the borough or another organized entity.
- **Gravel Unmaintained:** Gravel road but is not maintained by the borough (check Arcmap), could be maintained by the subdivision, HOA or private owner(s).
- **Trail:** *No longer used. If can be driven to year round, use gravel unmaintained, otherwise platted.*
- **Platted:** Road platted but not built.
- **Limited/NA:** Section line easement. No platted access. To include water, beach only access.

Utilities

- **Gas & Electric Yes/No:** To be considered as having gas & electric utilities must be at the property, directly across the street from property (not paved), or on the same side of the road and 1 lot away or less than 300 feet away. If street is paved & influence is across the road, parcel to be marked at not having service available.
- **Public/Community Water & Sewer:** Service is provided by municipality or by HOA. City lots are presumed to have this service though certain subdivision do not and need private well/septic influence. If only 1 of the services is available, mark Yes. Add well or septic if necessary for service not available. If street is paved & influence is across the road, parcel to be marked at not having service available.

Water Front

- **Ocean:** Fronts on major body of Saltwater, *Cook Inlet, Kachemak Bay, Resurrection Bay.*
- **River:** Fronts on a major navigable river, *Kenai River, Kasilof River.*
- **Lake:** Fronts on major lake, big enough to get a float plane on & off (approx. 3000') *Mackey Lake, Longmere Lake, Island Lake.*
- **Pond/Stream/Canal:** Fronts on smaller body of water, may be a fair size, but typically not able to get float plane on/off. *Arc Lake, Sport Lake, Echo Lake.* Not generally navigable by boat. *Funny River, Deep Creek, Anchor River, Swanson River.*

Topo

- **Steep:** Topography that is greater than usual incline/decline, making access & building difficult. At least 15 feet in elevation change and no less than 45% average slope (*4.5 feet vertical per 10 feet horizontal*)
- **Ravine:** Ravine or swale, a long deep hollow in the surface with wall height of at least 15 feet and average slope of 500% (*5 feet vertical per 1 foot horizontal*)
- **Other:** Any additional topographical feature that would have an influence on property, value. Topo features not described in the form.
- **Wetlands:** Water within 1 foot of the surface is considered wetlands. A Typical indicator of wetlands is scrubby black spruce.

Protective CCR's / HOA: Covenants, Conditions & Restrictions for individual subdivisions, Homer Owners Association. *Check S Drive or Contact title company.*

Airstrip: Private dirt/grass/gravel strip, off strip access.

Airstrip Improved: Gravel/ Paved, maintained, lights.

Agriculture Rights: Restrictions on property, limiting use of property or portion of property to agriculture use.

Easement: Description of a typical easements. Such as Overhead Power Line, Gas Line or other. Typical easements would include utility easements for providing utilities to local subdivision. Usually the front 10'-20' of the property.

Other: Other features not mentioned in form, describe in notes section.

Notes Section: Further description of influences or describe influences not accounted for in input sheet. Example, a Power Line easement running across property. Private Boat launch for subdivision.

For any properties that are not typical and fall outside of these parameters, See land appraiser for final determination.

AS 29.45.110. Full and True Value.

- (a) The assessor shall assess property at its full and true value as of January 1 of the assessment year, except as provided in this section, AS [29.45.060](#) , and [29.45.230](#). The full and true value is the estimated price that the property would bring in an open market and under the then prevailing market conditions in a sale between a willing seller and a willing buyer both conversant with the property and with prevailing general price levels.

AS 29.45.130. Independent Investigation

- (a) The assessor is not bound to accept a return as correct. The assessor may make an independent investigation of property returned or of taxable property on which no return has been filed. In either case, the assessor may make the assessor's own valuation of the property subject to an ad valorem tax and this valuation is prima facie evidence of the value of the property.
- (b) For investigation, the assessor or the assessor's agent may enter real property during reasonable hours to examine visible personal property and the exterior of a dwelling or other structure on the real property. The assessor or the assessor's agent may enter and examine the interior of a dwelling or other structure or the personal property in it only (1) if the structure is under construction and not yet occupied; (2) with the permission of a person in actual possession of the structure; or (3) in accordance with a court order to compel the entry and inspection. The assessor or the assessor's agent may examine all property records involved. A person shall, on request, furnish to the assessor or the assessor's agent assistance for the investigation and permit the assessor or the assessor's agent to enter a dwelling or other structure to examine the structure or personal property in it during reasonable hours. The assessor may seek a court order to compel entry and production of records needed for assessment purposes.
- (c) An assessor may examine a person on oath. On request, the person shall submit to examination at a reasonable time and place selected by the assessor.

KPB 5.15.070. Board of equalization – Hearing procedure.

- (h) Access to property. If an appellant has refused or failed to provide the assessor, or designee, full access to property or records related to assessment of the property, the appellant is precluded from offering evidence on the issue or issues affected by that lack of access. Before a ruling is issued on the admissibility of such evidence, the appellant shall be provided with a reasonable opportunity by the presiding officer to present its case as to why this sanction should not be imposed, and the assessor shall have a reasonable opportunity to respond.

MARKET VALUE

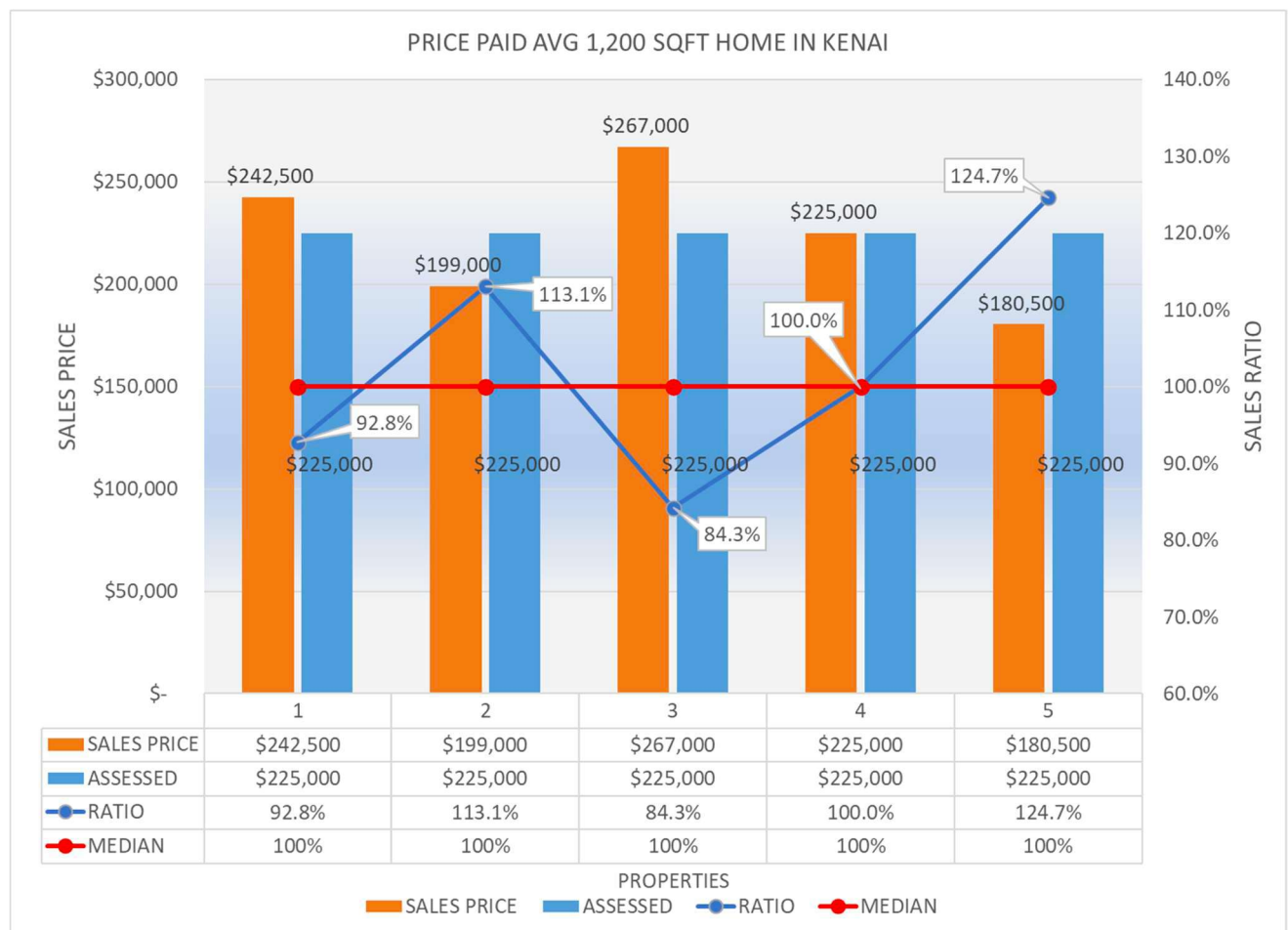
The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in an open and competitive market under all condition's requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress. (Appraisal of Real Estate 11th Edition - Appraisal Institute)

BURDEN OF PROOF

The appellant has the burden of proving or providing any information to show that the assessed values are excessive, improper or unequal. The assessor is accorded broad discretion in deciding among the recognized valuation methods. The assessor’s choice of one recognized method of valuation over another is simply the exercise of a discretion committed to the assessor by law.

**A borough has discretion to appraise, by whatever recognized method of valuation it chooses, so long as there is no fraud or clear adoption of a fundamentally wrong principle of valuation. Hoblit vs. Greater Anchorage Area Borough, Sup. Ct. Op. No. 636 (File No. 1214), 473 P.2d 630 (Alaska 1970).*

The assessing department is concerned not only with market value, but also with equity of assessment, which means: making sure that every property is assessed at the same level as all others with respect to market value. For this reason, **the assessor uses a broad scope in its approach to value, using overall trends to value all properties in a given market area.** In contrast, a private appraisal is only concerned with estimating the value of a single property.





APPELLANT: KALIFONSKY MEADOWS LLC
REPRESENTATIVE: DAVID YRAGUI

KPB PARCEL ID: 05518019

TOTAL ACREAGE: 0.97

PHYSICAL ADDRESS(ES) / LOCATION: NONE
KALIFORNSKY

LEGAL DESCRIPTION:

T 5N R 11W SEC 29 SEWARD MERIDIAN KN 0730023 KALIFONSKY BEACH
INDUSTRIAL PARK SUB LOT 3 BLK 2



2026 NOTICED VALUES

RAW LAND	\$1,400.00
TOTAL IMPROVEMENTS:	N/A
ASSESSED VALUE TOTAL:	\$1,400.00
EXEMPTIONS:	N/A

The Kenai Peninsula Borough (KPB) Assessing Department uses a Market Adjusted Cost Approach to value residential structures for assessment purposes. This Cost Approach is derived from the property description, quality, size, and features, and is based upon replacement cost of new, less depreciation (RCN-D). That value is then adjusted by a statistically tested market adjustment.

According to Property Assessment Valuation, the first step in developing a cost approach is to estimate the land value at its highest and best use. KPB does this by reviewing, analyzing, and statistically testing reported land sales in a given market area. That updated land value is then combined with the value of all improvements; the sum of the two is the assessed value. This application is in accordance with Alaska State Statute AS 29.45.110.

ADMINISTRATIVE SUMMARY

Subject property is a 0.97-acre parcel in the K-Beach market area (#125). Land influences are platted access, limited view, no electric or gas utility. Currently all 0.97 acres are being classified as remaining land type. Highest and best use of the parcel is residential. Subject property was inspected on 04/21/26, by appraisal staff. After the inspection and review, no changes were made to the file.

Land K Beach Market 125

- 26 sales in last 3 years with a median ratio for 82.91%
- COD: 18.56
- PRD: 1.05

PROPERTY DETAILS

LAND DETAILS

See definitions section of packet

- View Limited
- Platted
- Elec No
- WETLANDS
- Gas No



APPELLANT: KALIFONSKY MEADOWS LLC
REPRESENTATIVE: DAVID YRAGUI

KPB PARCEL ID: 05518019

LEGAL DESCRIPTION: T 5N R 11W SEC 29 SEWARD MERIDIAN KN 0730023 KALIFONSKY BEACH INDUSTRIAL PARK
SUB LOT 3 BLK 2

2026 RECOMMENDED VALUE	
LAND:	\$1,400
IMPROVEMENTS:	0
TOTAL:	\$1,400

ASSESSOR'S RECOMMENDATION

1. Subject property is valued uniformly and equitably with the parcels located within the same market area.
2. The Assessing Department reviewed all physical characteristics of the subject property to ensure all data was accurately captured. Influences are applied correctly and uniformly to the subject property.
3. The Assessing Department uses standardized mass appraisal procedures and techniques to specify and calibrate market models which are applied uniformly to value property within the borough. The modeled values are statistically tested to ensure a level of accuracy and equity of assessment that meets the guidelines established by the Alaska Association of Assessing Officers and the International Association of Assessing Officers, and in compliance with Alaska State Statute.

BOARD ACTION

LAND: _____ IMPROVEMENTS: _____ TOTAL: _____



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

ORIGINAL

2026

15761

055-180-19

ADMINISTRATIVE INFORMATION Neighborhood: 125 K-Beach Property Class: 100 Residential Vacant TAG: 58 - CENTRAL EMERGENCY SVS	LEGAL DESCRIPTION: T 5N R 11W SEC 29 Seward Meridian KN 0730023 KALIFONSKY BEACH INDUSTRIAL PARK SUB LOT 3 BLK 2 ACRES: 0.97	PRIMARY OWNER KALIFONSKY MEADOWS LLC PO BOX 1290 KENAI, AK 99611-1290
--	---	---

Residential Vacant

EXEMPTION INFORMATION	VALUATION RECORD					Worksheet
	Assessment Year	2021	2022	2023	2024	
Land	1,000	1,400	1,400	1,400	1,400	1,400
Improvements	0	0	0	0	0	0
Total	1,000	1,400	1,400	1,400	1,400	1,400


LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Remaining/Wetlands	49 User Definable Land Formul		0.97	1,031	1,031	1,000	6 View Limited	75	750	1,400
							E WETLANDS			
							O Gas No	-5	-50	
							V Platfed	-15	-150	
							Y Elec No	-20	-200	
ASSESSED LAND VALUE (Rounded) :									350	1,400

MEMOS

ASG0070

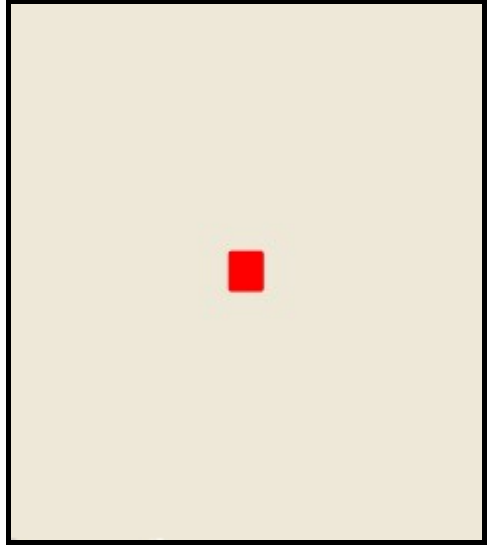


 **KPB Parcel ID: 05518019**

Owner: KALIFONSKY MEADOWS LLC

Legal Description: T 5N R 11W SEC 29
SEWARD MERIDIAN KN 0730023
KALIFONSKY BEACH INDUSTRIAL PARK SUB
LOT 3 BLK 2

Vicinity: Kalifornsky



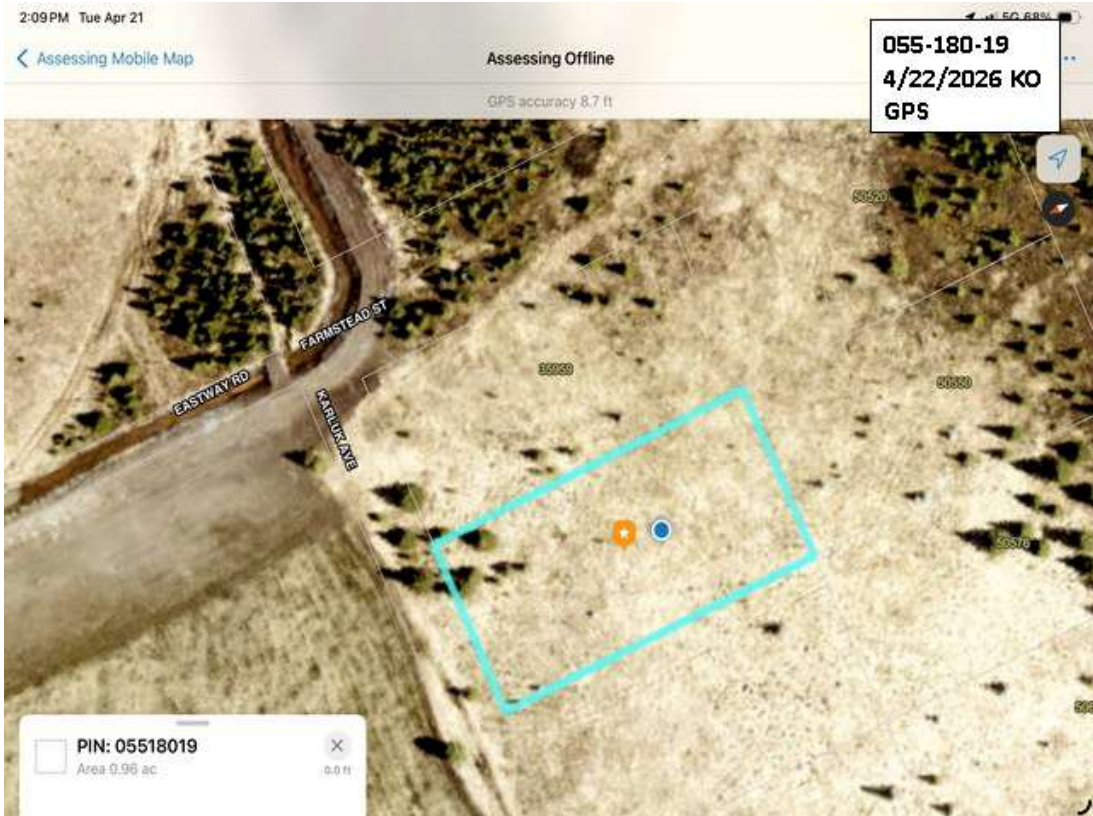
ASG0071

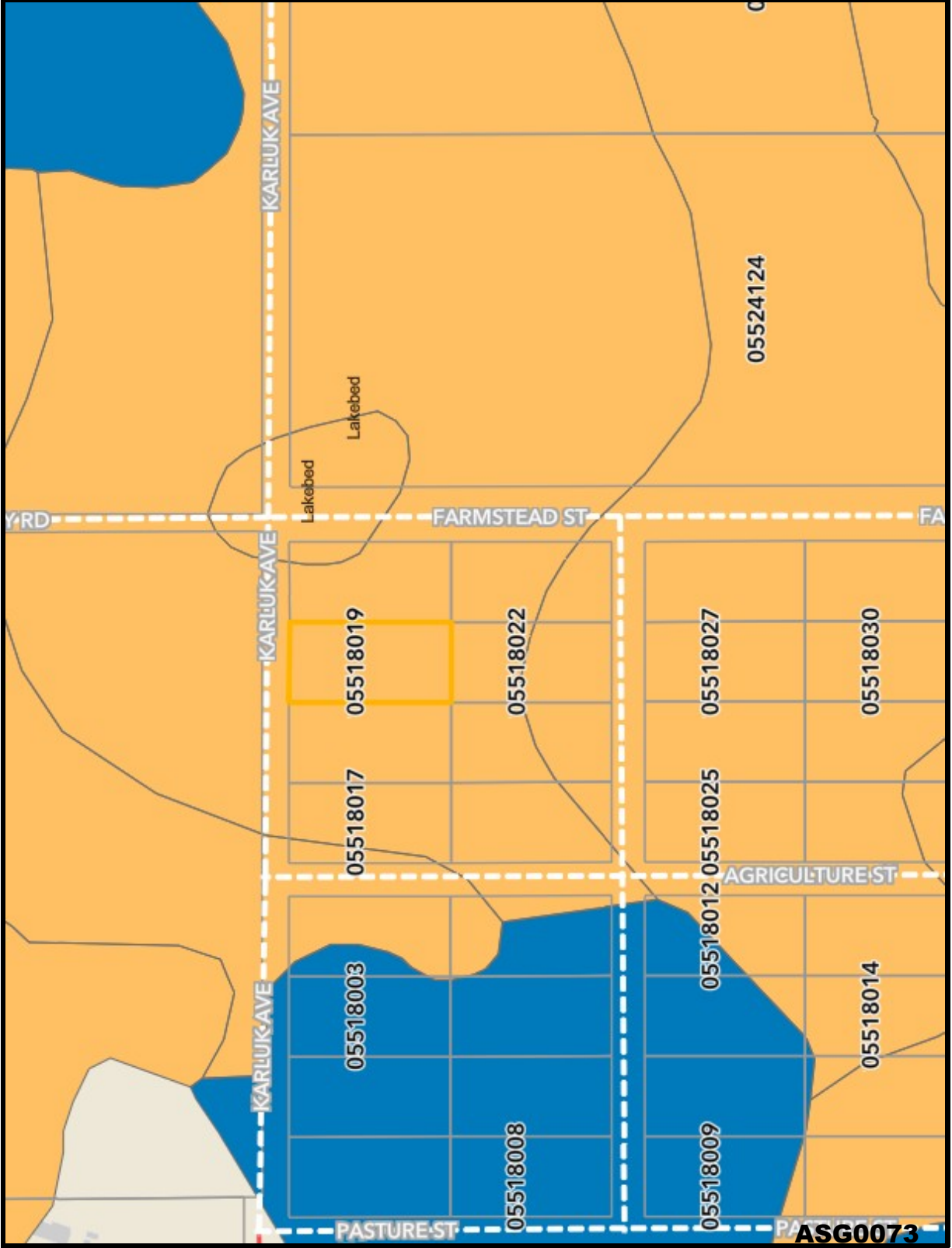


KPB PARCEL ID: 05518019



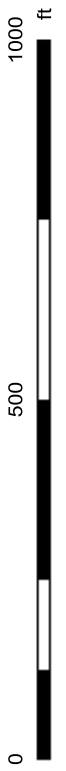
055-180-19
4/21/2026 KO
VIEW2

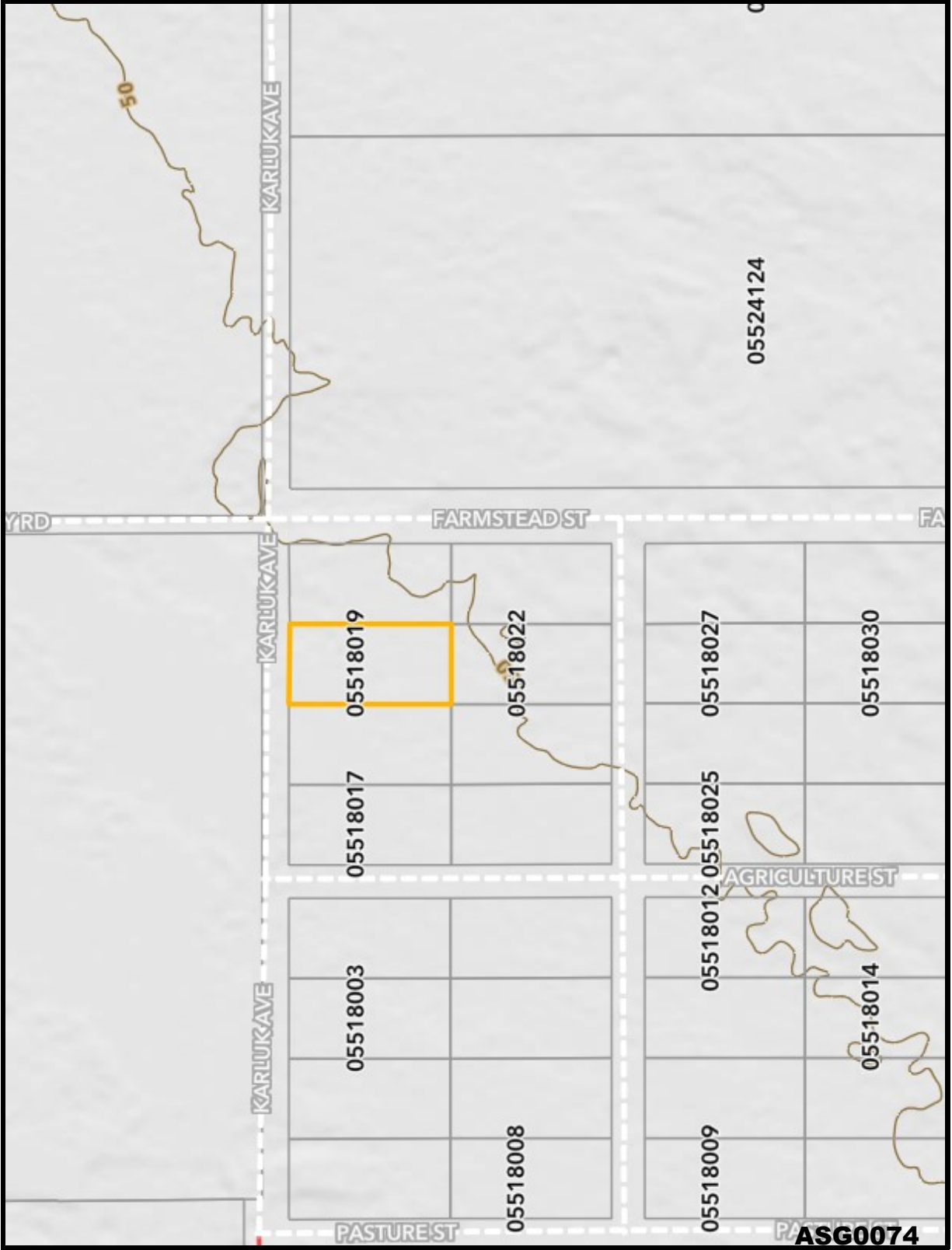




KPB PARCEL ID: 05518019

- Transportation
 - Roads (by Maintenance)
 - Unbuilt / Platted / Not Maintained
 - Borough (RSA)
 - State
 - Federal
 - Municipal
- Terrain
 - KWF Wetlands Assessment
 - DISTURB
 - Depression
 - Discharge Slope
 - Drainageway
 - Floating Island
 - Headwater Fen
 - Kettle
 - LAKE
 - Lakebed
 - Late Snow Plateau
 - Riverine
 - Tidal
 - Wetland / Upland Complex



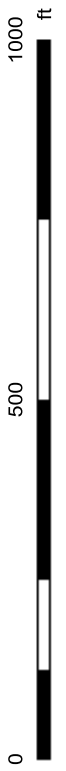


KPB PARCEL ID: 05518019

Transportation








Roads (by Maintenance)

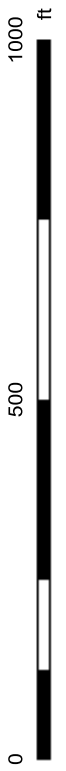
- Unbuilt / Platted / Not Maintained
- Borough (RSA)
- State
- Federal
- Municipal










 **KPB PARCEL ID: 05518019**

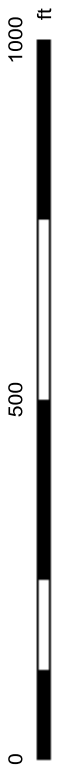
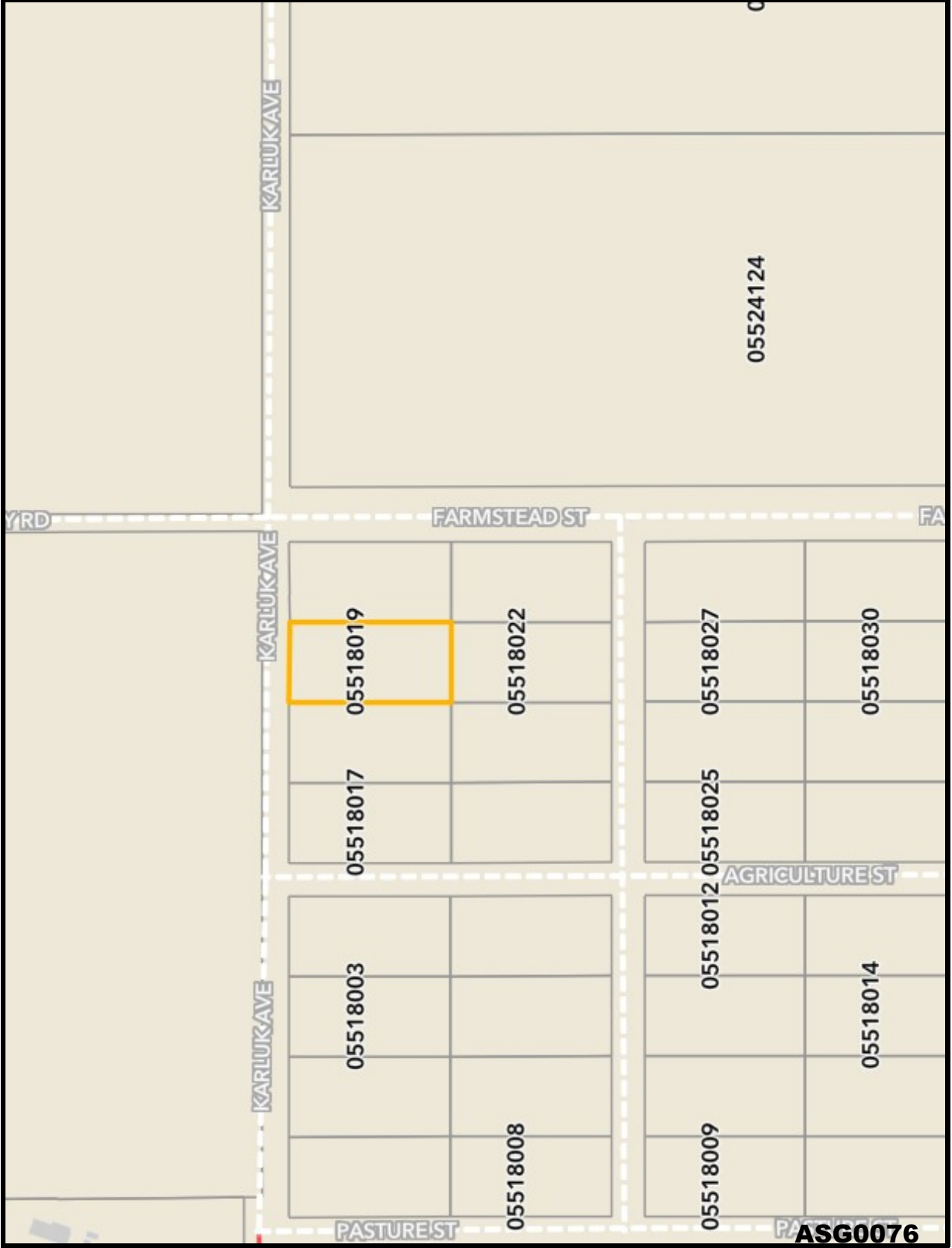
- Transportation
- Roads (by Maintenance)
 -  Unbuilt / Platted / Not Maintained
 -  Borough (RSA)
 -  State
 -  Federal
 -  Municipal
- Land Influence
 -  View Limited
 -  View None





 **KPB PARCEL ID: 05518019**

- Electric Utilities
- Transmission Lines 
- Transportation
- Roads (by Maintenance)
 -  Unbuilt / Platted / Not Maintained
 -  Borough (RSA)
 -  State
 -  Federal
 -  Municipal



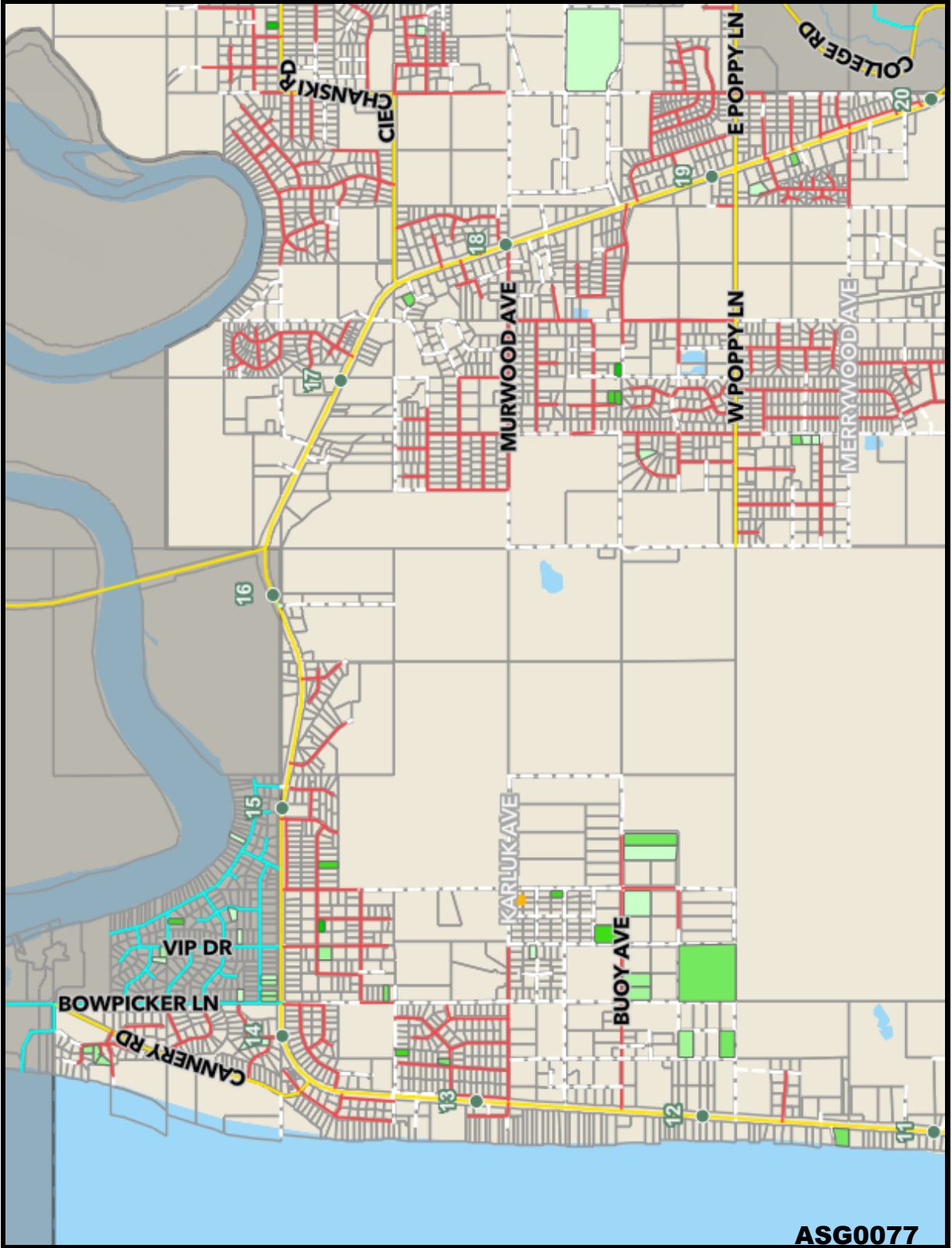


KENAI PENINSULA BOROUGH

Assessing

2026

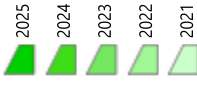
Real Property Assessment Valuation Appeal Sales Map



KPBS PARCEL ID: 05518019

Sales

Vacant Land



Transportation

Roads (by Maintenance)

Unbuilt / Platted / Not

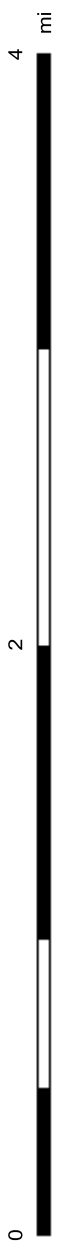
Maintained

Borough (RSA)

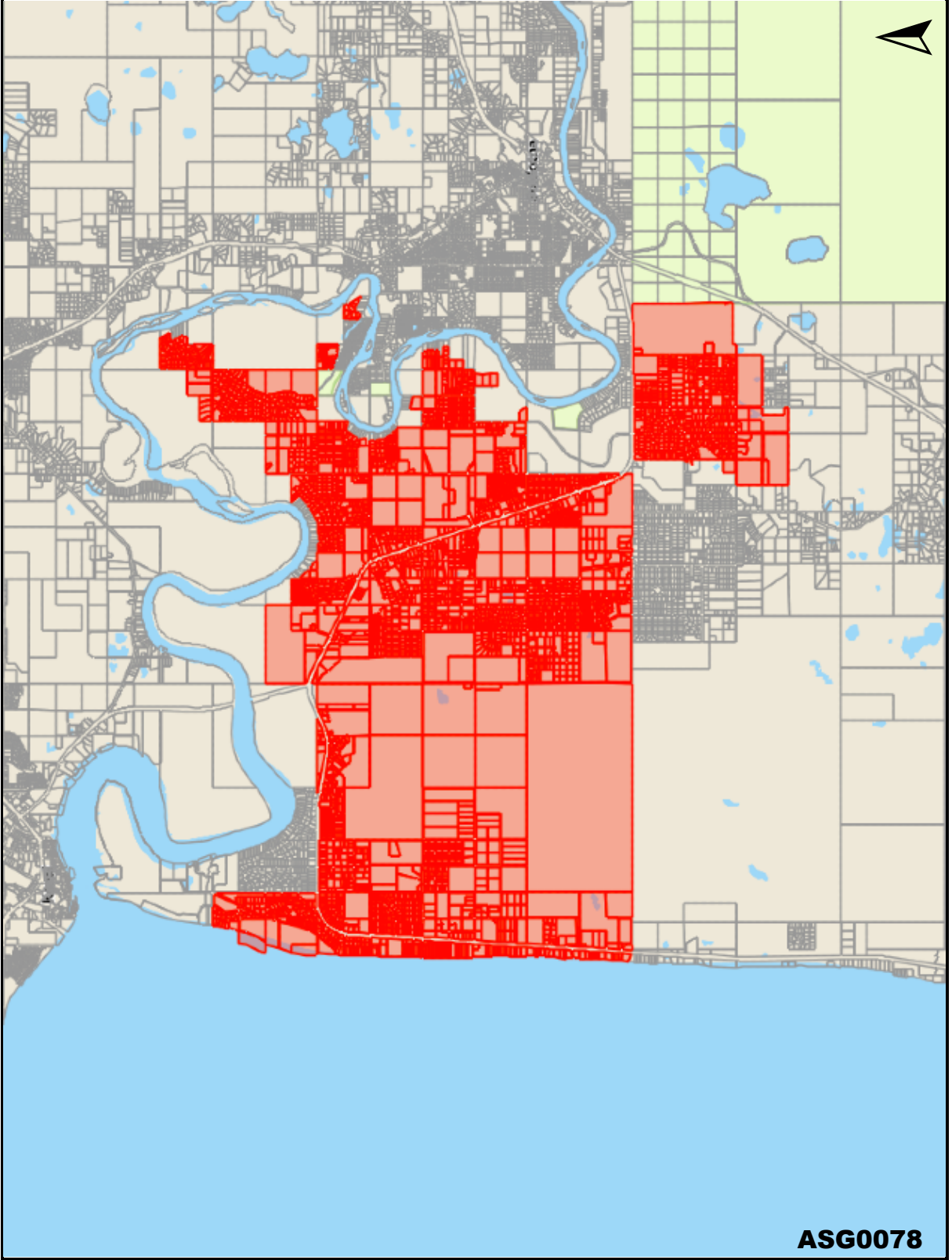
State

Federal

Municipal

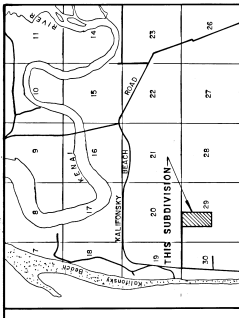


ASG0077



Market Area: 125

ASG0078



VICINITY MAP
SCALE: 1"=1 MILE

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of said property, and request the approval of this plat showing such easements, encroachments, roadways and or streets declared by us for public use.

Date March 14, 1973 Owner Samuel Kalifonsky

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this 14th day of March, 1973.

My commission expires March 14, 1975
Notary Public for Alaska

PLAT APPROVAL

Plat approved by the commission this 12th day of March, 1973.

Debra E. Thompson
Mayor

Notes

1. Proposed Land Use: Industrial & Commercial
2. Drainage and/or fill will be required for development as the water table is near the surface.
3. Lot Area = 42,050 s.f. unless otherwise noted.

Total Area = 8005 Acres



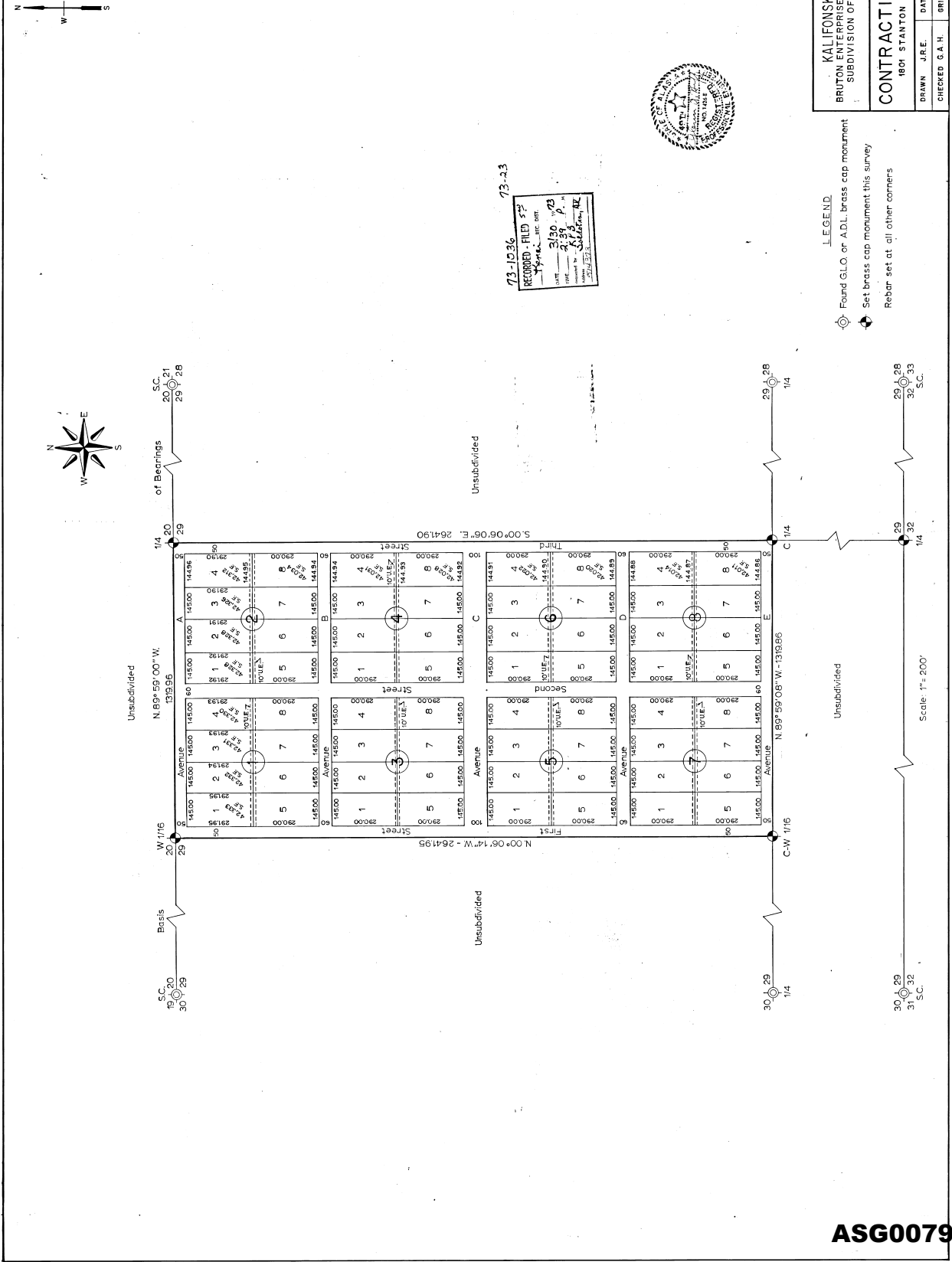
LEGEND

- Found G.L.O. or A.D.L. brass cap monument
- Set brass cap monument this survey
- Rebar set at all other corners

KALIFONSKY BEACH INDUSTRIAL PARK
BRUTON ENTERPRISES, BOX 6068 ANCHORAGE, ALASKA, OWNER
SUBDIVISION OF THE E 1/2, NW 1/4, S 29, T 5N, R 11W, S.M.

CONTRACTING ENGINEERS & ASSOC.
1801 STANTON AVE. ANCHORAGE, ALASKA 99504

DRAWN J.R.E.	DATE Mar 14, 73	SCALE As Shown	DWS NO 72-14
CHECKED G.A.H.	SRD, Kandl B-4		SHEET 1 OF 1

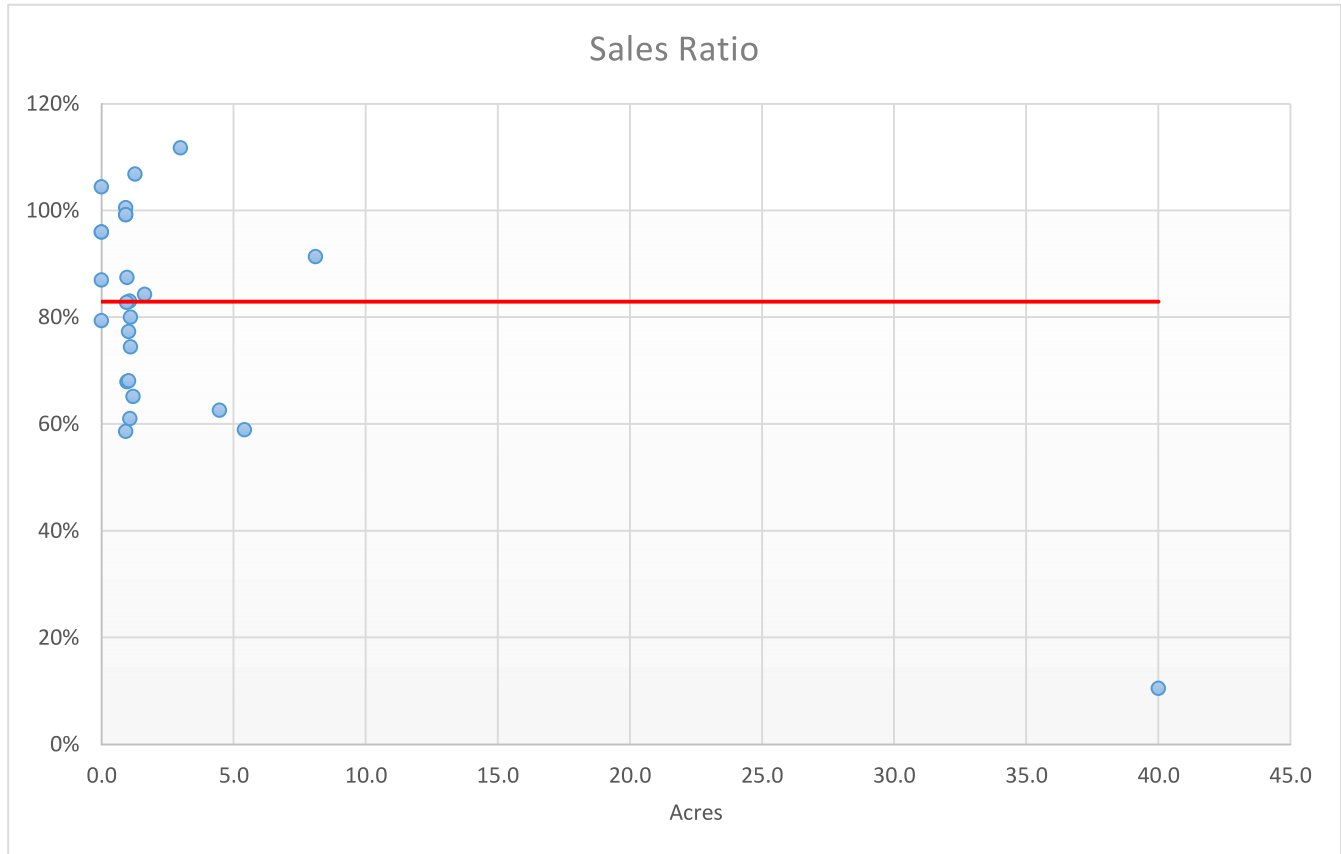
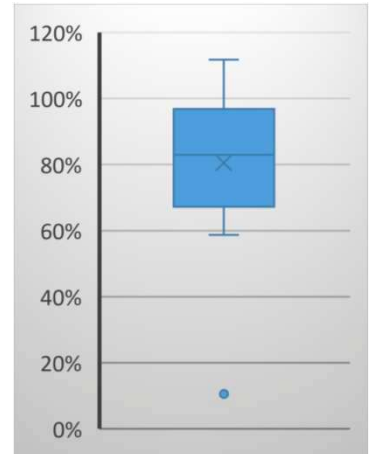
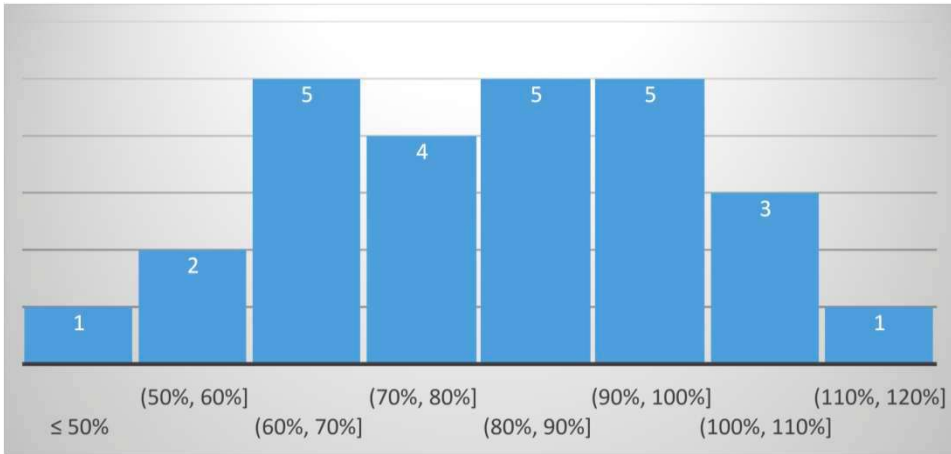


ASG0079

2026 LAND RATIO STUDY

K-BEACH

Ratio Sum	21	Earliest Sale	2/6/2023	Excluded	
Mean	80.53%	Lates Sale	8/1/2025	# of Sales	26
Median	82.91%	Outlier Information		Total AV	\$ 999,900
Wtd Mean	76.38%			Range	1.5
PRD	1.05	Lower Limit	22.93%	Min	10.51%
COD	18.56%	Upper Limit	141.10%	Max	111.75%
St. Dev	0.2115			Min Sale	\$ 19,500
COV	26.27%			Max Sale	\$ 160,000



2026 LAND RATIO STUDY

Mrk Area	Sale Date	LRSN	PIN	Total Acres	Year	Wrk Sh Val	Sale Price	LandType	SaleCd	RATIO
125	11/1/2024	15067	05501151	1.19	2024	\$ 94,500	\$ 145,000	20	C	65.17%
125	9/12/2023	15086	05501170	0.92	2023	\$ 82,100	\$ 140,000	20	C	58.64%
125	8/3/2023	94049	05506029CO05	0.00	2023	\$ 30,700	\$ 35,300	20	Z	86.97%
125	2/5/2025	104607	05506029CO51	0.00	2025	\$ 28,700	\$ 29,900	20	C	95.99%
125	2/5/2025	104610	05506029CO54	0.00	2025	\$ 28,700	\$ 29,900	20	C	95.99%
125	8/1/2025	104612	05506029CO74	0.00	2025	\$ 25,400	\$ 32,000	20	C	79.38%
125	8/23/2024	104614	05506029CO76	0.00	2024	\$ 26,100	\$ 25,000	20	C	104.40%
125	12/11/2023	15654	05514029	4.47	2023	\$ 16,900	\$ 27,000	20	C	62.59%
125	3/28/2023	15665	05514041	40.00	2023	\$ 8,200	\$ 78,000	20	C	10.51%
125	7/9/2025	16080	05522140	0.97	2025	\$ 26,700	\$ 39,300	20	Z	67.94%
125	8/31/2023	16107	05522205	1.03	2023	\$ 25,900	\$ 33,500	20	C	77.31%
125	9/27/2023	82684	05524107	8.10	2023	\$ 68,500	\$ 75,000	20	C	91.33%
125	7/9/2024	90459	05524119	5.41	2024	\$ 69,600	\$ 118,100	20	Z	58.93%
125	1/24/2025	16888	05528237	1.06	2025	\$ 16,600	\$ 20,000	20	C	83.00%
125	5/22/2024	16896	05528245	1.03	2024	\$ 21,800	\$ 32,000	20	C	68.13%
125	11/17/2023	16897	05528246	1.10	2023	\$ 28,000	\$ 35,000	20	C	80.00%
125	9/6/2024	16897	05528246	1.10	2024	\$ 28,000	\$ 37,600	20	C	74.47%
125	8/7/2023	16948	05529065	2.99	2023	\$ 178,800	\$ 160,000	20	C	111.75%
125	6/5/2024	17031	05531047	1.63	2024	\$ 29,500	\$ 35,000	20	C	84.29%
125	6/28/2023	107804	05532072	1.07	2023	\$ 12,200	\$ 20,000	20	C	61.00%
125	3/8/2023	108143	05533135	1.27	2023	\$ 26,700	\$ 25,000	20	C	106.80%
125	2/6/2023	17978	05545019	0.95	2023	\$ 26,500	\$ 32,000	20	C	82.81%
125	8/9/2024	17985	05545026	0.92	2024	\$ 19,600	\$ 19,500	20	C	100.51%
125	8/1/2025	18278	05553009	0.96	2025	\$ 30,600	\$ 35,000	20	C	87.43%
125	3/19/2024	37317	13134081	0.92	2024	\$ 24,800	\$ 25,000	20	C	99.20%
125	7/15/2024	37317	13134081	0.92	2024	\$ 24,800	\$ 25,000	20	C	99.20%

LogID	Contact Name	Created By	Parcel	Notes
2026-04-07T13:40:24	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	CALLED TO SCHEDULE INSPECTION FRIDAY AT 10AM
2026-04-06T12:45:40	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	HE CALLED TO SETUP AN INSPECTION/ MEETING TO TALK ABOUT THE RANCH, THE 360 ACRES. TOLD HIM I WOULD HAVE TO CALL HIM BACK SO I CAN COORDINATE WITH A RES APPRAISER.
2026-04-06T12:42:03	DAVE YRAGUI	VanZandt, Catherine	FORMAL APPEALS	CB TO HW; WARM XFER TO HER
2026-04-02T13:02:20	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	HE WASNT GOING TO APPEAL TAXES THIS YEAR, BUT THE BOROUGH POSTPONED THE TRIAL. SAID HE WAS GOING TO GET A BUNCH OF COMPARABLES AND GO THROUGH THEM ONE AT A TIME. DID NOT SCHEDULE ANY INSPECTIONS.
2026-04-02T13:01:17	DAVE YRAGUI	VanZandt, Catherine	FORMAL APPEALS	CALLED FOR HW; WARM XFER TO HER
2026-04-02T12:02:33	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	CALLED TO ASK IF HE WANTED US TO INSPECT ANYTHING, HE SAID HE WOULD CALL BACK.
2026-04-02T09:00:04	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	CLM
2026-04-01T10:49:25	DAVE YRAGUI	VanZandt, Catherine	FORMAL APPEALS	CB FOR HW; EMAILED HW W/ INFO
2026-04-01T10:20:32	DAVID YRAGUI	Windsor, Heather	FORMAL APPEALS	CLM ASKED IF HE WANTED US TO INSPECT ANYTHING, IF SO TO PLEASE CALL TO SETUP A TIME.
2026-03-10T08:15:51	MARY YRAGUI	VanZandt, Catherine	05524106/24/26/27/2	SAID SHE DID NOT RECEIVE HER ASSESSMENT NOTICES FOR THESE PARCELS; ASKED IF I COULD EMAIL THEM TO HER INSTEAD.

ASG0082

APPEAL HISTORY FOR PARCEL 055-180-19

APPEAL YEAR: 2010

Appeal Type/Status

Appraiser Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
PKNIGHT	03/08/2010	1,000	1,000	0	0%	Informal Adjustment

Summary:

APPEAL YEAR: 2022

Appeal Type/Status

Appraiser Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
BANDERSON	03/16/2022	1,400	0	1,400	0%	Informal Adjustment

Summary: LAND VALUE ISSUE.
APP: REVIEWED, NO CHARGES WARRANTED.

APPEAL YEAR: 2024

Appeal Type/Status

Appraiser Date Filed

BOE APPEAL	BOE - Closed	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
HWINDSOR	04/02/2024	1,400	0	1,400	0%	

Summary:

APPEAL YEAR: 2026

Appeal Type/Status

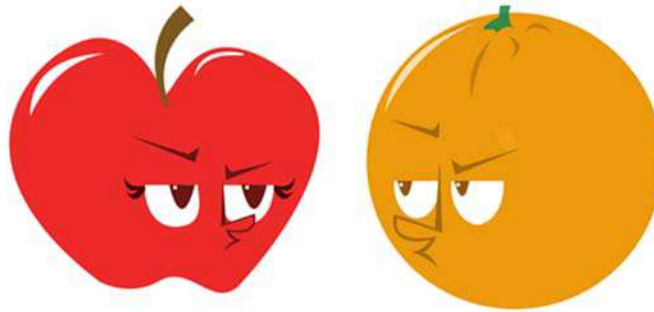
Appraiser Date Filed

BOE APPEAL	Open	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
HWINDSOR	03/27/2026	1,400	0	1,400	0%	

Summary:

Price per Acre Comparison

A very popular way to compare land values is to do a simple Price per Acre calculation. Simply stated this is the assessed value divided by the acreage. This will work just fine if the properties you are comparing are exactly the same size and have the exact same influences, otherwise you are just comparing apples to oranges.



Below is a sample comparison of 2 parcels that have the same acreage, with different influences.

5.0 AC Base	\$ 50,000		5.0 AC Base	\$ 50,000
Gravel Maint	\$ -		Paved	\$ 5,000
Elec Yes	\$ -		Elec Yes	\$ -
Gas No	\$ (10,000)		Gas Yes	\$ -
View Limited	\$ 12,000		View Good	\$ 25,000
			Waterfront Pond	\$ 25,000
Land Value	\$ 52,000		Land Value	\$ 105,000
Price/AC	\$ 10,400		Price/AC	\$ 21,000

Below is a sample comparison of 2 parcels that have the same influences, with different acreages.

5.0 AC Base	\$ 50,000		10.0 AC Base	\$ 70,000
Paved	\$ 5,000		Paved	\$ 7,000
Elec Yes	\$ -		Elec Yes	\$ -
Gas Yes	\$ -		Gas Yes	\$ -
View Good	\$ 25,000		View Good	\$ 35,000
Waterfront Pond	\$ 25,000		Waterfront Pond	\$ 35,000
Land Value	\$ 105,000		Land Value	\$ 147,000
Price/AC	\$ 21,000		Price/AC	\$ 14,700

Definitions

Assessment progressivity (regressivity). An appraisal bias such that higher value properties are appraised higher (lower) than low-value properties. See also price-related differential.

Coefficient of dispersion (COD). The average deviation of a group of numbers from the median expressed as a percentage of the median. In ratio studies, the average percentage deviation from the median ratio. *Acceptable range: Land under 30%, residential under 20%.*

Coefficient of variation (COV). The standard deviation expressed as a percentage of the mean. *Acceptable range: 1.25 of the COD.*

Mean: The result of adding all the values of a variable and dividing by the number of values. For example, the arithmetic mean of 3, 5, and 10 is 18 divided by 3, or 6. Also called the arithmetic mean.

Median. The midpoint or middle value when a set of values is ranked in order of magnitude; if the number of values is even, the midpoint or average of the two middle values. *Acceptable range: 90% to 110%*

Price-related differential (PRD). The mean divided by the weighted mean. The statistic has a slight bias upward. Price-related differentials above 1.03 tend to indicate assessment regressivity; price-related differentials below 0.98 tend to indicate assessment progressivity. *Acceptable range: 0.98 to 1.03.*

Progressivity. See assessment progressivity (regressivity)

Regressivity. See assessment progressivity (regressivity)

Standard deviation (St. Dev). The statistical calculated from a set of number by subtracting the mean from each value and squaring the remainders, adding together these squares, dividing by the size of the sample less one, and taking the square root of the result. When the data are normally distributed, one can calculate the percentage of observations within any number of standard deviations of the mean from normal probability table. When the data are not normally distributed, the standard deviation is less meaningful and should be used with caution.

Weighted mean; weighted average (wtd mean). An average in which the observations are weighted based on some criterion. In ratio studies, the weighted mean is a calculated by weighting the ratios based on their sale prices. A shortcut method is to sum the appraisals or assessments, sum of the sales prices, and divided the first result by the second. (International Association of Assessing Officers, 1990)

References

International Association of Assessing Officers. (1990). *Property Appraisal and Assessment Administration*. Chicago: International Association of Assessing Officers.

Influence Definitions

View

- **None:** No view other than immediate surroundings, could have a view if trees on adjoining properties were removed.
- **Limited:** Less than 45° viewable unobstructed, greater than 45° view angle with obstructions, mountain top view, view from 2nd story, able to view beyond adjacent lots, overlooking an area that would provide increased viewing opportunities for wildlife (rule of thumb, distance greater than football field).
- **Good:** 45°-90° view, unobstructed view, at least 1 feature, **mountain, river, lake, inlet etc.** Able to view beyond adjacent lots. (*River, Lake and Inlet frontage property will always have at least a Good or Excellent View*)
- **Excellent:** 90° or greater view, unobstructed, 2 or more features.

Street Access

- **Paved Access:** Paved road & government maintained.
- **Gravel Maintained:** Gravel road & maintained by the borough or another organized entity.
- **Gravel Unmaintained:** Gravel road but is not maintained by the borough (check Arcmap), could be maintained by the subdivision, HOA or private owner(s).
- **Trail:** *No longer used. If can be driven to year round, use gravel unmaintained, otherwise platted.*
- **Platted:** Road platted but not built.
- **Limited/NA:** Section line easement. No platted access. To include water, beach only access.

Utilities

- **Gas & Electric Yes/No:** To be considered as having gas & electric utilities must be at the property, directly across the street from property (not paved), or on the same side of the road and 1 lot away or less than 300 feet away. If street is paved & influence is across the road, parcel to be marked at not having service available.
- **Public/Community Water & Sewer:** Service is provided by municipality or by HOA. City lots are presumed to have this service though certain subdivision do not and need private well/septic influence. If only 1 of the services is available, mark Yes. Add well or septic if necessary for service not available. If street is paved & influence is across the road, parcel to be marked at not having service available.

Water Front

- **Ocean:** Fronts on major body of Saltwater, *Cook Inlet, Kachemak Bay, Resurrection Bay.*
- **River:** Fronts on a major navigable river, *Kenai River, Kasilof River.*
- **Lake:** Fronts on major lake, big enough to get a float plane on & off (approx. 3000') *Mackey Lake, Longmere Lake, Island Lake.*
- **Pond/Stream/Canal:** Fronts on smaller body of water, may be a fair size, but typically not able to get float plane on/off. *Arc Lake, Sport Lake, Echo Lake.* Not generally navigable by boat. *Funny River, Deep Creek, Anchor River, Swanson River.*

Topo

- **Steep:** Topography that is greater than usual incline/decline, making access & building difficult. At least 15 feet in elevation change and no less than 45% average slope (*4.5 feet vertical per 10 feet horizontal*)
- **Ravine:** Ravine or swale, a long deep hollow in the surface with wall height of at least 15 feet and average slope of 500% (*5 feet vertical per 1 foot horizontal*)
- **Other:** Any additional topographical feature that would have an influence on property, value. Topo features not described in the form.
- **Wetlands:** Water within 1 foot of the surface is considered wetlands. A Typical indicator of wetlands is scrubby black spruce.

Protective CCR's / HOA: Covenants, Conditions & Restrictions for individual subdivisions, Homer Owners Association. *Check S Drive or Contact title company.*

Airstrip: Private dirt/grass/gravel strip, off strip access.

Airstrip Improved: Gravel/ Paved, maintained, lights.

Agriculture Rights: Restrictions on property, limiting use of property or portion of property to agriculture use.

Easement: Description of a typical easements. Such as Overhead Power Line, Gas Line or other. Typical easements would include utility easements for providing utilities to local subdivision. Usually the front 10'-20' of the property.

Other: Other features not mentioned in form, describe in notes section.

Notes Section: Further description of influences or describe influences not accounted for in input sheet. Example, a Power Line easement running across property. Private Boat launch for subdivision.

For any properties that are not typical and fall outside of these parameters, See land appraiser for final determination.

AS 29.45.110. Full and True Value.

- (a) The assessor shall assess property at its full and true value as of January 1 of the assessment year, except as provided in this section, AS [29.45.060](#) , and [29.45.230](#). The full and true value is the estimated price that the property would bring in an open market and under the then prevailing market conditions in a sale between a willing seller and a willing buyer both conversant with the property and with prevailing general price levels.

AS 29.45.130. Independent Investigation

- (a) The assessor is not bound to accept a return as correct. The assessor may make an independent investigation of property returned or of taxable property on which no return has been filed. In either case, the assessor may make the assessor's own valuation of the property subject to an ad valorem tax and this valuation is prima facie evidence of the value of the property.
- (b) For investigation, the assessor or the assessor's agent may enter real property during reasonable hours to examine visible personal property and the exterior of a dwelling or other structure on the real property. The assessor or the assessor's agent may enter and examine the interior of a dwelling or other structure or the personal property in it only (1) if the structure is under construction and not yet occupied; (2) with the permission of a person in actual possession of the structure; or (3) in accordance with a court order to compel the entry and inspection. The assessor or the assessor's agent may examine all property records involved. A person shall, on request, furnish to the assessor or the assessor's agent assistance for the investigation and permit the assessor or the assessor's agent to enter a dwelling or other structure to examine the structure or personal property in it during reasonable hours. The assessor may seek a court order to compel entry and production of records needed for assessment purposes.
- (c) An assessor may examine a person on oath. On request, the person shall submit to examination at a reasonable time and place selected by the assessor.

KPB 5.15.070. Board of equalization – Hearing procedure.

- (h) Access to property. If an appellant has refused or failed to provide the assessor, or designee, full access to property or records related to assessment of the property, the appellant is precluded from offering evidence on the issue or issues affected by that lack of access. Before a ruling is issued on the admissibility of such evidence, the appellant shall be provided with a reasonable opportunity by the presiding officer to present its case as to why this sanction should not be imposed, and the assessor shall have a reasonable opportunity to respond.

MARKET VALUE

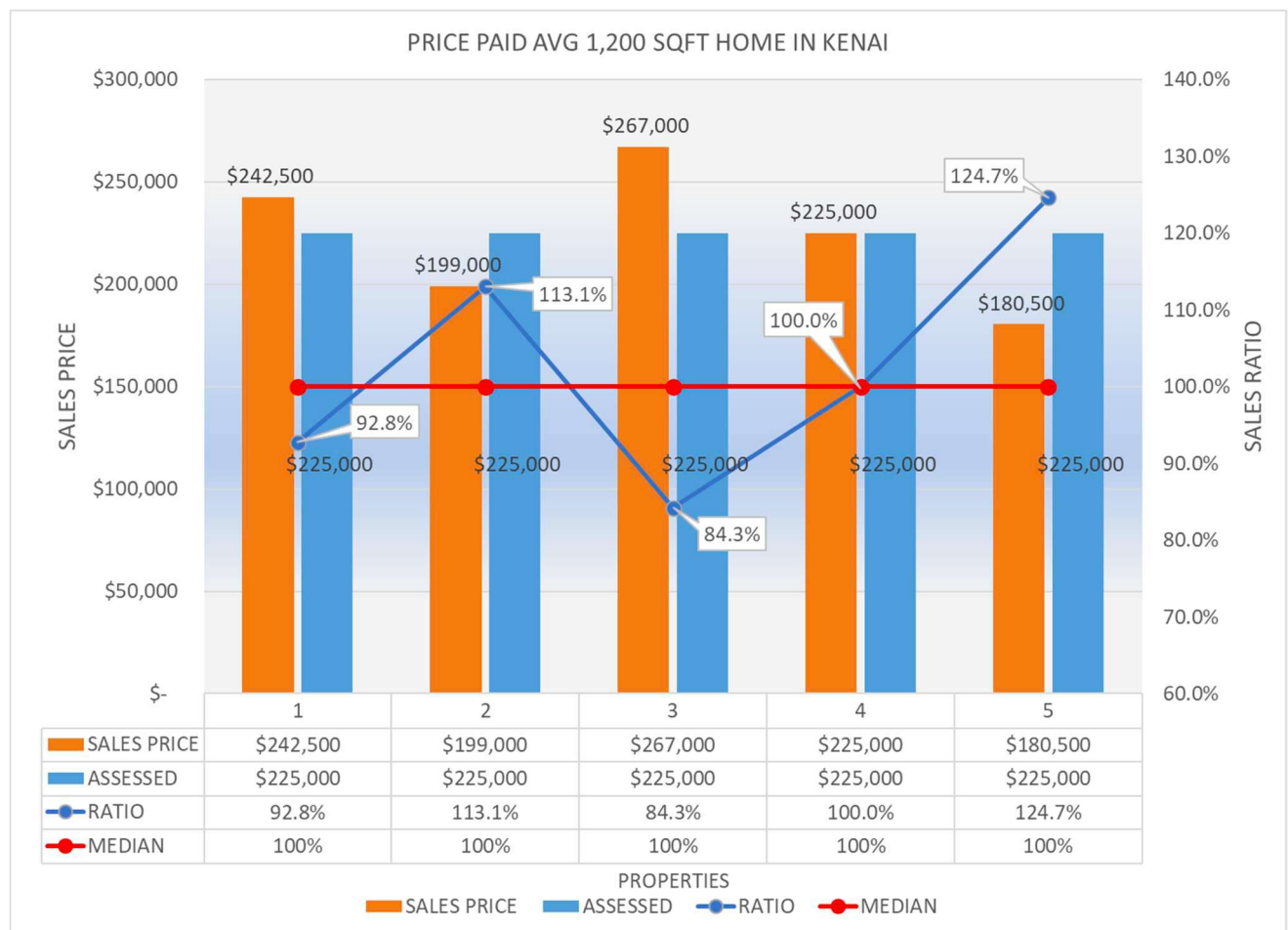
The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in an open and competitive market under all condition's requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress. (Appraisal of Real Estate 11th Edition - Appraisal Institute)

BURDEN OF PROOF

The appellant has the burden of proving or providing any information to show that the assessed values are excessive, improper or unequal. The assessor is accorded broad discretion in deciding among the recognized valuation methods. The assessor's choice of one recognized method of valuation over another is simply the exercise of a discretion committed to the assessor by law.

**A borough has discretion to appraise, by whatever recognized method of valuation it chooses, so long as there is no fraud or clear adoption of a fundamentally wrong principle of valuation. Hoblit vs. Greater Anchorage Area Borough, Sup. Ct. Op. No. 636 (File No. 1214), 473 P.2d 630 (Alaska 1970).*

The assessing department is concerned not only with market value, but also with equity of assessment, which means: making sure that every property is assessed at the same level as all others with respect to market value. For this reason, **the assessor uses a broad scope in its approach to value, using overall trends to value all properties in a given market area.** In contrast, a private appraisal is only concerned with estimating the value of a single property.





APPELLANT: KALIFONSKY MEADOWS LLC
REPRESENTATIVE: DAVID YRAGUI

KPB PARCEL ID: 05518020

TOTAL ACREAGE: 0.97

PHYSICAL ADDRESS(ES) / LOCATION: 35959 FARMSTEAD ST
KALIFORNSKY

LEGAL DESCRIPTION:

T 5N R 11W SEC 29 SEWARD MERIDIAN KN 0730023 KALIFONSKY BEACH
INDUSTRIAL PARK SUB LOT 4 BLK 2

2026 NOTICED VALUES

RAW LAND	\$1,400.00
TOTAL IMPROVEMENTS:	N/A
ASSESSED VALUE TOTAL:	\$1,400.00
EXEMPTIONS:	N/A



The Kenai Peninsula Borough (KPB) Assessing Department uses a Market Adjusted Cost Approach to value residential structures for assessment purposes. This Cost Approach is derived from the property description, quality, size, and features, and is based upon replacement cost of new, less depreciation (RCN-D). That value is then adjusted by a statistically tested market adjustment.

According to Property Assessment Valuation, the first step in developing a cost approach is to estimate the land value at its highest and best use. KPB does this by reviewing, analyzing, and statistically testing reported land sales in a given market area. That updated land value is then combined with the value of all improvements; the sum of the two is the assessed value. This application is in accordance with Alaska State Statute AS 29.45.110.

ADMINISTRATIVE SUMMARY

Subject property is a 0.97-acre parcel in the K-Beach market area (#125). Land influences are platted access, limited view, no electric or gas utility. Currently all 0.97 acres are being classified as remaining land type. Highest and best use of the parcel is residential. Subject property was inspected on 04/21/26, by appraisal staff. After the inspection and review, no changes were made to the file.

Land K Beach Market 125

- 26 sales in last 3 years with a median ratio for 82.91%
- COD: 18.56
- PRD: 1.05

PROPERTY DETAILS

LAND DETAILS

See definitions section of packet

- View Limited
- Platted
- Elec No
- WETLANDS
- Gas No

PROPERTY RECORD CARD(s)

IMPROVEMENT TYPE

BUILDING TYPE

YEAR BUILT

TOTAL SQ. FT



APPELLANT: KALIFONSKY MEADOWS LLC
REPRESENTATIVE: DAVID YRAGUI

KPB PARCEL ID: 05518020

LEGAL DESCRIPTION: T 5N R 11W SEC 29 SEWARD MERIDIAN KN 0730023 KALIFONSKY BEACH INDUSTRIAL PARK
SUB LOT 4 BLK 2

2026 RECOMMENDED VALUE	
LAND:	\$1,400
IMPROVEMENTS:	0
TOTAL:	\$1,400

ASSESSOR'S RECOMMENDATION

1. Subject property is valued uniformly and equitably with the parcels located within the same market area.
2. The Assessing Department reviewed all physical characteristics of the subject property to ensure all data was accurately captured. Influences are applied correctly and uniformly to the subject property.
3. The Assessing Department uses standardized mass appraisal procedures and techniques to specify and calibrate market models which are applied uniformly to value property within the borough. The modeled values are statistically tested to ensure a level of accuracy and equity of assessment that meets the guidelines established by the Alaska Association of Assessing Officers and the International Association of Assessing Officers, and in compliance with Alaska State Statute.

BOARD ACTION

LAND: _____ IMPROVEMENTS: _____ TOTAL: _____



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

ORIGINAL

2026

15762

35959 FARMSTEAD ST

055-180-20

ADMINISTRATIVE INFORMATION Neighborhood: 125 K-Beach Property Class: 100 Residential Vacant TAG: 58 - CENTRAL EMERGENCY SVS	LEGAL DESCRIPTION: T 5N R 11W SEC 29 Seward Meridian KN 0730023 KALIFONSKY BEACH INDUSTRIAL PARK SUB LOT 4 BLK 2 ACRES: 0.97	PRIMARY OWNER KALIFONSKY MEADOWS LLC PO BOX 1290 KENAI, AK 99611-1290
--	---	---

Residential Vacant

EXEMPTION INFORMATION	VALUATION RECORD					Worksheet
	Assessment Year	2021	2022	2023	2024	
Land	1,000	1,400	1,400	1,400	1,400	1,400
Improvements	0	0	0	0	0	0
Total	1,000	1,400	1,400	1,400	1,400	1,400

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Remaining/Wetlands	49 User Definable Land Formul		0.97	1,031	1,031	1,000	6 View Limited	75	750	1,400
							E WETLANDS			
							O Gas No	-5	-50	
							V Platted	-15	-150	
							Y Elec No	-20	-200	
ASSESSED LAND VALUE (Rounded) :									350	1,400

MEMOS

ASG0092

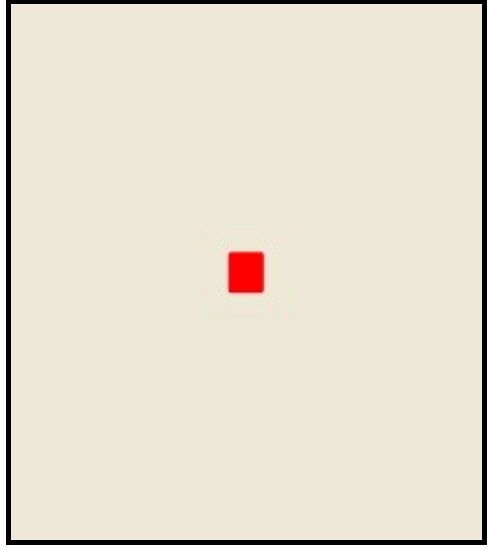


 **KPB Parcel ID: 05518020**

Owner: KALIFONSKY MEADOWS LLC

Legal Description: T 5N R 11W SEC 29
SEWARD MERIDIAN KN 0730023
KALIFONSKY BEACH INDUSTRIAL PARK SUB
LOT 4 BLK 2

Vicinity: Kalifornsky



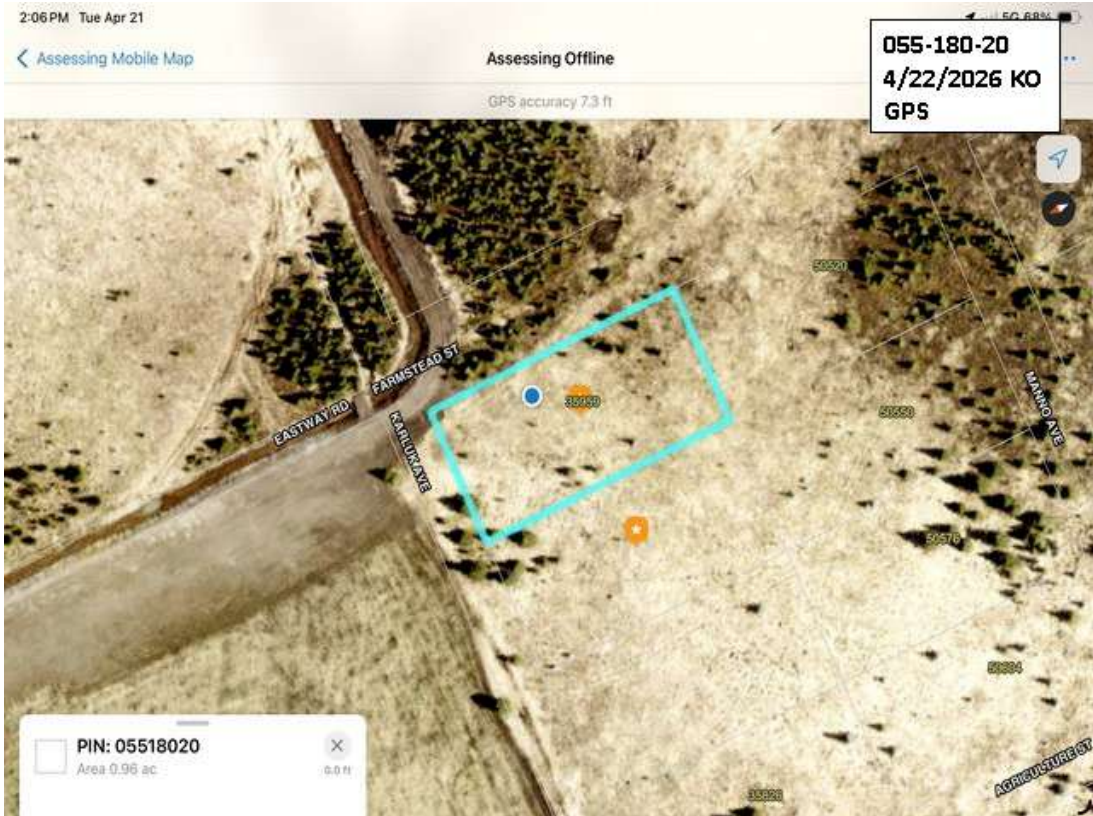
ASG0093



KPB PARCEL ID: 05518020



055-180-20
4/21/2026 KO
VIEW2



2:06 PM Tue Apr 21

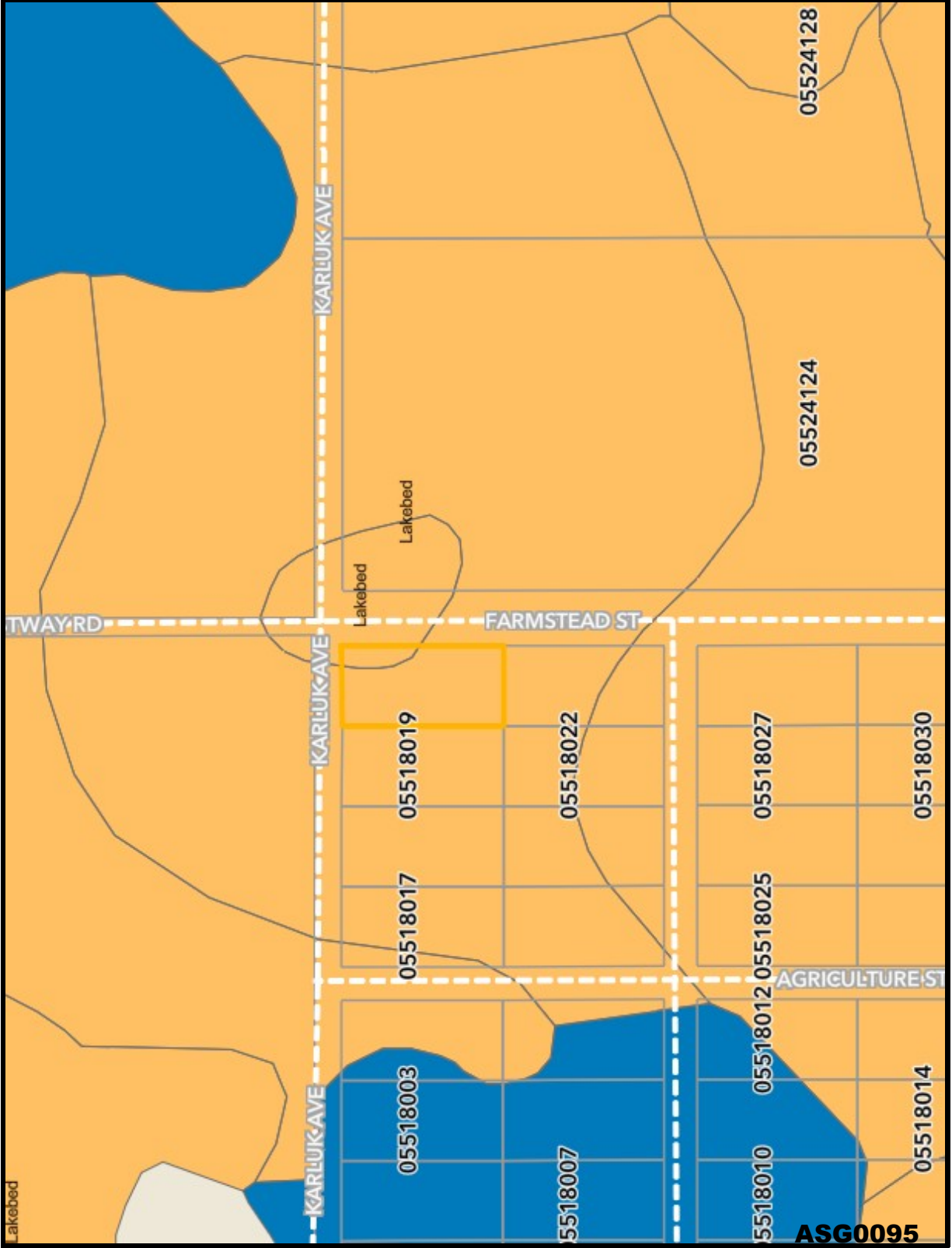
< Assessing Mobile Map

Assessing Offline

GPS accuracy 7.3 ft

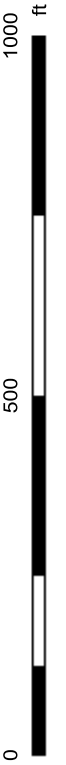
055-180-20
4/22/2026 KO
GPS

PIN: 05518020
Area 0.96 ac
0.0 ft



KPB PARCEL ID: 05518020

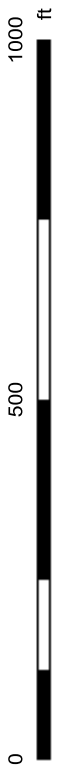
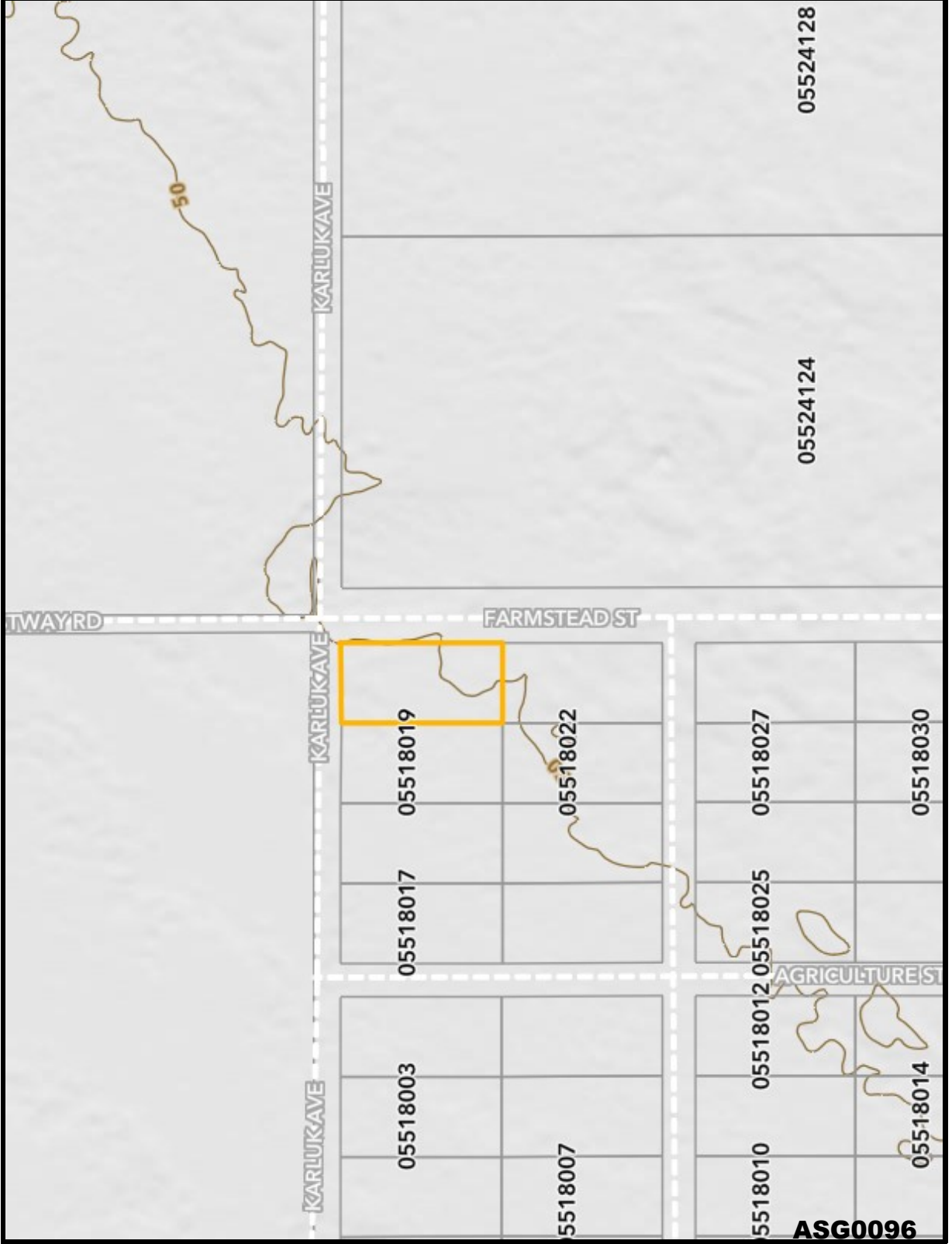
- Transportation
 - Roads (by Maintenance)
 - Unbuilt / Platted / Not Maintained
 - Borough (RSA)
 - State
 - Federal
 - Municipal
- Terrain
 - KWF Wetlands Assessment
 - DISTURB
 - Depression
 - Discharge Slope
 - Drainageway
 - Floating Island
 - Headwater Fen
 - Kettle
 - LAKE
 - Lakebed
 - Late Snow Plateau
 - Riverine
 - Tidal
 - Wetland / Upland Complex





KPB PARCEL ID: 05518020

- Transportation
- Roads (by Maintenance)
- Unbuilt / Platted / Not Maintained
 - Borough (RSA)
 - State
 - Federal
 - Municipal

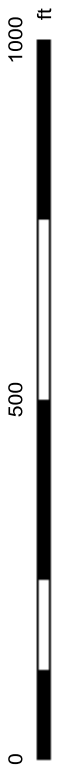


ASG0096







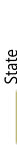


KPB PARCEL ID: 05518020

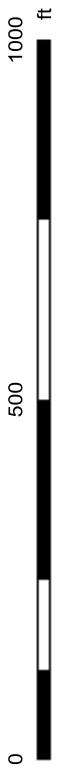
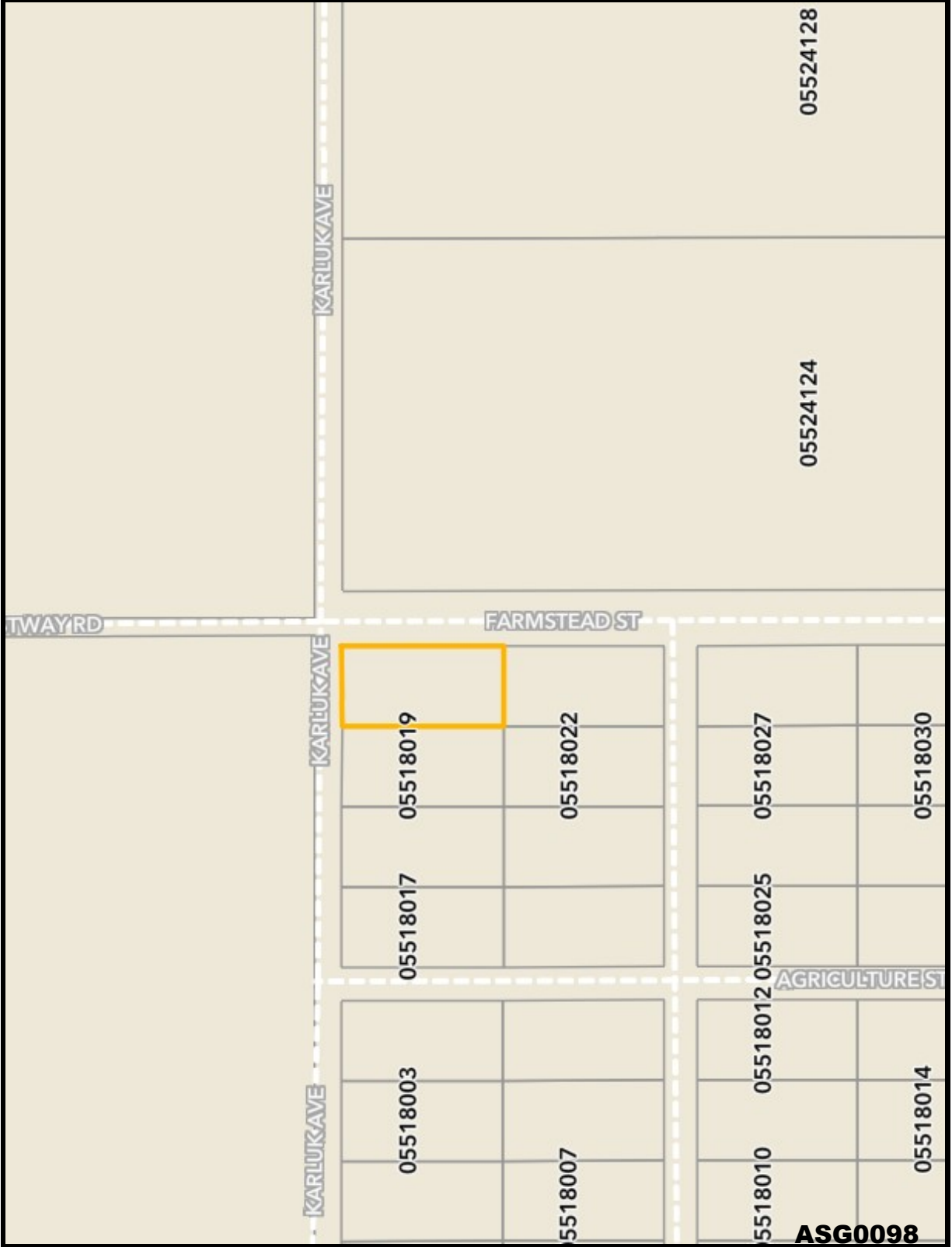
- Transportation
- Roads (by Maintenance)
 - Unbuilt / Platted / Not Maintained
 - Borough (RSA)
 - State
 - Federal
 - Municipal
- Land Influence
 - View
 - View Limited





 **KPB PARCEL ID: 05518020**

- Electric Utilities
- Transmission Lines 
- Transportation
- Roads (by Maintenance)
 -  Unbuilt / Platted / Not
 -  Maintained
-  Borough (RSA)
-  State
-  Federal
-  Municipal



ASG0098

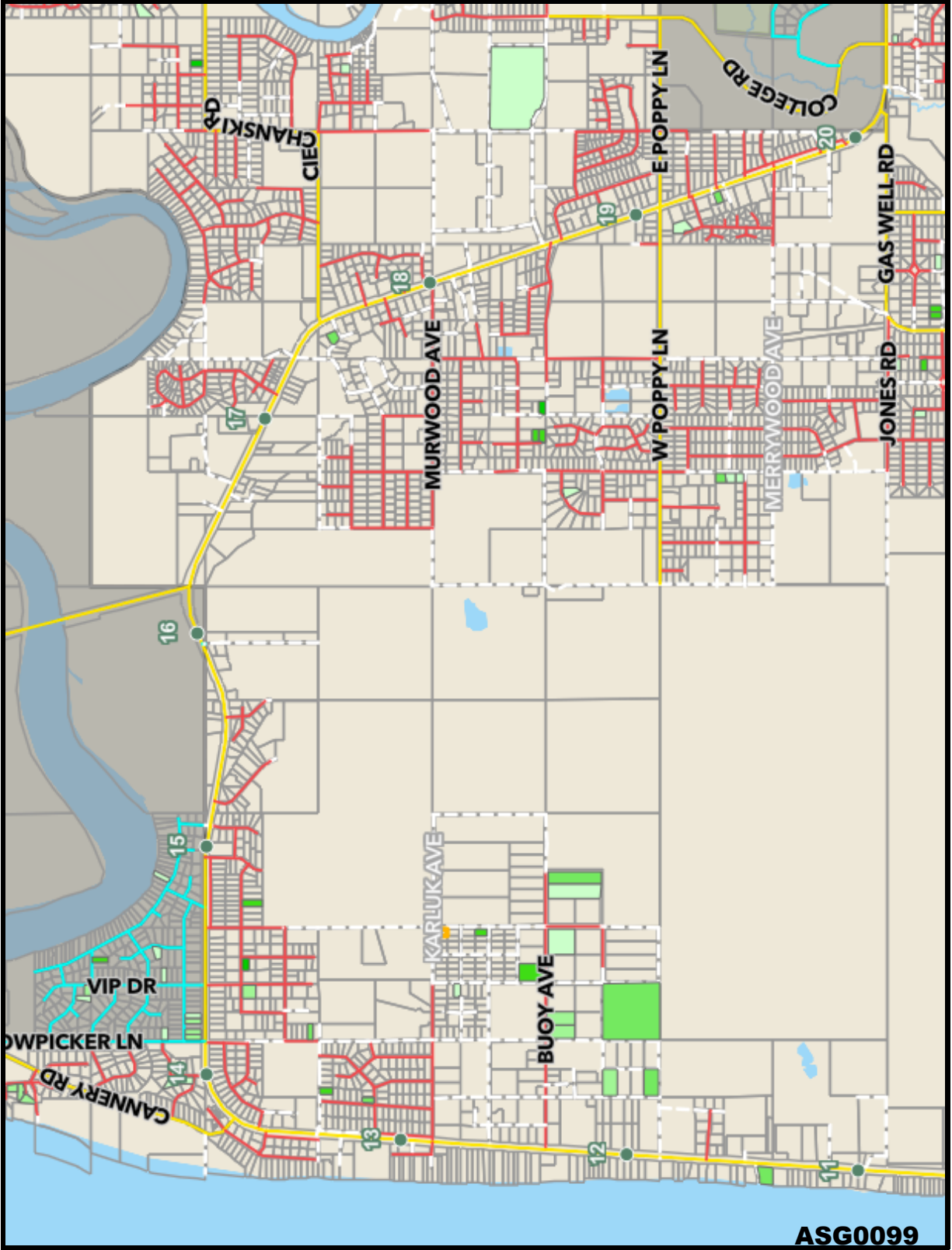


KENAI PENINSULA BOROUGH

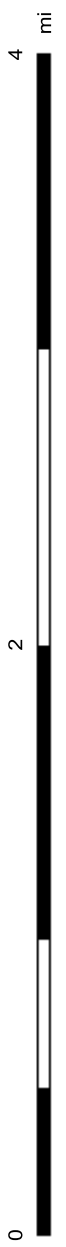
Assessing

2026

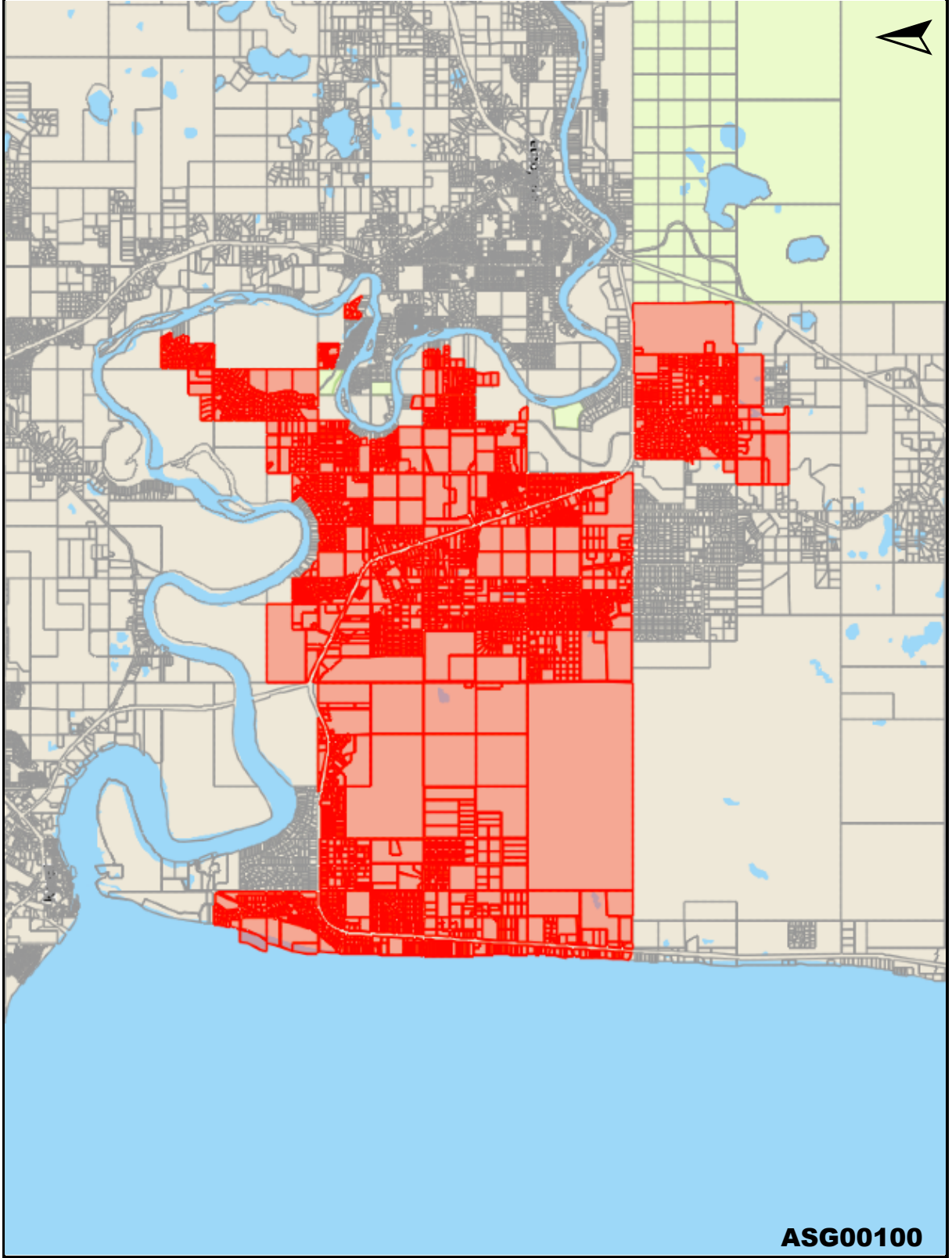
Real Property Assessment Valuation Appeal Sales Map



 **KPB PARCEL ID: 05518020**

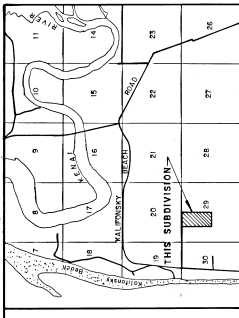


ASG0099



Market Area: 125

ASG00100



VICINITY MAP
SCALE: 1"=100'

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of said property, and request the approval of this plat showing such easements, encroachments, roads, roadways and or streets declared by us for public use.

Date March 14, 1973 Owner Sam F. Kalifonsky

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this 14th day of March, 1973.
My commission expires 6th Dec. 1974

Notary Public for Alaska

PLAT APPROVAL

Plat approved by the commission this 12th day of March, 1973.

David E. Thompson
Mayor

Notes

1. Proposed Land Use: Industrial & Commercial
2. Drainage and/or fill will be required for development as the water table is near the surface.
3. Lot Area = 42,050 s.f. unless otherwise noted.

Total Area = 8005 Acres



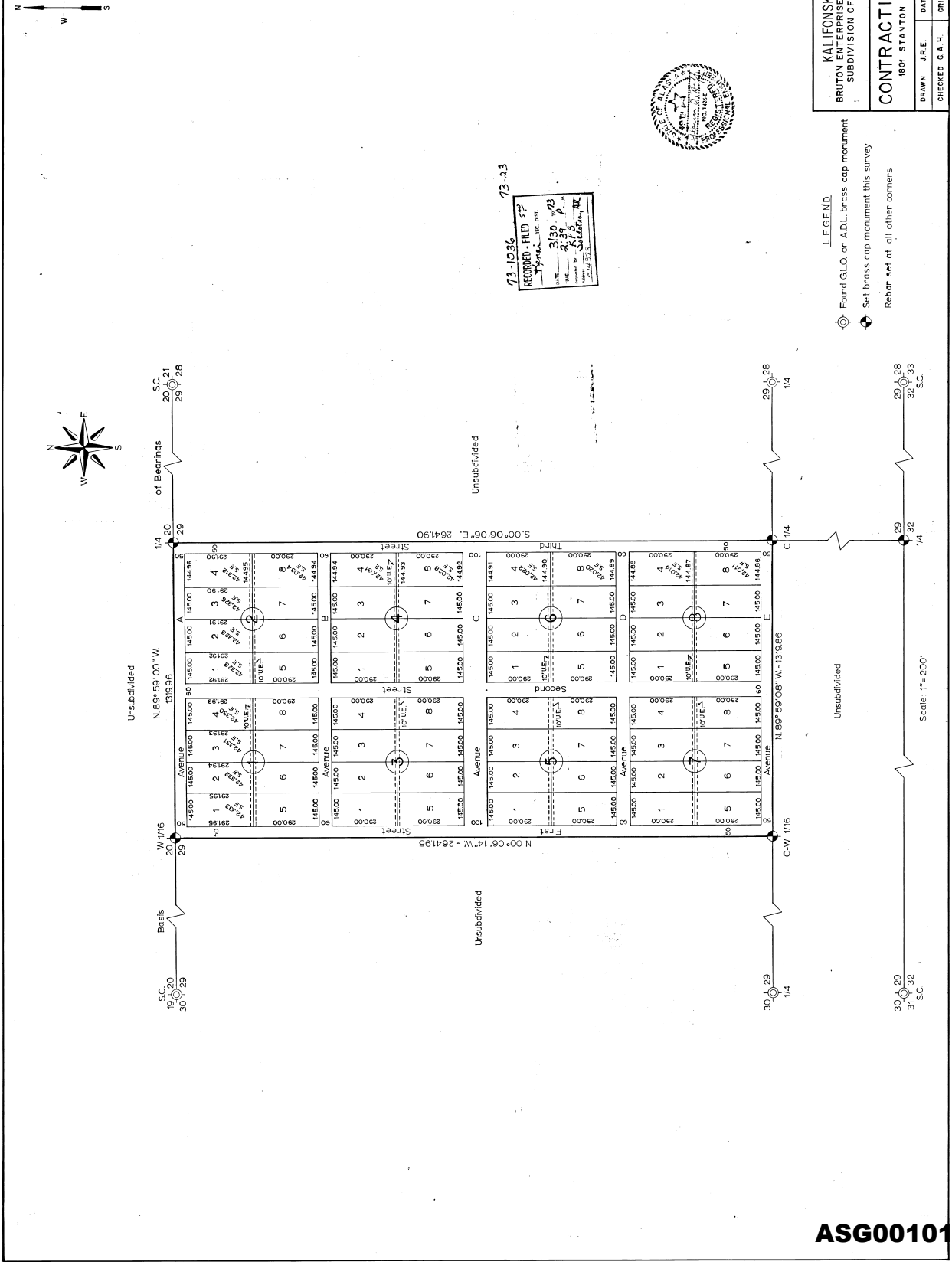
LEGEND

- Found G.L.O. or A.D.L. brass cap monument
- Set brass cap monument this survey
- Rebar set at all other corners

KALIFONSKY BEACH INDUSTRIAL PARK
BRUTON ENTERPRISES, BOX 6068 ANCHORAGE, ALASKA, OWNER
SUBDIVISION OF THE E 1/2, NW 1/4, S 29, T 5N, R 11W, S.M.

CONTRACTING ENGINEERS & ASSOC.
1801 STANTON AVE. ANCHORAGE, ALASKA 98504

DRAWN J.R.E.	DATE Mar 14, 73	SCALE As Shown	DWS NO 72-14
CHECKED G.A.H.	SRD, Kandl B-4		SHEET 1 OF 1



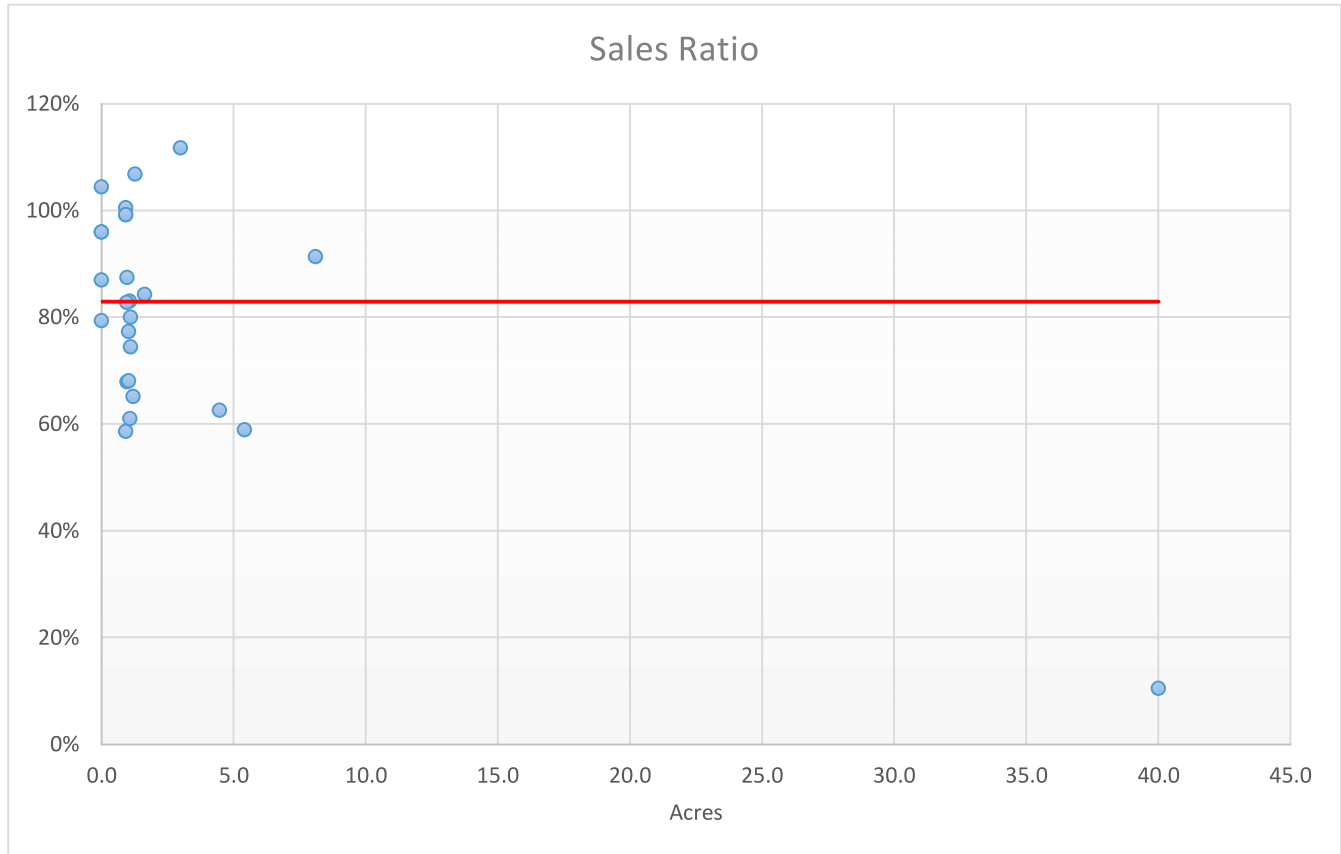
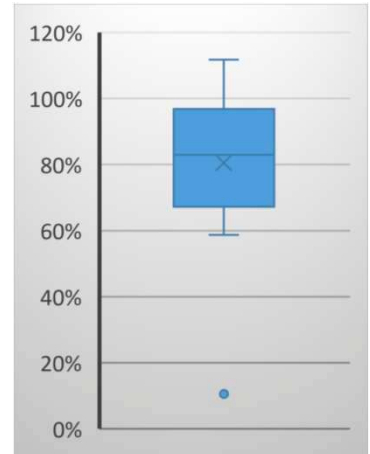
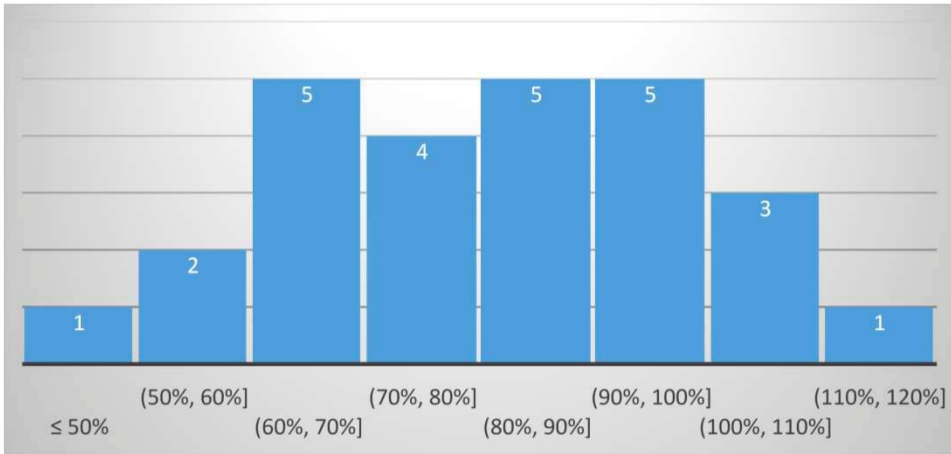
73-1036
RECORDED - FILED
APR 10 1973
ANCHORAGE, ALASKA
SUBDIVISION

ASG00101

2026 LAND RATIO STUDY

K-BEACH

Ratio Sum	21	Earliest Sale	2/6/2023	Excluded	
Mean	80.53%	Lates Sale	8/1/2025	# of Sales	26
Median	82.91%	Outlier Information		Total AV	\$ 999,900
Wtd Mean	76.38%			Range	1.5
PRD	1.05	Lower Limit	22.93%	Min	10.51%
COD	18.56%	Upper Limit	141.10%	Max	111.75%
St. Dev	0.2115			Min Sale	\$ 19,500
COV	26.27%			Max Sale	\$ 160,000



2026 LAND RATIO STUDY

Mrk Area	Sale Date	LRSN	PIN	Total Acres	Year	Wrk Sh Val	Sale Price	LandType	SaleCd	RATIO
125	11/1/2024	15067	05501151	1.19	2024	\$ 94,500	\$ 145,000	20	C	65.17%
125	9/12/2023	15086	05501170	0.92	2023	\$ 82,100	\$ 140,000	20	C	58.64%
125	8/3/2023	94049	05506029CO05	0.00	2023	\$ 30,700	\$ 35,300	20	Z	86.97%
125	2/5/2025	104607	05506029CO51	0.00	2025	\$ 28,700	\$ 29,900	20	C	95.99%
125	2/5/2025	104610	05506029CO54	0.00	2025	\$ 28,700	\$ 29,900	20	C	95.99%
125	8/1/2025	104612	05506029CO74	0.00	2025	\$ 25,400	\$ 32,000	20	C	79.38%
125	8/23/2024	104614	05506029CO76	0.00	2024	\$ 26,100	\$ 25,000	20	C	104.40%
125	12/11/2023	15654	05514029	4.47	2023	\$ 16,900	\$ 27,000	20	C	62.59%
125	3/28/2023	15665	05514041	40.00	2023	\$ 8,200	\$ 78,000	20	C	10.51%
125	7/9/2025	16080	05522140	0.97	2025	\$ 26,700	\$ 39,300	20	Z	67.94%
125	8/31/2023	16107	05522205	1.03	2023	\$ 25,900	\$ 33,500	20	C	77.31%
125	9/27/2023	82684	05524107	8.10	2023	\$ 68,500	\$ 75,000	20	C	91.33%
125	7/9/2024	90459	05524119	5.41	2024	\$ 69,600	\$ 118,100	20	Z	58.93%
125	1/24/2025	16888	05528237	1.06	2025	\$ 16,600	\$ 20,000	20	C	83.00%
125	5/22/2024	16896	05528245	1.03	2024	\$ 21,800	\$ 32,000	20	C	68.13%
125	11/17/2023	16897	05528246	1.10	2023	\$ 28,000	\$ 35,000	20	C	80.00%
125	9/6/2024	16897	05528246	1.10	2024	\$ 28,000	\$ 37,600	20	C	74.47%
125	8/7/2023	16948	05529065	2.99	2023	\$ 178,800	\$ 160,000	20	C	111.75%
125	6/5/2024	17031	05531047	1.63	2024	\$ 29,500	\$ 35,000	20	C	84.29%
125	6/28/2023	107804	05532072	1.07	2023	\$ 12,200	\$ 20,000	20	C	61.00%
125	3/8/2023	108143	05533135	1.27	2023	\$ 26,700	\$ 25,000	20	C	106.80%
125	2/6/2023	17978	05545019	0.95	2023	\$ 26,500	\$ 32,000	20	C	82.81%
125	8/9/2024	17985	05545026	0.92	2024	\$ 19,600	\$ 19,500	20	C	100.51%
125	8/1/2025	18278	05553009	0.96	2025	\$ 30,600	\$ 35,000	20	C	87.43%
125	3/19/2024	37317	13134081	0.92	2024	\$ 24,800	\$ 25,000	20	C	99.20%
125	7/15/2024	37317	13134081	0.92	2024	\$ 24,800	\$ 25,000	20	C	99.20%

LogID	Contact Name	Created By	Parcel	Notes
2026-04-07T13:40:24	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	CALLED TO SCHEDULE INSPECTION FRIDAY AT 10AM
2026-04-06T12:45:40	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	HE CALLED TO SETUP AN INSPECTION/ MEETING TO TALK ABOUT THE RANCH, THE 360 ACRES. TOLD HIM I WOULD HAVE TO CALL HIM BACK SO I CAN COORDINATE WITH A RES APPRAISER.
2026-04-06T12:42:03	DAVE YRAGUI	VanZandt, Catherine	FORMAL APPEALS	CB TO HW; WARM XFER TO HER
2026-04-02T13:02:20	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	HE WASNT GOING TO APPEAL TAXES THIS YEAR, BUT THE BOROUGH POSTPONED THE TRIAL. SAID HE WAS GOING TO GET A BUNCH OF COMPARABLES AND GO THROUGH THEM ONE AT A TIME. DID NOT SCHEDULE ANY INSPECTIONS.
2026-04-02T13:01:17	DAVE YRAGUI	VanZandt, Catherine	FORMAL APPEALS	CALLED FOR HW; WARM XFER TO HER
2026-04-02T12:02:33	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	CALLED TO ASK IF HE WANTED US TO INSPECT ANYTHING, HE SAID HE WOULD CALL BACK.
2026-04-02T09:00:04	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	CLM
2026-04-01T10:49:25	DAVE YRAGUI	VanZandt, Catherine	FORMAL APPEALS	CB FOR HW; EMAILED HW W/ INFO
2026-04-01T10:20:32	DAVID YRAGUI	Windsor, Heather	FORMAL APPEALS	CLM ASKED IF HE WANTED US TO INSPECT ANYTHING, IF SO TO PLEASE CALL TO SETUP A TIME.
2026-03-10T08:15:51	MARY YRAGUI	VanZandt, Catherine	05524106/24/26/27/2	SAID SHE DID NOT RECEIVE HER ASSESSMENT NOTICES FOR THESE PARCELS; ASKED IF I COULD EMAIL THEM TO HER INSTEAD.

APPEAL HISTORY FOR PARCEL 055-180-20

APPEAL YEAR: 2010

Appeal Type/Status

Appraiser Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
PKNIGHT	03/08/2010	1,000	1,000	0	0%	Informal Adjustment

Summary:

APPEAL YEAR: 2022

Appeal Type/Status

Appraiser Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
BANDERSON	03/24/2022	1,400	0	1,400	0%	Informal Adjustment

Summary: LAND ISSUE/ROADS DEPT/CCR'S
APP: REVIEWED. NO CHANGE WARRANTED.

APPEAL YEAR: 2024

Appeal Type/Status

Appraiser Date Filed

BOE APPEAL	BOE - Closed	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
HWINDSOR	04/02/2024	1,400	0	1,400	0%	

Summary:

APPEAL YEAR: 2026

Appeal Type/Status

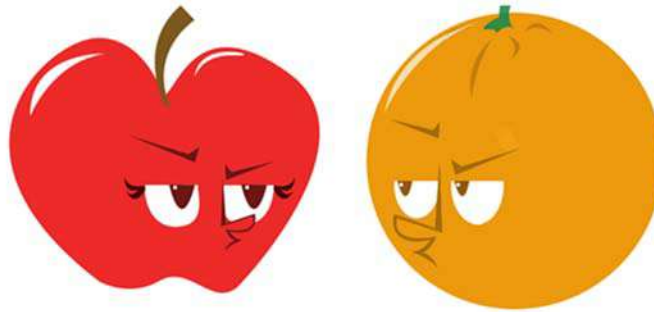
Appraiser Date Filed

BOE APPEAL	Open	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
HWINDSOR	03/27/2026	1,400	0	1,400	0%	

Summary:

Price per Acre Comparison

A very popular way to compare land values is to do a simple Price per Acre calculation. Simply stated this is the assessed value divided by the acreage. This will work just fine if the properties you are comparing are exactly the same size and have the exact same influences, otherwise you are just comparing apples to oranges.



Below is a sample comparison of 2 parcels that have the same acreage, with different influences.

5.0 AC Base	\$ 50,000		5.0 AC Base	\$ 50,000
Gravel Maint	\$ -		Paved	\$ 5,000
Elec Yes	\$ -		Elec Yes	\$ -
Gas No	\$ (10,000)		Gas Yes	\$ -
View Limited	\$ 12,000		View Good	\$ 25,000
			Waterfront Pond	\$ 25,000
Land Value	\$ 52,000		Land Value	\$ 105,000
Price/AC	\$ 10,400		Price/AC	\$ 21,000

Below is a sample comparison of 2 parcels that have the same influences, with different acreages.

5.0 AC Base	\$ 50,000		10.0 AC Base	\$ 70,000
Paved	\$ 5,000		Paved	\$ 7,000
Elec Yes	\$ -		Elec Yes	\$ -
Gas Yes	\$ -		Gas Yes	\$ -
View Good	\$ 25,000		View Good	\$ 35,000
Waterfront Pond	\$ 25,000		Waterfront Pond	\$ 35,000
Land Value	\$ 105,000		Land Value	\$ 147,000
Price/AC	\$ 21,000		Price/AC	\$ 14,700

Definitions

Assessment progressivity (regressivity). An appraisal bias such that higher value properties are appraised higher (lower) than low-value properties. See also price-related differential.

Coefficient of dispersion (COD). The average deviation of a group of numbers from the median expressed as a percentage of the median. In ratio studies, the average percentage deviation from the median ratio. *Acceptable range: Land under 30%, residential under 20%.*

Coefficient of variation (COV). The standard deviation expressed as a percentage of the mean. *Acceptable range: 1.25 of the COD.*

Mean: The result of adding all the values of a variable and dividing by the number of values. For example, the arithmetic mean of 3, 5, and 10 is 18 divided by 3, or 6. Also called the arithmetic mean.

Median. The midpoint or middle value when a set of values is ranked in order of magnitude; if the number of values is even, the midpoint or average of the two middle values. *Acceptable range: 90% to 110%*

Price-related differential (PRD). The mean divided by the weighted mean. The statistic has a slight bias upward. Price-related differentials above 1.03 tend to indicate assessment regressivity; price-related differentials below 0.98 tend to indicated assessment progressivity. *Acceptable range: 0.98 to 1.03.*

Progressivity. See assessment progressivity (regressivity)

Regressivity. See assessment progressivity (regressivity)

Standard deviation (St. Dev). The statistical calculated from a set of number by subtracting the mean from each value and squaring the remainders, adding together these squares, dividing by the size of the sample less one, and taking the square root of the result. When the data are normally distributed, one can calculate the percentage of observations within any number of standard deviations of the mean from normal probability table. When the data are not normally distributed, the standard deviation is less meaningful and should be used with caution.

Weighted mean; weighted average (wtd mean). An average in which the observations are weighted based on some criterion. In ratio studies, the weighted mean is a calculated by weighting the ratios based on their sale prices. A shortcut method is to sum the appraisals or assessments, sum of the sales prices, and divided the first result by the second. (International Association of Assessing Officers, 1990)

References

International Association of Assessing Officers. (1990). *Property Appraisal and Assessment Administration*. Chicago: International Association of Assessing Officers.

Influence Definitions

View

- **None:** No view other than immediate surroundings, could have a view if trees on adjoining properties were removed.
- **Limited:** Less than 45° viewable unobstructed, greater than 45° view angle with obstructions, mountain top view, view from 2nd story, able to view beyond adjacent lots, overlooking an area that would provide increased viewing opportunities for wildlife (rule of thumb, distance greater than football field).
- **Good:** 45°-90° view, unobstructed view, at least 1 feature, **mountain, river, lake, inlet etc.** Able to view beyond adjacent lots. (*River, Lake and Inlet frontage property will always have at least a Good or Excellent View*)
- **Excellent:** 90° or greater view, unobstructed, 2 or more features.

Street Access

- **Paved Access:** Paved road & government maintained.
- **Gravel Maintained:** Gravel road & maintained by the borough or another organized entity.
- **Gravel Unmaintained:** Gravel road but is not maintained by the borough (check Arcmap), could be maintained by the subdivision, HOA or private owner(s).
- **Trail:** *No longer used. If can be driven to year round, use gravel unmaintained, otherwise platted.*
- **Platted:** Road platted but not built.
- **Limited/NA:** Section line easement. No platted access. To include water, beach only access.

Utilities

- **Gas & Electric Yes/No:** To be considered as having gas & electric utilities must be at the property, directly across the street from property (not paved), or on the same side of the road and 1 lot away or less than 300 feet away. If street is paved & influence is across the road, parcel to be marked at not having service available.
- **Public/Community Water & Sewer:** Service is provided by municipality or by HOA. City lots are presumed to have this service though certain subdivision do not and need private well/septic influence. If only 1 of the services is available, mark Yes. Add well or septic if necessary for service not available. If street is paved & influence is across the road, parcel to be marked at not having service available.

Water Front

- **Ocean:** Fronts on major body of Saltwater, *Cook Inlet, Kachemak Bay, Resurrection Bay.*
- **River:** Fronts on a major navigable river, *Kenai River, Kasilof River.*
- **Lake:** Fronts on major lake, big enough to get a float plane on & off (approx. 3000') *Mackey Lake, Longmere Lake, Island Lake.*
- **Pond/Stream/Canal:** Fronts on smaller body of water, may be a fair size, but typically not able to get float plane on/off. *Arc Lake, Sport Lake, Echo Lake.* Not generally navigable by boat. *Funny River, Deep Creek, Anchor River, Swanson River.*

Topo

- **Steep:** Topography that is greater than usual incline/decline, making access & building difficult. At least 15 feet in elevation change and no less than 45% average slope (*4.5 feet vertical per 10 feet horizontal*)
- **Ravine:** Ravine or swale, a long deep hollow in the surface with wall height of at least 15 feet and average slope of 500% (*5 feet vertical per 1 foot horizontal*)
- **Other:** Any additional topographical feature that would have an influence on property, value. Topo features not described in the form.
- **Wetlands:** Water within 1 foot of the surface is considered wetlands. A Typical indicator of wetlands is scrubby black spruce.

Protective CCR's / HOA: Covenants, Conditions & Restrictions for individual subdivisions, Homer Owners Association. *Check S Drive or Contact title company.*

Airstrip: Private dirt/grass/gravel strip, off strip access.

Airstrip Improved: Gravel/ Paved, maintained, lights.

Agriculture Rights: Restrictions on property, limiting use of property or portion of property to agriculture use.

Easement: Description of a typical easements. Such as Overhead Power Line, Gas Line or other. Typical easements would include utility easements for providing utilities to local subdivision. Usually the front 10'-20' of the property.

Other: Other features not mentioned in form, describe in notes section.

Notes Section: Further description of influences or describe influences not accounted for in input sheet. Example, a Power Line easement running across property. Private Boat launch for subdivision.

For any properties that are not typical and fall outside of these parameters, See land appraiser for final determination.

AS 29.45.110. Full and True Value.

- (a) The assessor shall assess property at its full and true value as of January 1 of the assessment year, except as provided in this section, AS [29.45.060](#) , and [29.45.230](#). The full and true value is the estimated price that the property would bring in an open market and under the then prevailing market conditions in a sale between a willing seller and a willing buyer both conversant with the property and with prevailing general price levels.

AS 29.45.130. Independent Investigation

- (a) The assessor is not bound to accept a return as correct. The assessor may make an independent investigation of property returned or of taxable property on which no return has been filed. In either case, the assessor may make the assessor's own valuation of the property subject to an ad valorem tax and this valuation is prima facie evidence of the value of the property.
- (b) For investigation, the assessor or the assessor's agent may enter real property during reasonable hours to examine visible personal property and the exterior of a dwelling or other structure on the real property. The assessor or the assessor's agent may enter and examine the interior of a dwelling or other structure or the personal property in it only (1) if the structure is under construction and not yet occupied; (2) with the permission of a person in actual possession of the structure; or (3) in accordance with a court order to compel the entry and inspection. The assessor or the assessor's agent may examine all property records involved. A person shall, on request, furnish to the assessor or the assessor's agent assistance for the investigation and permit the assessor or the assessor's agent to enter a dwelling or other structure to examine the structure or personal property in it during reasonable hours. The assessor may seek a court order to compel entry and production of records needed for assessment purposes.
- (c) An assessor may examine a person on oath. On request, the person shall submit to examination at a reasonable time and place selected by the assessor.

KPB 5.15.070. Board of equalization – Hearing procedure.

- (h) Access to property. If an appellant has refused or failed to provide the assessor, or designee, full access to property or records related to assessment of the property, the appellant is precluded from offering evidence on the issue or issues affected by that lack of access. Before a ruling is issued on the admissibility of such evidence, the appellant shall be provided with a reasonable opportunity by the presiding officer to present its case as to why this sanction should not be imposed, and the assessor shall have a reasonable opportunity to respond.

MARKET VALUE

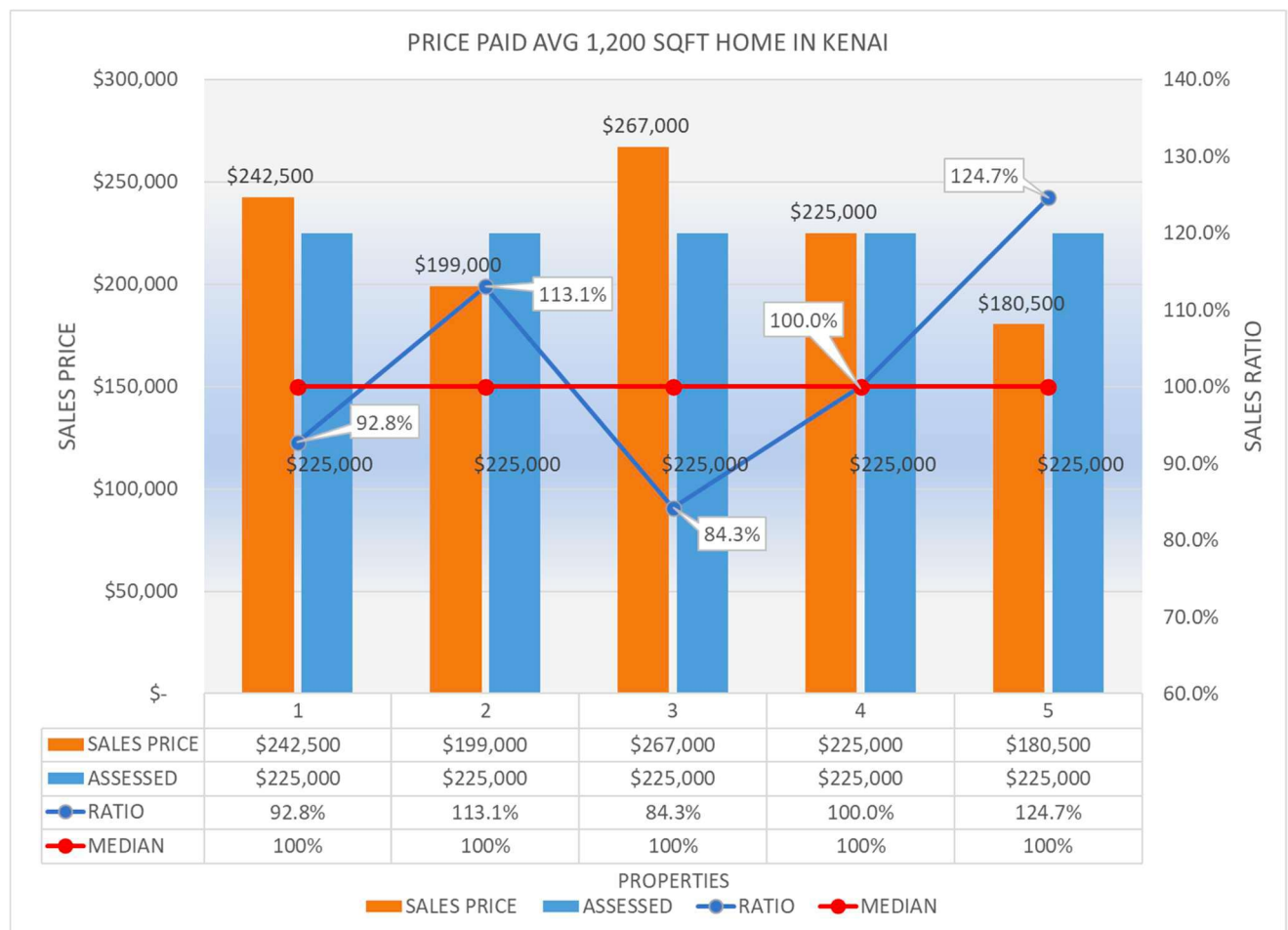
The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in an open and competitive market under all condition's requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress. (Appraisal of Real Estate 11th Edition - Appraisal Institute)

BURDEN OF PROOF

The appellant has the burden of proving or providing any information to show that the assessed values are excessive, improper or unequal. The assessor is accorded broad discretion in deciding among the recognized valuation methods. The assessor's choice of one recognized method of valuation over another is simply the exercise of a discretion committed to the assessor by law.

**A borough has discretion to appraise, by whatever recognized method of valuation it chooses, so long as there is no fraud or clear adoption of a fundamentally wrong principle of valuation. Hoblit vs. Greater Anchorage Area Borough, Sup. Ct. Op. No. 636 (File No. 1214), 473 P.2d 630 (Alaska 1970).*

The assessing department is concerned not only with market value, but also with equity of assessment, which means: making sure that every property is assessed at the same level as all others with respect to market value. For this reason, **the assessor uses a broad scope in its approach to value, using overall trends to value all properties in a given market area.** In contrast, a private appraisal is only concerned with estimating the value of a single property.





APPELLANT: KALIFONSKY MEADOWS LLC
REPRESENTATIVE: DAVID YRAGUI

KPB PARCEL ID: 05518021

TOTAL ACREAGE: 0.96

PHYSICAL ADDRESS(ES) / LOCATION: 50520 MANNO AVE
KALIFORNISKY

LEGAL DESCRIPTION:

T 5N R 11W SEC 29 SEWARD MERIDIAN KN 0730023 KALIFONSKY BEACH
INDUSTRIAL PARK SUB LOT 8 BLK 2

2026 NOTICED VALUES

RAW LAND	\$1,400.00
TOTAL IMPROVEMENTS:	N/A
ASSESSED VALUE TOTAL:	\$1,400.00
EXEMPTIONS:	N/A



The Kenai Peninsula Borough (KPB) Assessing Department uses a Market Adjusted Cost Approach to value residential structures for assessment purposes. This Cost Approach is derived from the property description, quality, size, and features, and is based upon replacement cost of new, less depreciation (RCN-D). That value is then adjusted by a statistically tested market adjustment.

According to Property Assessment Valuation, the first step in developing a cost approach is to estimate the land value at its highest and best use. KPB does this by reviewing, analyzing, and statistically testing reported land sales in a given market area. That updated land value is then combined with the value of all improvements; the sum of the two is the assessed value. This application is in accordance with Alaska State Statute AS 29.45.110.

ADMINISTRATIVE SUMMARY

Subject property is a 0.96-acre parcel in the K-Beach market area (#125). Land influences are platted access, limited view, no electric or gas utility. Currently all 0.96 acres are being classified as remaining land type. Highest and best use of the parcel is residential. Subject property was inspected on 04/14/26, by Appraiser Windsor. After the inspection and review, no changes were made to the file.

Land K Beach Market 125

- 26 sales in last 3 years with a median ratio for 82.91%
- COD: 18.56
- PRD: 1.05

PROPERTY DETAILS

LAND DETAILS

See definitions section of packet

- View Limited
- Platted
- Elec No
- WETLANDS
- Gas No

PROPERTY RECORD CARD(s)

IMPROVEMENT TYPE

BUILDING TYPE

YEAR BUILT

TOTAL SQ. FT



APPELLANT: KALIFONSKY MEADOWS LLC
REPRESENTATIVE: DAVID YRAGUI

KPB PARCEL ID: 05518021

LEGAL DESCRIPTION: T 5N R 11W SEC 29 SEWARD MERIDIAN KN 0730023 KALIFONSKY BEACH INDUSTRIAL PARK
SUB LOT 8 BLK 2

2026 RECOMMENDED VALUE	
LAND:	\$1,400
IMPROVEMENTS:	0
TOTAL:	\$1,400

ASSESSOR'S RECOMMENDATION

1. Subject property is valued uniformly and equitably with the parcels located within the same market area.
2. The Assessing Department reviewed all physical characteristics of the subject property to ensure all data was accurately captured. Influences are applied correctly and uniformly to the subject property.
3. The Assessing Department uses standardized mass appraisal procedures and techniques to specify and calibrate market models which are applied uniformly to value property within the borough. The modeled values are statistically tested to ensure a level of accuracy and equity of assessment that meets the guidelines established by the Alaska Association of Assessing Officers and the International Association of Assessing Officers, and in compliance with Alaska State Statute.

BOARD ACTION

LAND: _____ IMPROVEMENTS: _____ TOTAL: _____



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

ORIGINAL

2026

15763

50520 MANNO AVE

055-180-21

ADMINISTRATIVE INFORMATION Neighborhood: 125 K-Beach Property Class: 100 Residential Vacant TAG: 58 - CENTRAL EMERGENCY SVS	LEGAL DESCRIPTION: T 5N R 11W SEC 29 Seward Meridian KN 0730023 KALIFONSKY BEACH INDUSTRIAL PARK SUB LOT 8 BLK 2 ACRES: 0.96	PRIMARY OWNER KALIFONSKY MEADOWS LLC PO BOX 1290 KENAI, AK 99611-1290
--	---	---

Residential Vacant

EXEMPTION INFORMATION	VALUATION RECORD					Worksheet
	Assessment Year	2021	2022	2023	2024	
Land	1,000	1,400	1,400	1,400	1,400	1,400
Improvements	0	0	0	0	0	0
Total	1,000	1,400	1,400	1,400	1,400	1,400

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Remaining/Wetlands	49 User Definable Land Formul		0.96	1,042	1,042	1,000	6 View Limited	75	750	1,400
							E WETLANDS			
							O Gas No	-5	-50	
							V Platted	-15	-150	
							Y Elec No	-20	-200	
ASSESSED LAND VALUE (Rounded) :									350	1,400

MEMOS

ASG00114

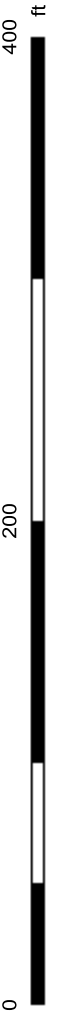
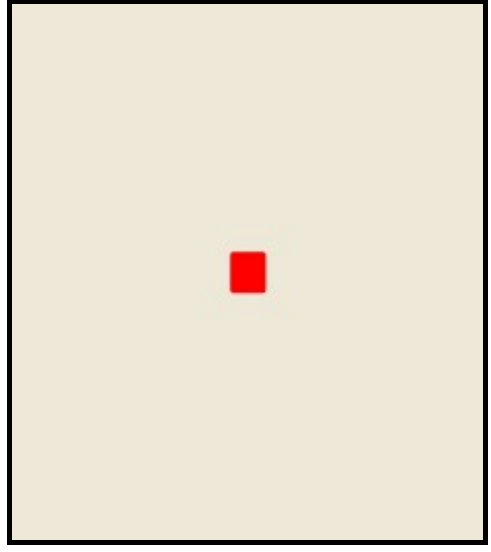


 **KPB Parcel ID: 05518021**

Owner: KALIFONSKY MEADOWS LLC

Legal Description: T 5N R 11W SEC 29
SEWARD MERIDIAN KN 0730023
KALIFONSKY BEACH INDUSTRIAL PARK SUB
LOT 8 BLK 2

Vicinity: Kalifornsky



ASG00115



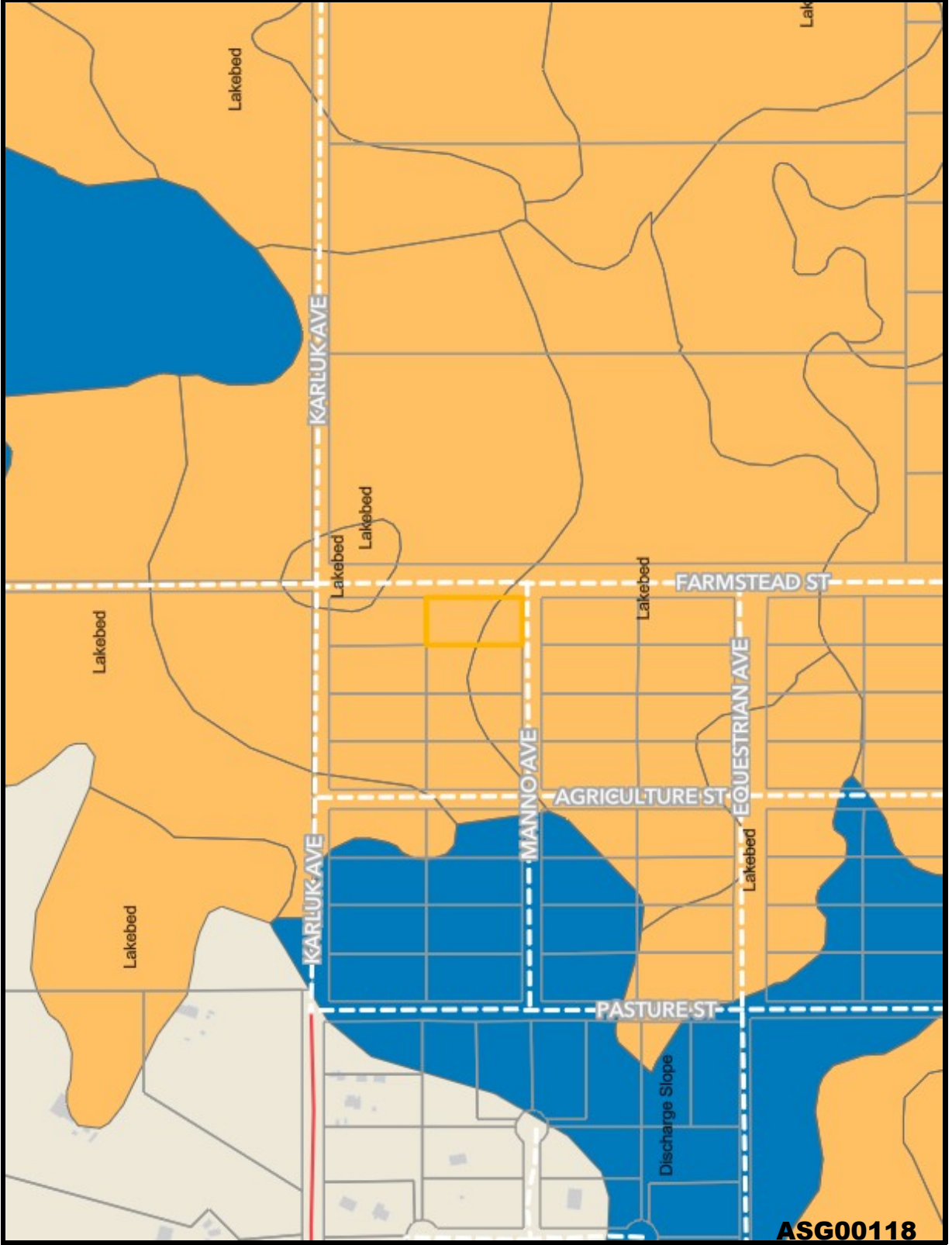
KPB PARCEL ID: 05518021























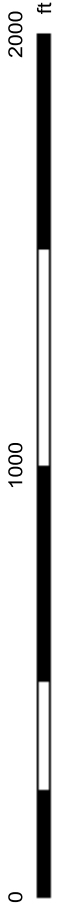
KPB PARCEL ID: 05518021



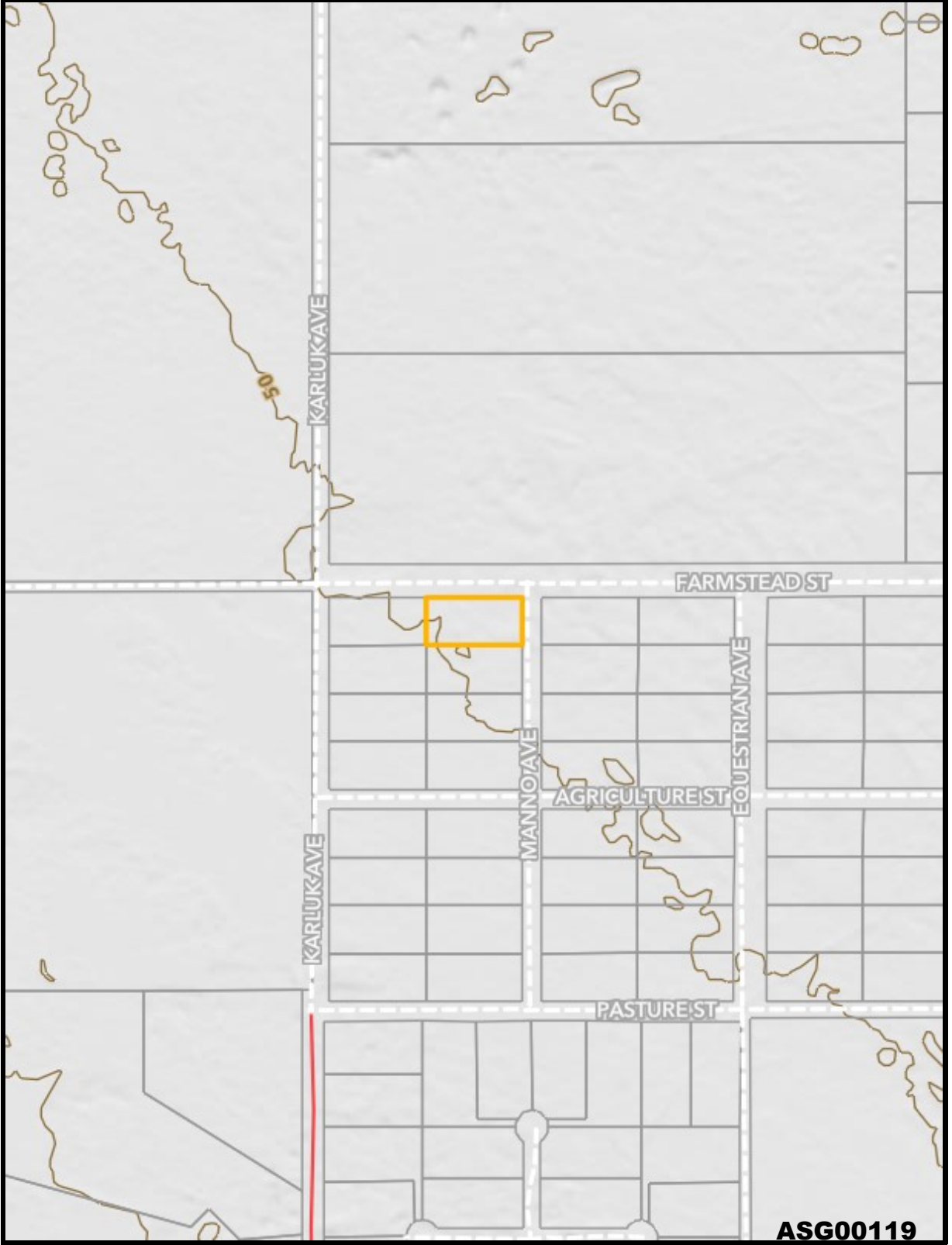


 **KPB PARCEL ID: 05518021**






- Transportation
- Roads (by Maintenance)
 -  Unbuilt / Platted / Not Maintained
 -  Borough (RSA)
 -  State
 -  Federal
 -  Municipal
- Terrain
- KWF Wetlands Assessment
 -  DISTURB
 -  Depression
 -  Discharge Slope
 -  Drainageway
 -  Floating Island
 -  Headwater Fen
 -  Kettle
 -  LAKE
 -  Lakebed
 -  Late Snow Plateau
 -  Riverine
 -  Tidal
 -  Wetland / Upland Complex



ASG00118










 **KPB PARCEL ID: 05518021**

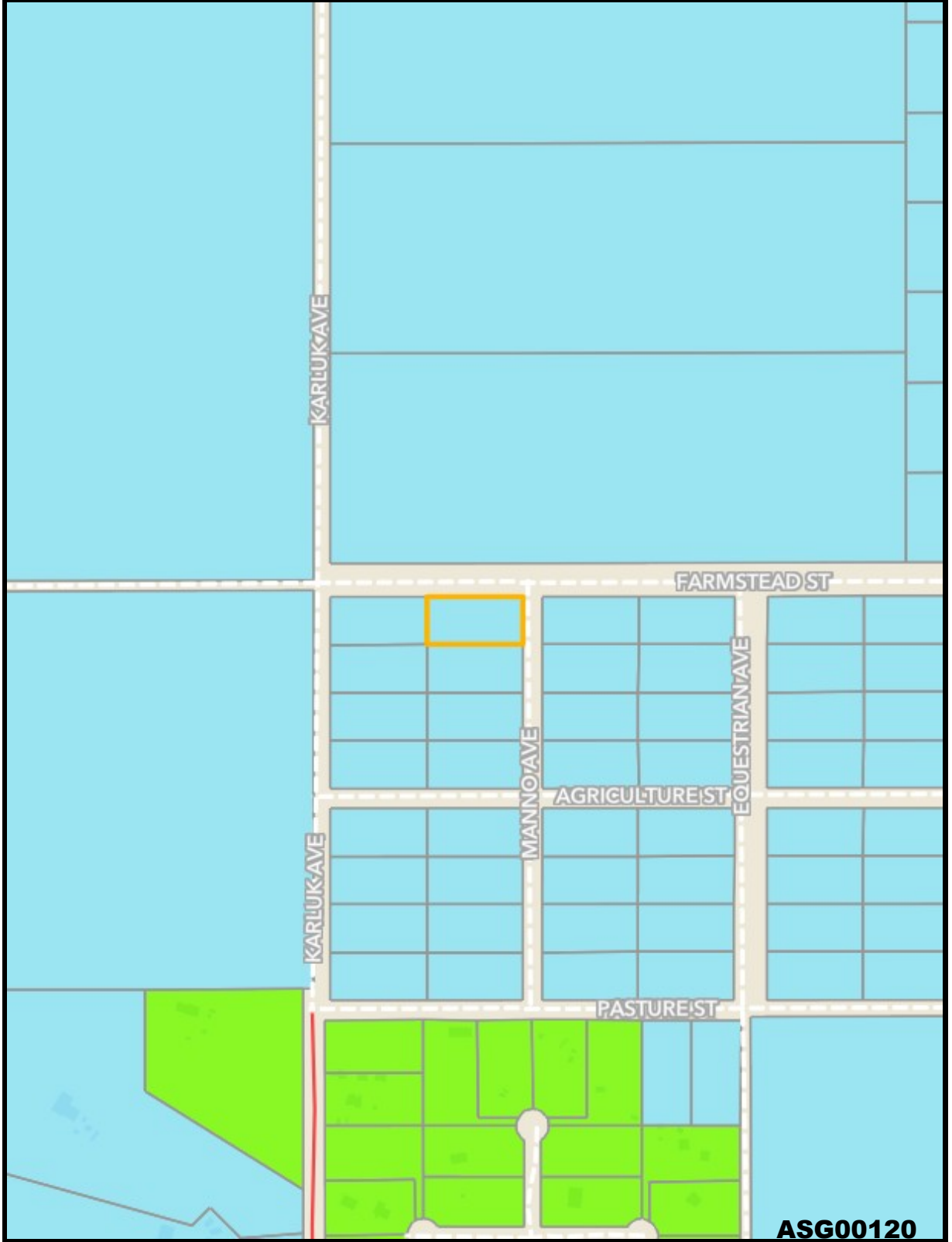
- Transportation
- Roads (by Maintenance)
-  Unbuilt / Platted / Not Maintained
 -  Borough (RSA)
 -  State
 -  Federal
 -  Municipal

ASG00119

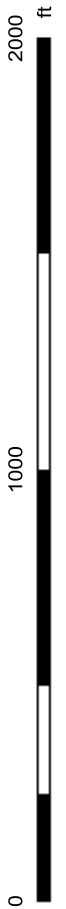


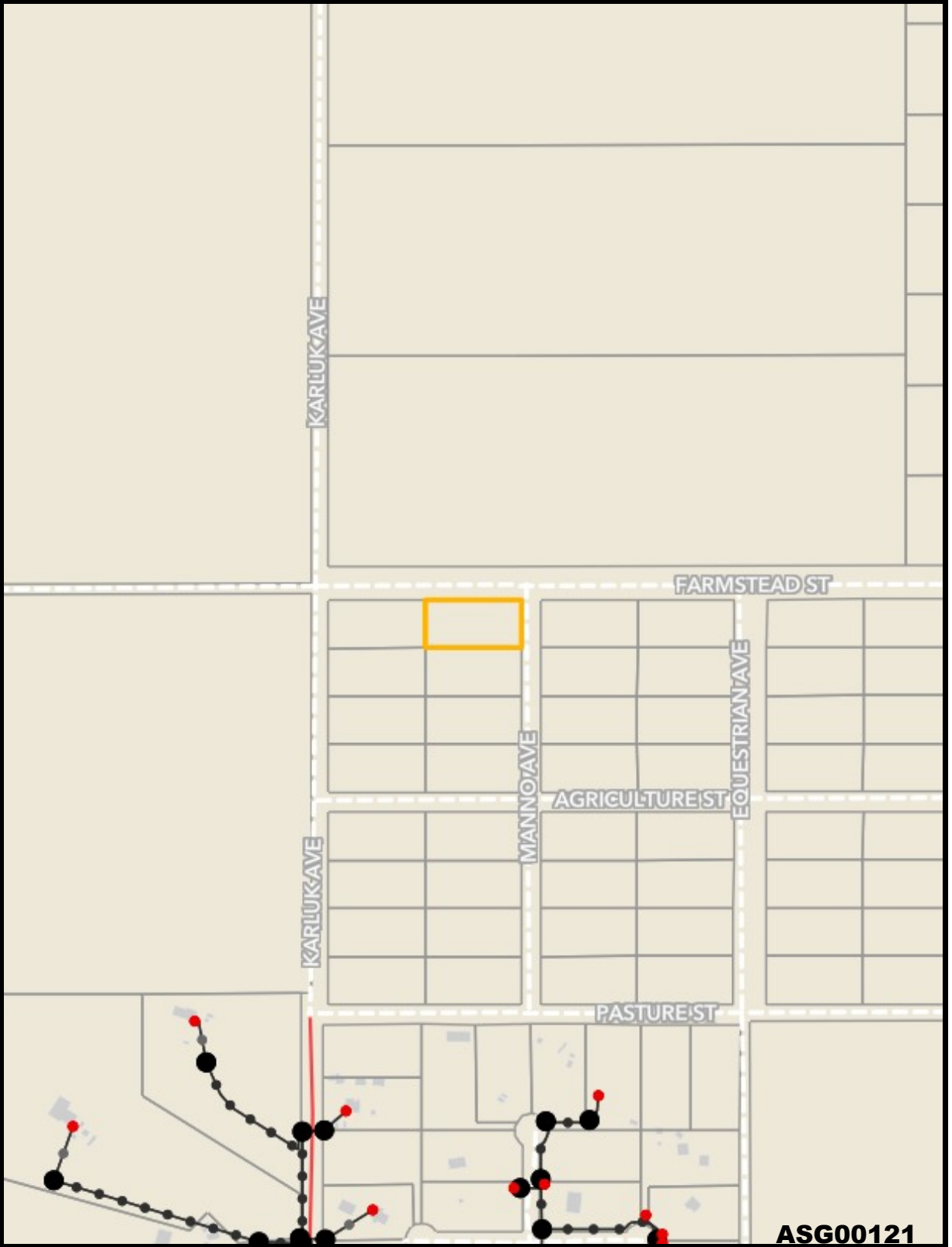
 **KPB PARCEL ID: 05518021**

- Transportation
- Roads (by Maintenance)
 -  Unbuilt / Platted / Not Maintained
 -  Borough (RSA)
 -  State
 -  Federal
 -  Municipal
- Land Influence
 -  View Limited
 -  View None



ASG00120





 KPBS PARCEL ID: 05518021

ASG00121

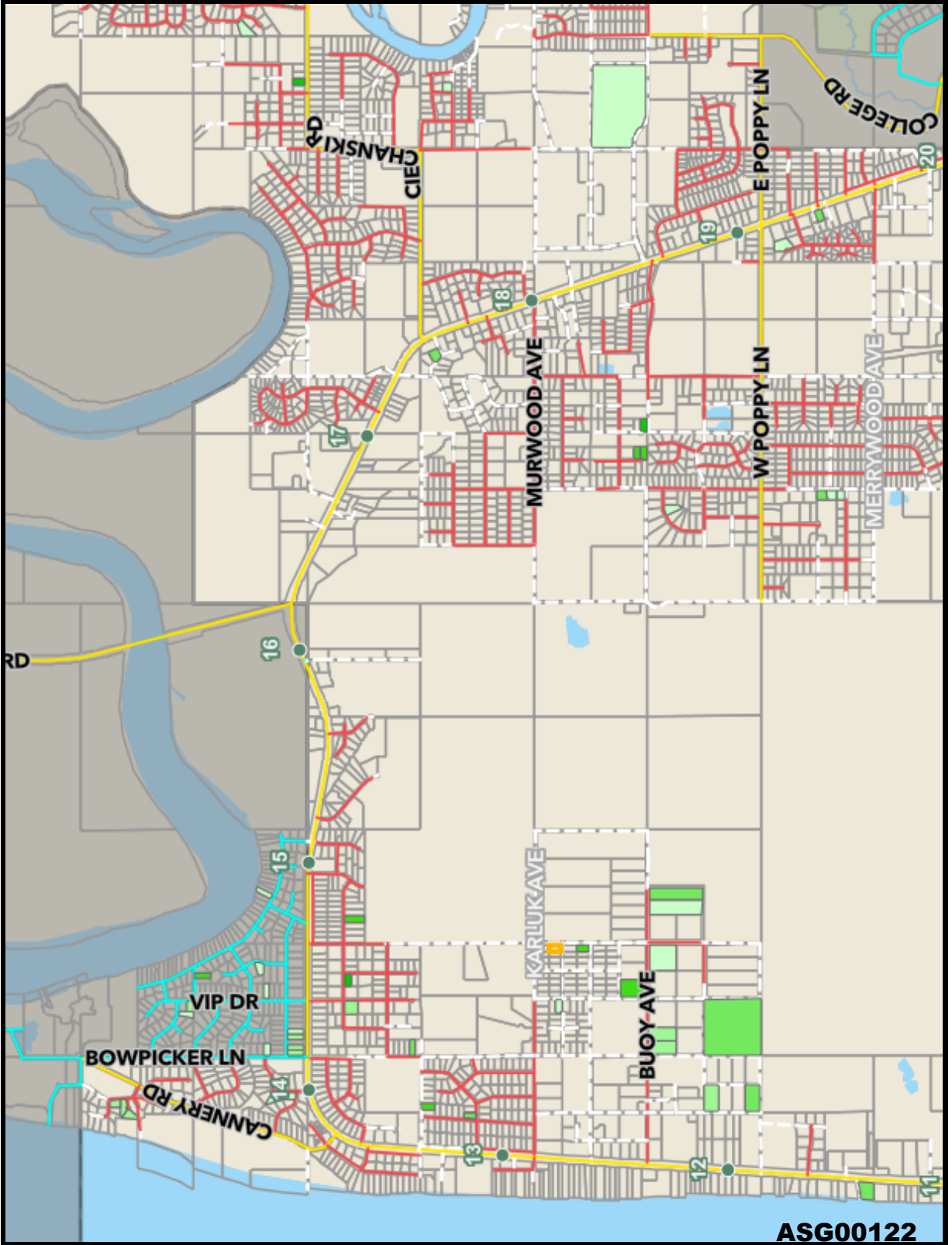


KENAI PENINSULA BOROUGH

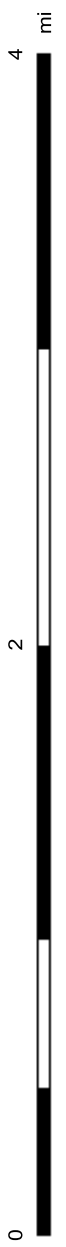
Assessing

2026

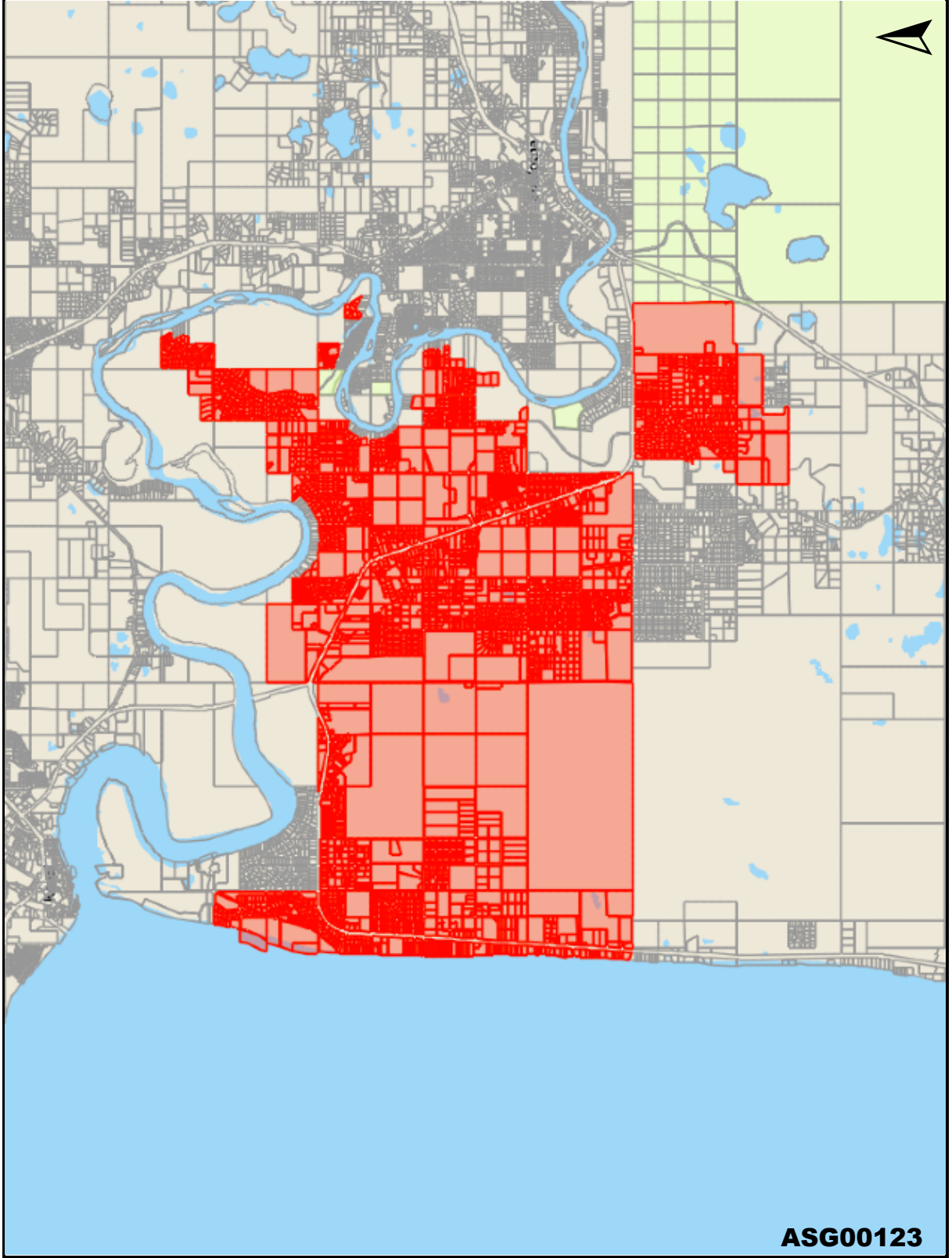
Real Property Assessment Valuation Appeal Sales Map



KPB PARCEL ID: 05518021

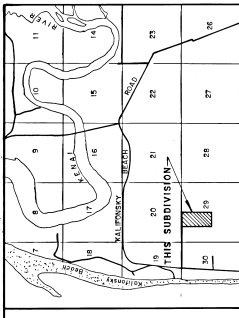


ASG00122



Market Area: 125

ASG00123



CERTIFICATE OF OWNERSHIP AND DEDICATION
 We hereby certify that we are the owners of said property, and request the approval of this plat showing such easements, rights, roads, roads, roads and or streets declared by us for public use.

Date March 14, 1973 Owner Samuel Kalifonsky
NOTARY'S ACKNOWLEDGEMENT
 Subscribed and sworn before me this 14th day of March, 1973.
 My commission expires 6th Dec 1973
Notary Public for Alaska

PLAT APPROVAL
 Plat approved by the commission this 12th day of March, 1973.
Notary Public for Alaska

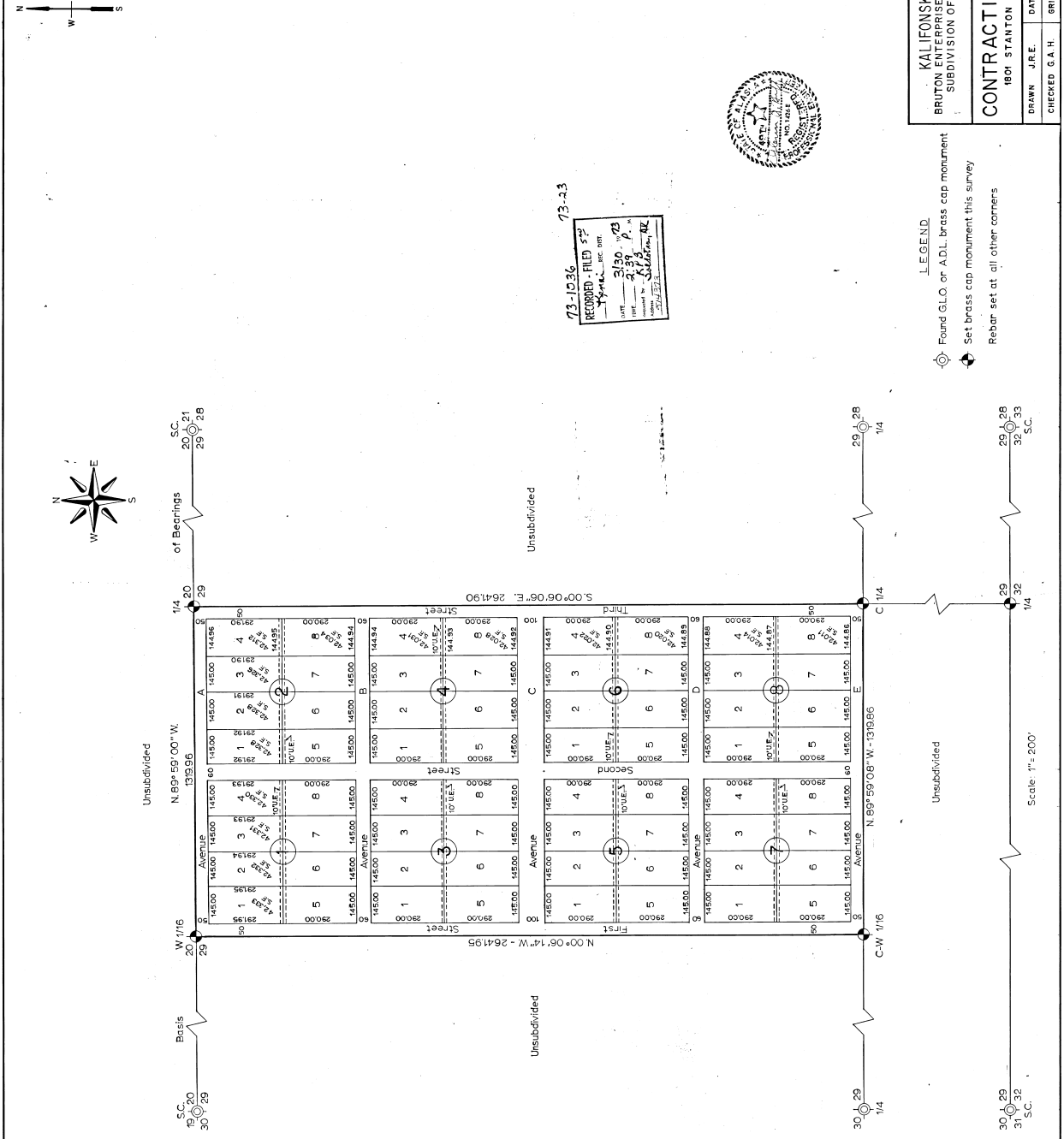
- Notes
1. Proposed Land Use: Industrial & Commercial
 2. Drainage and/or fill will be required for development as the water table is near the surface.
 3. Lot Area = 42,050 s.f. unless otherwise noted.

Total Area = 8005 Acres

KALIFONSKY BEACH INDUSTRIAL PARK
 BRUTON ENTERPRISES, BOX 6068 ANCHORAGE, ALASKA, OWNER
 SUBDIVISION OF THE E 1/2, NW 1/4, S 29, T 5N, R 11W, S.M.

CONTRACTING ENGINEERS & ASSOC.
 1801 STANTON AVE. ANCHORAGE, ALASKA 99504

DRAWN J.R.E.	DATE Mar 14, 73	SCALE As Shown	DWS NO 72-14
CHECKED G.A.H.	SRD, Kandl B-4		SHEET 1 OF 1



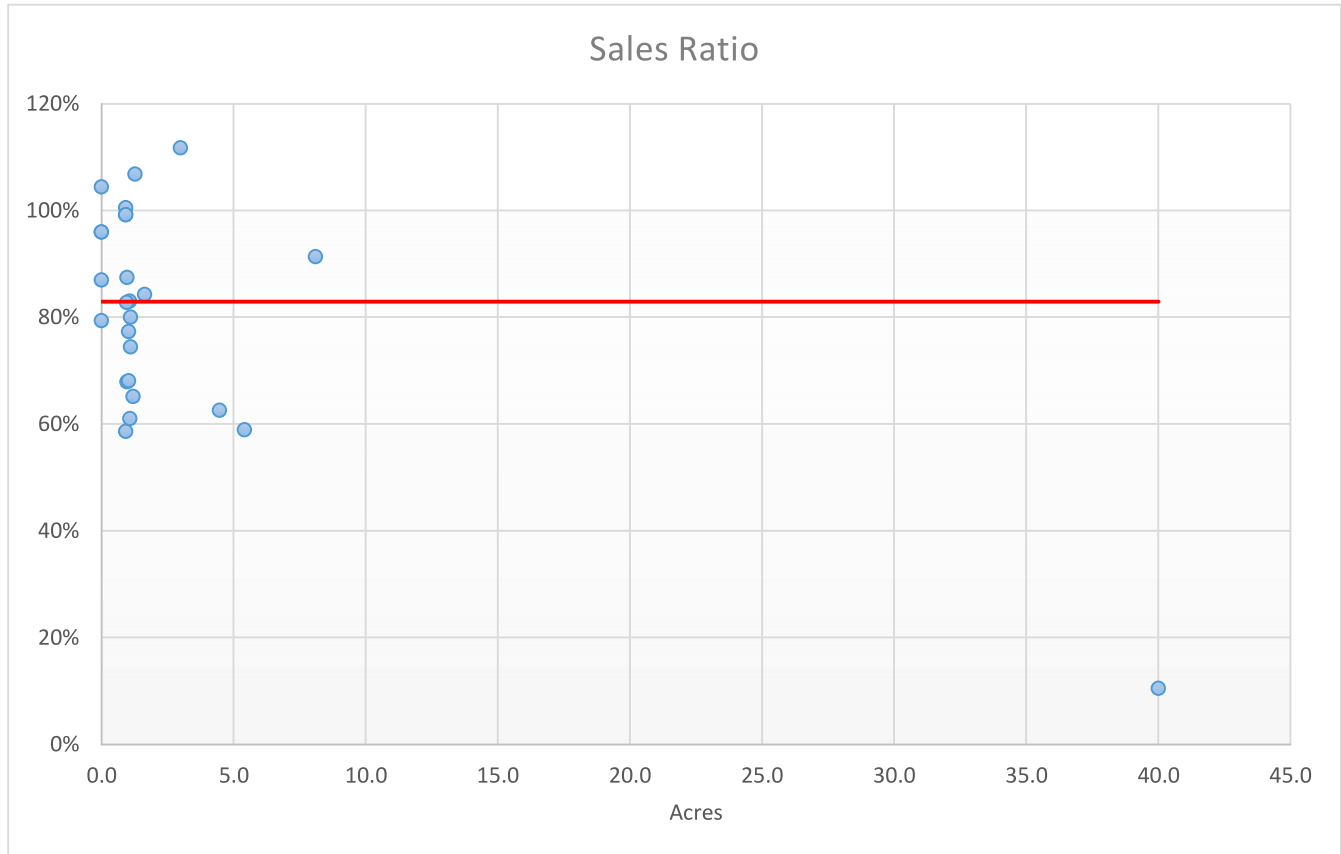
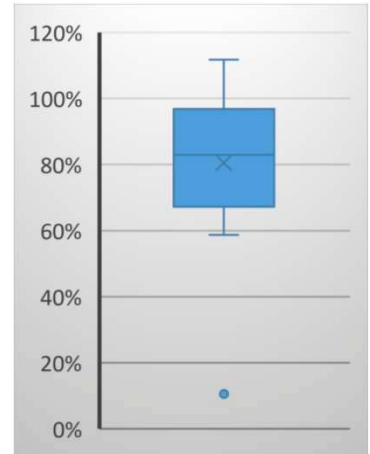
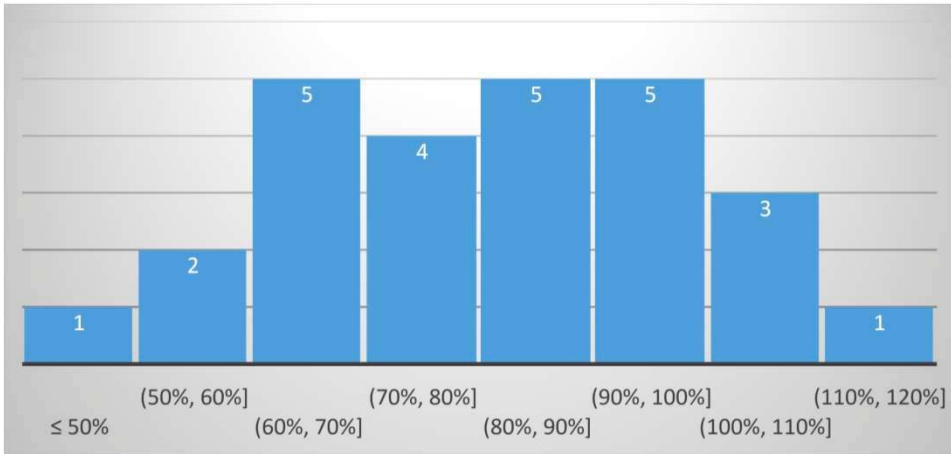
73-1036
 RECORDED - FILED
 3130 73
 4/3
 Subdivision
 2/28/73



2026 LAND RATIO STUDY

K-BEACH

Ratio Sum	21	Earliest Sale	2/6/2023	Excluded	
Mean	80.53%	Lates Sale	8/1/2025	# of Sales	26
Median	82.91%	Outlier Information		Total AV	\$ 999,900
Wtd Mean	76.38%			Range	1.5
PRD	1.05	Lower Limit	22.93%	Min	10.51%
COD	18.56%	Upper Limit	141.10%	Max	111.75%
St. Dev	0.2115			Min Sale	\$ 19,500
COV	26.27%			Max Sale	\$ 160,000



2026 LAND RATIO STUDY

Mrk Area	Sale Date	LRSN	PIN	Total Acres	Year	Wrk Sh Val	Sale Price	LandType	SaleCd	RATIO
125	11/1/2024	15067	05501151	1.19	2024	\$ 94,500	\$ 145,000	20	C	65.17%
125	9/12/2023	15086	05501170	0.92	2023	\$ 82,100	\$ 140,000	20	C	58.64%
125	8/3/2023	94049	05506029CO05	0.00	2023	\$ 30,700	\$ 35,300	20	Z	86.97%
125	2/5/2025	104607	05506029CO51	0.00	2025	\$ 28,700	\$ 29,900	20	C	95.99%
125	2/5/2025	104610	05506029CO54	0.00	2025	\$ 28,700	\$ 29,900	20	C	95.99%
125	8/1/2025	104612	05506029CO74	0.00	2025	\$ 25,400	\$ 32,000	20	C	79.38%
125	8/23/2024	104614	05506029CO76	0.00	2024	\$ 26,100	\$ 25,000	20	C	104.40%
125	12/11/2023	15654	05514029	4.47	2023	\$ 16,900	\$ 27,000	20	C	62.59%
125	3/28/2023	15665	05514041	40.00	2023	\$ 8,200	\$ 78,000	20	C	10.51%
125	7/9/2025	16080	05522140	0.97	2025	\$ 26,700	\$ 39,300	20	Z	67.94%
125	8/31/2023	16107	05522205	1.03	2023	\$ 25,900	\$ 33,500	20	C	77.31%
125	9/27/2023	82684	05524107	8.10	2023	\$ 68,500	\$ 75,000	20	C	91.33%
125	7/9/2024	90459	05524119	5.41	2024	\$ 69,600	\$ 118,100	20	Z	58.93%
125	1/24/2025	16888	05528237	1.06	2025	\$ 16,600	\$ 20,000	20	C	83.00%
125	5/22/2024	16896	05528245	1.03	2024	\$ 21,800	\$ 32,000	20	C	68.13%
125	11/17/2023	16897	05528246	1.10	2023	\$ 28,000	\$ 35,000	20	C	80.00%
125	9/6/2024	16897	05528246	1.10	2024	\$ 28,000	\$ 37,600	20	C	74.47%
125	8/7/2023	16948	05529065	2.99	2023	\$ 178,800	\$ 160,000	20	C	111.75%
125	6/5/2024	17031	05531047	1.63	2024	\$ 29,500	\$ 35,000	20	C	84.29%
125	6/28/2023	107804	05532072	1.07	2023	\$ 12,200	\$ 20,000	20	C	61.00%
125	3/8/2023	108143	05533135	1.27	2023	\$ 26,700	\$ 25,000	20	C	106.80%
125	2/6/2023	17978	05545019	0.95	2023	\$ 26,500	\$ 32,000	20	C	82.81%
125	8/9/2024	17985	05545026	0.92	2024	\$ 19,600	\$ 19,500	20	C	100.51%
125	8/1/2025	18278	05553009	0.96	2025	\$ 30,600	\$ 35,000	20	C	87.43%
125	3/19/2024	37317	13134081	0.92	2024	\$ 24,800	\$ 25,000	20	C	99.20%
125	7/15/2024	37317	13134081	0.92	2024	\$ 24,800	\$ 25,000	20	C	99.20%

LogID	Contact Name	Created By	Parcel	Notes
2026-04-07T13:40:24	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	CALLED TO SCHEDULE INSPECTION FRIDAY AT 10AM
2026-04-06T12:45:40	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	HE CALLED TO SETUP AN INSPECTION/ MEETING TO TALK ABOUT THE RANCH, THE 360 ACRES. TOLD HIM I WOULD HAVE TO CALL HIM BACK SO I CAN COORDINATE WITH A RES APPRAISER.
2026-04-06T12:42:03	DAVE YRAGUI	VanZandt, Catherine	FORMAL APPEALS	CB TO HW; WARM XFER TO HER
2026-04-02T13:02:20	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	HE WASNT GOING TO APPEAL TAXES THIS YEAR, BUT THE BOROUGH POSTPONED THE TRIAL. SAID HE WAS GOING TO GET A BUNCH OF COMPARABLES AND GO THROUGH THEM ONE AT A TIME. DID NOT SCHEDULE ANY INSPECTIONS.
2026-04-02T13:01:17	DAVE YRAGUI	VanZandt, Catherine	FORMAL APPEALS	CALLED FOR HW; WARM XFER TO HER
2026-04-02T12:02:33	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	CALLED TO ASK IF HE WANTED US TO INSPECT ANYTHING, HE SAID HE WOULD CALL BACK.
2026-04-02T09:00:04	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	CLM
2026-04-01T10:49:25	DAVE YRAGUI	VanZandt, Catherine	FORMAL APPEALS	CB FOR HW; EMAILED HW W/ INFO
2026-04-01T10:20:32	DAVID YRAGUI	Windsor, Heather	FORMAL APPEALS	CLM ASKED IF HE WANTED US TO INSPECT ANYTHING, IF SO TO PLEASE CALL TO SETUP A TIME.
2026-03-10T08:15:51	MARY YRAGUI	VanZandt, Catherine	05524106/24/26/27/2	SAID SHE DID NOT RECEIVE HER ASSESSMENT NOTICES FOR THESE PARCELS; ASKED IF I COULD EMAIL THEM TO HER INSTEAD.

APPEAL HISTORY FOR PARCEL 055-180-21

APPEAL YEAR: 2010

Appeal Type/Status

Appraiser Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
PKNIGHT	03/08/2010	1,000	1,000	0	0%	Informal Adjustment

Summary:

APPEAL YEAR: 2022

Appeal Type/Status

Appraiser Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
BANDERSON	03/24/2022	1,400	0	1,400	0%	Informal Adjustment

Summary: LAND ISSUE/ROADS DEPT/CCR'S
APP: REVIEWED. NO CHANGE WARRANTED.

APPEAL YEAR: 2024

Appeal Type/Status

Appraiser Date Filed

BOE APPEAL	BOE - Closed	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
HWINDSOR	04/02/2024	1,400	0	1,400	0%	

Summary:

APPEAL YEAR: 2026

Appeal Type/Status

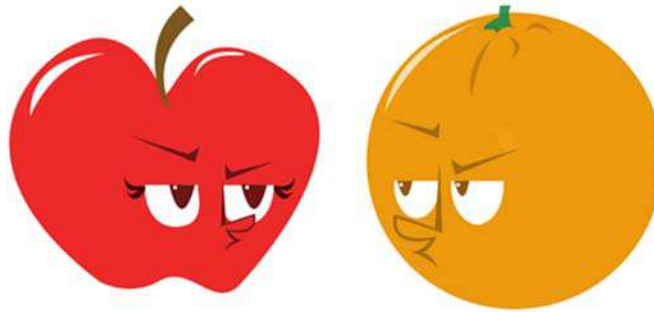
Appraiser Date Filed

BOE APPEAL	Open	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
HWINDSOR	03/27/2026	1,400	0	1,400	0%	

Summary:

Price per Acre Comparison

A very popular way to compare land values is to do a simple Price per Acre calculation. Simply stated this is the assessed value divided by the acreage. This will work just fine if the properties you are comparing are exactly the same size and have the exact same influences, otherwise you are just comparing apples to oranges.



Below is a sample comparison of 2 parcels that have the same acreage, with different influences.

5.0 AC Base	\$ 50,000		5.0 AC Base	\$ 50,000
Gravel Maint	\$ -		Paved	\$ 5,000
Elec Yes	\$ -		Elec Yes	\$ -
Gas No	\$ (10,000)		Gas Yes	\$ -
View Limited	\$ 12,000		View Good	\$ 25,000
			Waterfront Pond	\$ 25,000
Land Value	\$ 52,000		Land Value	\$ 105,000
Price/AC	\$ 10,400		Price/AC	\$ 21,000

Below is a sample comparison of 2 parcels that have the same influences, with different acreages.

5.0 AC Base	\$ 50,000		10.0 AC Base	\$ 70,000
Paved	\$ 5,000		Paved	\$ 7,000
Elec Yes	\$ -		Elec Yes	\$ -
Gas Yes	\$ -		Gas Yes	\$ -
View Good	\$ 25,000		View Good	\$ 35,000
Waterfront Pond	\$ 25,000		Waterfront Pond	\$ 35,000
Land Value	\$ 105,000		Land Value	\$ 147,000
Price/AC	\$ 21,000		Price/AC	\$ 14,700

Definitions

Assessment progressivity (regressivity). An appraisal bias such that higher value properties are appraised higher (lower) than low-value properties. See also price-related differential.

Coefficient of dispersion (COD). The average deviation of a group of numbers from the median expressed as a percentage of the median. In ratio studies, the average percentage deviation from the median ratio. *Acceptable range: Land under 30%, residential under 20%.*

Coefficient of variation (COV). The standard deviation expressed as a percentage of the mean. *Acceptable range: 1.25 of the COD.*

Mean: The result of adding all the values of a variable and dividing by the number of values. For example, the arithmetic mean of 3, 5, and 10 is 18 divided by 3, or 6. Also called the arithmetic mean.

Median. The midpoint or middle value when a set of values is ranked in order of magnitude; if the number of values is even, the midpoint or average of the two middle values. *Acceptable range: 90% to 110%*

Price-related differential (PRD). The mean divided by the weighted mean. The statistic has a slight bias upward. Price-related differentials above 1.03 tend to indicate assessment regressivity; price-related differentials below 0.98 tend to indicate assessment progressivity. *Acceptable range: 0.98 to 1.03.*

Progressivity. See assessment progressivity (regressivity)

Regressivity. See assessment progressivity (regressivity)

Standard deviation (St. Dev). The statistical calculated from a set of number by subtracting the mean from each value and squaring the remainders, adding together these squares, dividing by the size of the sample less one, and taking the square root of the result. When the data are normally distributed, one can calculate the percentage of observations within any number of standard deviations of the mean from normal probability table. When the data are not normally distributed, the standard deviation is less meaningful and should be used with caution.

Weighted mean; weighted average (wtd mean). An average in which the observations are weighted based on some criterion. In ratio studies, the weighted mean is a calculated by weighting the ratios based on their sale prices. A shortcut method is to sum the appraisals or assessments, sum of the sales prices, and divided the first result by the second. (International Association of Assessing Officers, 1990)

References

International Association of Assessing Officers. (1990). *Property Appraisal and Assessment Administration*. Chicago: International Association of Assessing Officers.

Influence Definitions

View

- **None:** No view other than immediate surroundings, could have a view if trees on adjoining properties were removed.
- **Limited:** Less than 45° viewable unobstructed, greater than 45° view angle with obstructions, mountain top view, view from 2nd story, able to view beyond adjacent lots, overlooking an area that would provide increased viewing opportunities for wildlife (rule of thumb, distance greater than football field).
- **Good:** 45°-90° view, unobstructed view, at least 1 feature, **mountain, river, lake, inlet etc.** Able to view beyond adjacent lots. (*River, Lake and Inlet frontage property will always have at least a Good or Excellent View*)
- **Excellent:** 90° or greater view, unobstructed, 2 or more features.

Street Access

- **Paved Access:** Paved road & government maintained.
- **Gravel Maintained:** Gravel road & maintained by the borough or another organized entity.
- **Gravel Unmaintained:** Gravel road but is not maintained by the borough (check Arcmap), could be maintained by the subdivision, HOA or private owner(s).
- **Trail:** *No longer used. If can be driven to year round, use gravel unmaintained, otherwise platted.*
- **Platted:** Road platted but not built.
- **Limited/NA:** Section line easement. No platted access. To include water, beach only access.

Utilities

- **Gas & Electric Yes/No:** To be considered as having gas & electric utilities must be at the property, directly across the street from property (not paved), or on the same side of the road and 1 lot away or less than 300 feet away. If street is paved & influence is across the road, parcel to be marked at not having service available.
- **Public/Community Water & Sewer:** Service is provided by municipality or by HOA. City lots are presumed to have this service though certain subdivision do not and need private well/septic influence. If only 1 of the services is available, mark Yes. Add well or septic if necessary for service not available. If street is paved & influence is across the road, parcel to be marked at not having service available.

Water Front

- **Ocean:** Fronts on major body of Saltwater, *Cook Inlet, Kachemak Bay, Resurrection Bay.*
- **River:** Fronts on a major navigable river, *Kenai River, Kasilof River.*
- **Lake:** Fronts on major lake, big enough to get a float plane on & off (approx. 3000') *Mackey Lake, Longmere Lake, Island Lake.*
- **Pond/Stream/Canal:** Fronts on smaller body of water, may be a fair size, but typically not able to get float plane on/off. *Arc Lake, Sport Lake, Echo Lake.* Not generally navigable by boat. *Funny River, Deep Creek, Anchor River, Swanson River.*

Topo

- **Steep:** Topography that is greater than usual incline/decline, making access & building difficult. At least 15 feet in elevation change and no less than 45% average slope (*4.5 feet vertical per 10 feet horizontal*)
- **Ravine:** Ravine or swale, a long deep hollow in the surface with wall height of at least 15 feet and average slope of 500% (*5 feet vertical per 1 foot horizontal*)
- **Other:** Any additional topographical feature that would have an influence on property, value. Topo features not described in the form.
- **Wetlands:** Water within 1 foot of the surface is considered wetlands. A Typical indicator of wetlands is scrubby black spruce.

Protective CCR's / HOA: Covenants, Conditions & Restrictions for individual subdivisions, Homer Owners Association. *Check S Drive or Contact title company.*

Airstrip: Private dirt/grass/gravel strip, off strip access.

Airstrip Improved: Gravel/ Paved, maintained, lights.

Agriculture Rights: Restrictions on property, limiting use of property or portion of property to agriculture use.

Easement: Description of a typical easements. Such as Overhead Power Line, Gas Line or other. Typical easements would include utility easements for providing utilities to local subdivision. Usually the front 10'-20' of the property.

Other: Other features not mentioned in form, describe in notes section.

Notes Section: Further description of influences or describe influences not accounted for in input sheet. Example, a Power Line easement running across property. Private Boat launch for subdivision.

For any properties that are not typical and fall outside of these parameters, See land appraiser for final determination.

AS 29.45.110. Full and True Value.

- (a) The assessor shall assess property at its full and true value as of January 1 of the assessment year, except as provided in this section, AS [29.45.060](#) , and [29.45.230](#). The full and true value is the estimated price that the property would bring in an open market and under the then prevailing market conditions in a sale between a willing seller and a willing buyer both conversant with the property and with prevailing general price levels.

AS 29.45.130. Independent Investigation

- (a) The assessor is not bound to accept a return as correct. The assessor may make an independent investigation of property returned or of taxable property on which no return has been filed. In either case, the assessor may make the assessor's own valuation of the property subject to an ad valorem tax and this valuation is prima facie evidence of the value of the property.
- (b) For investigation, the assessor or the assessor's agent may enter real property during reasonable hours to examine visible personal property and the exterior of a dwelling or other structure on the real property. The assessor or the assessor's agent may enter and examine the interior of a dwelling or other structure or the personal property in it only (1) if the structure is under construction and not yet occupied; (2) with the permission of a person in actual possession of the structure; or (3) in accordance with a court order to compel the entry and inspection. The assessor or the assessor's agent may examine all property records involved. A person shall, on request, furnish to the assessor or the assessor's agent assistance for the investigation and permit the assessor or the assessor's agent to enter a dwelling or other structure to examine the structure or personal property in it during reasonable hours. The assessor may seek a court order to compel entry and production of records needed for assessment purposes.
- (c) An assessor may examine a person on oath. On request, the person shall submit to examination at a reasonable time and place selected by the assessor.

KPB 5.15.070. Board of equalization – Hearing procedure.

- (h) Access to property. If an appellant has refused or failed to provide the assessor, or designee, full access to property or records related to assessment of the property, the appellant is precluded from offering evidence on the issue or issues affected by that lack of access. Before a ruling is issued on the admissibility of such evidence, the appellant shall be provided with a reasonable opportunity by the presiding officer to present its case as to why this sanction should not be imposed, and the assessor shall have a reasonable opportunity to respond.

MARKET VALUE

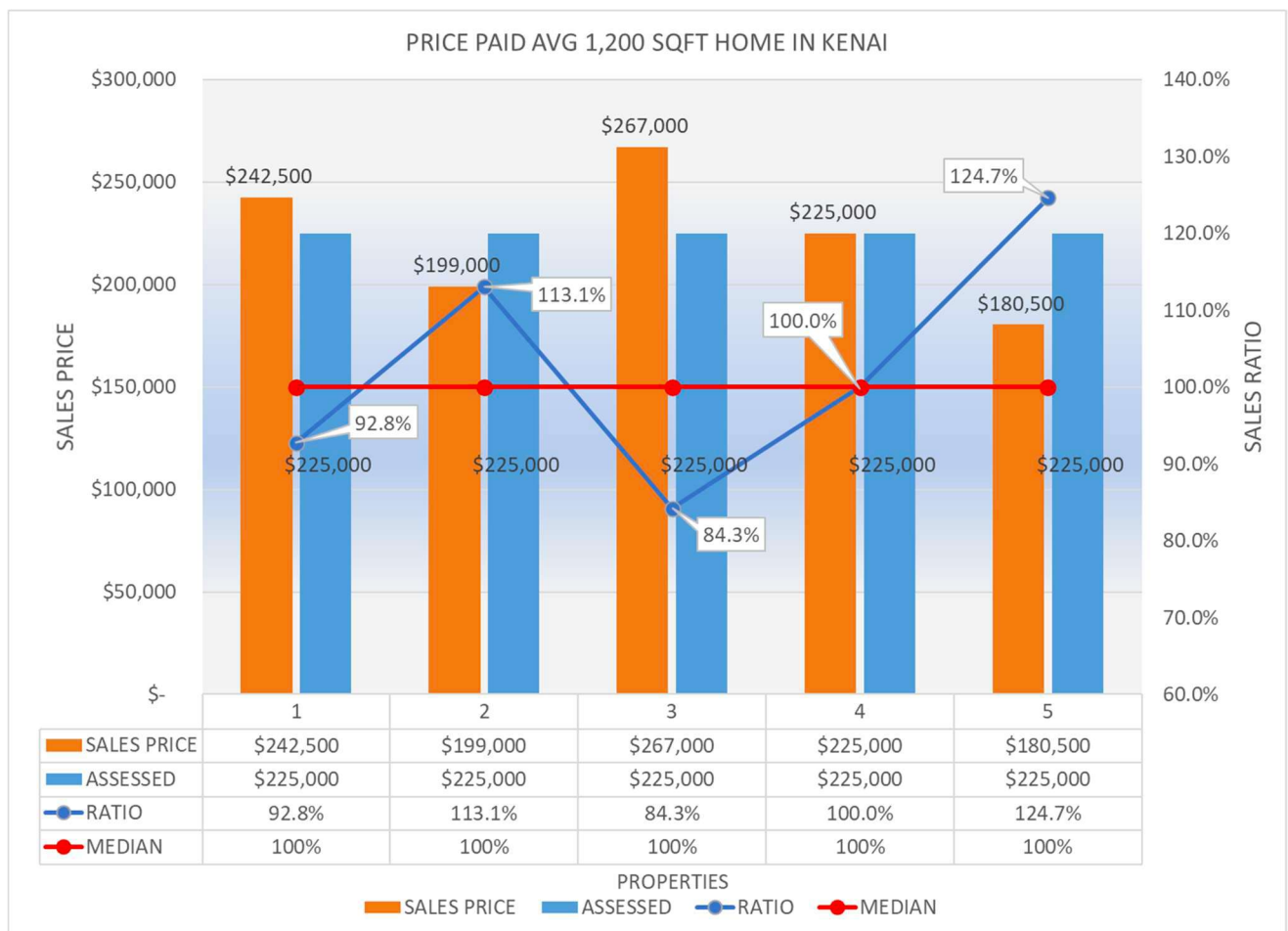
The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in an open and competitive market under all condition's requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress. (Appraisal of Real Estate 11th Edition - Appraisal Institute)

BURDEN OF PROOF

The appellant has the burden of proving or providing any information to show that the assessed values are excessive, improper or unequal. The assessor is accorded broad discretion in deciding among the recognized valuation methods. The assessor’s choice of one recognized method of valuation over another is simply the exercise of a discretion committed to the assessor by law.

**A borough has discretion to appraise, by whatever recognized method of valuation it chooses, so long as there is no fraud or clear adoption of a fundamentally wrong principle of valuation. Hoblit vs. Greater Anchorage Area Borough, Sup. Ct. Op. No. 636 (File No. 1214), 473 P.2d 630 (Alaska 1970).*

The assessing department is concerned not only with market value, but also with equity of assessment, which means: making sure that every property is assessed at the same level as all others with respect to market value. For this reason, **the assessor uses a broad scope in its approach to value, using overall trends to value all properties in a given market area.** In contrast, a private appraisal is only concerned with estimating the value of a single property.





APPELLANT: KALIFONSKY MEADOWS LLC
REPRESENTATIVE: DAVID YRAGUI

KPB PARCEL ID: 05518028

TOTAL ACREAGE: 0.96

PHYSICAL ADDRESS(ES) / LOCATION: 50521 MANNO AVE
KALIFORNISKY

LEGAL DESCRIPTION:

T 5N R 11W SEC 29 SEWARD MERIDIAN KN 0730023 KALIFONSKY BEACH
INDUSTRIAL PARK SUB LOT 4 BLK 4

2026 NOTICED VALUES

RAW LAND	\$1,400.00
TOTAL IMPROVEMENTS:	N/A
ASSESSED VALUE TOTAL:	\$1,400.00
EXEMPTIONS:	N/A



The Kenai Peninsula Borough (KPB) Assessing Department uses a Market Adjusted Cost Approach to value residential structures for assessment purposes. This Cost Approach is derived from the property description, quality, size, and features, and is based upon replacement cost of new, less depreciation (RCN-D). That value is then adjusted by a statistically tested market adjustment.

According to Property Assessment Valuation, the first step in developing a cost approach is to estimate the land value at its highest and best use. KPB does this by reviewing, analyzing, and statistically testing reported land sales in a given market area. That updated land value is then combined with the value of all improvements; the sum of the two is the assessed value. This application is in accordance with Alaska State Statute AS 29.45.110.

ADMINISTRATIVE SUMMARY

Subject property is a 0.96-acre parcel in the K-Beach market area (#125). Land influences are platted access, limited view, no electric or gas utility. Currently all 0.96 acres are being classified as remaining land type. Highest and best use of the parcel is residential. Subject property was inspected on 04/14/26, by Appraiser Windsor. After the inspection and review, no changes were made to the file.

Land K Beach Market 125

- 26 sales in last 3 years with a median ratio for 82.91%
- COD: 18.56
- PRD: 1.05

PROPERTY DETAILS

LAND DETAILS

See definitions section of packet

- View Limited
- Platted
- Elec No
- WETLANDS
- Gas No

PROPERTY RECORD CARD(s)

IMPROVEMENT TYPE

BUILDING TYPE

YEAR BUILT

TOTAL SQ. FT



APPELLANT: KALIFONSKY MEADOWS LLC
REPRESENTATIVE: DAVID YRAGUI

KPB PARCEL ID: 05518028

LEGAL DESCRIPTION: T 5N R 11W SEC 29 SEWARD MERIDIAN KN 0730023 KALIFONSKY BEACH INDUSTRIAL PARK
SUB LOT 4 BLK 4

2026 RECOMMENDED VALUE	
LAND:	\$1,400
IMPROVEMENTS:	0
TOTAL:	\$1,400

ASSESSOR'S RECOMMENDATION

1. Subject property is valued uniformly and equitably with the parcels located within the same market area.
2. The Assessing Department reviewed all physical characteristics of the subject property to ensure all data was accurately captured. Influences are applied correctly and uniformly to the subject property.
3. The Assessing Department uses standardized mass appraisal procedures and techniques to specify and calibrate market models which are applied uniformly to value property within the borough. The modeled values are statistically tested to ensure a level of accuracy and equity of assessment that meets the guidelines established by the Alaska Association of Assessing Officers and the International Association of Assessing Officers, and in compliance with Alaska State Statute.

BOARD ACTION

LAND: _____ IMPROVEMENTS: _____ TOTAL: _____



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

ORIGINAL

2026

15770

50521 MANNO AVE

055-180-28

ADMINISTRATIVE INFORMATION Neighborhood: 125 K-Beach Property Class: 100 Residential Vacant TAG: 58 - CENTRAL EMERGENCY SVS	LEGAL DESCRIPTION: T 5N R 11W SEC 29 Seward Meridian KN 0730023 KALIFONSKY BEACH INDUSTRIAL PARK SUB LOT 4 BLK 4 ACRES: 0.96	PRIMARY OWNER KALIFONSKY MEADOWS LLC PO BOX 1290 KENAI, AK 99611-1290
--	---	---

Residential Vacant

EXEMPTION INFORMATION

VALUATION RECORD

Assessment Year	2021	2022	2023	2024	2025	Worksheet
Land	1,000	1,400	1,400	1,400	1,400	1,400
Improvements	0	0	0	0	0	0
Total	1,000	1,400	1,400	1,400	1,400	1,400

LAND DATA AND CALCULATIONS


Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode	Description	\$ or %	AdjAmt	Value
Remaining/Wetlands	49 User Definable Land Formul		0.96	1,042	1,042	1,000	6	View Limited	75	750	1,400
								E WETLANDS			
								O Gas No	-5	-50	
								V Platted	-15	-150	
								Y Elec No	-20	-200	
									350	350	1,400

ASSESSED LAND VALUE (Rounded) :

MEMOS

ASG00137

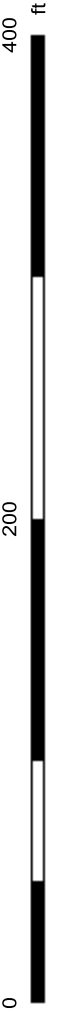
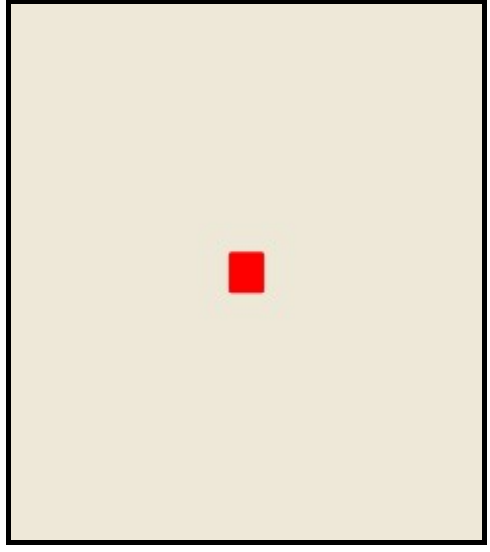


 **KPB Parcel ID: 05518028**

Owner: KALIFONSKY MEADOWS LLC

Legal Description: T 5N R 11W SEC 29
SEWARD MERIDIAN KN 0730023
KALIFONSKY BEACH INDUSTRIAL PARK SUB
LOT 4 BLK 4

Vicinity: Kalifornsky



ASG00138



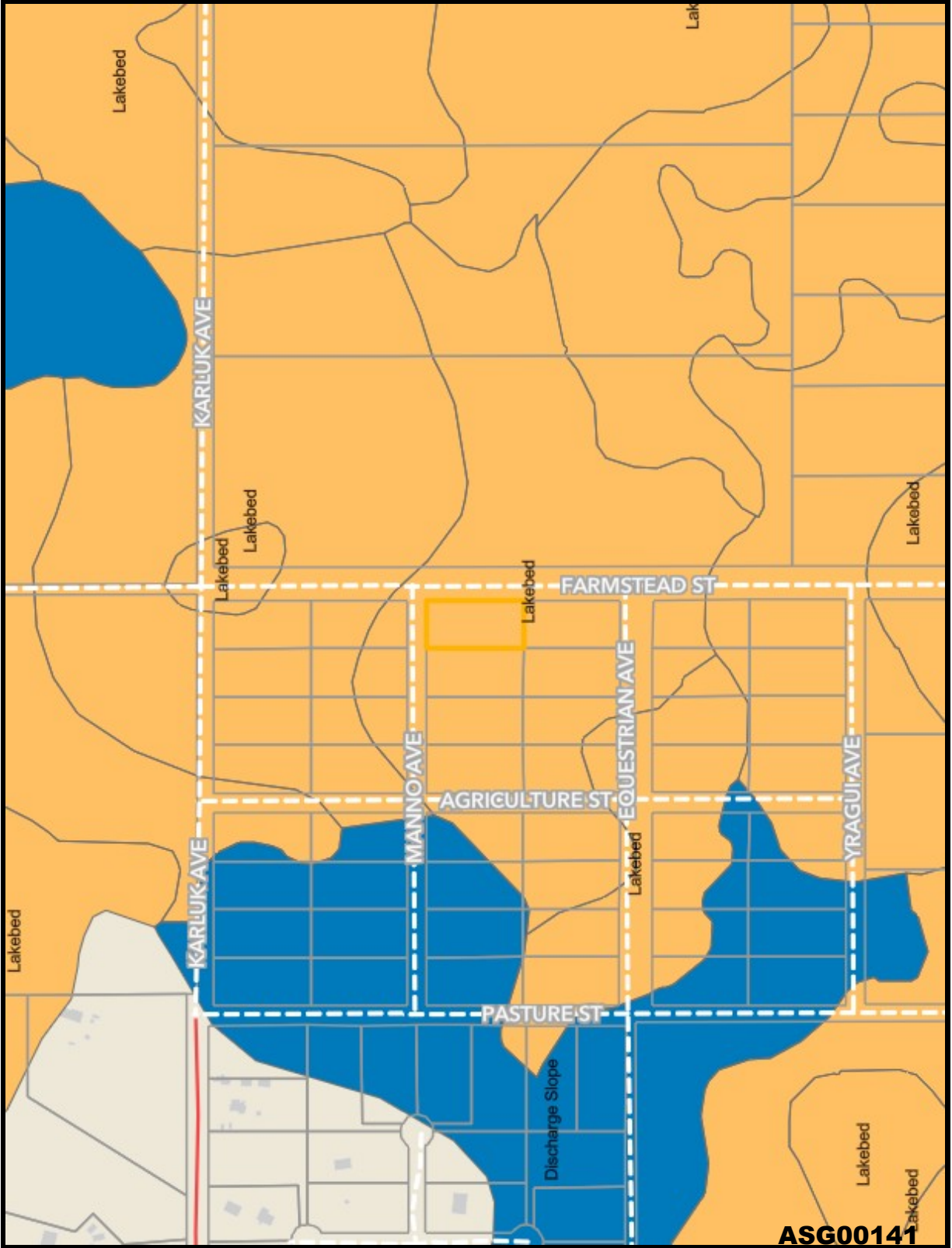
KPB PARCEL ID: 05518028





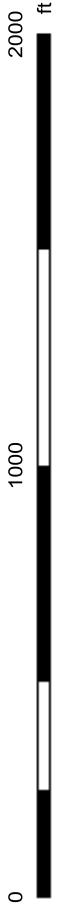
KPB PARCEL ID: 05518028



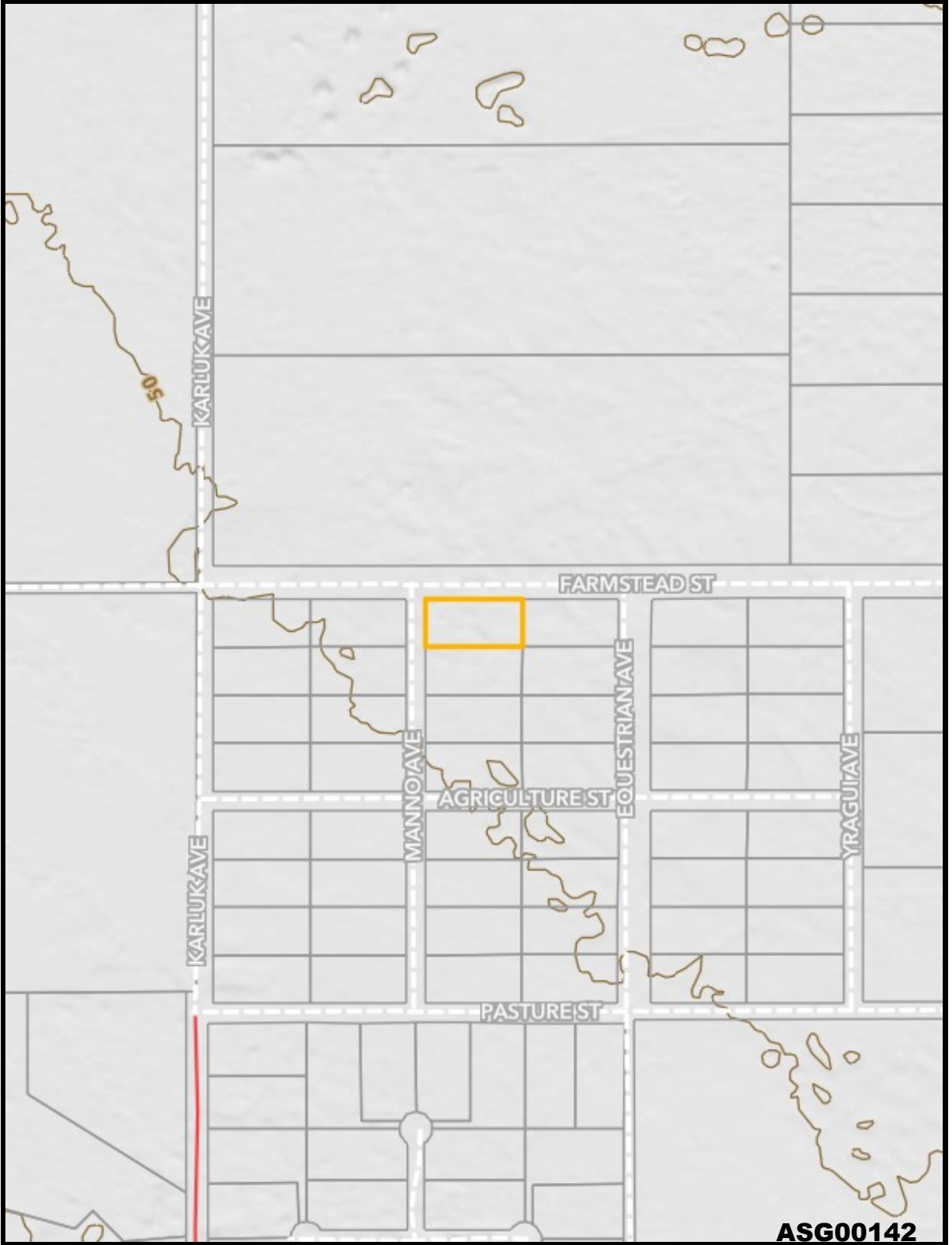


 **KPB PARCEL ID: 05518028**

- Transportation
 - Roads (by Maintenance)
 - Unbuilt / Platted / Not Maintained
 - Borough (RSA)
 - State
 - Federal
 - Municipal
- Terrain
 - KWF Wetlands Assessment
 - DISTURB
 - Depression
 - Discharge Slope
 - Drainageway
 - Floating Island
 - Headwater Fen
 - Kettle
 - LAKE
 - Lakebed
 - Late Snow Plateau
 - Riverine
 - Tidal
 - Wetland / Upland Complex

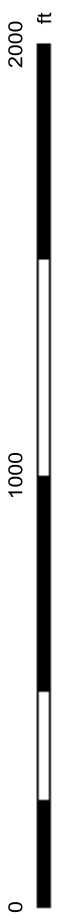


ASG00141



KPB PARCEL ID: 05518028

- Transportation
- Roads (by Maintenance)
- Unbuilt / Platted / Not Maintained
 - Borough (RSA)
 - State
 - Federal
 - Municipal

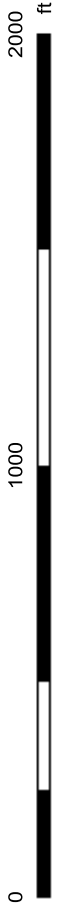


ASG00142

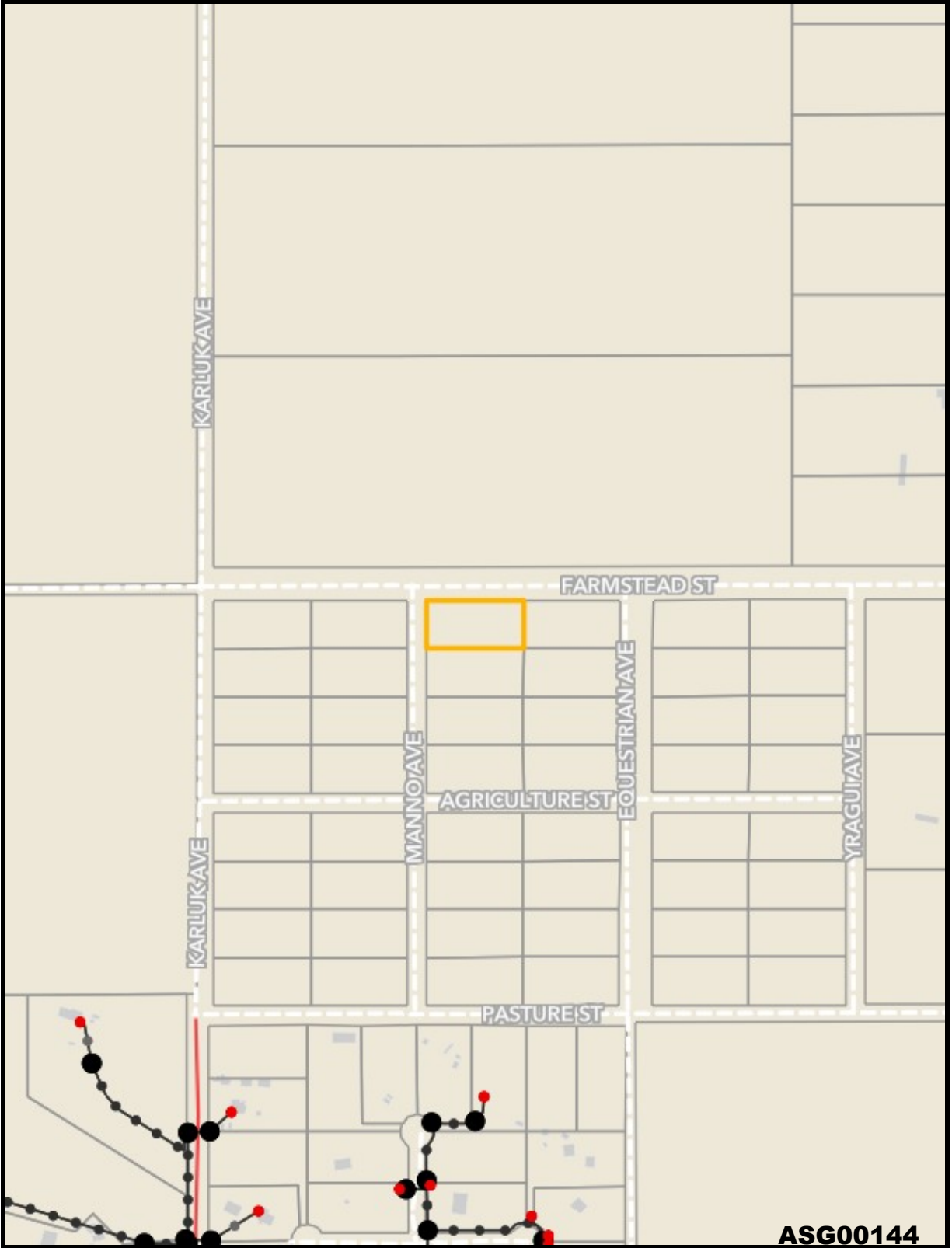


KPB PARCEL ID: 05518028












- Transportation
 - Roads (by Maintenance)
 - Unbuilt / Platted / Not Maintained
 - Borough (RSA)
 - State
 - Federal
 - Municipal
- Land Influence
 - View
 - View Limited
 - View None

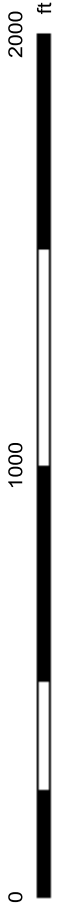


ASG00143



 **KPB PARCEL ID: 05518028**

- Electric Utilities
- HEA 
- HEAMeters 
- HEA Structures 
- HEA Secondary Conductor 
- HEA Primary Conductor 
- Transmission Lines 
- Transportation
- Roads (by Maintenance)
 - Unbuilt / Platted / Not Maintained 
 - Borough (RSA) 
 - State 
 - Federal 
 - Municipal 



ASG00144



KENAI PENINSULA BOROUGH

Assessing

2026

Real Property Assessment Valuation Appeal Sales Map



KPB PARCEL ID: 05518028

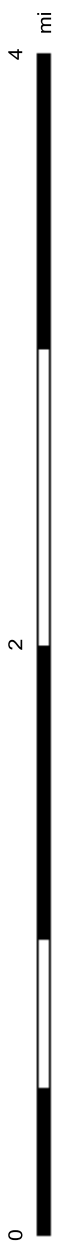
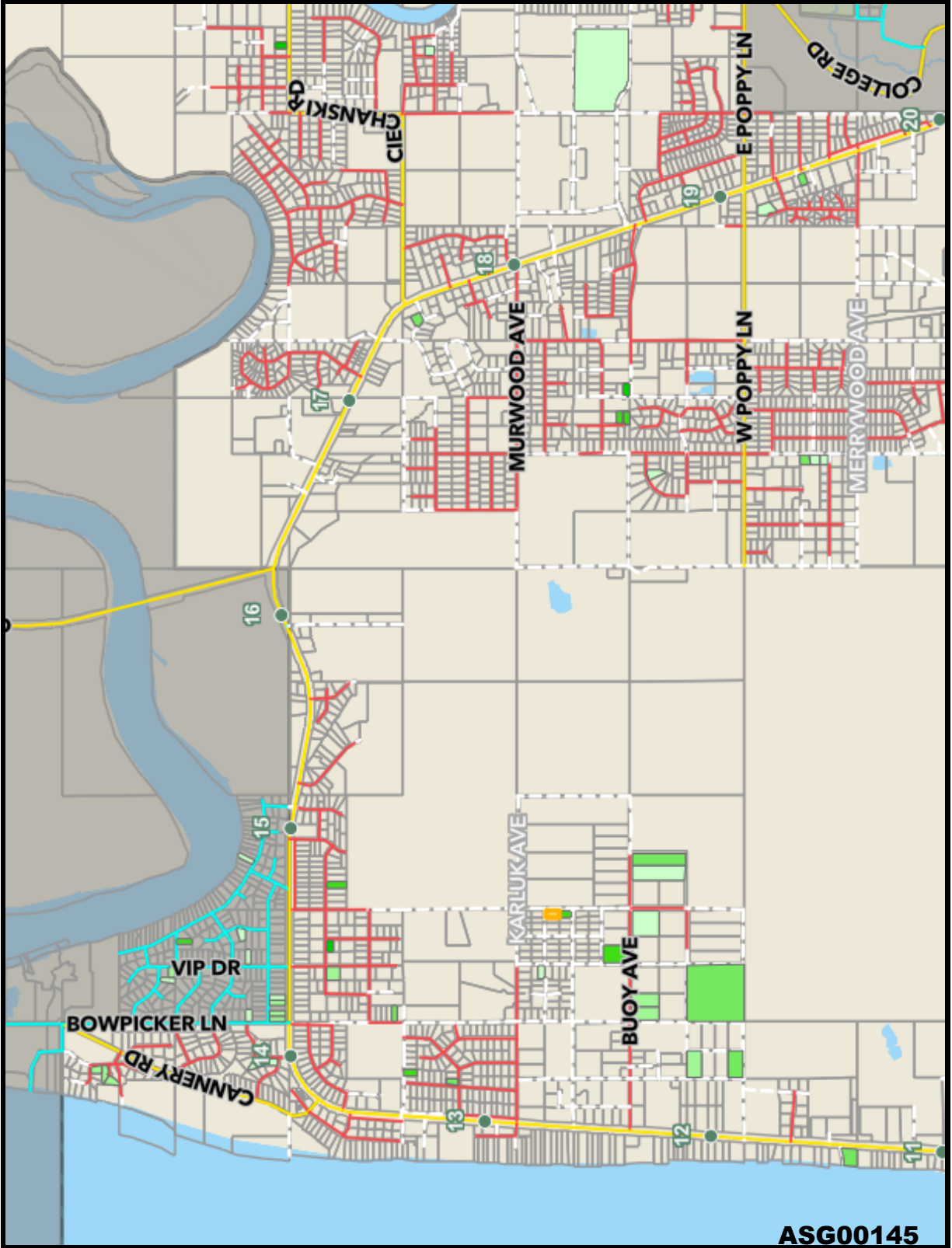
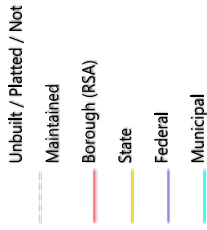
Sales

Vacant Land

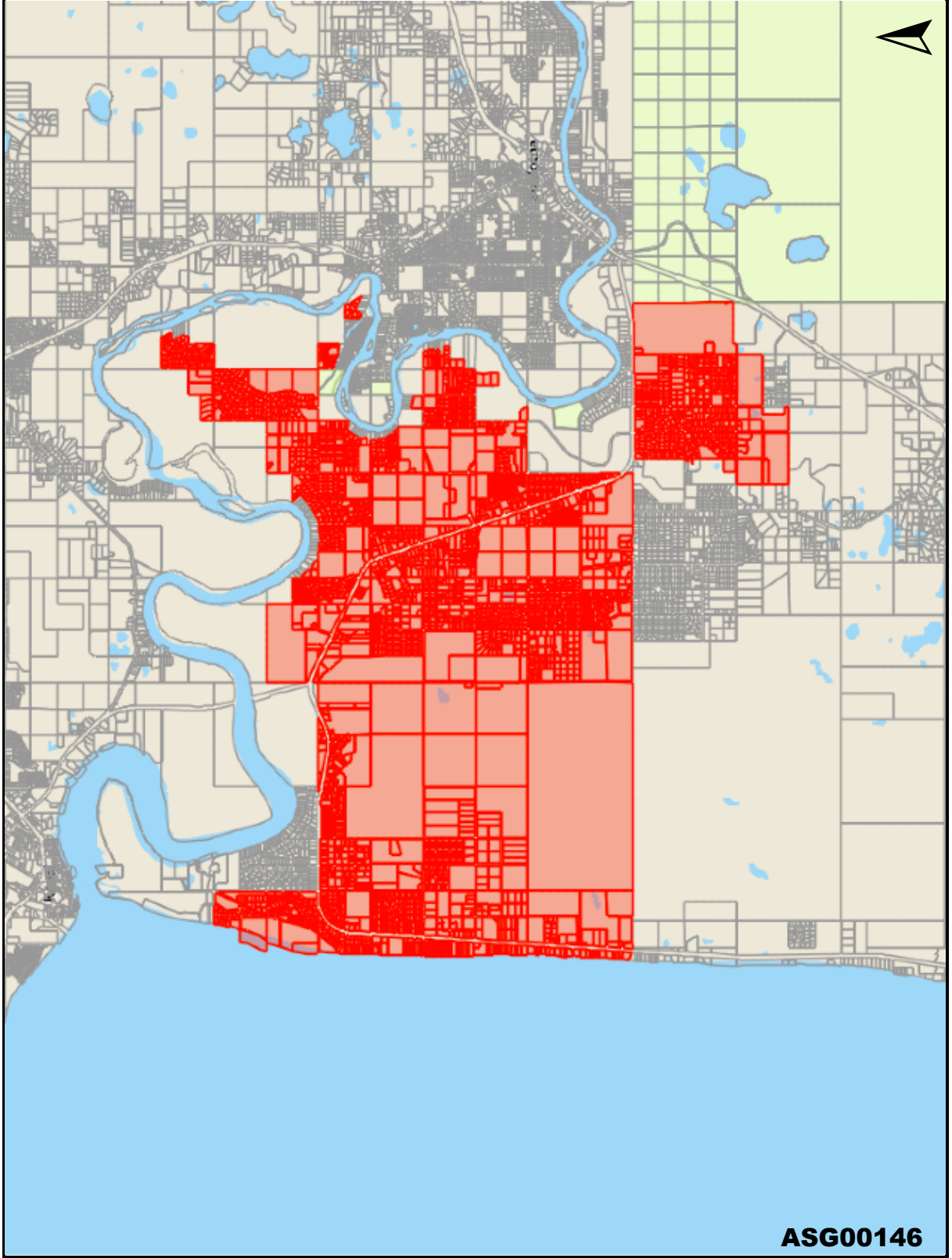


Transportation

Roads (by Maintenance)

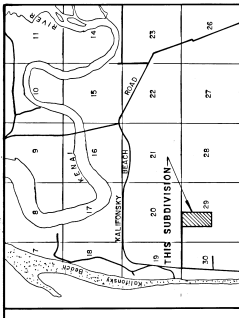


ASG00145



Market Area: 125

ASG00146



VICINITY MAP
SCALE: 1"=1 MILE



CERTIFICATE OF OWNERSHIP AND DEDICATION
We hereby certify that we are the owners of said property, and request the approval of this plat showing such easements, rights, roads, roads, and streets declared by us for public use.

Date March 14, 1973 Owner Sam Kalifonsky

NOTARY'S ACKNOWLEDGEMENT
Subscribed and sworn before me this 14th day of March, 1973.
My commission expires 6th Dec 1973
Notary Public for Alaska

PLAT APPROVAL
Plat approved by the commission this 12th day of March, 1973.
Notary

Notes
1. Proposed Land Use: Industrial & Commercial
2. Drainage and/or fill will be required for development as the water table is near the surface.
3. Lot Area = 42,050 s.f. unless otherwise noted.

Total Area = 8005 Acres

KALIFONSKY BEACH INDUSTRIAL PARK
BRUTON ENTERPRISES, BOX 6068 ANCHORAGE, ALASKA, OWNER
SUBDIVISION OF THE E 1/2, NW 1/4, S 29, T 5N, R 11W, S.M.

CONTRACTING ENGINEERS & ASSOC.
1801 STANTON AVE. ANCHORAGE, ALASKA 99504

DRAWN J.R.E. DATE Mar 14, 73 SCALE As Shown DWS NO 72-14
CHECKED G.A.H. SRD, Kandl B-4

SHEET 1 OF 1

LEGEND
Found G.L.O. or A.D.L. brass cap monument
Set brass cap monument this survey
Rebar set at all other corners

RECORDED - FILED 73-1036
APR 10 1973
3130 P
S. J. SUTHERLAND
ANCHORAGE, ALASKA

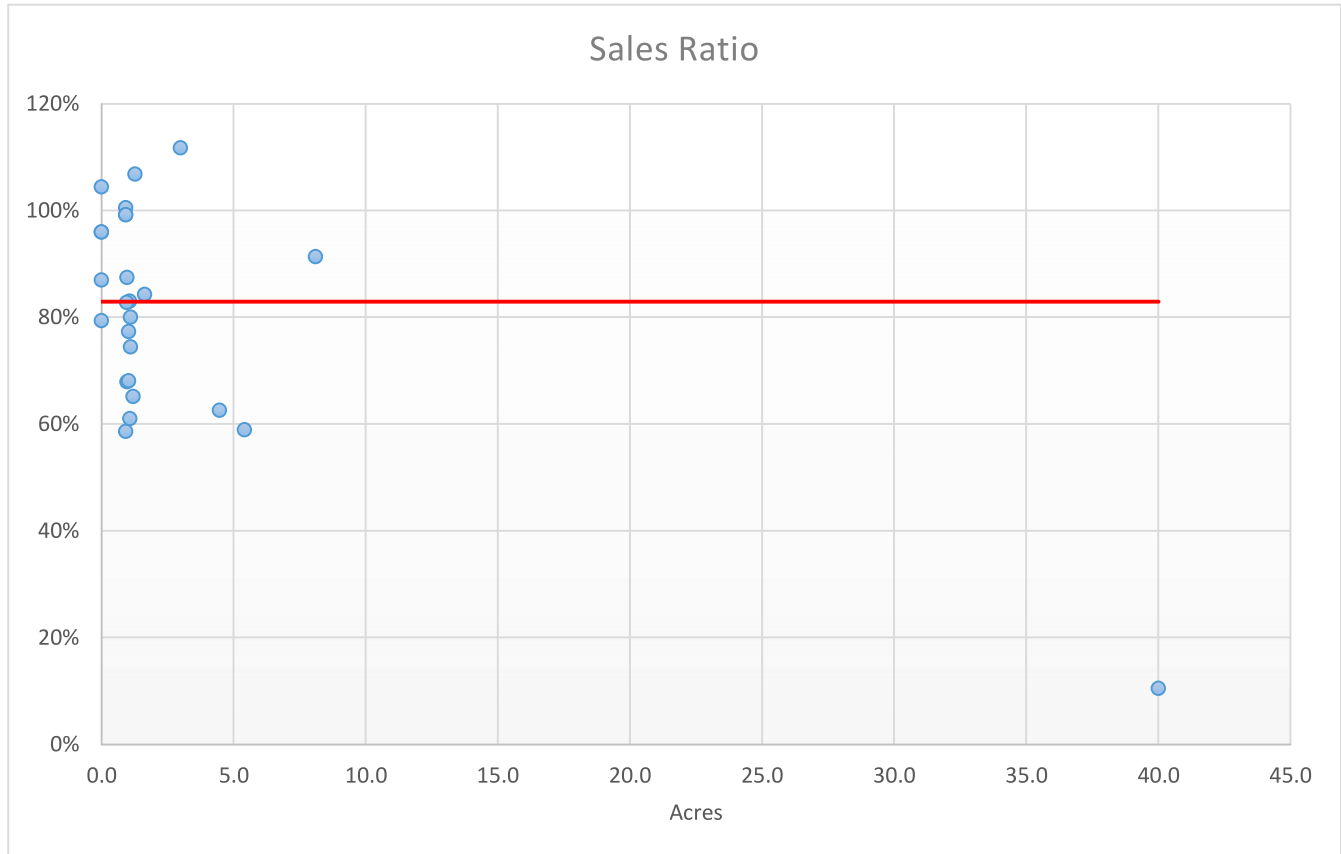
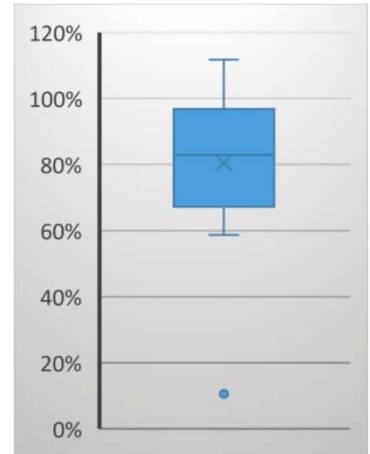
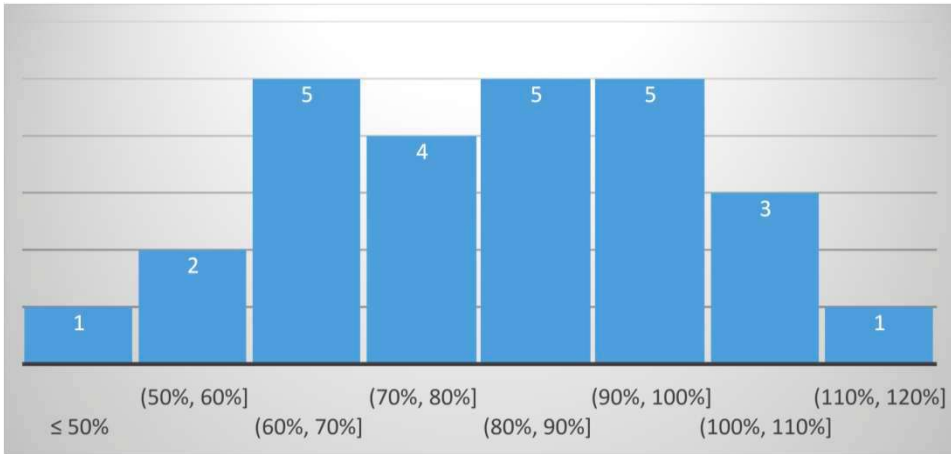
73-1036
RECORDED - FILED 73-1036
APR 10 1973
3130 P
S. J. SUTHERLAND
ANCHORAGE, ALASKA

Scale: 1" = 200'

2026 LAND RATIO STUDY

K-BEACH

Ratio Sum	21	Earliest Sale	2/6/2023	Excluded	
Mean	80.53%	Lates Sale	8/1/2025	# of Sales	26
Median	82.91%	Outlier Information		Total AV	\$ 999,900
Wtd Mean	76.38%			Range	1.5
PRD	1.05	Lower Limit	22.93%	Min	10.51%
COD	18.56%	Upper Limit	141.10%	Max	111.75%
St. Dev	0.2115			Min Sale	\$ 19,500
COV	26.27%			Max Sale	\$ 160,000



2026 LAND RATIO STUDY

Mrk Area	Sale Date	LRSN	PIN	Total Acres	Year	Wrk Sh Val	Sale Price	LandType	SaleCd	RATIO
125	11/1/2024	15067	05501151	1.19	2024	\$ 94,500	\$ 145,000	20	C	65.17%
125	9/12/2023	15086	05501170	0.92	2023	\$ 82,100	\$ 140,000	20	C	58.64%
125	8/3/2023	94049	05506029CO05	0.00	2023	\$ 30,700	\$ 35,300	20	Z	86.97%
125	2/5/2025	104607	05506029CO51	0.00	2025	\$ 28,700	\$ 29,900	20	C	95.99%
125	2/5/2025	104610	05506029CO54	0.00	2025	\$ 28,700	\$ 29,900	20	C	95.99%
125	8/1/2025	104612	05506029CO74	0.00	2025	\$ 25,400	\$ 32,000	20	C	79.38%
125	8/23/2024	104614	05506029CO76	0.00	2024	\$ 26,100	\$ 25,000	20	C	104.40%
125	12/11/2023	15654	05514029	4.47	2023	\$ 16,900	\$ 27,000	20	C	62.59%
125	3/28/2023	15665	05514041	40.00	2023	\$ 8,200	\$ 78,000	20	C	10.51%
125	7/9/2025	16080	05522140	0.97	2025	\$ 26,700	\$ 39,300	20	Z	67.94%
125	8/31/2023	16107	05522205	1.03	2023	\$ 25,900	\$ 33,500	20	C	77.31%
125	9/27/2023	82684	05524107	8.10	2023	\$ 68,500	\$ 75,000	20	C	91.33%
125	7/9/2024	90459	05524119	5.41	2024	\$ 69,600	\$ 118,100	20	Z	58.93%
125	1/24/2025	16888	05528237	1.06	2025	\$ 16,600	\$ 20,000	20	C	83.00%
125	5/22/2024	16896	05528245	1.03	2024	\$ 21,800	\$ 32,000	20	C	68.13%
125	11/17/2023	16897	05528246	1.10	2023	\$ 28,000	\$ 35,000	20	C	80.00%
125	9/6/2024	16897	05528246	1.10	2024	\$ 28,000	\$ 37,600	20	C	74.47%
125	8/7/2023	16948	05529065	2.99	2023	\$ 178,800	\$ 160,000	20	C	111.75%
125	6/5/2024	17031	05531047	1.63	2024	\$ 29,500	\$ 35,000	20	C	84.29%
125	6/28/2023	107804	05532072	1.07	2023	\$ 12,200	\$ 20,000	20	C	61.00%
125	3/8/2023	108143	05533135	1.27	2023	\$ 26,700	\$ 25,000	20	C	106.80%
125	2/6/2023	17978	05545019	0.95	2023	\$ 26,500	\$ 32,000	20	C	82.81%
125	8/9/2024	17985	05545026	0.92	2024	\$ 19,600	\$ 19,500	20	C	100.51%
125	8/1/2025	18278	05553009	0.96	2025	\$ 30,600	\$ 35,000	20	C	87.43%
125	3/19/2024	37317	13134081	0.92	2024	\$ 24,800	\$ 25,000	20	C	99.20%
125	7/15/2024	37317	13134081	0.92	2024	\$ 24,800	\$ 25,000	20	C	99.20%

LogID	Contact Name	Created By	Parcel	Notes
2026-04-07T13:40:24	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	CALLED TO SCHEDULE INSPECTION FRIDAY AT 10AM
2026-04-06T12:45:40	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	HE CALLED TO SETUP AN INSPECTION/ MEETING TO TALK ABOUT THE RANCH, THE 360 ACRES. TOLD HIM I WOULD HAVE TO CALL HIM BACK SO I CAN COORDINATE WITH A RES APPRAISER.
2026-04-06T12:42:03	DAVE YRAGUI	VanZandt, Catherine	FORMAL APPEALS	CB TO HW; WARM XFER TO HER
2026-04-02T13:02:20	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	HE WASNT GOING TO APPEAL TAXES THIS YEAR, BUT THE BOROUGH POSTPONED THE TRIAL. SAID HE WAS GOING TO GET A BUNCH OF COMPARABLES AND GO THROUGH THEM ONE AT A TIME. DID NOT SCHEDULE ANY INSPECTIONS.
2026-04-02T13:01:17	DAVE YRAGUI	VanZandt, Catherine	FORMAL APPEALS	CALLED FOR HW; WARM XFER TO HER
2026-04-02T12:02:33	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	CALLED TO ASK IF HE WANTED US TO INSPECT ANYTHING, HE SAID HE WOULD CALL BACK.
2026-04-02T09:00:04	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	CLM
2026-04-01T10:49:25	DAVE YRAGUI	VanZandt, Catherine	FORMAL APPEALS	CB FOR HW; EMAILED HW W/ INFO
2026-04-01T10:20:32	DAVID YRAGUI	Windsor, Heather	FORMAL APPEALS	CLM ASKED IF HE WANTED US TO INSPECT ANYTHING, IF SO TO PLEASE CALL TO SETUP A TIME.
2026-03-10T08:15:51	MARY YRAGUI	VanZandt, Catherine	05524106/24/26/27/2	SAID SHE DID NOT RECEIVE HER ASSESSMENT NOTICES FOR THESE PARCELS; ASKED IF I COULD EMAIL THEM TO HER INSTEAD.

ASG00100

APPEAL HISTORY FOR PARCEL 055-180-28

APPEAL YEAR: 2010

Appeal Type/Status

Appraiser Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
PKNIGHT	03/08/2010	1,000	1,000	0	0%	Informal Adjustment

Summary:

APPEAL YEAR: 2022

Appeal Type/Status

Appraiser Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
BANDERSON	03/24/2022	1,400	0	1,400	0%	Informal Adjustment

Summary: LAND ISSUE/ROADS DEPT/CCR'S
APP: REVIEWED, NO CHARGE WARRANTED.

APPEAL YEAR: 2024

Appeal Type/Status

Appraiser Date Filed

BOE APPEAL	BOE - Closed	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
HWINDSOR	04/02/2024	1,400	0	1,400	0%	

Summary:

APPEAL YEAR: 2026

Appeal Type/Status

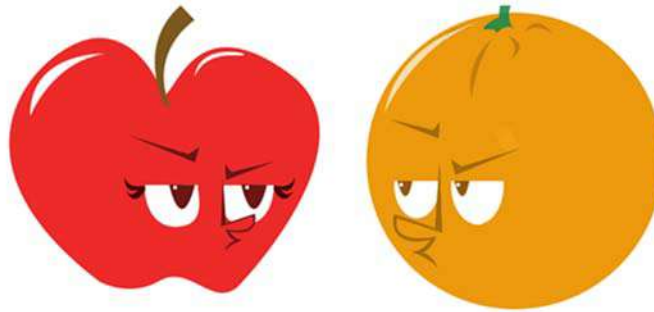
Appraiser Date Filed

BOE APPEAL	Open	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
HWINDSOR	03/27/2026	1,400	0	1,400	0%	

Summary:

Price per Acre Comparison

A very popular way to compare land values is to do a simple Price per Acre calculation. Simply stated this is the assessed value divided by the acreage. This will work just fine if the properties you are comparing are exactly the same size and have the exact same influences, otherwise you are just comparing apples to oranges.



Below is a sample comparison of 2 parcels that have the same acreage, with different influences.

5.0 AC Base	\$ 50,000		5.0 AC Base	\$ 50,000
Gravel Maint	\$ -		Paved	\$ 5,000
Elec Yes	\$ -		Elec Yes	\$ -
Gas No	\$ (10,000)		Gas Yes	\$ -
View Limited	\$ 12,000		View Good	\$ 25,000
			Waterfront Pond	\$ 25,000
Land Value	\$ 52,000		Land Value	\$ 105,000
Price/AC	\$ 10,400		Price/AC	\$ 21,000

Below is a sample comparison of 2 parcels that have the same influences, with different acreages.

5.0 AC Base	\$ 50,000		10.0 AC Base	\$ 70,000
Paved	\$ 5,000		Paved	\$ 7,000
Elec Yes	\$ -		Elec Yes	\$ -
Gas Yes	\$ -		Gas Yes	\$ -
View Good	\$ 25,000		View Good	\$ 35,000
Waterfront Pond	\$ 25,000		Waterfront Pond	\$ 35,000
Land Value	\$ 105,000		Land Value	\$ 147,000
Price/AC	\$ 21,000		Price/AC	\$ 14,700

Definitions

Assessment progressivity (regressivity). An appraisal bias such that higher value properties are appraised higher (lower) than low-value properties. See also price-related differential.

Coefficient of dispersion (COD). The average deviation of a group of numbers from the median expressed as a percentage of the median. In ratio studies, the average percentage deviation from the median ratio. *Acceptable range: Land under 30%, residential under 20%.*

Coefficient of variation (COV). The standard deviation expressed as a percentage of the mean. *Acceptable range: 1.25 of the COD.*

Mean: The result of adding all the values of a variable and dividing by the number of values. For example, the arithmetic mean of 3, 5, and 10 is 18 divided by 3, or 6. Also called the arithmetic mean.

Median. The midpoint or middle value when a set of values is ranked in order of magnitude; if the number of values is even, the midpoint or average of the two middle values. *Acceptable range: 90% to 110%*

Price-related differential (PRD). The mean divided by the weighted mean. The statistic has a slight bias upward. Price-related differentials above 1.03 tend to indicate assessment regressivity; price-related differentials below 0.98 tend to indicate assessment progressivity. *Acceptable range: 0.98 to 1.03.*

Progressivity. See assessment progressivity (regressivity)

Regressivity. See assessment progressivity (regressivity)

Standard deviation (St. Dev). The statistical calculated from a set of number by subtracting the mean from each value and squaring the remainders, adding together these squares, dividing by the size of the sample less one, and taking the square root of the result. When the data are normally distributed, one can calculate the percentage of observations within any number of standard deviations of the mean from normal probability table. When the data are not normally distributed, the standard deviation is less meaningful and should be used with caution.

Weighted mean; weighted average (wtd mean). An average in which the observations are weighted based on some criterion. In ratio studies, the weighted mean is a calculated by weighting the ratios based on their sale prices. A shortcut method is to sum the appraisals or assessments, sum of the sales prices, and divided the first result by the second. (International Association of Assessing Officers, 1990)

References

International Association of Assessing Officers. (1990). *Property Appraisal and Assessment Administration*. Chicago: International Association of Assessing Officers.

Influence Definitions

View

- **None:** No view other than immediate surroundings, could have a view if trees on adjoining properties were removed.
- **Limited:** Less than 45° viewable unobstructed, greater than 45° view angle with obstructions, mountain top view, view from 2nd story, able to view beyond adjacent lots, overlooking an area that would provide increased viewing opportunities for wildlife (rule of thumb, distance greater than football field).
- **Good:** 45°-90° view, unobstructed view, at least 1 feature, **mountain, river, lake, inlet etc.** Able to view beyond adjacent lots. (*River, Lake and Inlet frontage property will always have at least a Good or Excellent View*)
- **Excellent:** 90° or greater view, unobstructed, 2 or more features.

Street Access

- **Paved Access:** Paved road & government maintained.
- **Gravel Maintained:** Gravel road & maintained by the borough or another organized entity.
- **Gravel Unmaintained:** Gravel road but is not maintained by the borough (check Arcmap), could be maintained by the subdivision, HOA or private owner(s).
- **Trail:** *No longer used. If can be driven to year round, use gravel unmaintained, otherwise platted.*
- **Platted:** Road platted but not built.
- **Limited/NA:** Section line easement. No platted access. To include water, beach only access.

Utilities

- **Gas & Electric Yes/No:** To be considered as having gas & electric utilities must be at the property, directly across the street from property (not paved), or on the same side of the road and 1 lot away or less than 300 feet away. If street is paved & influence is across the road, parcel to be marked at not having service available.
- **Public/Community Water & Sewer:** Service is provided by municipality or by HOA. City lots are presumed to have this service though certain subdivision do not and need private well/septic influence. If only 1 of the services is available, mark Yes. Add well or septic if necessary for service not available. If street is paved & influence is across the road, parcel to be marked at not having service available.

Water Front

- **Ocean:** Fronts on major body of Saltwater, *Cook Inlet, Kachemak Bay, Resurrection Bay.*
- **River:** Fronts on a major navigable river, *Kenai River, Kasilof River.*
- **Lake:** Fronts on major lake, big enough to get a float plane on & off (approx. 3000') *Mackey Lake, Longmere Lake, Island Lake.*
- **Pond/Stream/Canal:** Fronts on smaller body of water, may be a fair size, but typically not able to get float plane on/off. *Arc Lake, Sport Lake, Echo Lake.* Not generally navigable by boat. *Funny River, Deep Creek, Anchor River, Swanson River.*

Topo

- **Steep:** Topography that is greater than usual incline/decline, making access & building difficult. At least 15 feet in elevation change and no less than 45% average slope (*4.5 feet vertical per 10 feet horizontal*)
- **Ravine:** Ravine or swale, a long deep hollow in the surface with wall height of at least 15 feet and average slope of 500% (*5 feet vertical per 1 foot horizontal*)
- **Other:** Any additional topographical feature that would have an influence on property, value. Topo features not described in the form.
- **Wetlands:** Water within 1 foot of the surface is considered wetlands. A Typical indicator of wetlands is scrubby black spruce.

Protective CCR's / HOA: Covenants, Conditions & Restrictions for individual subdivisions, Homer Owners Association. *Check S Drive or Contact title company.*

Airstrip: Private dirt/grass/gravel strip, off strip access.

Airstrip Improved: Gravel/ Paved, maintained, lights.

Agriculture Rights: Restrictions on property, limiting use of property or portion of property to agriculture use.

Easement: Description of a typical easements. Such as Overhead Power Line, Gas Line or other. Typical easements would include utility easements for providing utilities to local subdivision. Usually the front 10'-20' of the property.

Other: Other features not mentioned in form, describe in notes section.

Notes Section: Further description of influences or describe influences not accounted for in input sheet. Example, a Power Line easement running across property. Private Boat launch for subdivision.

For any properties that are not typical and fall outside of these parameters, See land appraiser for final determination.

AS 29.45.110. Full and True Value.

- (a) The assessor shall assess property at its full and true value as of January 1 of the assessment year, except as provided in this section, AS [29.45.060](#) , and [29.45.230](#). The full and true value is the estimated price that the property would bring in an open market and under the then prevailing market conditions in a sale between a willing seller and a willing buyer both conversant with the property and with prevailing general price levels.

AS 29.45.130. Independent Investigation

- (a) The assessor is not bound to accept a return as correct. The assessor may make an independent investigation of property returned or of taxable property on which no return has been filed. In either case, the assessor may make the assessor's own valuation of the property subject to an ad valorem tax and this valuation is prima facie evidence of the value of the property.
- (b) For investigation, the assessor or the assessor's agent may enter real property during reasonable hours to examine visible personal property and the exterior of a dwelling or other structure on the real property. The assessor or the assessor's agent may enter and examine the interior of a dwelling or other structure or the personal property in it only (1) if the structure is under construction and not yet occupied; (2) with the permission of a person in actual possession of the structure; or (3) in accordance with a court order to compel the entry and inspection. The assessor or the assessor's agent may examine all property records involved. A person shall, on request, furnish to the assessor or the assessor's agent assistance for the investigation and permit the assessor or the assessor's agent to enter a dwelling or other structure to examine the structure or personal property in it during reasonable hours. The assessor may seek a court order to compel entry and production of records needed for assessment purposes.
- (c) An assessor may examine a person on oath. On request, the person shall submit to examination at a reasonable time and place selected by the assessor.

KPB 5.15.070. Board of equalization – Hearing procedure.

- (h) Access to property. If an appellant has refused or failed to provide the assessor, or designee, full access to property or records related to assessment of the property, the appellant is precluded from offering evidence on the issue or issues affected by that lack of access. Before a ruling is issued on the admissibility of such evidence, the appellant shall be provided with a reasonable opportunity by the presiding officer to present its case as to why this sanction should not be imposed, and the assessor shall have a reasonable opportunity to respond.

MARKET VALUE

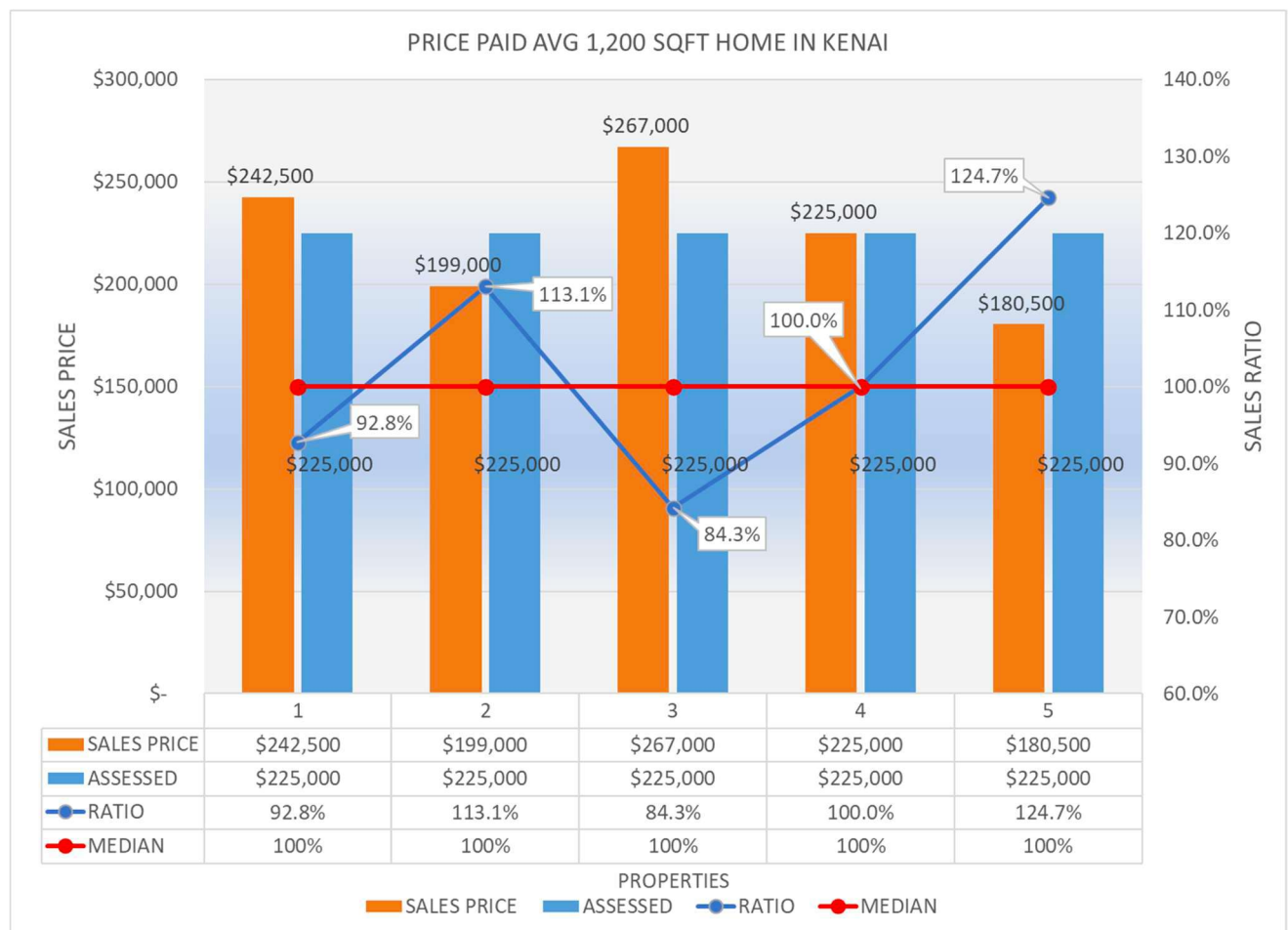
The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in an open and competitive market under all condition's requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress. (Appraisal of Real Estate 11th Edition - Appraisal Institute)

BURDEN OF PROOF

The appellant has the burden of proving or providing any information to show that the assessed values are excessive, improper or unequal. The assessor is accorded broad discretion in deciding among the recognized valuation methods. The assessor’s choice of one recognized method of valuation over another is simply the exercise of a discretion committed to the assessor by law.

**A borough has discretion to appraise, by whatever recognized method of valuation it chooses, so long as there is no fraud or clear adoption of a fundamentally wrong principle of valuation. Hoblit vs. Greater Anchorage Area Borough, Sup. Ct. Op. No. 636 (File No. 1214), 473 P.2d 630 (Alaska 1970).*

The assessing department is concerned not only with market value, but also with equity of assessment, which means: making sure that every property is assessed at the same level as all others with respect to market value. For this reason, **the assessor uses a broad scope in its approach to value, using overall trends to value all properties in a given market area.** In contrast, a private appraisal is only concerned with estimating the value of a single property.





APPELLANT: KALIFONSKY MEADOWS LLC
REPRESENTATIVE: DAVID YRAGUI

KPB PARCEL ID: 05518031

TOTAL ACREAGE: 0.96

PHYSICAL ADDRESS(ES) / LOCATION: 50576 EQUESTRIAN AVE
KALIFORNISKY

LEGAL DESCRIPTION:

T 5N R 11W SEC 29 SEWARD MERIDIAN KN 0730023 KALIFONSKY BEACH
INDUSTRIAL PARK SUB LOT 6 BLK 4

2026 NOTICED VALUES

RAW LAND	\$1,400.00
TOTAL IMPROVEMENTS:	N/A
ASSESSED VALUE TOTAL:	\$1,400.00
EXEMPTIONS:	N/A



The Kenai Peninsula Borough (KPB) Assessing Department uses a Market Adjusted Cost Approach to value residential structures for assessment purposes. This Cost Approach is derived from the property description, quality, size, and features, and is based upon replacement cost of new, less depreciation (RCN-D). That value is then adjusted by a statistically tested market adjustment.

According to Property Assessment Valuation, the first step in developing a cost approach is to estimate the land value at its highest and best use. KPB does this by reviewing, analyzing, and statistically testing reported land sales in a given market area. That updated land value is then combined with the value of all improvements; the sum of the two is the assessed value. This application is in accordance with Alaska State Statute AS 29.45.110.

ADMINISTRATIVE SUMMARY

Subject property is a 0.96-acre parcel in the K-Beach market area (#125). Land influences are platted access, limited view, no electric or gas utility. Currently all 0.96 acres are being classified as remaining land type. Highest and best use of the parcel is residential. Subject property was inspected on 04/14/26, by Appraiser Windsor. After the inspection and review, no changes were made to the file.

Land K Beach Market 125

- 26 sales in last 3 years with a median ratio for 82.91%
- COD: 18.56
- PRD: 1.05

PROPERTY DETAILS

LAND DETAILS

See definitions section of packet

- View Limited
- Platted
- Elec No
- WETLANDS
- Gas No

PROPERTY RECORD CARD(s)

IMPROVEMENT TYPE

BUILDING TYPE

YEAR BUILT

TOTAL SQ. FT



APPELLANT: KALIFONSKY MEADOWS LLC
REPRESENTATIVE: DAVID YRAGUI

KPB PARCEL ID: 05518031

LEGAL DESCRIPTION: T 5N R 11W SEC 29 SEWARD MERIDIAN KN 0730023 KALIFONSKY BEACH INDUSTRIAL PARK
SUB LOT 6 BLK 4

2026 RECOMMENDED VALUE	
LAND:	\$1,400
IMPROVEMENTS:	0
TOTAL:	\$1,400

ASSESSOR'S RECOMMENDATION

1. Subject property is valued uniformly and equitably with the parcels located within the same market area.
2. The Assessing Department reviewed all physical characteristics of the subject property to ensure all data was accurately captured. Influences are applied correctly and uniformly to the subject property.
3. The Assessing Department uses standardized mass appraisal procedures and techniques to specify and calibrate market models which are applied uniformly to value property within the borough. The modeled values are statistically tested to ensure a level of accuracy and equity of assessment that meets the guidelines established by the Alaska Association of Assessing Officers and the International Association of Assessing Officers, and in compliance with Alaska State Statute.

BOARD ACTION

LAND: _____ IMPROVEMENTS: _____ TOTAL: _____



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

ORIGINAL

2026

15773

50576 EQUESTRIAN AVE

055-180-31

ADMINISTRATIVE INFORMATION Neighborhood: 125 K-Beach Property Class: 100 Residential Vacant TAG: 58 - CENTRAL EMERGENCY SVS	LEGAL DESCRIPTION: T 5N R 11W SEC 29 Seward Meridian KN 0730023 KALIFONSKY BEACH INDUSTRIAL PARK SUB LOT 6 BLK 4 ACRES: 0.96	PRIMARY OWNER KALIFONSKY MEADOWS LLC PO BOX 1290 KENAI, AK 99611-1290
--	---	---

Residential Vacant

EXEMPTION INFORMATION	VALUATION RECORD					Worksheet
	Assessment Year	2021	2022	2023	2024	
Land	1,000	1,400	1,400	1,400	1,400	1,400
Improvements	0	0	0	0	0	0
Total	1,000	1,400	1,400	1,400	1,400	1,400

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Remaining/Wetlands	49 User Definable Land Formul		0.96	1,042	1,042	1,000	6 View Limited	75	750	1,400
							E WETLANDS			
							O Gas No	-5	-50	
							V Platted	-15	-150	
							Y Elec No	-20	-200	
									350	1,400

ASSESSED LAND VALUE (Rounded) :

MEMOS

ASG00160

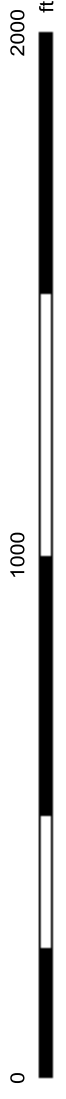
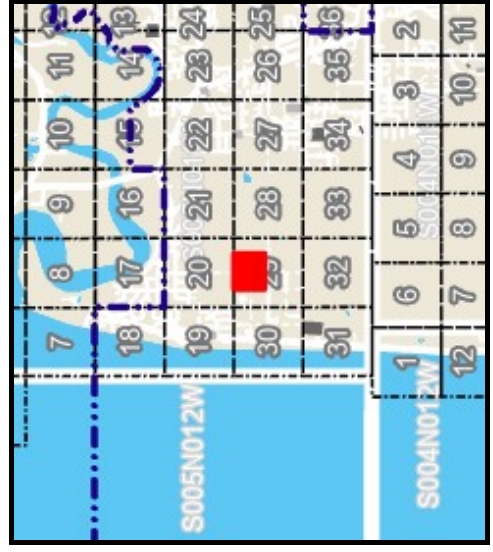


 **KPB Parcel ID: 05518031**

Owner: KALIFONSKY MEADOWS LLC

Legal Description: T 5N R 11W SEC 29
SEWARD MERIDIAN KN 0730023
KALIFONSKY BEACH INDUSTRIAL PARK SUB
LOT 6 BLK 4

Vicinity: Kalifornsky



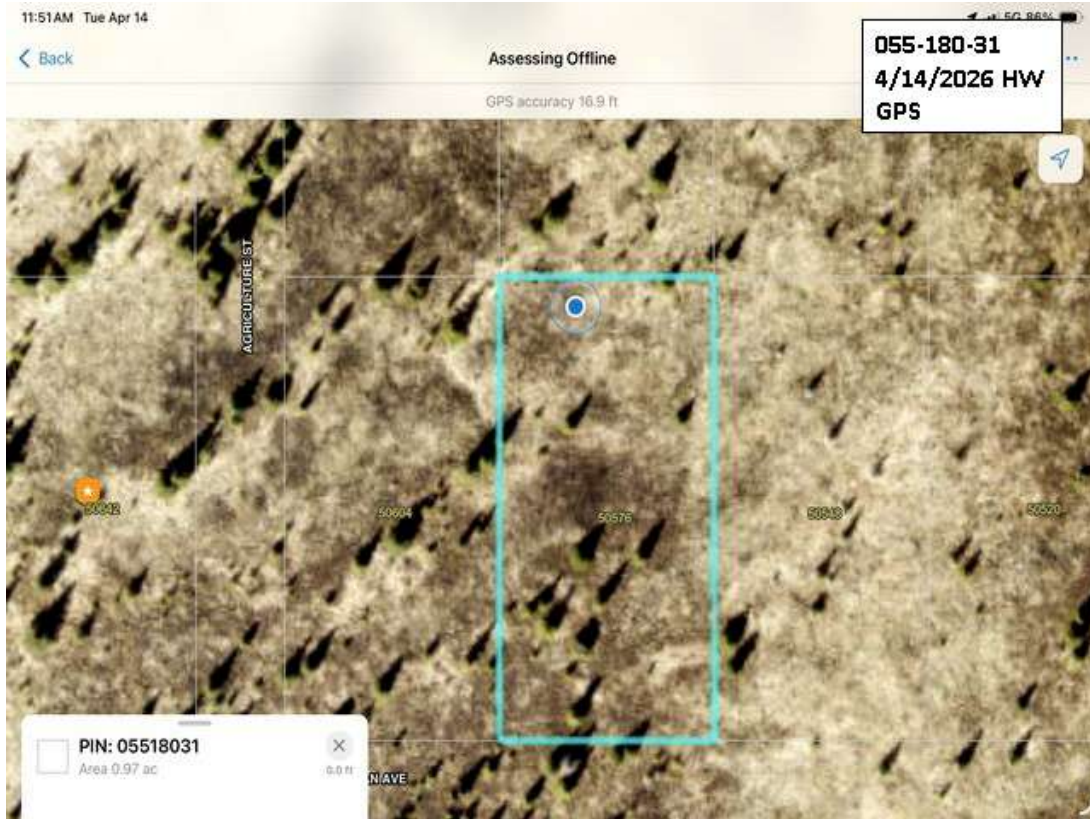


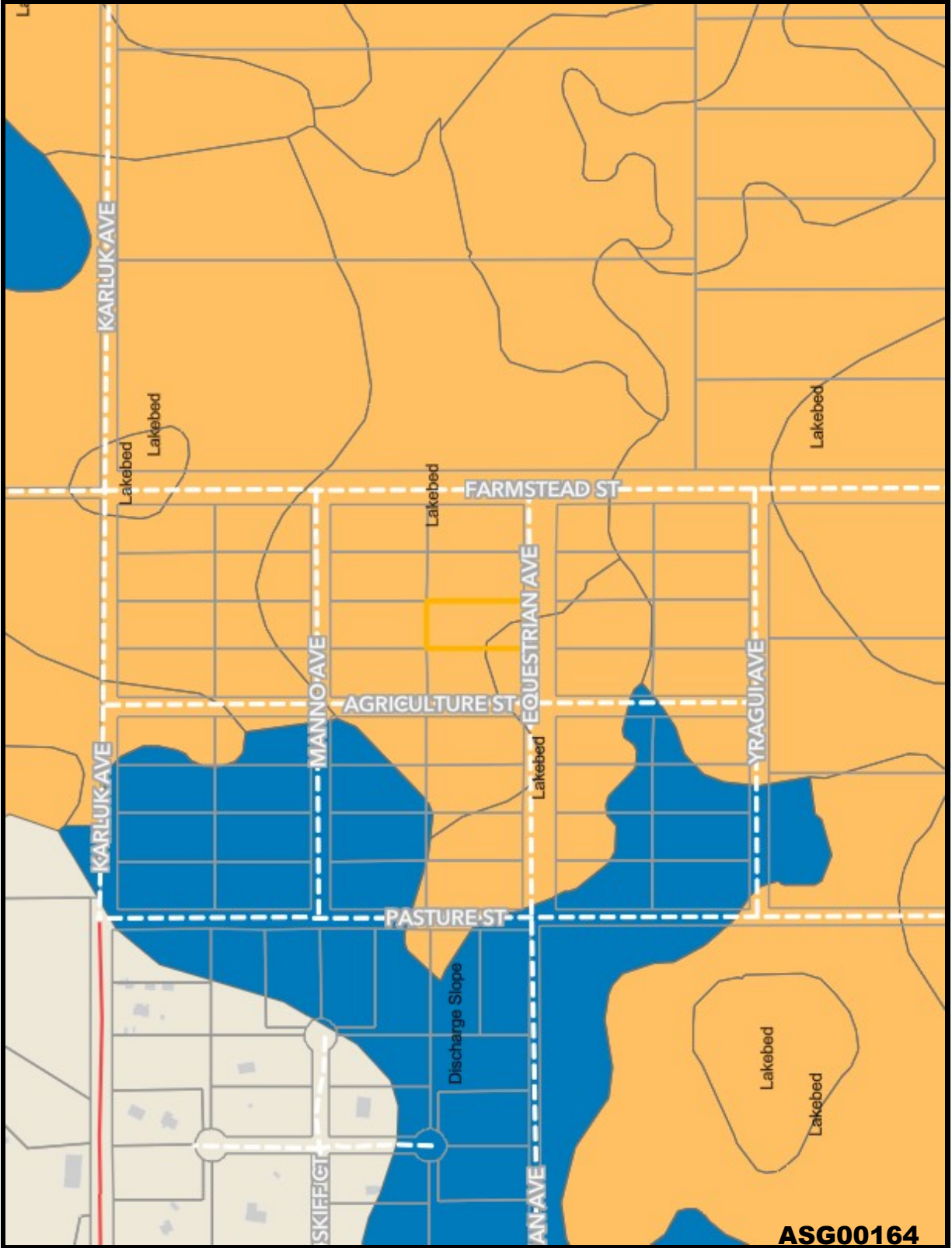
KPB PARCEL ID: 05518031





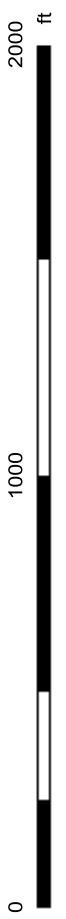
KPB PARCEL ID: 05518031



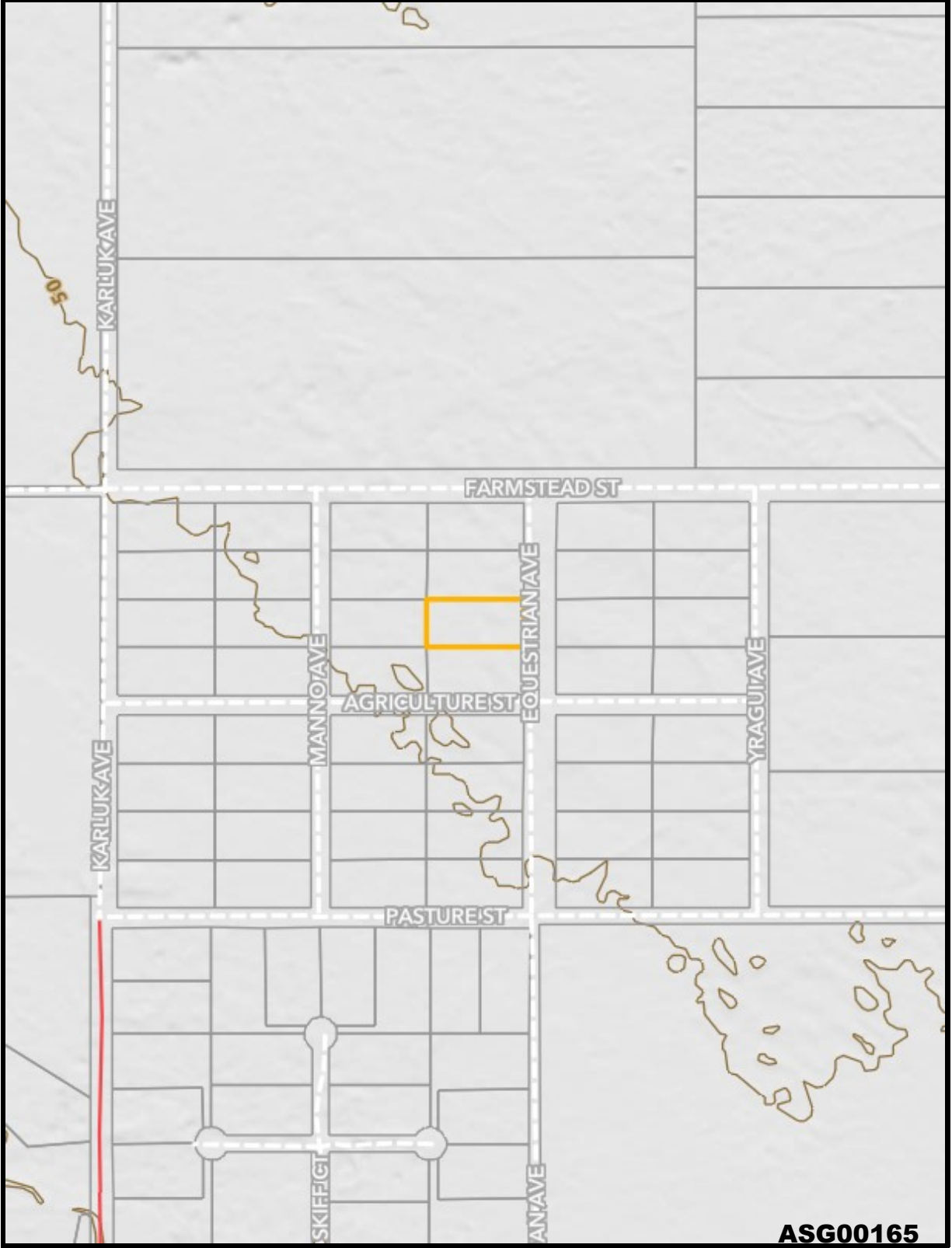


 KPB PARCEL ID: 05518031






- Transportation
 - Roads (by Maintenance)
 - Unbuilt / Platted / Not Maintained
 - Borough (RSA)
 - State
 - Federal
 - Municipal
- Terrain
 - KWF Wetlands Assessment
 - DISTURB
 - Depression
 - Discharge Slope
 - Drainageway
 - Floating Island
 - Headwater Fen
 - Kettle
 - LAKE
 - Lakebed
 - Late Snow Plateau
 - Riverine
 - Tidal
 - Wetland / Upland Complex

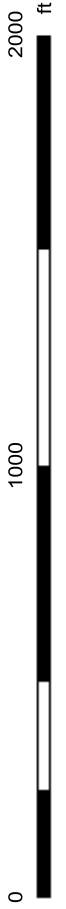


ASG00164

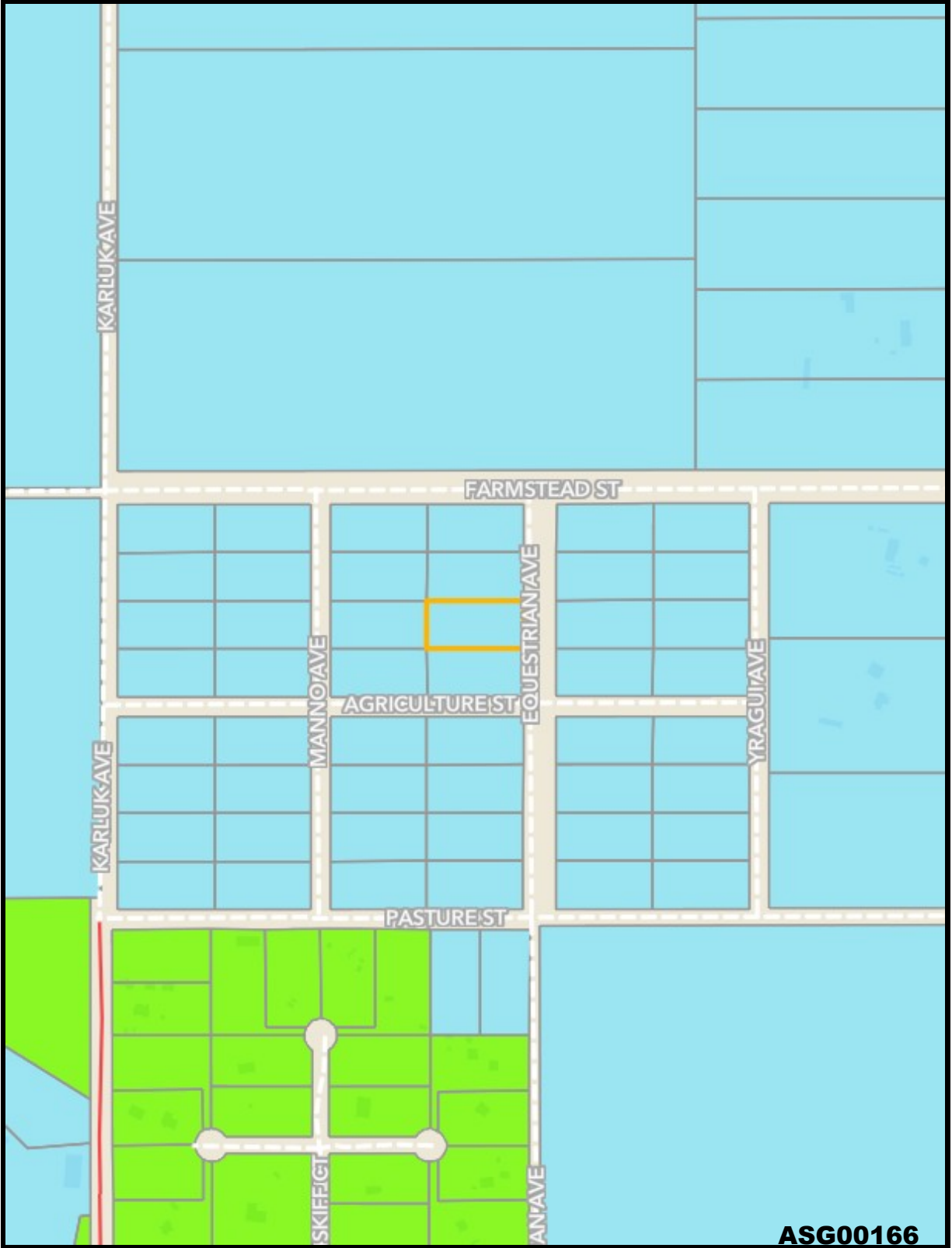


 **KPB PARCEL ID: 05518031**








- Transportation
- Roads (by Maintenance)
-  Unbuilt / Platted / Not Maintained
 -  Borough (RSA)
 -  State
 -  Federal
 -  Municipal

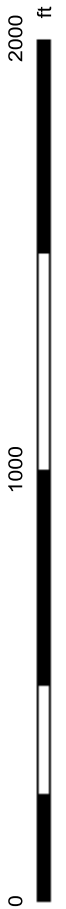


ASG00165

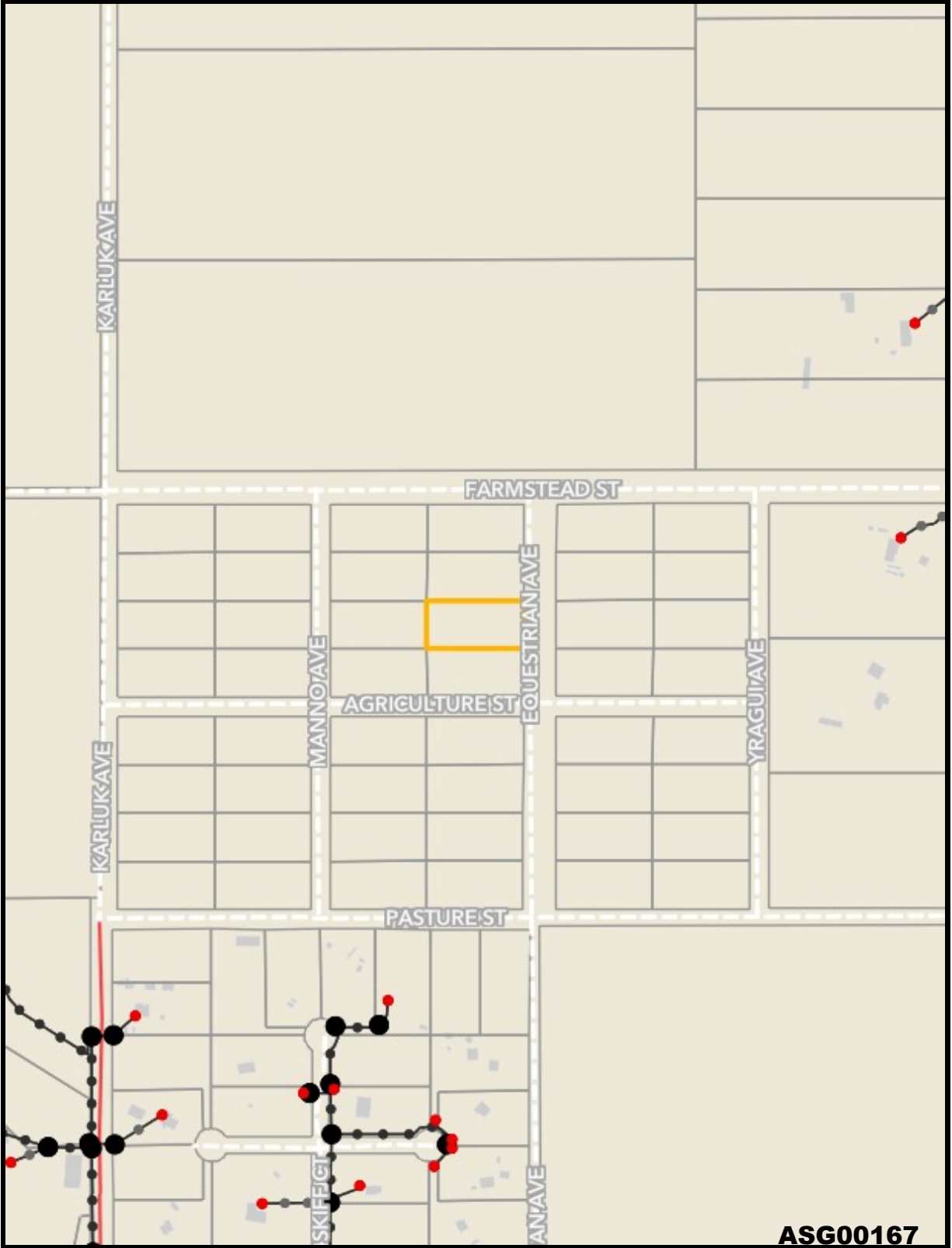


 **KPB PARCEL ID: 05518031**












- Transportation
- Roads (by Maintenance)
 -  Unbuilt / Platted / Not Maintained
 -  Borough (RSA)
 -  State
 -  Federal
 -  Municipal
- Land Influence
- View
 -  View Limited
 -  View None

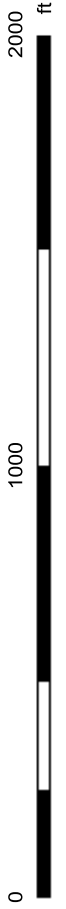


ASG00166



 **KPB PARCEL ID: 05518031**

- Electric Utilities
- HEA 
- HEA Meters 
- HEA Structures 
- HEA Secondary Conductor 
- HEA Primary Conductor 
- Transmission Lines 
- Transportation
- Roads (by Maintenance)
 -  Unbuilt / Platted / Not Maintained
 -  Borough (RSA)
 -  State
 -  Federal
 -  Municipal



ASG00167

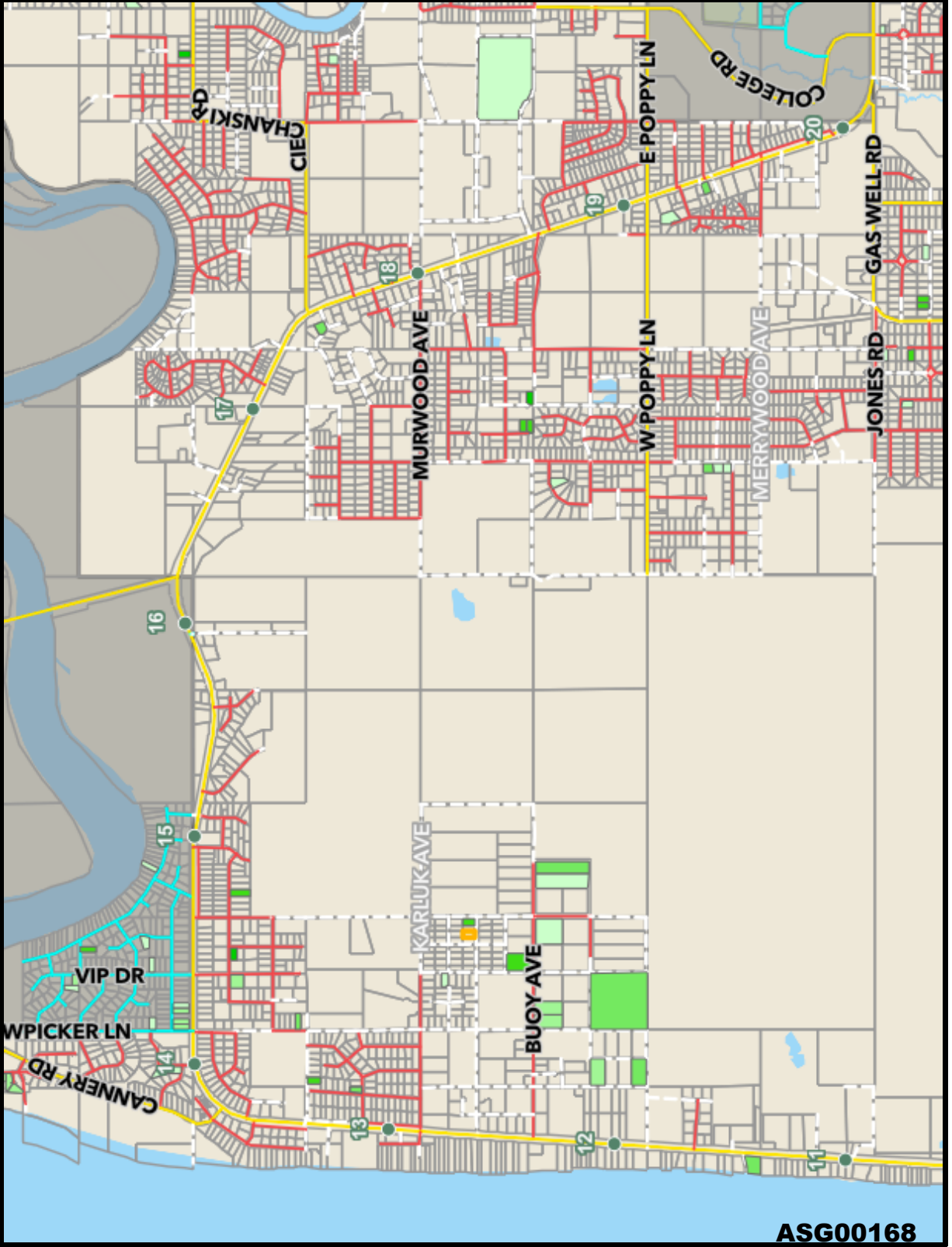


KENAI PENINSULA BOROUGH

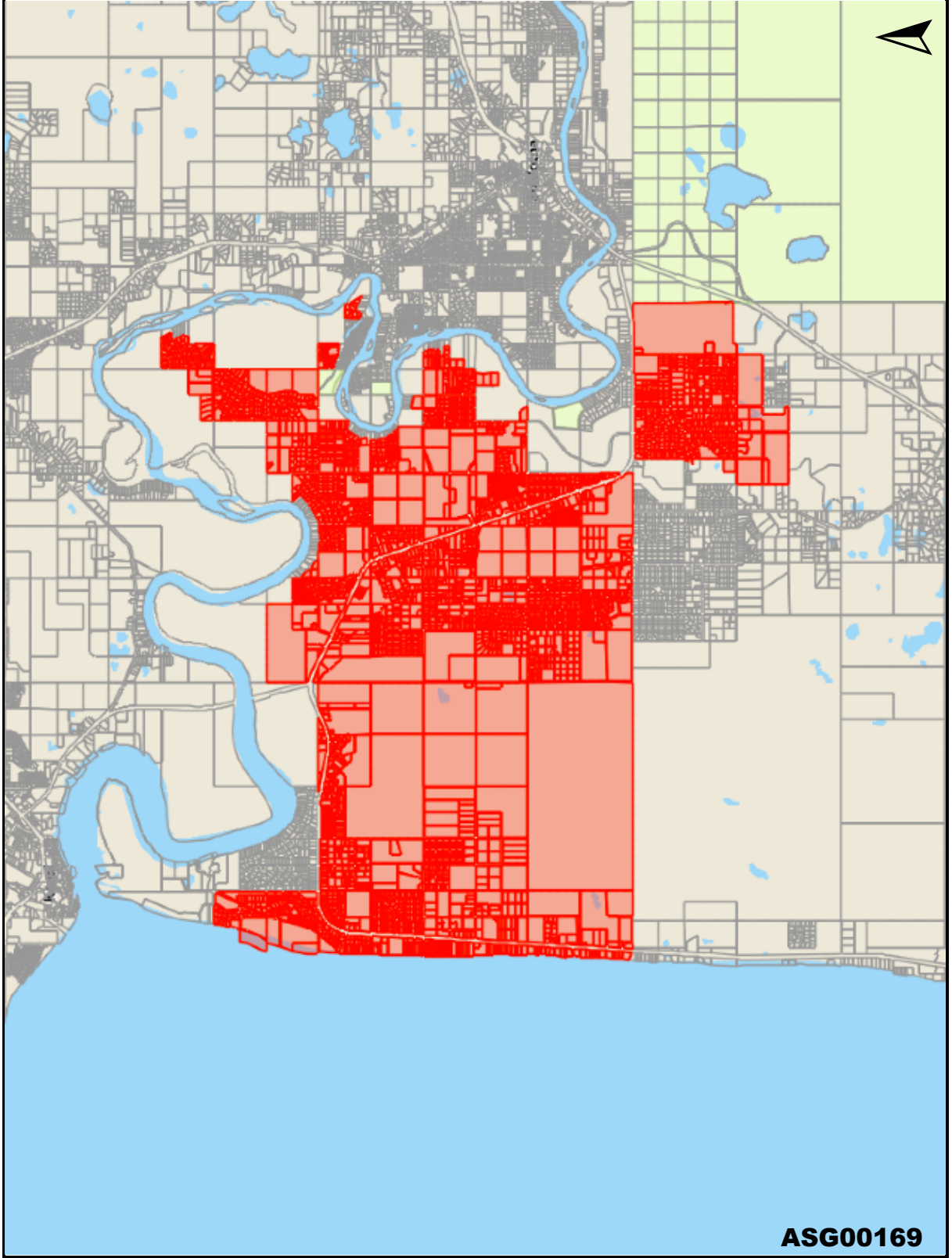
Assessing

2026

Real Property Assessment Valuation Appeal Sales Map

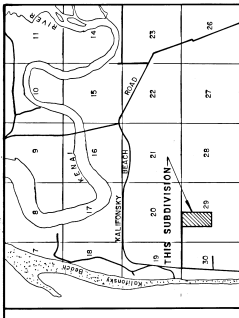


KPB PARCEL ID: 05518031



Market Area: 125

ASG00169



VICINITY MAP
SCALE: 1"=MILE

CERTIFICATE OF OWNERSHIP AND DEDICATION
We hereby certify that we are the owners of said property, and request the approval of this plat showing such easements, rights, roads, roads, and streets declared by us for public use.

Date March 14, 1973 Owner Samuel Kalifonsky

NOTARY'S ACKNOWLEDGEMENT
Subscribed and sworn before me this 14th day of March, 1973.
My commission expires 6th Dec 1974
Notary Public for Alaska

PLAT APPROVAL
Plat approved by the commission this 12th day of March, 1973.
Notary Public for Alaska

Notes

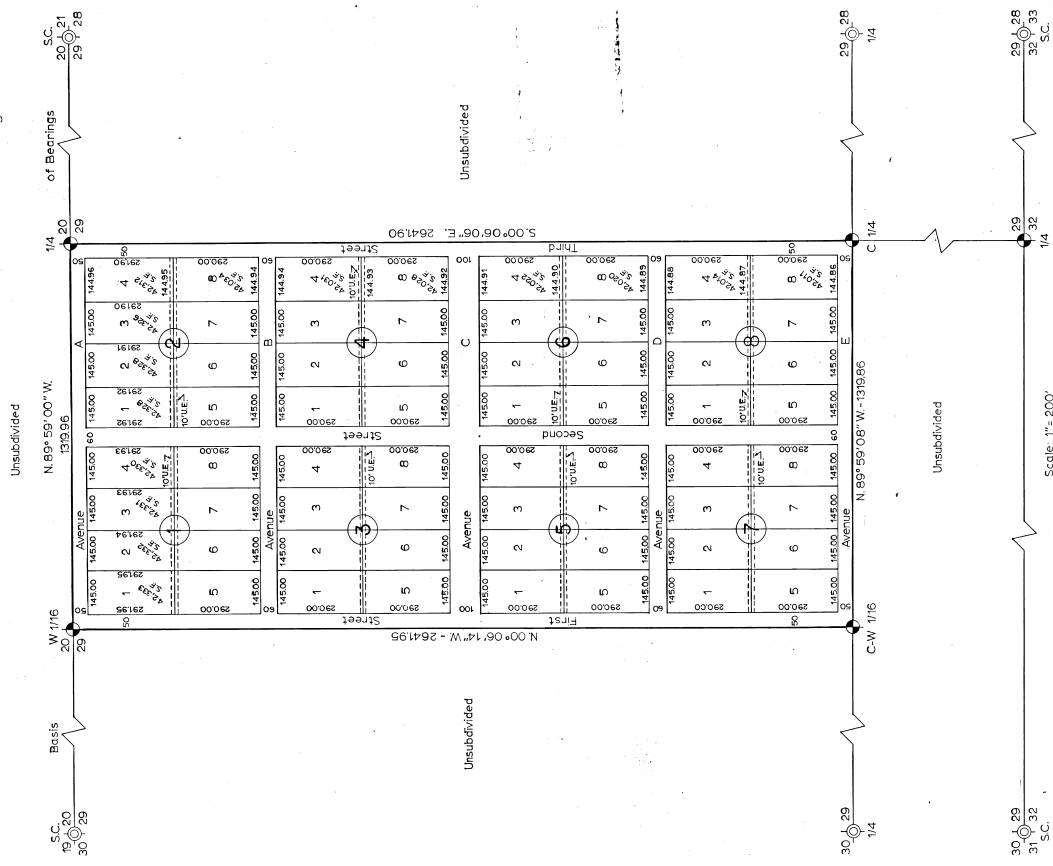
1. Proposed Land Use: Industrial & Commercial
2. Drainage and/or fill will be required for development as the water table is near the surface.
3. Lot Area = 42,050 s.f. unless otherwise noted.

Total Area = 8005 Acres

KALIFONSKY BEACH INDUSTRIAL PARK
BRUTON ENTERPRISES, BOX 6068 ANCHORAGE, ALASKA, OWNER
SUBDIVISION OF THE E 1/2, NW 1/4, S 29, T 5N, R 11W, S.M.

CONTRACTING ENGINEERS & ASSOC.
1801 STANTON AVE. ANCHORAGE, ALASKA 98504

DRAWN J.R.E.	DATE Mar 14, 73	SCALE As Shown	DWS NO 72-14
CHECKED G.A.H.	SRD, Kandl B-4		SHEET 1 OF 1



73-1036
RECORDED - FILED
APR 11 1973
ANCHORAGE, ALASKA
SUBDIVISION



LEGEND
Found G.L.O. or A.D.L. brass cap monument
Set brass cap monument this survey
Rebar set at all other corners

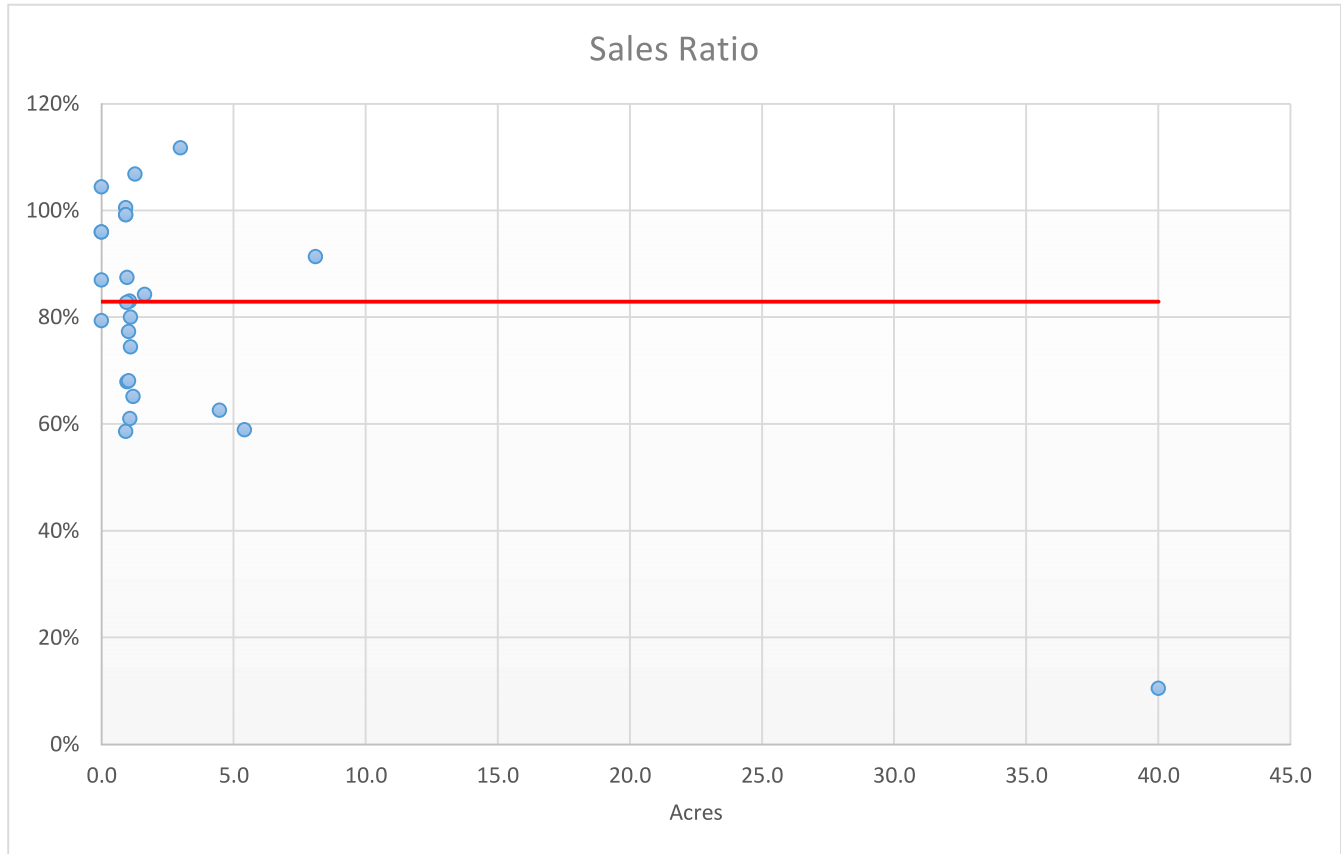
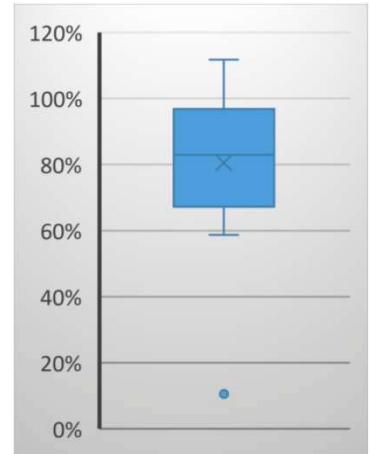
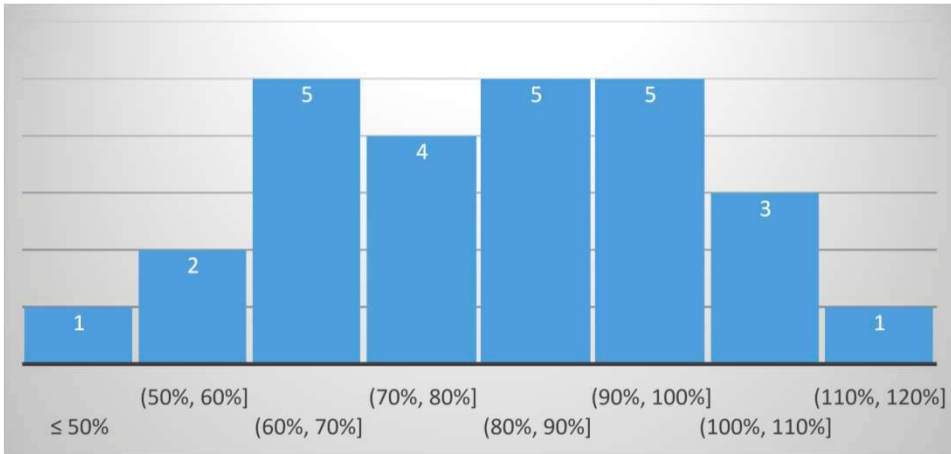
Scale: 1" = 200'

ASG00170

2026 LAND RATIO STUDY

K-BEACH

Ratio Sum	21	Earliest Sale	2/6/2023	Excluded	
Mean	80.53%	Lates Sale	8/1/2025	# of Sales	26
Median	82.91%	Outlier Information		Total AV	\$ 999,900
Wtd Mean	76.38%	Range	1.5	Total SP	\$ 1,309,100
PRD	1.05	Lower Limit	22.93%	Min	10.51%
COD	18.56%	Upper Limit	141.10%	Max	111.75%
St. Dev	0.2115			Min Sale	\$ 19,500
COV	26.27%			Max Sale	\$ 160,000



2026 LAND RATIO STUDY

Mrk Area	Sale Date	LRSN	PIN	Total Acres	Year	Wrk Sh Val	Sale Price	LandType	SaleCd	RATIO
125	11/1/2024	15067	05501151	1.19	2024	\$ 94,500	\$ 145,000	20	C	65.17%
125	9/12/2023	15086	05501170	0.92	2023	\$ 82,100	\$ 140,000	20	C	58.64%
125	8/3/2023	94049	05506029CO05	0.00	2023	\$ 30,700	\$ 35,300	20	Z	86.97%
125	2/5/2025	104607	05506029CO51	0.00	2025	\$ 28,700	\$ 29,900	20	C	95.99%
125	2/5/2025	104610	05506029CO54	0.00	2025	\$ 28,700	\$ 29,900	20	C	95.99%
125	8/1/2025	104612	05506029CO74	0.00	2025	\$ 25,400	\$ 32,000	20	C	79.38%
125	8/23/2024	104614	05506029CO76	0.00	2024	\$ 26,100	\$ 25,000	20	C	104.40%
125	12/11/2023	15654	05514029	4.47	2023	\$ 16,900	\$ 27,000	20	C	62.59%
125	3/28/2023	15665	05514041	40.00	2023	\$ 8,200	\$ 78,000	20	C	10.51%
125	7/9/2025	16080	05522140	0.97	2025	\$ 26,700	\$ 39,300	20	Z	67.94%
125	8/31/2023	16107	05522205	1.03	2023	\$ 25,900	\$ 33,500	20	C	77.31%
125	9/27/2023	82684	05524107	8.10	2023	\$ 68,500	\$ 75,000	20	C	91.33%
125	7/9/2024	90459	05524119	5.41	2024	\$ 69,600	\$ 118,100	20	Z	58.93%
125	1/24/2025	16888	05528237	1.06	2025	\$ 16,600	\$ 20,000	20	C	83.00%
125	5/22/2024	16896	05528245	1.03	2024	\$ 21,800	\$ 32,000	20	C	68.13%
125	11/17/2023	16897	05528246	1.10	2023	\$ 28,000	\$ 35,000	20	C	80.00%
125	9/6/2024	16897	05528246	1.10	2024	\$ 28,000	\$ 37,600	20	C	74.47%
125	8/7/2023	16948	05529065	2.99	2023	\$ 178,800	\$ 160,000	20	C	111.75%
125	6/5/2024	17031	05531047	1.63	2024	\$ 29,500	\$ 35,000	20	C	84.29%
125	6/28/2023	107804	05532072	1.07	2023	\$ 12,200	\$ 20,000	20	C	61.00%
125	3/8/2023	108143	05533135	1.27	2023	\$ 26,700	\$ 25,000	20	C	106.80%
125	2/6/2023	17978	05545019	0.95	2023	\$ 26,500	\$ 32,000	20	C	82.81%
125	8/9/2024	17985	05545026	0.92	2024	\$ 19,600	\$ 19,500	20	C	100.51%
125	8/1/2025	18278	05553009	0.96	2025	\$ 30,600	\$ 35,000	20	C	87.43%
125	3/19/2024	37317	13134081	0.92	2024	\$ 24,800	\$ 25,000	20	C	99.20%
125	7/15/2024	37317	13134081	0.92	2024	\$ 24,800	\$ 25,000	20	C	99.20%

LogID	Contact Name	Created By	Parcel	Notes
2026-04-07T13:40:24	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	CALLED TO SCHEDULE INSPECTION FRIDAY AT 10AM
2026-04-06T12:45:40	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	HE CALLED TO SETUP AN INSPECTION/ MEETING TO TALK ABOUT THE RANCH, THE 360 ACRES. TOLD HIM I WOULD HAVE TO CALL HIM BACK SO I CAN COORDINATE WITH A RES APPRAISER.
2026-04-06T12:42:03	DAVE YRAGUI	VanZandt, Catherine	FORMAL APPEALS	CB TO HW; WARM XFER TO HER
2026-04-02T13:02:20	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	HE WASNT GOING TO APPEAL TAXES THIS YEAR, BUT THE BOROUGH POSTPONED THE TRIAL. SAID HE WAS GOING TO GET A BUNCH OF COMPARABLES AND GO THROUGH THEM ONE AT A TIME. DID NOT SCHEDULE ANY INSPECTIONS.
2026-04-02T13:01:17	DAVE YRAGUI	VanZandt, Catherine	FORMAL APPEALS	CALLED FOR HW; WARM XFER TO HER
2026-04-02T12:02:33	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	CALLED TO ASK IF HE WANTED US TO INSPECT ANYTHING, HE SAID HE WOULD CALL BACK.
2026-04-02T09:00:04	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	CLM
2026-04-01T10:49:25	DAVE YRAGUI	VanZandt, Catherine	FORMAL APPEALS	CB FOR HW; EMAILED HW W/ INFO
2026-04-01T10:20:32	DAVID YRAGUI	Windsor, Heather	FORMAL APPEALS	CLM ASKED IF HE WANTED US TO INSPECT ANYTHING, IF SO TO PLEASE CALL TO SETUP A TIME.
2026-03-10T08:15:51	MARY YRAGUI	VanZandt, Catherine	05524106/24/26/27/2	SAID SHE DID NOT RECEIVE HER ASSESSMENT NOTICES FOR THESE PARCELS; ASKED IF I COULD EMAIL THEM TO HER INSTEAD.

APPEAL HISTORY FOR PARCEL 055-180-31

APPEAL YEAR: 2010

Appeal Type/Status

Appraiser Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
PKNIGHT	03/08/2010	1,000	1,000	0	0%	Informal Adjustment

Summary:

APPEAL YEAR: 2022

Appeal Type/Status

Appraiser Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
BANDERSON	03/24/2022	1,400	0	1,400	0%	Informal Adjustment

Summary: LAND ISSUES/ ROADS DEPT/ CCR'S
APP: REVIEWED. NO CHANGES WARRANTED.

APPEAL YEAR: 2024

Appeal Type/Status

Appraiser Date Filed

BOE APPEAL	BOE - Closed	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
HWINDSOR	04/02/2024	1,400	0	1,400	0%	

Summary:

APPEAL YEAR: 2026

Appeal Type/Status

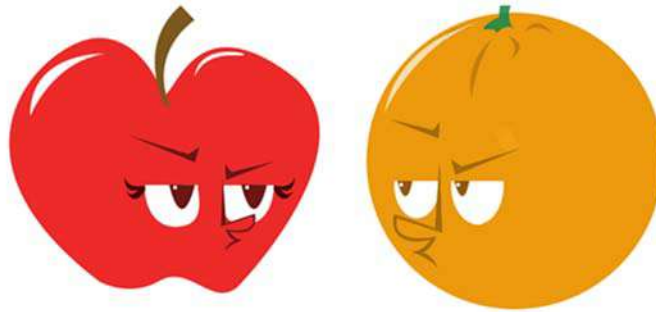
Appraiser Date Filed

BOE APPEAL	Open	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
HWINDSOR	03/27/2026	1,400	0	1,400	0%	

Summary:

Price per Acre Comparison

A very popular way to compare land values is to do a simple Price per Acre calculation. Simply stated this is the assessed value divided by the acreage. This will work just fine if the properties you are comparing are exactly the same size and have the exact same influences, otherwise you are just comparing apples to oranges.



Below is a sample comparison of 2 parcels that have the same acreage, with different influences.

5.0 AC Base	\$ 50,000		5.0 AC Base	\$ 50,000
Gravel Maint	\$ -		Paved	\$ 5,000
Elec Yes	\$ -		Elec Yes	\$ -
Gas No	\$ (10,000)		Gas Yes	\$ -
View Limited	\$ 12,000		View Good	\$ 25,000
			Waterfront Pond	\$ 25,000
Land Value	\$ 52,000		Land Value	\$ 105,000
Price/AC	\$ 10,400		Price/AC	\$ 21,000

Below is a sample comparison of 2 parcels that have the same influences, with different acreages.

5.0 AC Base	\$ 50,000		10.0 AC Base	\$ 70,000
Paved	\$ 5,000		Paved	\$ 7,000
Elec Yes	\$ -		Elec Yes	\$ -
Gas Yes	\$ -		Gas Yes	\$ -
View Good	\$ 25,000		View Good	\$ 35,000
Waterfront Pond	\$ 25,000		Waterfront Pond	\$ 35,000
Land Value	\$ 105,000		Land Value	\$ 147,000
Price/AC	\$ 21,000		Price/AC	\$ 14,700

Definitions

Assessment progressivity (regressivity). An appraisal bias such that higher value properties are appraised higher (lower) than low-value properties. See also price-related differential.

Coefficient of dispersion (COD). The average deviation of a group of numbers from the median expressed as a percentage of the median. In ratio studies, the average percentage deviation from the median ratio. *Acceptable range: Land under 30%, residential under 20%.*

Coefficient of variation (COV). The standard deviation expressed as a percentage of the mean. *Acceptable range: 1.25 of the COD.*

Mean: The result of adding all the values of a variable and dividing by the number of values. For example, the arithmetic mean of 3, 5, and 10 is 18 divided by 3, or 6. Also called the arithmetic mean.

Median. The midpoint or middle value when a set of values is ranked in order of magnitude; if the number of values is even, the midpoint or average of the two middle values. *Acceptable range: 90% to 110%*

Price-related differential (PRD). The mean divided by the weighted mean. The statistic has a slight bias upward. Price-related differentials above 1.03 tend to indicate assessment regressivity; price-related differentials below 0.98 tend to indicate assessment progressivity. *Acceptable range: 0.98 to 1.03.*

Progressivity. See assessment progressivity (regressivity)

Regressivity. See assessment progressivity (regressivity)

Standard deviation (St. Dev). The statistical calculated from a set of number by subtracting the mean from each value and squaring the remainders, adding together these squares, dividing by the size of the sample less one, and taking the square root of the result. When the data are normally distributed, one can calculate the percentage of observations within any number of standard deviations of the mean from normal probability table. When the data are not normally distributed, the standard deviation is less meaningful and should be used with caution.

Weighted mean; weighted average (wtd mean). An average in which the observations are weighted based on some criterion. In ratio studies, the weighted mean is a calculated by weighting the ratios based on their sale prices. A shortcut method is to sum the appraisals or assessments, sum of the sales prices, and divided the first result by the second. (International Association of Assessing Officers, 1990)

References

International Association of Assessing Officers. (1990). *Property Appraisal and Assessment Administration*. Chicago: International Association of Assessing Officers.

Influence Definitions

View

- **None:** No view other than immediate surroundings, could have a view if trees on adjoining properties were removed.
- **Limited:** Less than 45° viewable unobstructed, greater than 45° view angle with obstructions, mountain top view, view from 2nd story, able to view beyond adjacent lots, overlooking an area that would provide increased viewing opportunities for wildlife (rule of thumb, distance greater than football field).
- **Good:** 45°-90° view, unobstructed view, at least 1 feature, **mountain, river, lake, inlet etc.** Able to view beyond adjacent lots. (*River, Lake and Inlet frontage property will always have at least a Good or Excellent View*)
- **Excellent:** 90° or greater view, unobstructed, 2 or more features.

Street Access

- **Paved Access:** Paved road & government maintained.
- **Gravel Maintained:** Gravel road & maintained by the borough or another organized entity.
- **Gravel Unmaintained:** Gravel road but is not maintained by the borough (check Arcmap), could be maintained by the subdivision, HOA or private owner(s).
- **Trail:** *No longer used. If can be driven to year round, use gravel unmaintained, otherwise platted.*
- **Platted:** Road platted but not built.
- **Limited/NA:** Section line easement. No platted access. To include water, beach only access.

Utilities

- **Gas & Electric Yes/No:** To be considered as having gas & electric utilities must be at the property, directly across the street from property (not paved), or on the same side of the road and 1 lot away or less than 300 feet away. If street is paved & influence is across the road, parcel to be marked at not having service available.
- **Public/Community Water & Sewer:** Service is provided by municipality or by HOA. City lots are presumed to have this service though certain subdivision do not and need private well/septic influence. If only 1 of the services is available, mark Yes. Add well or septic if necessary for service not available. If street is paved & influence is across the road, parcel to be marked at not having service available.

Water Front

- **Ocean:** Fronts on major body of Saltwater, *Cook Inlet, Kachemak Bay, Resurrection Bay.*
- **River:** Fronts on a major navigable river, *Kenai River, Kasilof River.*
- **Lake:** Fronts on major lake, big enough to get a float plane on & off (approx. 3000') *Mackey Lake, Longmere Lake, Island Lake.*
- **Pond/Stream/Canal:** Fronts on smaller body of water, may be a fair size, but typically not able to get float plane on/off. *Arc Lake, Sport Lake, Echo Lake.* Not generally navigable by boat. *Funny River, Deep Creek, Anchor River, Swanson River.*

Topo

- **Steep:** Topography that is greater than usual incline/decline, making access & building difficult. At least 15 feet in elevation change and no less than 45% average slope (*4.5 feet vertical per 10 feet horizontal*)
- **Ravine:** Ravine or swale, a long deep hollow in the surface with wall height of at least 15 feet and average slope of 500% (*5 feet vertical per 1 foot horizontal*)
- **Other:** Any additional topographical feature that would have an influence on property, value. Topo features not described in the form.
- **Wetlands:** Water within 1 foot of the surface is considered wetlands. A Typical indicator of wetlands is scrubby black spruce.

Protective CCR's / HOA: Covenants, Conditions & Restrictions for individual subdivisions, Homer Owners Association. *Check S Drive or Contact title company.*

Airstrip: Private dirt/grass/gravel strip, off strip access.

Airstrip Improved: Gravel/ Paved, maintained, lights.

Agriculture Rights: Restrictions on property, limiting use of property or portion of property to agriculture use.

Easement: Description of a typical easements. Such as Overhead Power Line, Gas Line or other. Typical easements would include utility easements for providing utilities to local subdivision. Usually the front 10'-20' of the property.

Other: Other features not mentioned in form, describe in notes section.

Notes Section: Further description of influences or describe influences not accounted for in input sheet. Example, a Power Line easement running across property. Private Boat launch for subdivision.

For any properties that are not typical and fall outside of these parameters, See land appraiser for final determination.

AS 29.45.110. Full and True Value.

- (a) The assessor shall assess property at its full and true value as of January 1 of the assessment year, except as provided in this section, AS [29.45.060](#) , and [29.45.230](#). The full and true value is the estimated price that the property would bring in an open market and under the then prevailing market conditions in a sale between a willing seller and a willing buyer both conversant with the property and with prevailing general price levels.

AS 29.45.130. Independent Investigation

- (a) The assessor is not bound to accept a return as correct. The assessor may make an independent investigation of property returned or of taxable property on which no return has been filed. In either case, the assessor may make the assessor's own valuation of the property subject to an ad valorem tax and this valuation is prima facie evidence of the value of the property.
- (b) For investigation, the assessor or the assessor's agent may enter real property during reasonable hours to examine visible personal property and the exterior of a dwelling or other structure on the real property. The assessor or the assessor's agent may enter and examine the interior of a dwelling or other structure or the personal property in it only (1) if the structure is under construction and not yet occupied; (2) with the permission of a person in actual possession of the structure; or (3) in accordance with a court order to compel the entry and inspection. The assessor or the assessor's agent may examine all property records involved. A person shall, on request, furnish to the assessor or the assessor's agent assistance for the investigation and permit the assessor or the assessor's agent to enter a dwelling or other structure to examine the structure or personal property in it during reasonable hours. The assessor may seek a court order to compel entry and production of records needed for assessment purposes.
- (c) An assessor may examine a person on oath. On request, the person shall submit to examination at a reasonable time and place selected by the assessor.

KPB 5.15.070. Board of equalization – Hearing procedure.

- (h) Access to property. If an appellant has refused or failed to provide the assessor, or designee, full access to property or records related to assessment of the property, the appellant is precluded from offering evidence on the issue or issues affected by that lack of access. Before a ruling is issued on the admissibility of such evidence, the appellant shall be provided with a reasonable opportunity by the presiding officer to present its case as to why this sanction should not be imposed, and the assessor shall have a reasonable opportunity to respond.

MARKET VALUE

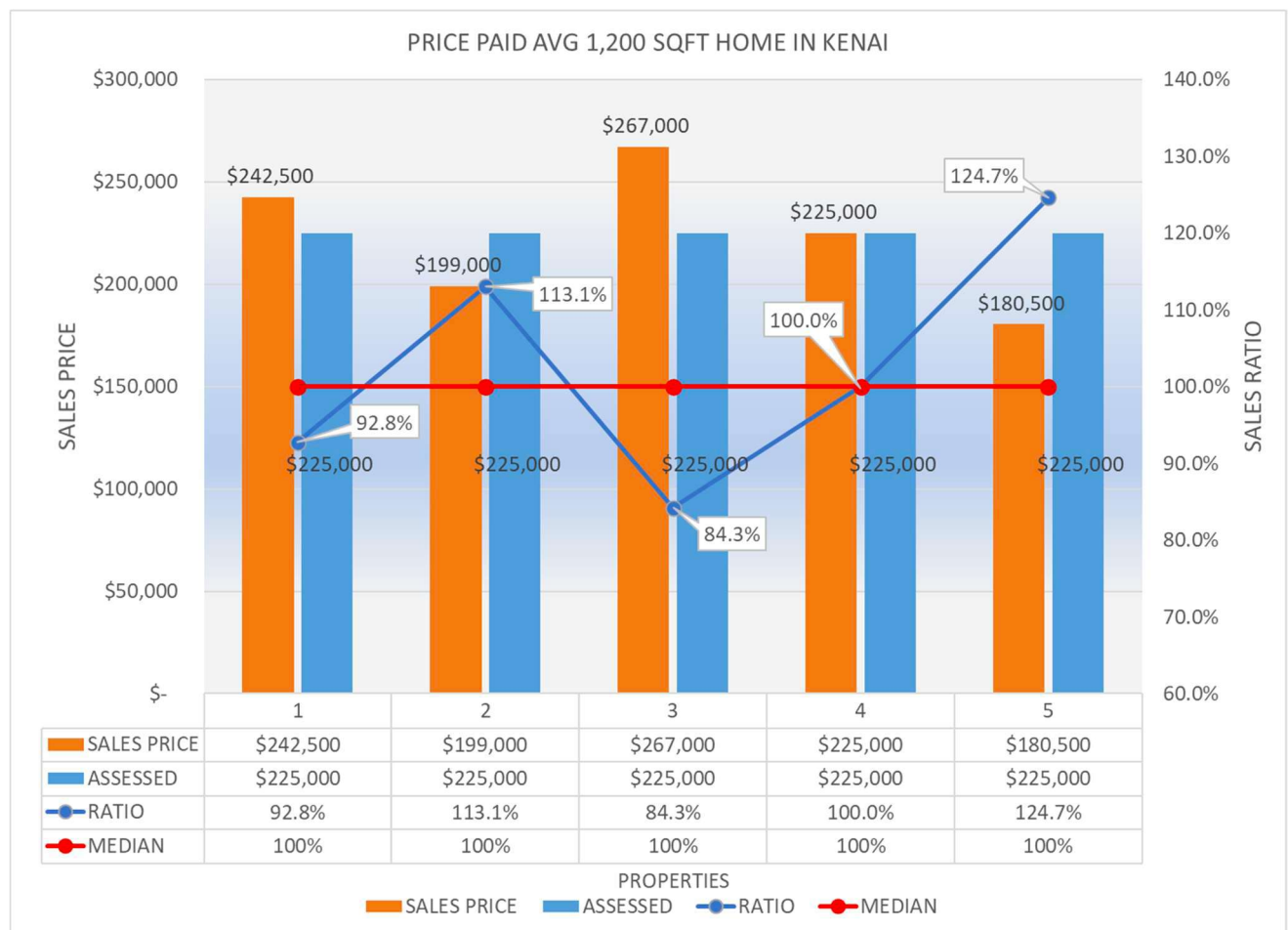
The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in an open and competitive market under all condition's requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress. (Appraisal of Real Estate 11th Edition - Appraisal Institute)

BURDEN OF PROOF

The appellant has the burden of proving or providing any information to show that the assessed values are excessive, improper or unequal. The assessor is accorded broad discretion in deciding among the recognized valuation methods. The assessor's choice of one recognized method of valuation over another is simply the exercise of a discretion committed to the assessor by law.

**A borough has discretion to appraise, by whatever recognized method of valuation it chooses, so long as there is no fraud or clear adoption of a fundamentally wrong principle of valuation. Hoblit vs. Greater Anchorage Area Borough, Sup. Ct. Op. No. 636 (File No. 1214), 473 P.2d 630 (Alaska 1970).*

The assessing department is concerned not only with market value, but also with equity of assessment, which means: making sure that every property is assessed at the same level as all others with respect to market value. For this reason, **the assessor uses a broad scope in its approach to value, using overall trends to value all properties in a given market area.** In contrast, a private appraisal is only concerned with estimating the value of a single property.





APPELLANT: KALIFONSKY MEADOWS LLC
REPRESENTATIVE: DAVID YRAGUI

KPB PARCEL ID: 05518032

TOTAL ACREAGE: 0.96

PHYSICAL ADDRESS(ES) / LOCATION: 50604 EQUESTRIAN AVE
KALIFORNISKY

LEGAL DESCRIPTION:

T 5N R 11W SEC 29 SEWARD MERIDIAN KN 0730023 KALIFONSKY BEACH
INDUSTRIAL PARK SUB LOT 5 BLK 4

2026 NOTICED VALUES

RAW LAND	\$1,400.00
TOTAL IMPROVEMENTS:	N/A
ASSESSED VALUE TOTAL:	\$1,400.00
EXEMPTIONS:	N/A



The Kenai Peninsula Borough (KPB) Assessing Department uses a Market Adjusted Cost Approach to value residential structures for assessment purposes. This Cost Approach is derived from the property description, quality, size, and features, and is based upon replacement cost of new, less depreciation (RCN-D). That value is then adjusted by a statistically tested market adjustment.

According to Property Assessment Valuation, the first step in developing a cost approach is to estimate the land value at its highest and best use. KPB does this by reviewing, analyzing, and statistically testing reported land sales in a given market area. That updated land value is then combined with the value of all improvements; the sum of the two is the assessed value. This application is in accordance with Alaska State Statute AS 29.45.110.

ADMINISTRATIVE SUMMARY

Subject property is a 0.96-acre parcel in the K-Beach market area (#125). Land influences are platted access, limited view, no electric or gas utility. Currently all 0.96 acres are being classified as remaining land type. Highest and best use of the parcel is residential. Subject property was inspected on 04/14/26, by Appraiser Windsor. After the inspection and review, no changes were made to the file.

Land K Beach Market 125

- 26 sales in last 3 years with a median ratio for 82.91%
- COD: 18.56
- PRD: 1.05

PROPERTY DETAILS

LAND DETAILS

See definitions section of packet

- View Limited
- Platted
- Elec No
- WETLANDS
- Gas No

PROPERTY RECORD CARD(s)

IMPROVEMENT TYPE

BUILDING TYPE

YEAR BUILT

TOTAL SQ. FT



APPELLANT: KALIFONSKY MEADOWS LLC
REPRESENTATIVE: DAVID YRAGUI

KPB PARCEL ID: 05518032

LEGAL DESCRIPTION: T 5N R 11W SEC 29 SEWARD MERIDIAN KN 0730023 KALIFONSKY BEACH INDUSTRIAL PARK
SUB LOT 5 BLK 4

2026 RECOMMENDED VALUE	
LAND:	\$1,400
IMPROVEMENTS:	0
TOTAL:	\$1,400

ASSESSOR'S RECOMMENDATION

1. Subject property is valued uniformly and equitably with the parcels located within the same market area.
2. The Assessing Department reviewed all physical characteristics of the subject property to ensure all data was accurately captured. Influences are applied correctly and uniformly to the subject property.
3. The Assessing Department uses standardized mass appraisal procedures and techniques to specify and calibrate market models which are applied uniformly to value property within the borough. The modeled values are statistically tested to ensure a level of accuracy and equity of assessment that meets the guidelines established by the Alaska Association of Assessing Officers and the International Association of Assessing Officers, and in compliance with Alaska State Statute.

BOARD ACTION

LAND: _____ IMPROVEMENTS: _____ TOTAL: _____



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

2026

15774

50604 EQUESTRIAN AVE

055-180-32

ADMINISTRATIVE INFORMATION Neighborhood: 125 K-Beach Property Class: 100 Residential Vacant TAG: 58 - CENTRAL EMERGENCY SVS	LEGAL DESCRIPTION: T 5N R 11W SEC 29 Seward Meridian KN 0730023 KALIFONSKY BEACH INDUSTRIAL PARK SUB LOT 5 BLK 4	ACRES: 0.96 PRIMARY OWNER KALIFONSKY MEADOWS LLC PO BOX 1290 KENAI, AK 99611-1290
--	--	--

Residential Vacant

EXEMPTION INFORMATION	VALUATION RECORD					Worksheet
	Assessment Year	2021	2022	2023	2024	
Land	1,000	1,400	1,400	1,400	1,400	1,400
Improvements	0	0	0	0	0	0
Total	1,000	1,400	1,400	1,400	1,400	1,400

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Remaining/Wetlands	49 User Definable Land Formul		0.96	1,042	1,042	1,000	6 View Limited	75	750	1,400
							E WETLANDS			
							O Gas No	-5	-50	
							V Platted	-15	-150	
							Y Elec No	-20	-200	
ASSESSED LAND VALUE (Rounded) :									350	1,400

MEMOS

ASG00183




KENAI PENINSULA BOROUGH

Assessing

2026

Real Property Assessment Valuation
Ortho Imagery and Vicinity Map



 KPB Parcel ID: 05518032

Owner: KALIFONSKY MEADOWS LLC

Legal Description: T 5N R 11W SEC 29
SEWARD MERIDIAN KN 0730023
KALIFONSKY BEACH INDUSTRIAL PARK SUB
LOT 5 BLK 4

Vicinity: Kalifornsky



ASG00184

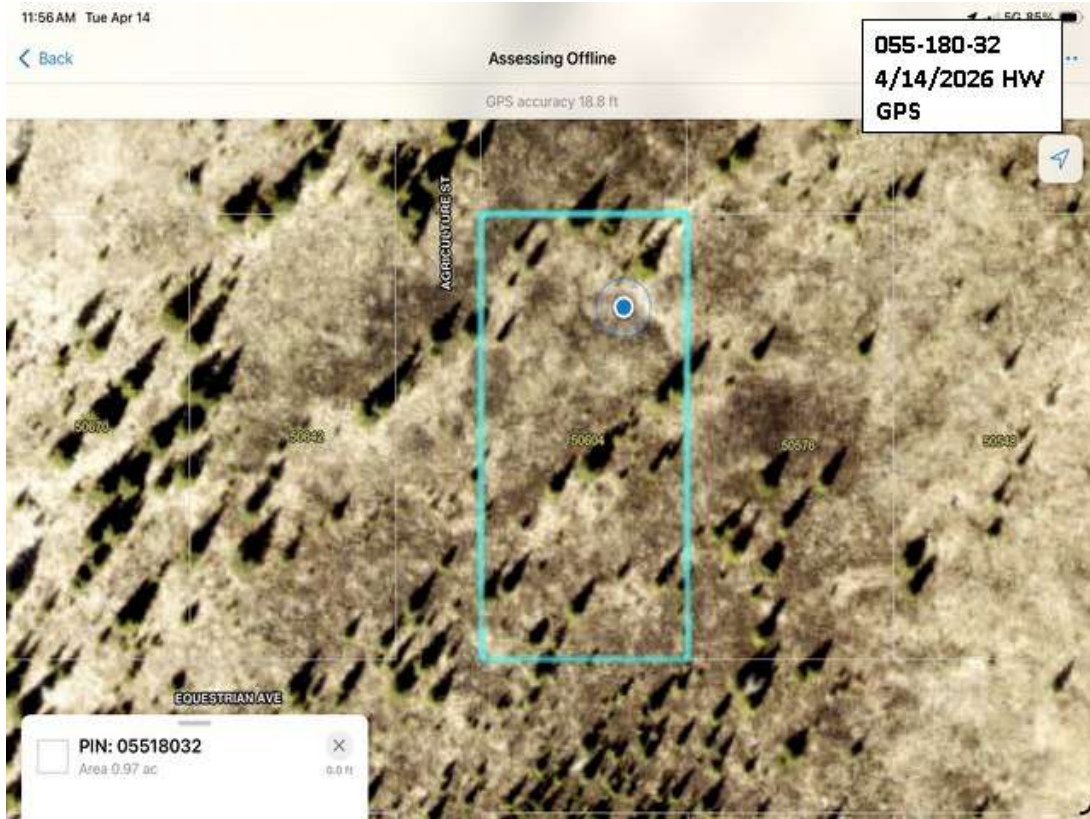


KPB PARCEL ID: 05518032





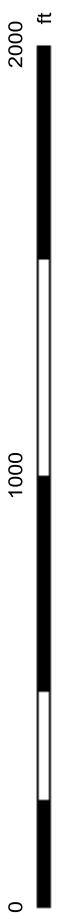
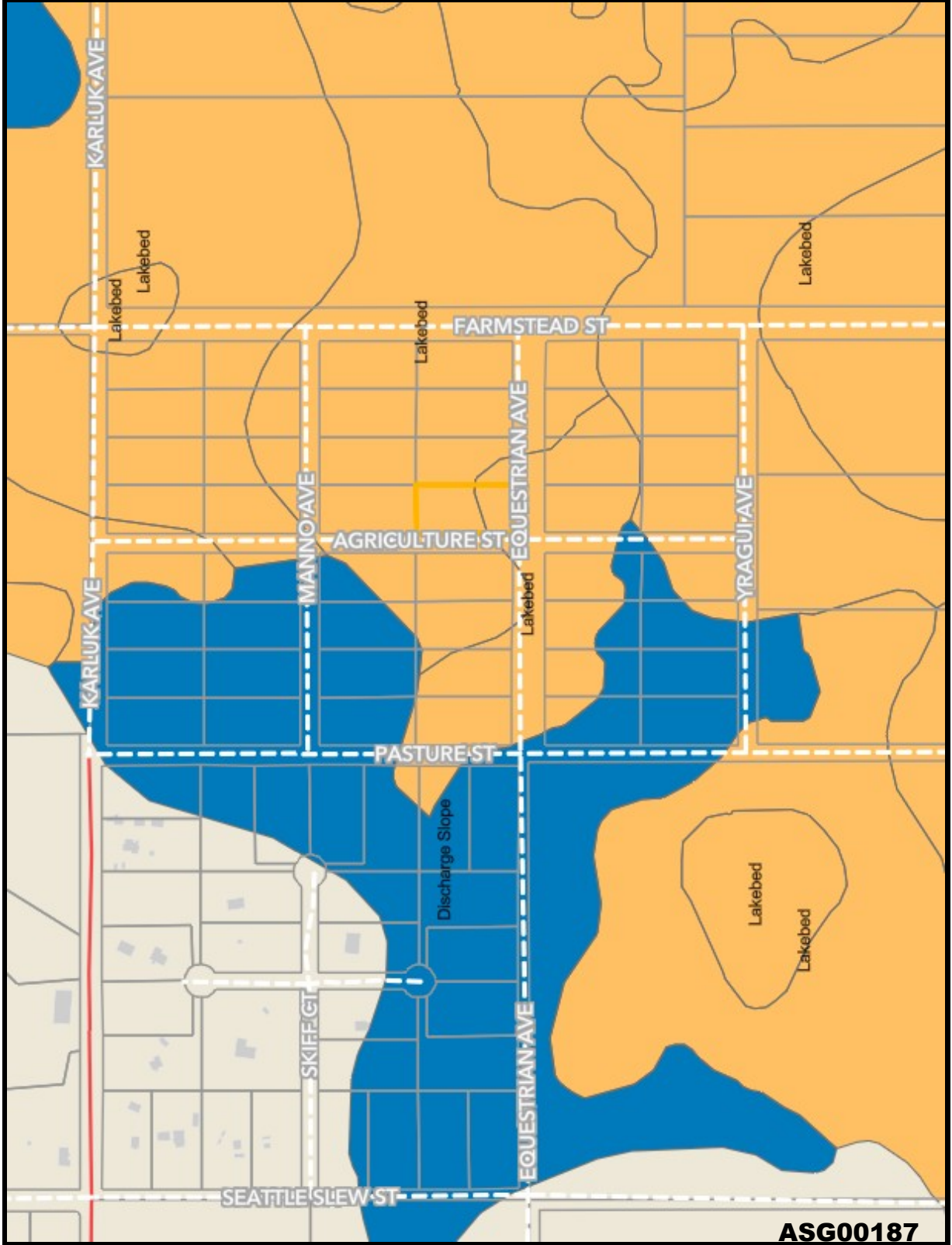
KPB PARCEL ID: 05518032



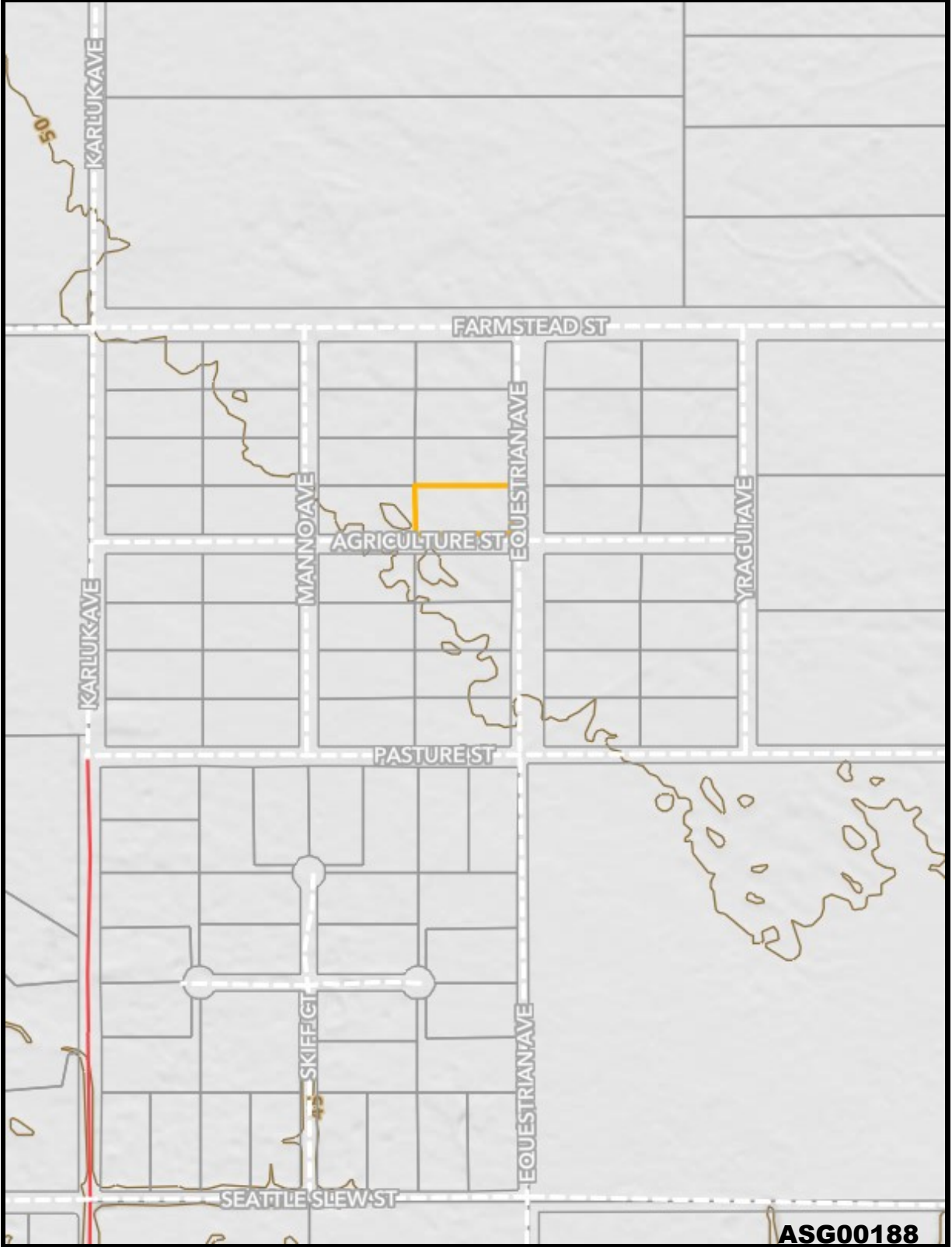


KPB PARCEL ID: 05518032

- Transportation
 - Roads (by Maintenance)
 - Unbuilt / Platted / Not Maintained
 - Borough (RSA)
 - State
 - Federal
 - Municipal
- Terrain
 - KWF Wetlands Assessment
 - DISTURB
 - Depression
 - Discharge Slope
 - Drainageway
 - Floating Island
 - Headwater Fen
 - Kettle
 - LAKE
 - Lakebed
 - Late Snow Plateau
 - Riverine
 - Tidal
 - Wetland / Upland Complex

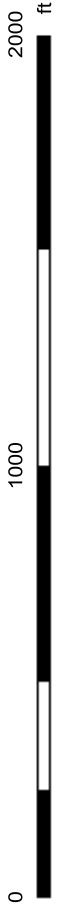


ASG00187



KPB PARCEL ID: 05518032

- Transportation
- Roads (by Maintenance)
- Unbuilt / Platted / Not Maintained
 - Borough (RSA)
 - State
 - Federal
 - Municipal

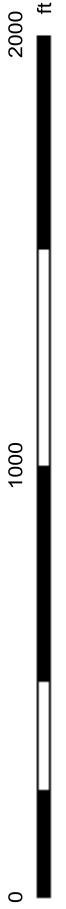
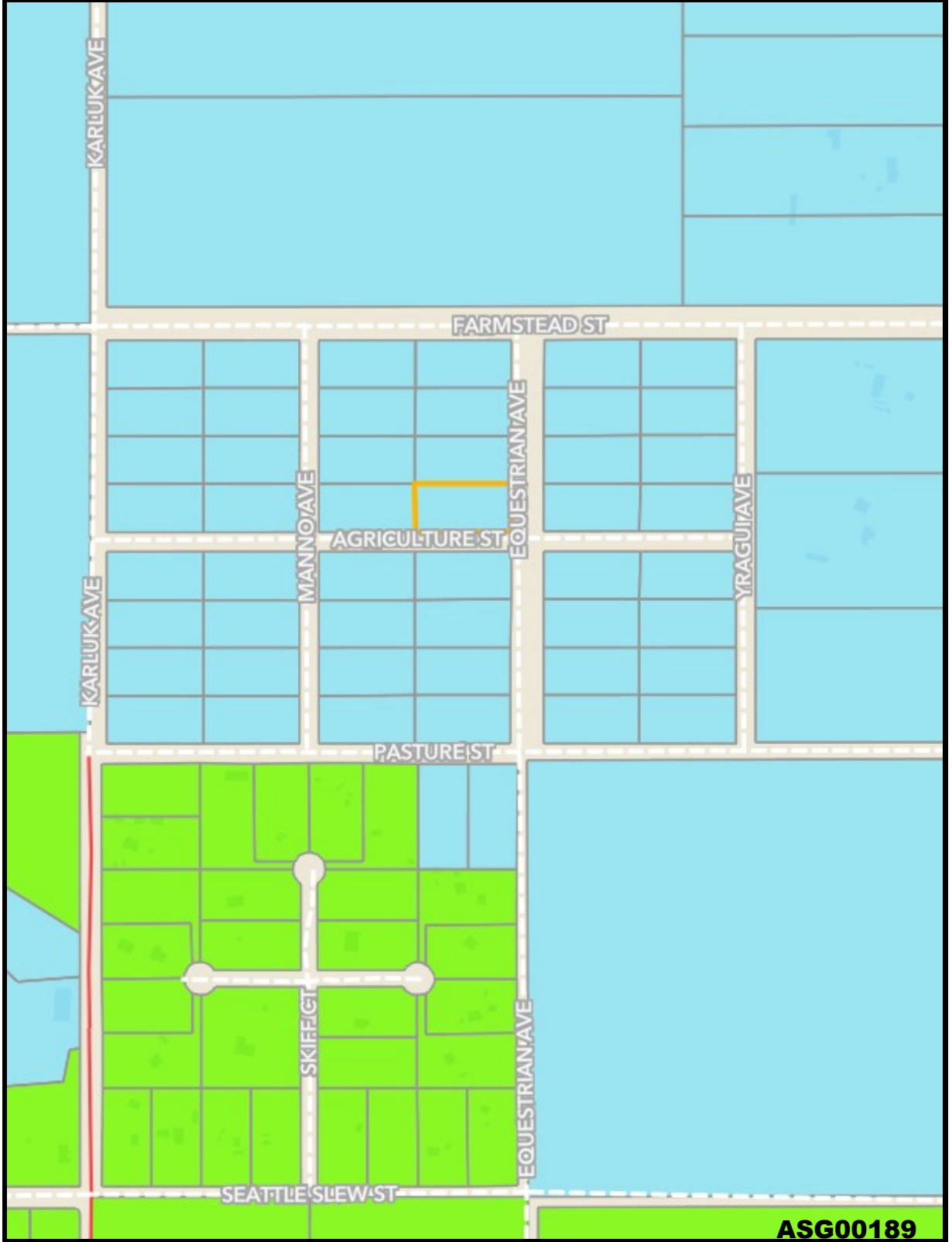


ASG00188

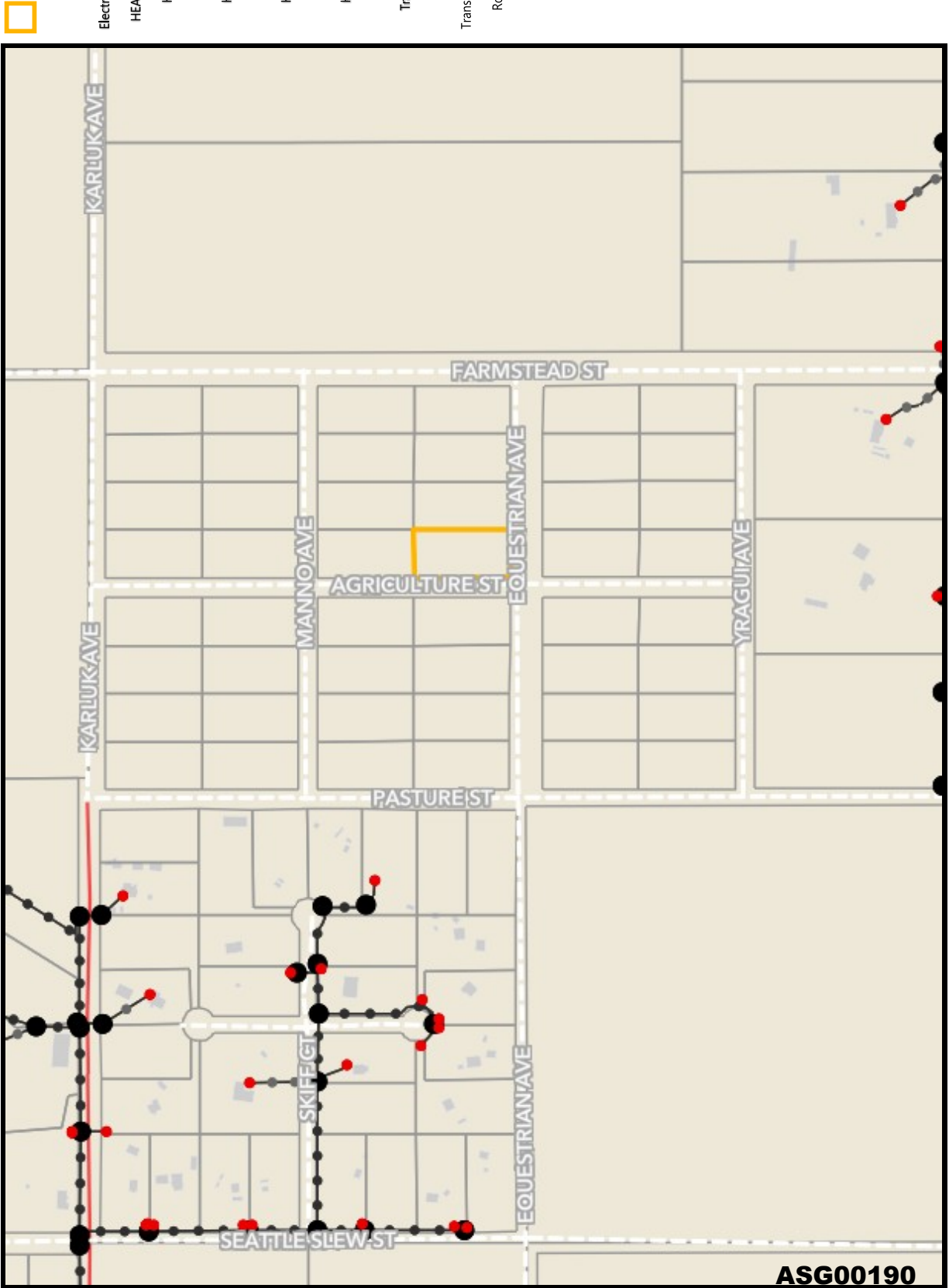


KPB PARCEL ID: 05518032













- Transportation
- Roads (by Maintenance)
 - Unbuilt / Platted / Not Maintained
 - Borough (RSA)
 - State
 - Federal
 - Municipal
- Land Influence
- View
 - View Limited
 - View None

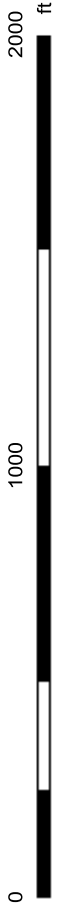


ASG00189

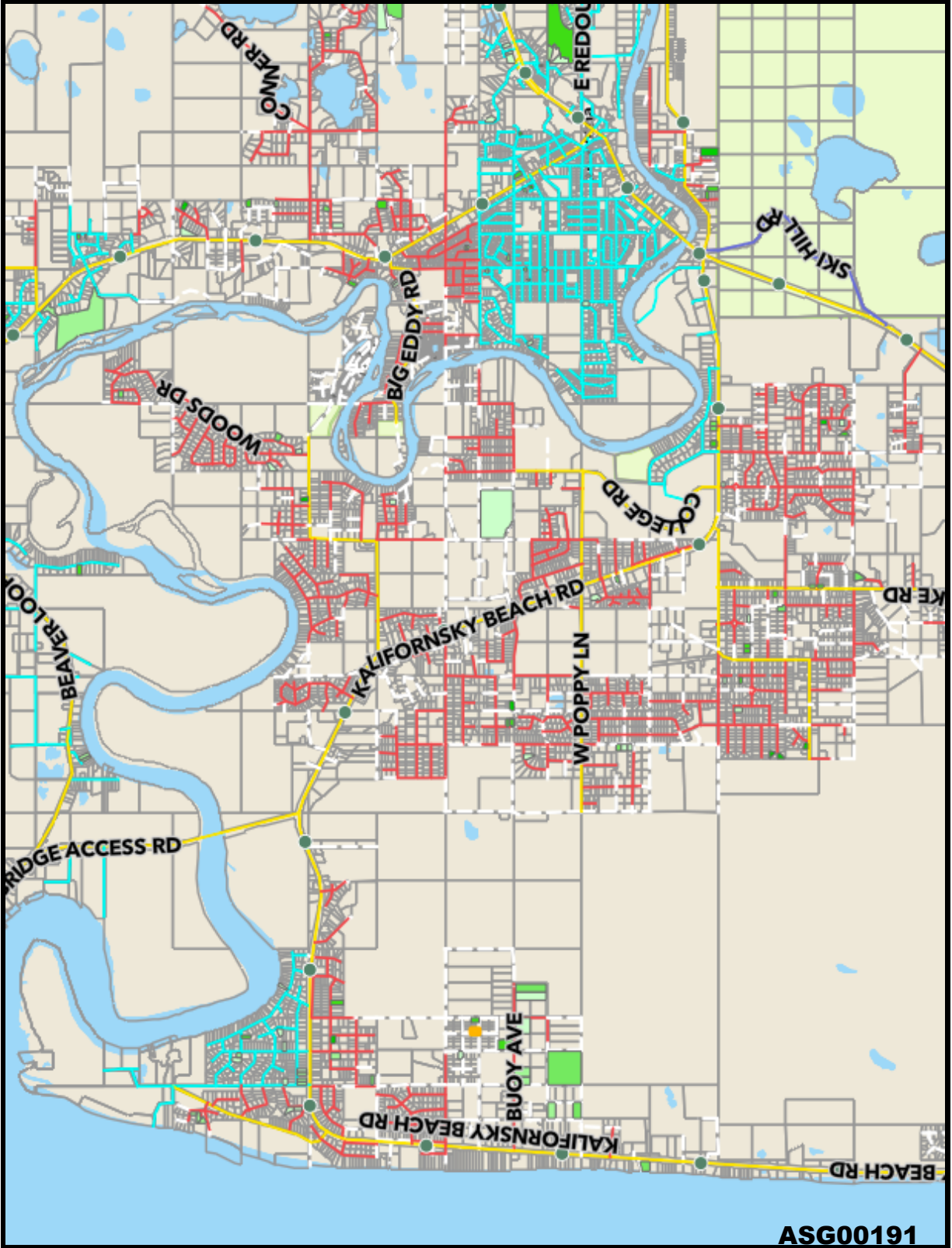


 **KPB PARCEL ID: 05518032**

- Electric Utilities
- HEA 
- HEAMeters 
- HEA Structures 
- HEA Secondary Conductor 
- HEA Primary Conductor 
- Transmission Lines 
- Transportation 
- Roads (by Maintenance)
 - Unbuilt / Platted / Not Maintained 
 - Borough (RSA) 
 - State 
 - Federal 
 - Municipal 








ASG00190



 **KPB PARCEL ID: 05518032**






Sales

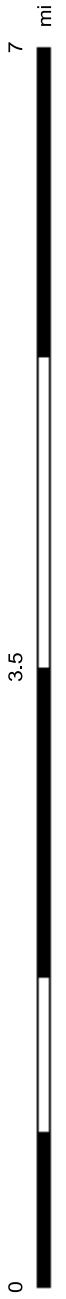
Vacant Land

-  2025
-  2024
-  2023
-  2022
-  2021

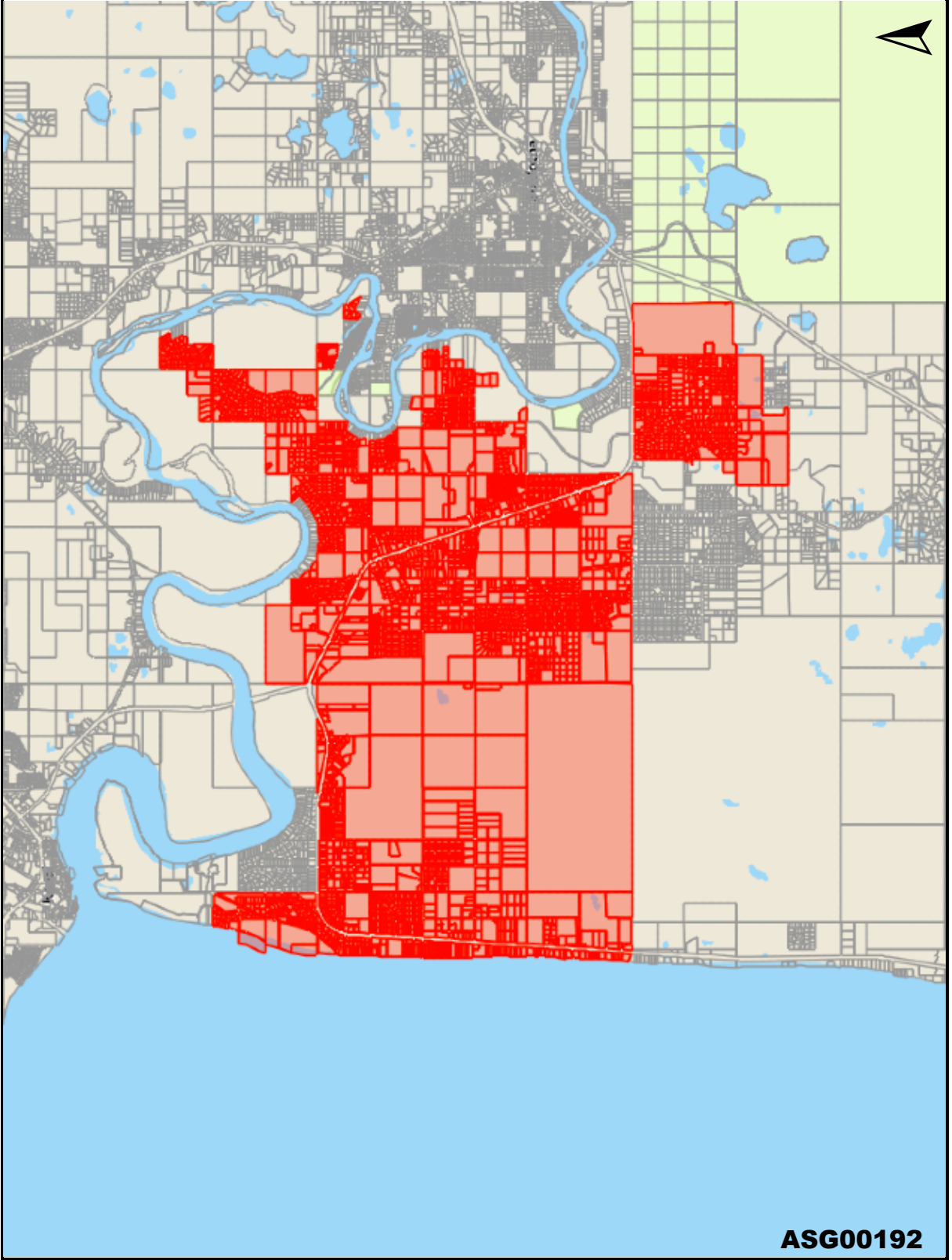
Transportation

Roads (by Maintenance)

-  Unbuilt / Platted / Not Maintained
-  Borough (RSA)
-  State
-  Federal
-  Municipal

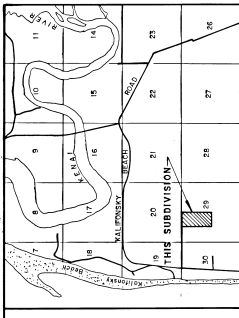


ASG00191



Market Area: 125

ASG00192



VICINITY MAP
SCALE: 1"=1 MILE

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of said property, and request the approval of this plat showing such easements, encroachments, roadways and or streets declared by us for public use.

Date March 14, 1973 Owner Samuel Kalifonsky

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this 14th day of March, 1973.
My commission expires 6th Dec 1974

Notary Public for Alaska

PLAT APPROVAL

Plat approved by the commission this 12th day of March, 1973.

Notary

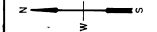
Notes

1. Proposed Land Use: Industrial & Commercial
2. Drainage and/or fill will be required for development as the water table is near the surface.
3. Lot Area = 42,050 s.f. unless otherwise noted.

Total Area = 8005 Acres



73-1036
RECORDED - FILED
73-1036
3130
SUBDIVISION



LEGEND

- Found G.L.O. or A.D.L. brass cap monument
- Set brass cap monument this survey
- Rebar set at all other corners

KALIFONSKY BEACH INDUSTRIAL PARK
BRUTON ENTERPRISES, BOX 6068 ANCHORAGE, ALASKA, OWNER
SUBDIVISION OF THE E 1/2, NW 1/4, S 29, T 5N, R 11W, S.M.

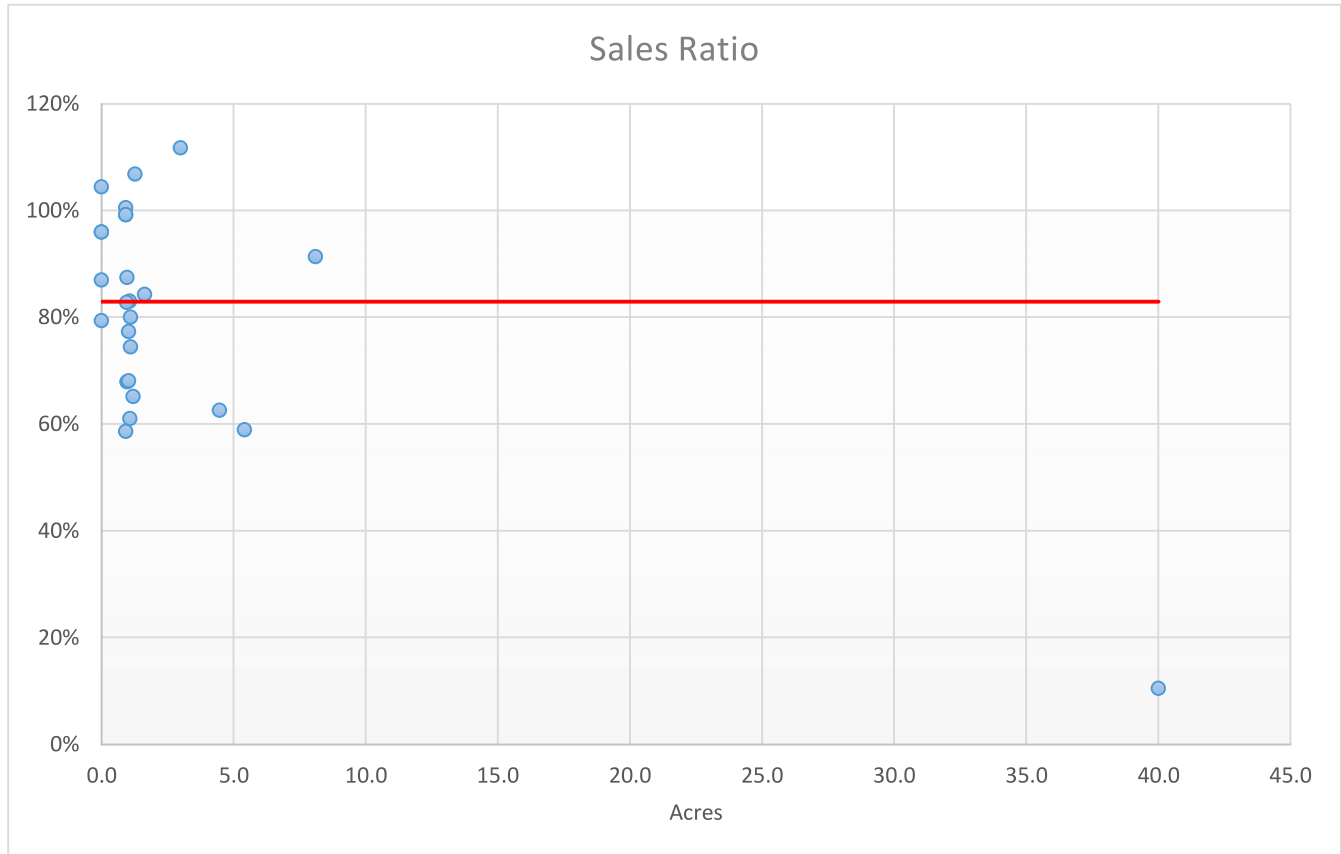
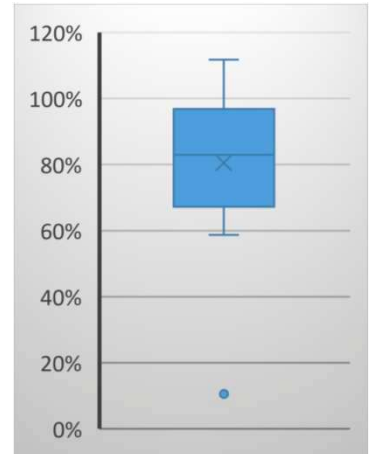
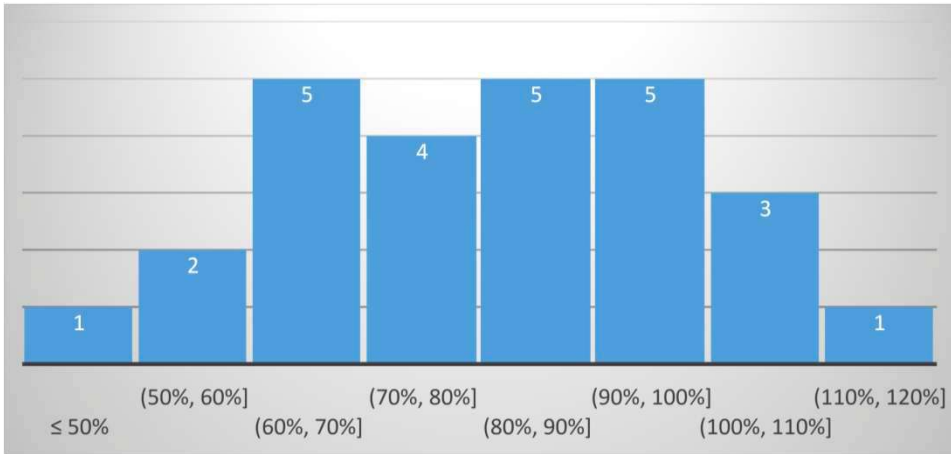
CONTRACTING ENGINEERS & ASSOC.
1801 STANTON AVE. ANCHORAGE, ALASKA 99504

DRAWN J.R.E.	DATE Mar 14, 73	SCALE As Shown	DWS NO 72-14
CHECKED G.A.H.	SRD, Kandl B-4		SHEET 1 OF 1

2026 LAND RATIO STUDY

K-BEACH

Ratio Sum	21	Earliest Sale	2/6/2023	Excluded	
Mean	80.53%	Lates Sale	8/1/2025	# of Sales	26
Median	82.91%	Outlier Information		Total AV	\$ 999,900
Wtd Mean	76.38%	Range	1.5	Total SP	\$ 1,309,100
PRD	1.05	Lower Limit	22.93%	Min	10.51%
COD	18.56%	Upper Limit	141.10%	Max	111.75%
St. Dev	0.2115			Min Sale	\$ 19,500
COV	26.27%			Max Sale	\$ 160,000



2026 LAND RATIO STUDY

Mrk Area	Sale Date	LRSN	PIN	Total Acres	Year	Wrk Sh Val	Sale Price	LandType	SaleCd	RATIO
125	11/1/2024	15067	05501151	1.19	2024	\$ 94,500	\$ 145,000	20	C	65.17%
125	9/12/2023	15086	05501170	0.92	2023	\$ 82,100	\$ 140,000	20	C	58.64%
125	8/3/2023	94049	05506029CO05	0.00	2023	\$ 30,700	\$ 35,300	20	Z	86.97%
125	2/5/2025	104607	05506029CO51	0.00	2025	\$ 28,700	\$ 29,900	20	C	95.99%
125	2/5/2025	104610	05506029CO54	0.00	2025	\$ 28,700	\$ 29,900	20	C	95.99%
125	8/1/2025	104612	05506029CO74	0.00	2025	\$ 25,400	\$ 32,000	20	C	79.38%
125	8/23/2024	104614	05506029CO76	0.00	2024	\$ 26,100	\$ 25,000	20	C	104.40%
125	12/11/2023	15654	05514029	4.47	2023	\$ 16,900	\$ 27,000	20	C	62.59%
125	3/28/2023	15665	05514041	40.00	2023	\$ 8,200	\$ 78,000	20	C	10.51%
125	7/9/2025	16080	05522140	0.97	2025	\$ 26,700	\$ 39,300	20	Z	67.94%
125	8/31/2023	16107	05522205	1.03	2023	\$ 25,900	\$ 33,500	20	C	77.31%
125	9/27/2023	82684	05524107	8.10	2023	\$ 68,500	\$ 75,000	20	C	91.33%
125	7/9/2024	90459	05524119	5.41	2024	\$ 69,600	\$ 118,100	20	Z	58.93%
125	1/24/2025	16888	05528237	1.06	2025	\$ 16,600	\$ 20,000	20	C	83.00%
125	5/22/2024	16896	05528245	1.03	2024	\$ 21,800	\$ 32,000	20	C	68.13%
125	11/17/2023	16897	05528246	1.10	2023	\$ 28,000	\$ 35,000	20	C	80.00%
125	9/6/2024	16897	05528246	1.10	2024	\$ 28,000	\$ 37,600	20	C	74.47%
125	8/7/2023	16948	05529065	2.99	2023	\$ 178,800	\$ 160,000	20	C	111.75%
125	6/5/2024	17031	05531047	1.63	2024	\$ 29,500	\$ 35,000	20	C	84.29%
125	6/28/2023	107804	05532072	1.07	2023	\$ 12,200	\$ 20,000	20	C	61.00%
125	3/8/2023	108143	05533135	1.27	2023	\$ 26,700	\$ 25,000	20	C	106.80%
125	2/6/2023	17978	05545019	0.95	2023	\$ 26,500	\$ 32,000	20	C	82.81%
125	8/9/2024	17985	05545026	0.92	2024	\$ 19,600	\$ 19,500	20	C	100.51%
125	8/1/2025	18278	05553009	0.96	2025	\$ 30,600	\$ 35,000	20	C	87.43%
125	3/19/2024	37317	13134081	0.92	2024	\$ 24,800	\$ 25,000	20	C	99.20%
125	7/15/2024	37317	13134081	0.92	2024	\$ 24,800	\$ 25,000	20	C	99.20%

LogID	Contact Name	Created By	Parcel	Notes
2026-04-07T13:40:24	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	CALLED TO SCHEDULE INSPECTION FRIDAY AT 10AM
2026-04-06T12:45:40	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	HE CALLED TO SETUP AN INSPECTION/ MEETING TO TALK ABOUT THE RANCH, THE 360 ACRES. TOLD HIM I WOULD HAVE TO CALL HIM BACK SO I CAN COORDINATE WITH A RES APPRAISER.
2026-04-06T12:42:03	DAVE YRAGUI	VanZandt, Catherine	FORMAL APPEALS	CB TO HW; WARM XFER TO HER
2026-04-02T13:02:20	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	HE WASNT GOING TO APPEAL TAXES THIS YEAR, BUT THE BOROUGH POSTPONED THE TRIAL. SAID HE WAS GOING TO GET A BUNCH OF COMPARABLES AND GO THROUGH THEM ONE AT A TIME. DID NOT SCHEDULE ANY INSPECTIONS.
2026-04-02T13:01:17	DAVE YRAGUI	VanZandt, Catherine	FORMAL APPEALS	CALLED FOR HW; WARM XFER TO HER
2026-04-02T12:02:33	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	CALLED TO ASK IF HE WANTED US TO INSPECT ANYTHING, HE SAID HE WOULD CALL BACK.
2026-04-02T09:00:04	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	CLM
2026-04-01T10:49:25	DAVE YRAGUI	VanZandt, Catherine	FORMAL APPEALS	CB FOR HW; EMAILED HW W/ INFO
2026-04-01T10:20:32	DAVID YRAGUI	Windsor, Heather	FORMAL APPEALS	CLM ASKED IF HE WANTED US TO INSPECT ANYTHING, IF SO TO PLEASE CALL TO SETUP A TIME.
2026-03-10T08:15:51	MARY YRAGUI	VanZandt, Catherine	05524106/24/26/27/2	SAID SHE DID NOT RECEIVE HER ASSESSMENT NOTICES FOR THESE PARCELS; ASKED IF I COULD EMAIL THEM TO HER INSTEAD.

APPEAL HISTORY FOR PARCEL 055-180-32

APPEAL YEAR: 2010

Appeal Type/Status

Appraiser Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
PKNIGHT	03/08/2010	1,000	1,000	0	0%	Informal Adjustment

Summary:

APPEAL YEAR: 2022

Appeal Type/Status

Appraiser Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
BANDERSON	03/24/2022	1,400	0	1,400	0%	Informal Adjustment

Summary: LAND ISSUE/ROADS DEPT/CCR'S
APP: REVIEWED. NO CHANGE WARRENTED.

APPEAL YEAR: 2024

Appeal Type/Status

Appraiser Date Filed

BOE APPEAL	BOE - Closed	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
HWINDSOR	04/02/2024	1,400	0	1,400	0%	

Summary:

APPEAL YEAR: 2026

Appeal Type/Status

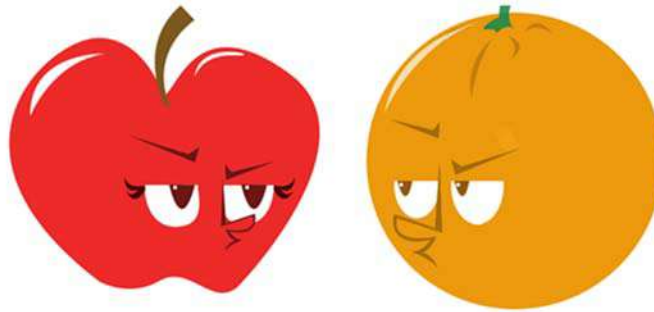
Appraiser Date Filed

BOE APPEAL	Open	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
HWINDSOR	03/27/2026	1,400	0	1,400	0%	

Summary:

Price per Acre Comparison

A very popular way to compare land values is to do a simple Price per Acre calculation. Simply stated this is the assessed value divided by the acreage. This will work just fine if the properties you are comparing are exactly the same size and have the exact same influences, otherwise you are just comparing apples to oranges.



Below is a sample comparison of 2 parcels that have the same acreage, with different influences.

5.0 AC Base	\$ 50,000		5.0 AC Base	\$ 50,000
Gravel Maint	\$ -		Paved	\$ 5,000
Elec Yes	\$ -		Elec Yes	\$ -
Gas No	\$ (10,000)		Gas Yes	\$ -
View Limited	\$ 12,000		View Good	\$ 25,000
			Waterfront Pond	\$ 25,000
Land Value	\$ 52,000		Land Value	\$ 105,000
Price/AC	\$ 10,400		Price/AC	\$ 21,000

Below is a sample comparison of 2 parcels that have the same influences, with different acreages.

5.0 AC Base	\$ 50,000		10.0 AC Base	\$ 70,000
Paved	\$ 5,000		Paved	\$ 7,000
Elec Yes	\$ -		Elec Yes	\$ -
Gas Yes	\$ -		Gas Yes	\$ -
View Good	\$ 25,000		View Good	\$ 35,000
Waterfront Pond	\$ 25,000		Waterfront Pond	\$ 35,000
Land Value	\$ 105,000		Land Value	\$ 147,000
Price/AC	\$ 21,000		Price/AC	\$ 14,700

Definitions

Assessment progressivity (regressivity). An appraisal bias such that higher value properties are appraised higher (lower) than low-value properties. See also price-related differential.

Coefficient of dispersion (COD). The average deviation of a group of numbers from the median expressed as a percentage of the median. In ratio studies, the average percentage deviation from the median ratio. *Acceptable range: Land under 30%, residential under 20%.*

Coefficient of variation (COV). The standard deviation expressed as a percentage of the mean. *Acceptable range: 1.25 of the COD.*

Mean: The result of adding all the values of a variable and dividing by the number of values. For example, the arithmetic mean of 3, 5, and 10 is 18 divided by 3, or 6. Also called the arithmetic mean.

Median. The midpoint or middle value when a set of values is ranked in order of magnitude; if the number of values is even, the midpoint or average of the two middle values. *Acceptable range: 90% to 110%*

Price-related differential (PRD). The mean divided by the weighted mean. The statistic has a slight bias upward. Price-related differentials above 1.03 tend to indicate assessment regressivity; price-related differentials below 0.98 tend to indicate assessment progressivity. *Acceptable range: 0.98 to 1.03.*

Progressivity. See assessment progressivity (regressivity)

Regressivity. See assessment progressivity (regressivity)

Standard deviation (St. Dev). The statistical calculated from a set of number by subtracting the mean from each value and squaring the remainders, adding together these squares, dividing by the size of the sample less one, and taking the square root of the result. When the data are normally distributed, one can calculate the percentage of observations within any number of standard deviations of the mean from normal probability table. When the data are not normally distributed, the standard deviation is less meaningful and should be used with caution.

Weighted mean; weighted average (wtd mean). An average in which the observations are weighted based on some criterion. In ratio studies, the weighted mean is a calculated by weighting the ratios based on their sale prices. A shortcut method is to sum the appraisals or assessments, sum of the sales prices, and divided the first result by the second. (International Association of Assessing Officers, 1990)

References

International Association of Assessing Officers. (1990). *Property Appraisal and Assessment Administration*. Chicago: International Association of Assessing Officers.

Influence Definitions

View

- **None:** No view other than immediate surroundings, could have a view if trees on adjoining properties were removed.
- **Limited:** Less than 45° viewable unobstructed, greater than 45° view angle with obstructions, mountain top view, view from 2nd story, able to view beyond adjacent lots, overlooking an area that would provide increased viewing opportunities for wildlife (rule of thumb, distance greater than football field).
- **Good:** 45°-90° view, unobstructed view, at least 1 feature, **mountain, river, lake, inlet etc.** Able to view beyond adjacent lots. (*River, Lake and Inlet frontage property will always have at least a Good or Excellent View*)
- **Excellent:** 90° or greater view, unobstructed, 2 or more features.

Street Access

- **Paved Access:** Paved road & government maintained.
- **Gravel Maintained:** Gravel road & maintained by the borough or another organized entity.
- **Gravel Unmaintained:** Gravel road but is not maintained by the borough (check Arcmap), could be maintained by the subdivision, HOA or private owner(s).
- **Trail:** *No longer used. If can be driven to year round, use gravel unmaintained, otherwise platted.*
- **Platted:** Road platted but not built.
- **Limited/NA:** Section line easement. No platted access. To include water, beach only access.

Utilities

- **Gas & Electric Yes/No:** To be considered as having gas & electric utilities must be at the property, directly across the street from property (not paved), or on the same side of the road and 1 lot away or less than 300 feet away. If street is paved & influence is across the road, parcel to be marked at not having service available.
- **Public/Community Water & Sewer:** Service is provided by municipality or by HOA. City lots are presumed to have this service though certain subdivision do not and need private well/septic influence. If only 1 of the services is available, mark Yes. Add well or septic if necessary for service not available. If street is paved & influence is across the road, parcel to be marked at not having service available.

Water Front

- **Ocean:** Fronts on major body of Saltwater, *Cook Inlet, Kachemak Bay, Resurrection Bay.*
- **River:** Fronts on a major navigable river, *Kenai River, Kasilof River.*
- **Lake:** Fronts on major lake, big enough to get a float plane on & off (approx. 3000') *Mackey Lake, Longmere Lake, Island Lake.*
- **Pond/Stream/Canal:** Fronts on smaller body of water, may be a fair size, but typically not able to get float plane on/off. *Arc Lake, Sport Lake, Echo Lake.* Not generally navigable by boat. *Funny River, Deep Creek, Anchor River, Swanson River.*

Topo

- **Steep:** Topography that is greater than usual incline/decline, making access & building difficult. At least 15 feet in elevation change and no less than 45% average slope (*4.5 feet vertical per 10 feet horizontal*)
- **Ravine:** Ravine or swale, a long deep hollow in the surface with wall height of at least 15 feet and average slope of 500% (*5 feet vertical per 1 foot horizontal*)
- **Other:** Any additional topographical feature that would have an influence on property, value. Topo features not described in the form.
- **Wetlands:** Water within 1 foot of the surface is considered wetlands. A Typical indicator of wetlands is scrubby black spruce.

Protective CCR's / HOA: Covenants, Conditions & Restrictions for individual subdivisions, Homer Owners Association. *Check S Drive or Contact title company.*

Airstrip: Private dirt/grass/gravel strip, off strip access.

Airstrip Improved: Gravel/ Paved, maintained, lights.

Agriculture Rights: Restrictions on property, limiting use of property or portion of property to agriculture use.

Easement: Description of a typical easements. Such as Overhead Power Line, Gas Line or other. Typical easements would include utility easements for providing utilities to local subdivision. Usually the front 10'-20' of the property.

Other: Other features not mentioned in form, describe in notes section.

Notes Section: Further description of influences or describe influences not accounted for in input sheet. Example, a Power Line easement running across property. Private Boat launch for subdivision.

For any properties that are not typical and fall outside of these parameters, See land appraiser for final determination.

AS 29.45.110. Full and True Value.

- (a) The assessor shall assess property at its full and true value as of January 1 of the assessment year, except as provided in this section, AS [29.45.060](#) , and [29.45.230](#). The full and true value is the estimated price that the property would bring in an open market and under the then prevailing market conditions in a sale between a willing seller and a willing buyer both conversant with the property and with prevailing general price levels.

AS 29.45.130. Independent Investigation

- (a) The assessor is not bound to accept a return as correct. The assessor may make an independent investigation of property returned or of taxable property on which no return has been filed. In either case, the assessor may make the assessor's own valuation of the property subject to an ad valorem tax and this valuation is prima facie evidence of the value of the property.
- (b) For investigation, the assessor or the assessor's agent may enter real property during reasonable hours to examine visible personal property and the exterior of a dwelling or other structure on the real property. The assessor or the assessor's agent may enter and examine the interior of a dwelling or other structure or the personal property in it only (1) if the structure is under construction and not yet occupied; (2) with the permission of a person in actual possession of the structure; or (3) in accordance with a court order to compel the entry and inspection. The assessor or the assessor's agent may examine all property records involved. A person shall, on request, furnish to the assessor or the assessor's agent assistance for the investigation and permit the assessor or the assessor's agent to enter a dwelling or other structure to examine the structure or personal property in it during reasonable hours. The assessor may seek a court order to compel entry and production of records needed for assessment purposes.
- (c) An assessor may examine a person on oath. On request, the person shall submit to examination at a reasonable time and place selected by the assessor.

KPB 5.15.070. Board of equalization – Hearing procedure.

- (h) Access to property. If an appellant has refused or failed to provide the assessor, or designee, full access to property or records related to assessment of the property, the appellant is precluded from offering evidence on the issue or issues affected by that lack of access. Before a ruling is issued on the admissibility of such evidence, the appellant shall be provided with a reasonable opportunity by the presiding officer to present its case as to why this sanction should not be imposed, and the assessor shall have a reasonable opportunity to respond.

MARKET VALUE

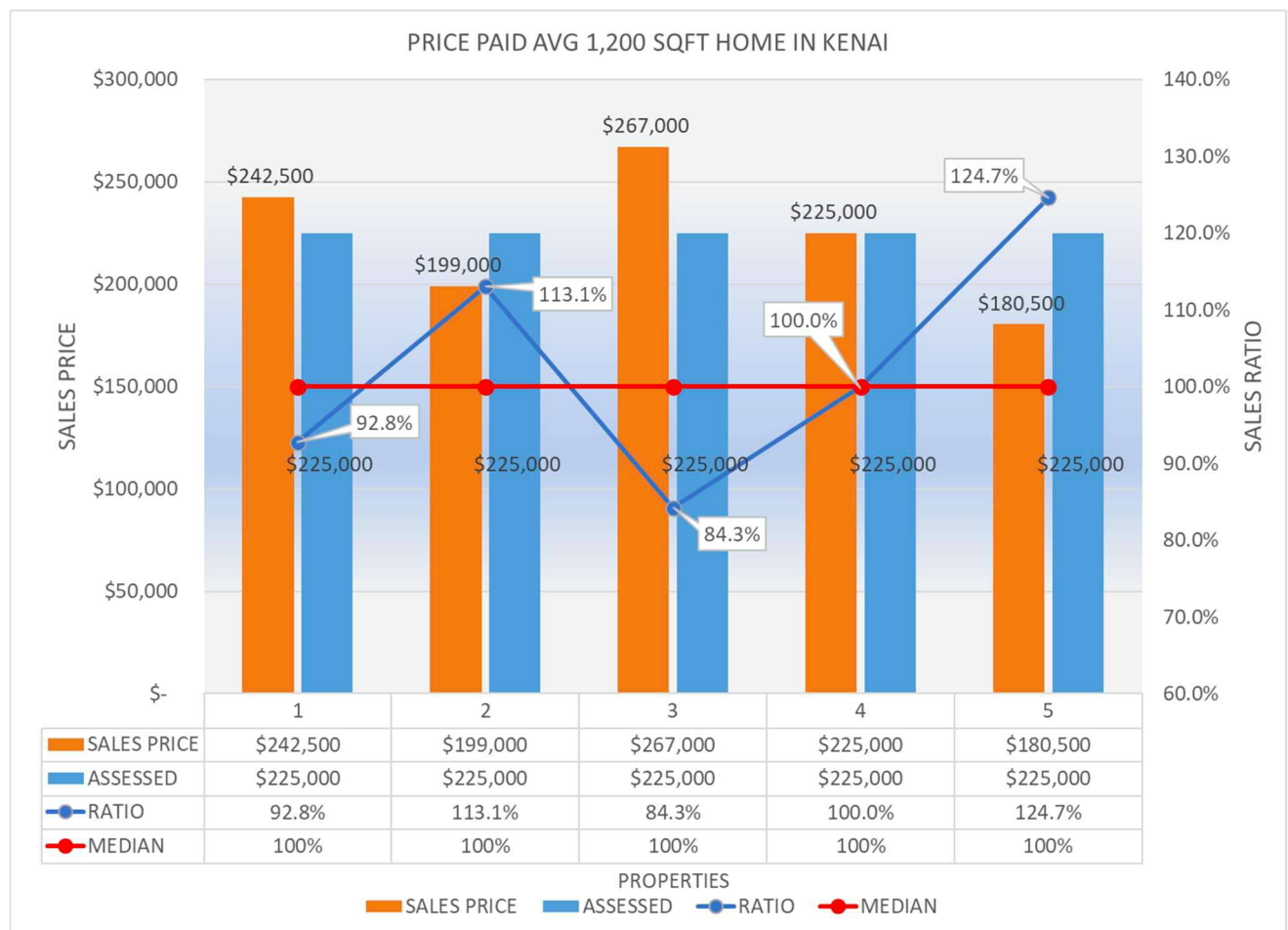
The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in an open and competitive market under all condition's requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress. (Appraisal of Real Estate 11th Edition - Appraisal Institute)

BURDEN OF PROOF

The appellant has the burden of proving or providing any information to show that the assessed values are excessive, improper or unequal. The assessor is accorded broad discretion in deciding among the recognized valuation methods. The assessor's choice of one recognized method of valuation over another is simply the exercise of a discretion committed to the assessor by law.

**A borough has discretion to appraise, by whatever recognized method of valuation it chooses, so long as there is no fraud or clear adoption of a fundamentally wrong principle of valuation. Hoblit vs. Greater Anchorage Area Borough, Sup. Ct. Op. No. 636 (File No. 1214), 473 P.2d 630 (Alaska 1970).*

The assessing department is concerned not only with market value, but also with equity of assessment, which means: making sure that every property is assessed at the same level as all others with respect to market value. For this reason, **the assessor uses a broad scope in its approach to value, using overall trends to value all properties in a given market area.** In contrast, a private appraisal is only concerned with estimating the value of a single property.





APPELLANT: KALIFONSKY MEADOWS LLC
REPRESENTATIVE: DAVID YRAGUI

KPB PARCEL ID: 05519005

TOTAL ACREAGE: 0.97

PHYSICAL ADDRESS(ES) / LOCATION: 50644 YRAGUI AVE
KALIFORNSKY

LEGAL DESCRIPTION:

T 5N R 11W SEC 29 SEWARD MERIDIAN KN 0730023 KALIFONSKY BEACH
INDUSTRIAL PARK SUB LOT 8 BLK 5



2026 NOTICED VALUES

RAW LAND	\$1,400.00
TOTAL IMPROVEMENTS:	N/A
ASSESSED VALUE TOTAL:	\$1,400.00
EXEMPTIONS:	N/A

The Kenai Peninsula Borough (KPB) Assessing Department uses a Market Adjusted Cost Approach to value residential structures for assessment purposes. This Cost Approach is derived from the property description, quality, size, and features, and is based upon replacement cost of new, less depreciation (RCN-D). That value is then adjusted by a statistically tested market adjustment.

According to Property Assessment Valuation, the first step in developing a cost approach is to estimate the land value at its highest and best use. KPB does this by reviewing, analyzing, and statistically testing reported land sales in a given market area. That updated land value is then combined with the value of all improvements; the sum of the two is the assessed value. This application is in accordance with Alaska State Statute AS 29.45.110.

ADMINISTRATIVE SUMMARY

Subject property is a 0.97-acre parcel in the K-Beach market area (#125). Land influences are platted access, limited view, no electric or gas utility. Currently all 0.97 acres are being classified as remaining land type. Highest and best use of the parcel is residential. Subject property was inspected on 04/21/26, by appraiser staff. After the inspection and review, no changes were made to the file.

Land K Beach Market 125

- 26 sales in last 3 years with a median ratio for 82.91%
- COD: 18.56
- PRD: 1.05

PROPERTY DETAILS

LAND DETAILS

See definitions section of packet

- View Limited
- Platted
- Elec No
- WETLANDS
- Gas No

PROPERTY RECORD CARD(s)

IMPROVEMENT TYPE

BUILDING TYPE

YEAR BUILT

TOTAL SQ. FT



APPELLANT: KALIFONSKY MEADOWS LLC
REPRESENTATIVE: DAVID YRAGUI

KPB PARCEL ID: 05519005

LEGAL DESCRIPTION: T 5N R 11W SEC 29 SEWARD MERIDIAN KN 0730023 KALIFONSKY BEACH INDUSTRIAL PARK
SUB LOT 8 BLK 5

2026 RECOMMENDED VALUE	
LAND:	\$1,400
IMPROVEMENTS:	0
TOTAL:	\$1,400

ASSESSOR'S RECOMMENDATION

1. Subject property is valued uniformly and equitably with the parcels located within the same market area.
2. The Assessing Department reviewed all physical characteristics of the subject property to ensure all data was accurately captured. Influences are applied correctly and uniformly to the subject property.
3. The Assessing Department uses standardized mass appraisal procedures and techniques to specify and calibrate market models which are applied uniformly to value property within the borough. The modeled values are statistically tested to ensure a level of accuracy and equity of assessment that meets the guidelines established by the Alaska Association of Assessing Officers and the International Association of Assessing Officers, and in compliance with Alaska State Statute.

BOARD ACTION

LAND: _____ IMPROVEMENTS: _____ TOTAL: _____



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

2026

15830

50644 YRAGUI AVE

055-190-05

ADMINISTRATIVE INFORMATION Neighborhood: 125 K-Beach Property Class: 100 Residential Vacant TAG: 58 - CENTRAL EMERGENCY SVS	LEGAL DESCRIPTION: T 5N R 11W SEC 29 Seward Meridian KN 0730023 KALIFONSKY BEACH INDUSTRIAL PARK SUB LOT 8 BLK 5 ACRES: 0.97	PRIMARY OWNER KALIFONSKY MEADOWS LLC PO BOX 1290 KENAI, AK 99611-1290
--	---	---

Residential Vacant

EXEMPTION INFORMATION	VALUATION RECORD					Worksheet
	Assessment Year	2021	2022	2023	2024	
Land	1,000	1,400	1,400	1,400	1,400	1,400
Improvements	0	0	0	0	0	0
Total	1,000	1,400	1,400	1,400	1,400	1,400

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Remaining/Wetlands	49 User Definable Land Formul		0.97	1,031	1,031	1,000	6 View Limited	75	750	1,400
							E WETLANDS			
							O Gas No	-5	-50	
							V Platted	-15	-150	
							Y Elec No	-20	-200	
ASSESSED LAND VALUE (Rounded) :									350	1,400

MEMOS

ASG00206




KENAI PENINSULA BOROUGH

Assessing

2026

Real Property Assessment Valuation
Ortho Imagery and Vicinity Map

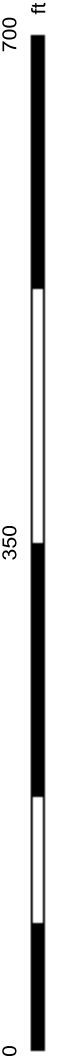


 **KPB Parcel ID: 05519005**

Owner: KALIFONSKY MEADOWS LLC

Legal Description: T 5N R 11W SEC 29
SEWARD MERIDIAN KN 0730023
KALIFONSKY BEACH INDUSTRIAL PARK SUB
LOT 8 BLK 5

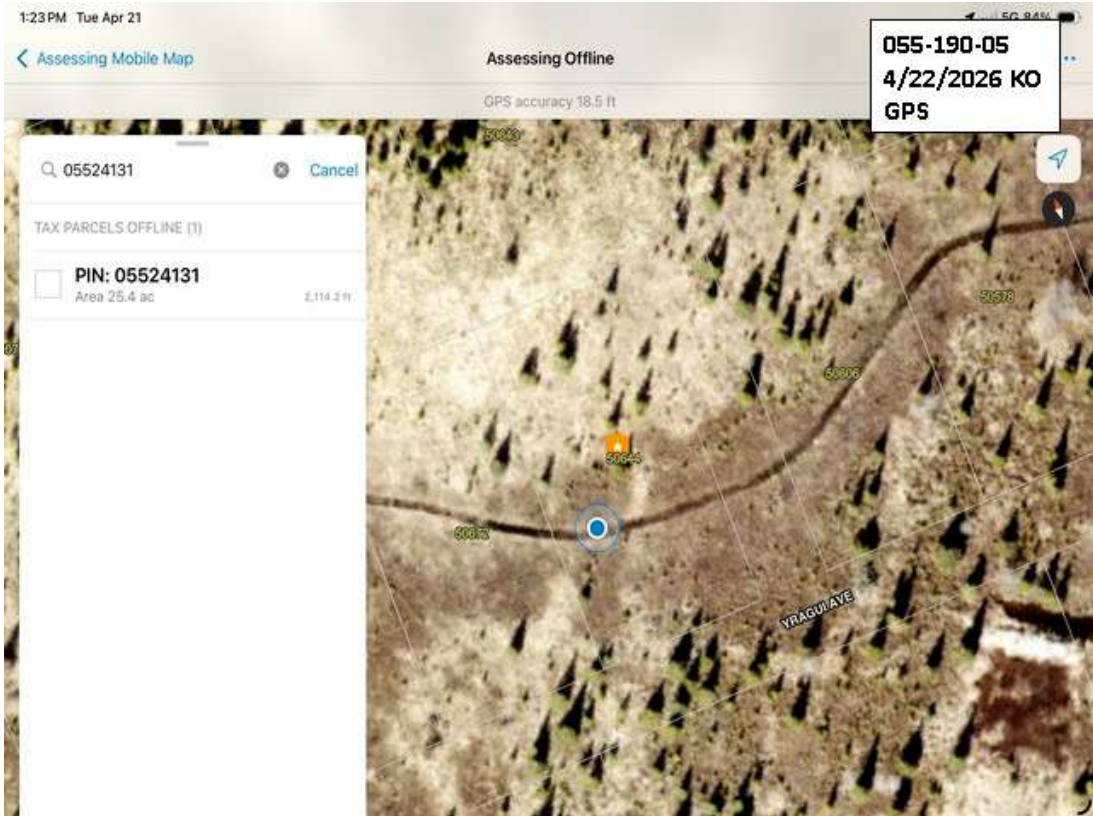
Vicinity: Kalifornsky

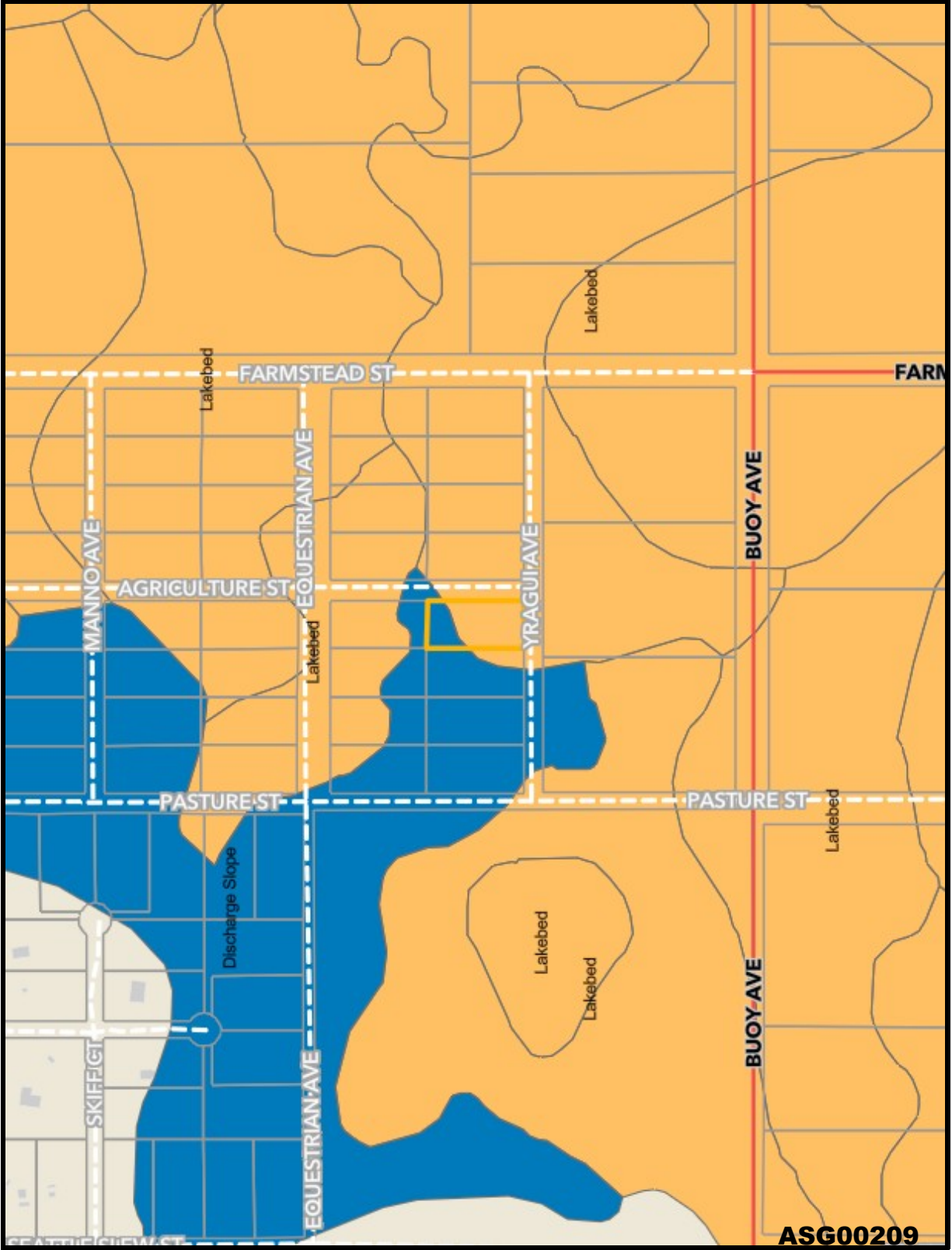


ASG00207



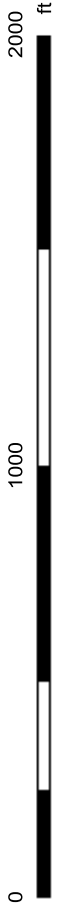
KPB PARCEL ID: 05519005



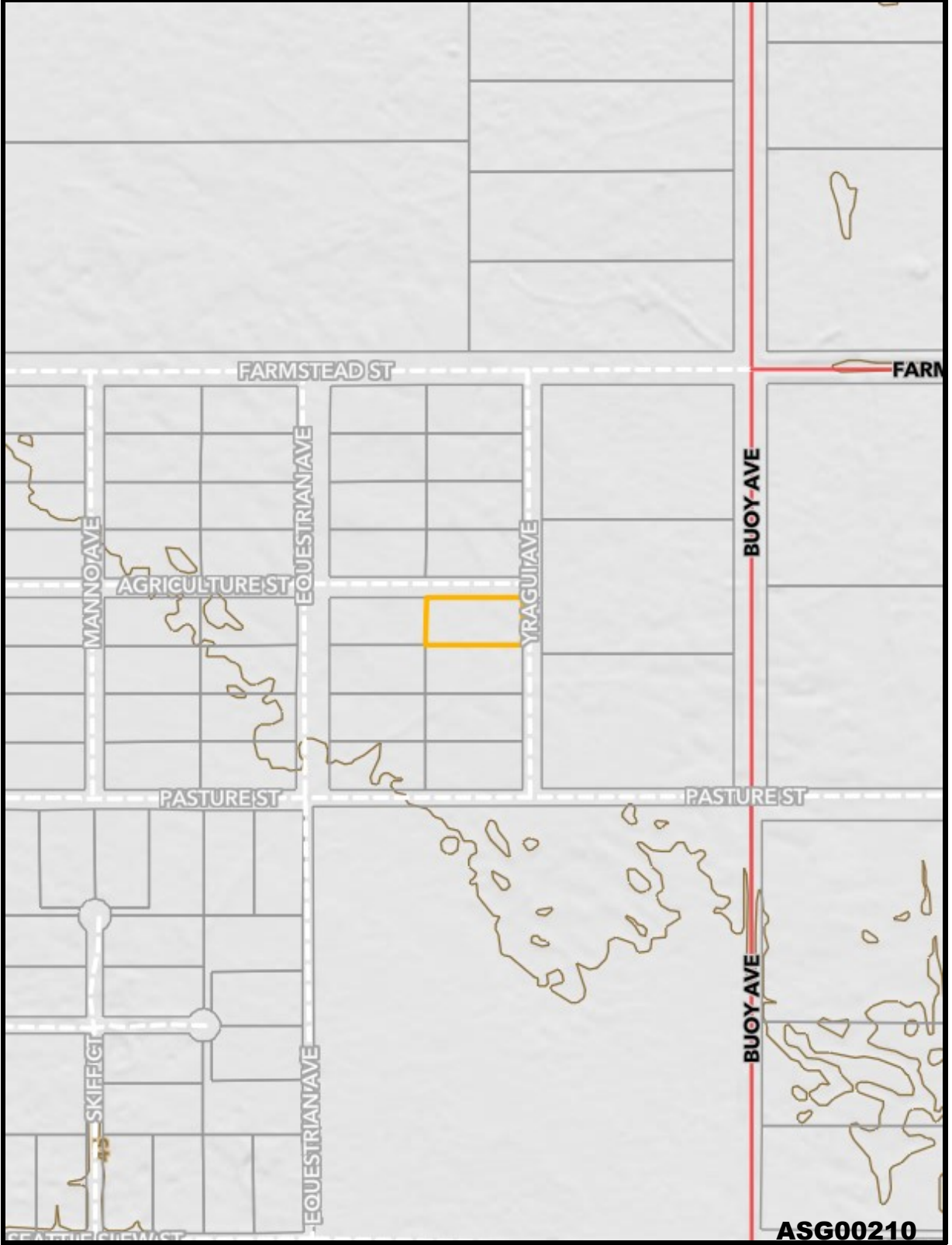


 **KPB PARCEL ID: 05519005**

- Transportation**
 - Roads (by Maintenance)
 - Unbuilt / Platted / Not Maintained
 - Borough (RSA)
 - State
 - Federal
 - Municipal
- Terrain**
 - KWF Wetlands Assessment
 - DISTURB
 - Depression
 - Discharge Slope
 - Drainageway
 - Floating Island
 - Headwater Fen
 - Kettle
 - LAKE
 - Lakebed
 - Late Snow Plateau
 - Riverine
 - Tidal
 - Wetland / Upland Complex



ASG00209



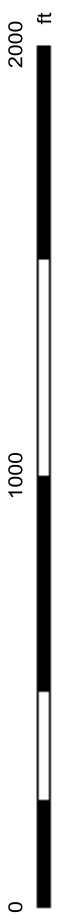
KPB PARCEL ID: 05519005

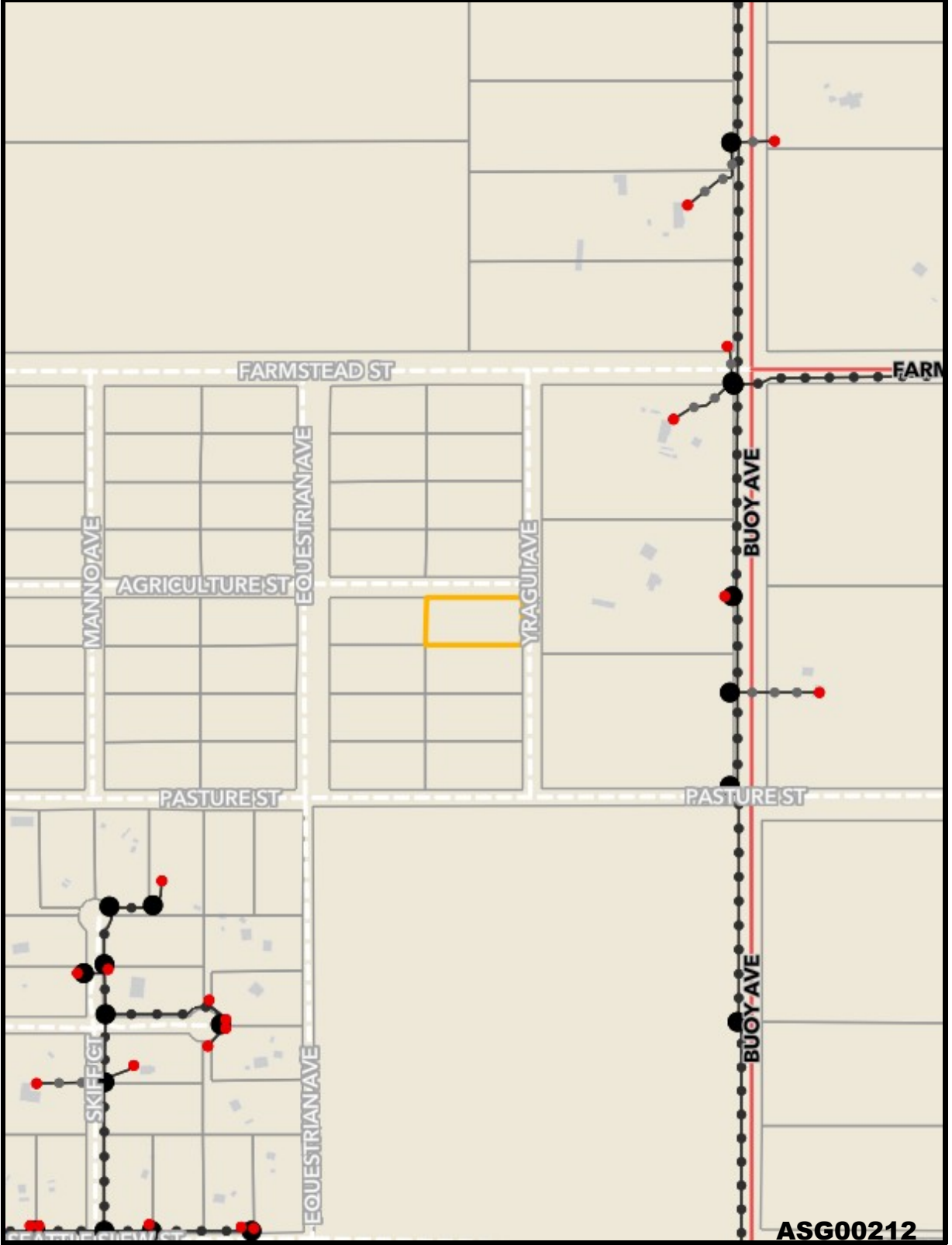
- Transportation
- Roads (by Maintenance)
- Unbuilt / Platted / Not Maintained
 - Borough (RSA)
 - State
 - Federal
 - Municipal



KPB PARCEL ID: 05519005

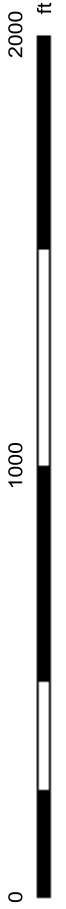
- Transportation
- Roads (by Maintenance)
 - Unbuilt / Platted / Not Maintained
 - Borough (RSA)
 - State
 - Federal
 - Municipal
- Land Influence
 - View Limited
 - View None





 **KPB PARCEL ID: 05519005**

- Electric Utilities
- HEA
- HEA Meters
- HEA Structures
- HEA Secondary Conductor
- HEA Primary Conductor
- Transmission Lines
- Transportation
- Roads (by Maintenance)
- Unbuilt / Platted / Not Maintained
- Borough (RSA)
- State
- Federal
- Municipal



ASG00212

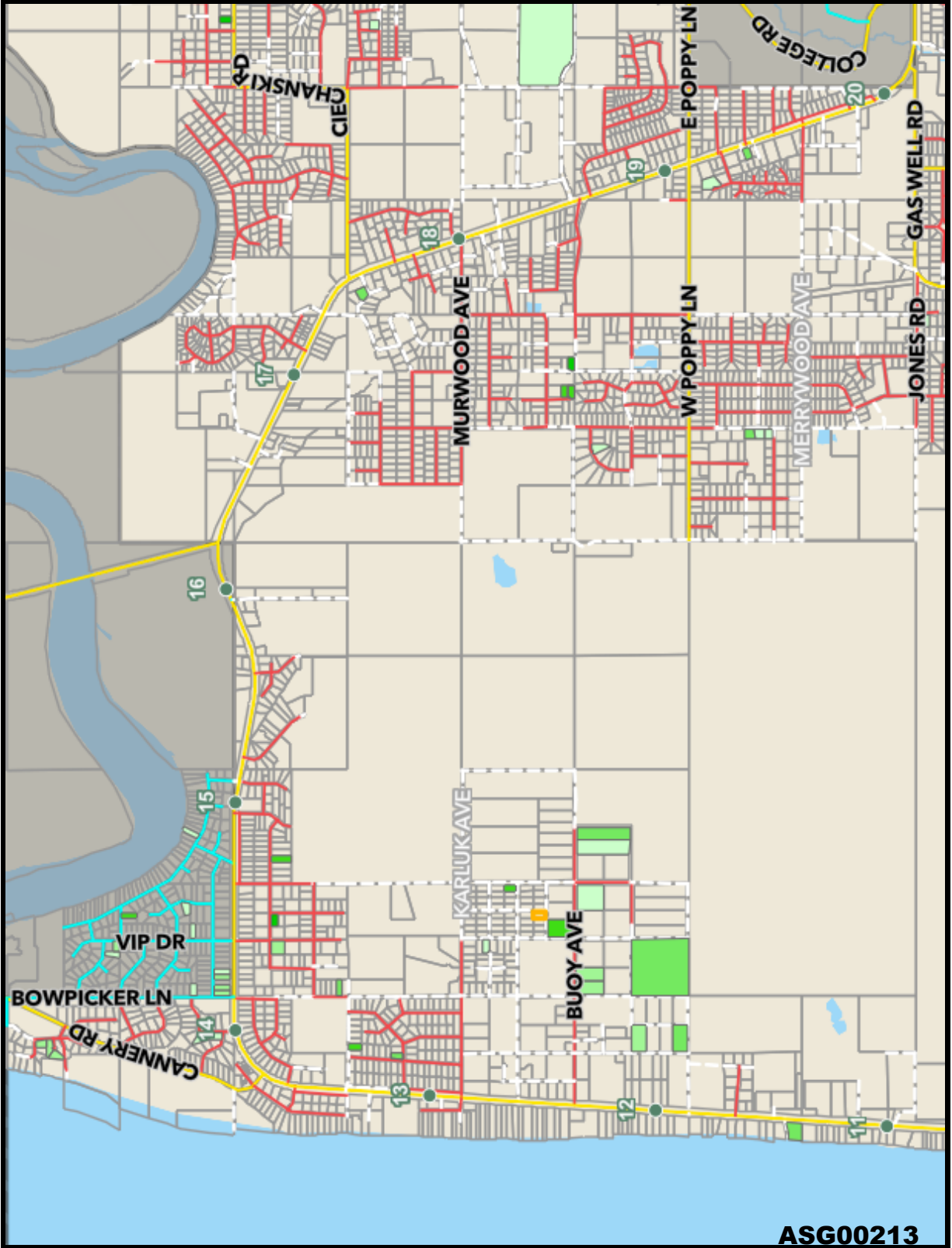


KENAI PENINSULA BOROUGH

Assessing

2026

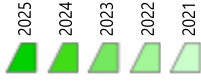
Real Property Assessment Valuation Appeal Sales Map



KPBS PARCEL ID: 05519005

Sales

Vacant Land



Transportation

Roads (by Maintenance)

Unbuilt / Platted / Not

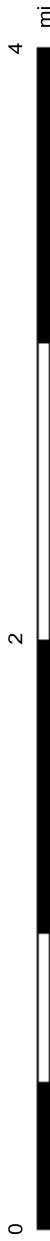
Maintained

Borough (RSA)

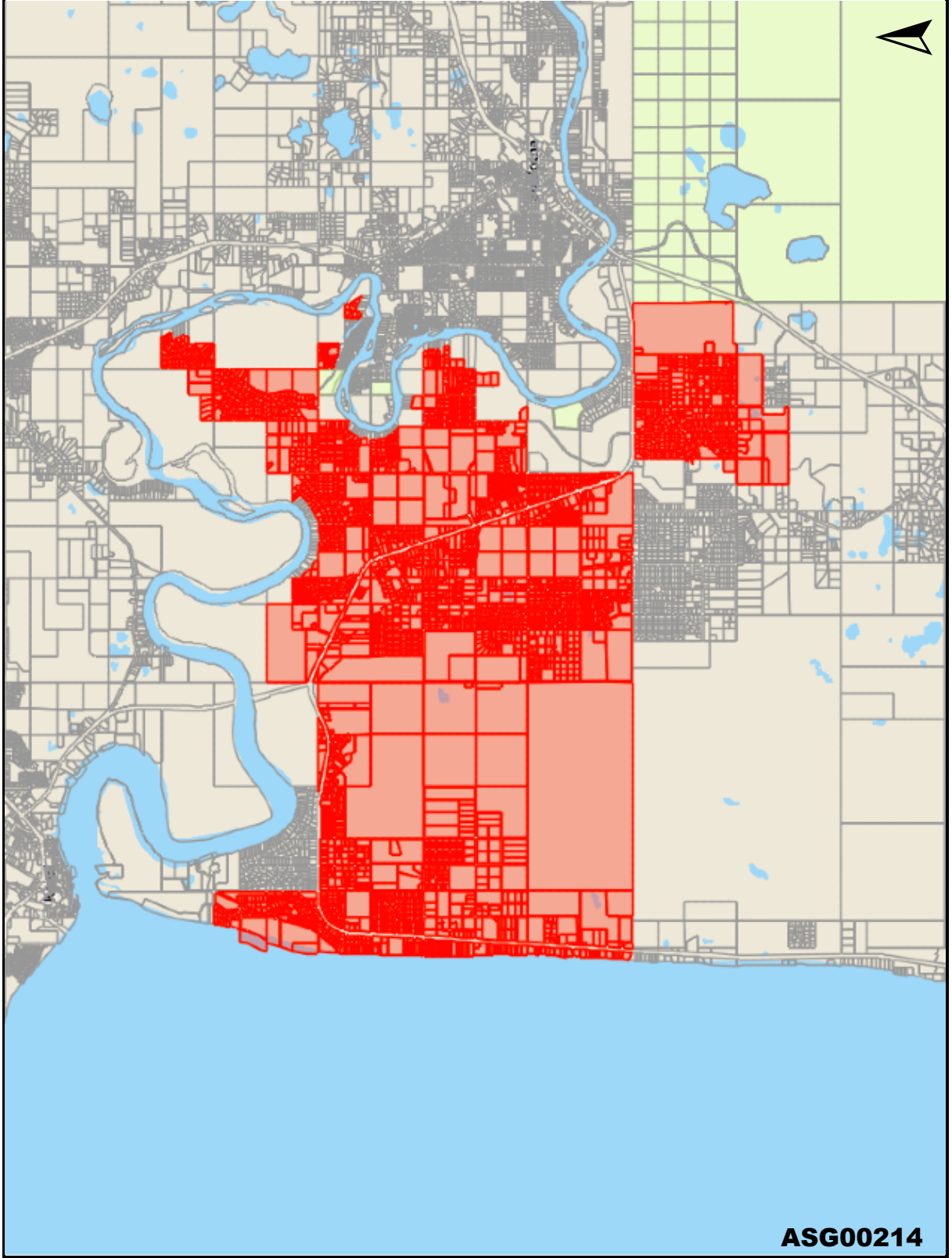
State

Federal

Municipal

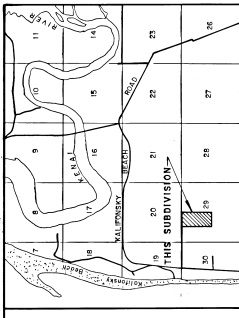


ASG00213



Market Area: 125

ASG00214



VICINITY MAP
SCALE: 1"=100'

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of said property, and request the approval of this plat showing such easements, rights, roads, roads and or streets declared by us for public use.

Date March 14, 1973 Owner Sam F. Bruscia

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this 14th day of March, 1973.
My commission expires 6th Dec. 1974

Notary Public for Alaska

PLAT APPROVAL

Plat approved by the commission this 12th day of March, 1973.

David E. Thompson
Mayor

Notes

1. Proposed Land Use: Industrial & Commercial
2. Drainage and/or fill will be required for development as the water table is near the surface.
3. Lot Area = 42,050 s.f. unless otherwise noted.

Total Area = 8005 Acres



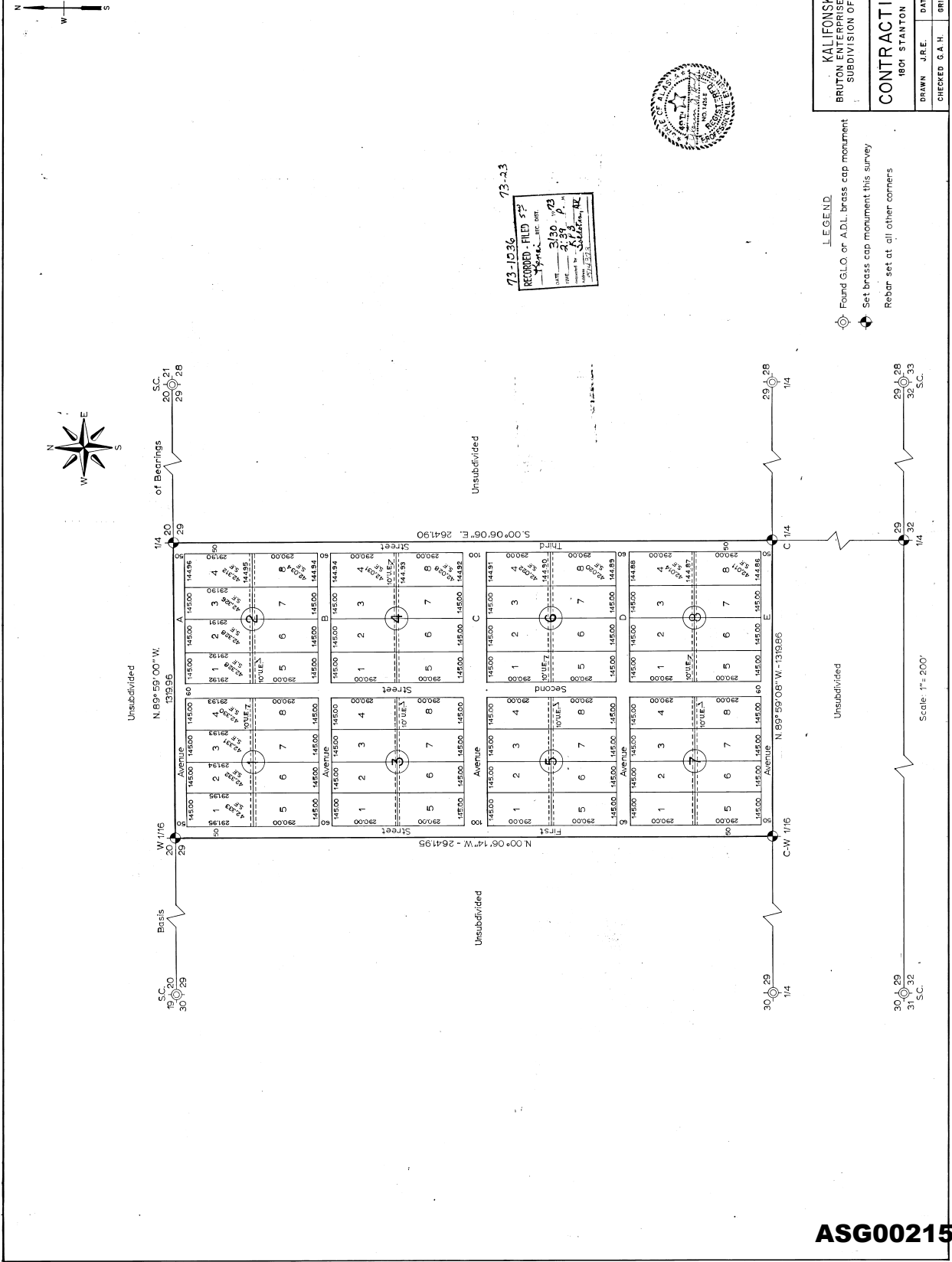
LEGEND

- Found G.L.O. or A.D.L. brass cap monument
- Set brass cap monument this survey
- Rebar set at all other corners

KALIFONSKY BEACH INDUSTRIAL PARK
BRUTON ENTERPRISES, BOX 6068 ANCHORAGE, ALASKA, OWNER
SUBDIVISION OF THE E.1/2, NW. 1/4, S.29, T.5N, R.11W, S.M.

CONTRACTING ENGINEERS & ASSOC.
1801 STANTON AVE. ANCHORAGE, ALASKA 99504

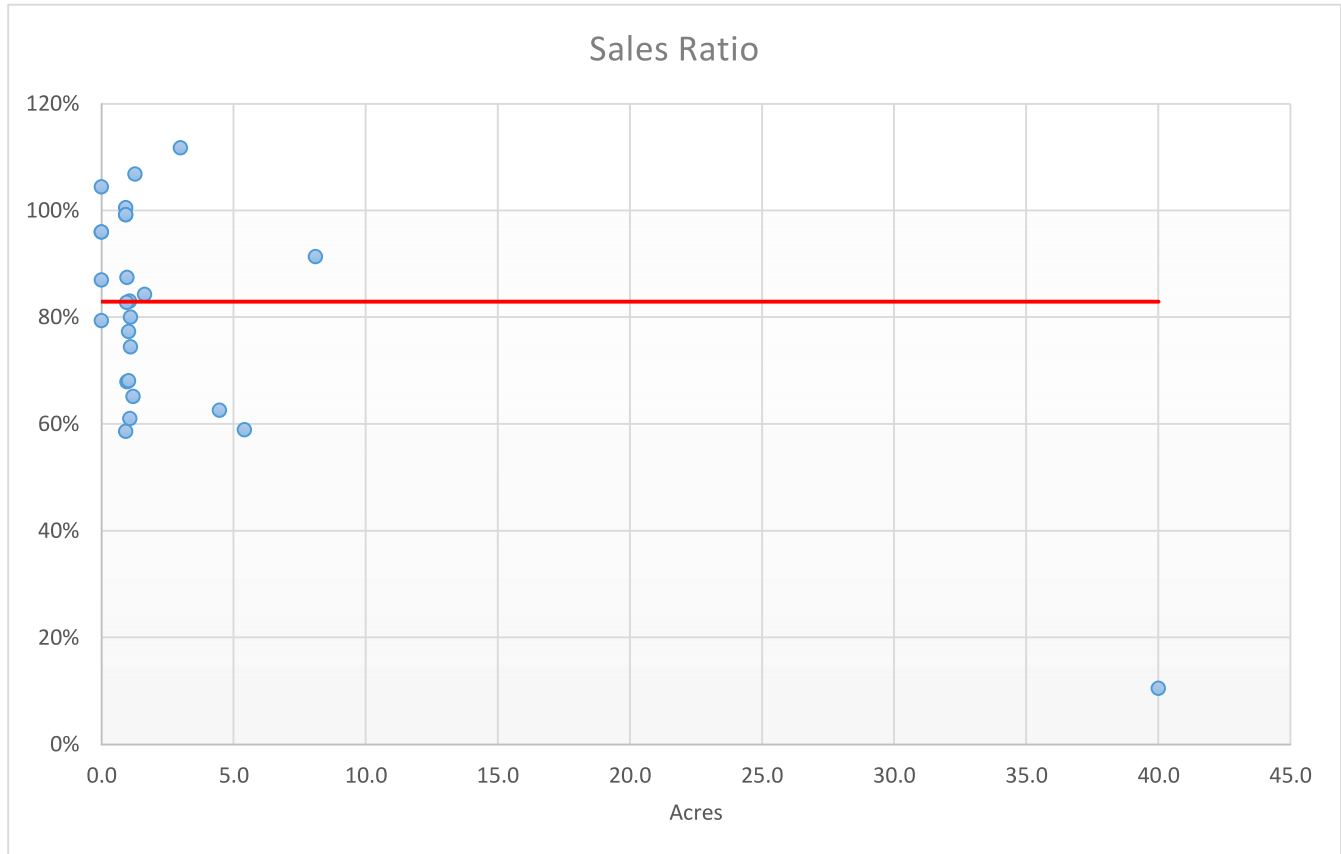
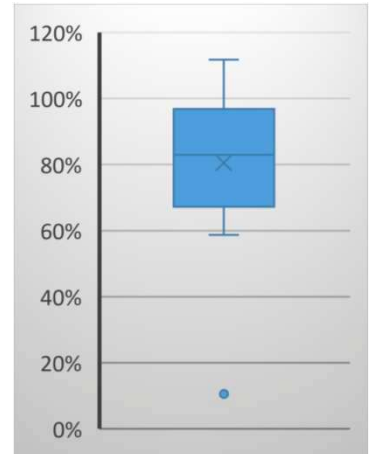
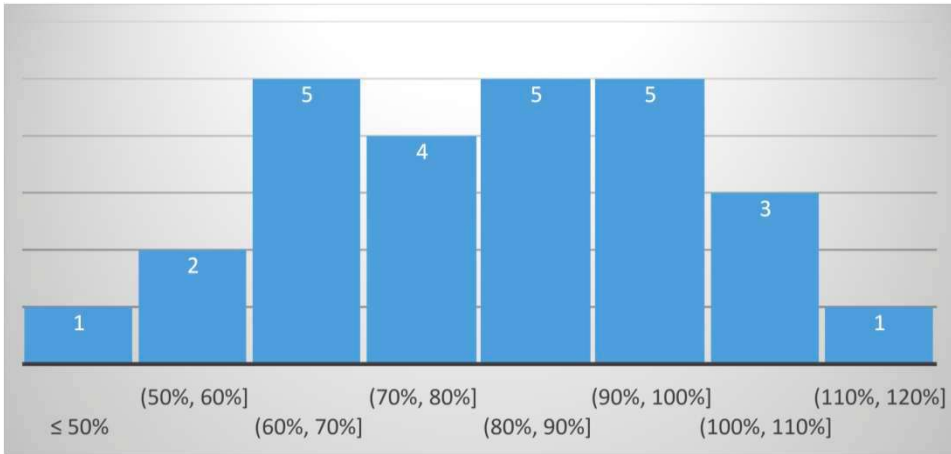
DRAWN J.R.E.	DATE Mar 14, 73	SCALE As Shown	DWS NO 72-14
CHECKED G.A.H.	SRD. Kandl B-4		SHEET 1 OF 1



2026 LAND RATIO STUDY

K-BEACH

Ratio Sum	21	Earliest Sale	2/6/2023	Excluded	
Mean	80.53%	Lates Sale	8/1/2025	# of Sales	26
Median	82.91%	Outlier Information		Total AV	\$ 999,900
Wtd Mean	76.38%	Range	1.5	Total SP	\$ 1,309,100
PRD	1.05	Lower Limit	22.93%	Min	10.51%
COD	18.56%	Upper Limit	141.10%	Max	111.75%
St. Dev	0.2115			Min Sale	\$ 19,500
COV	26.27%			Max Sale	\$ 160,000



2026 LAND RATIO STUDY

Mrk Area	Sale Date	LRSN	PIN	Total Acres	Year	Wrk Sh Val	Sale Price	LandType	SaleCd	RATIO
125	11/1/2024	15067	05501151	1.19	2024	\$ 94,500	\$ 145,000	20	C	65.17%
125	9/12/2023	15086	05501170	0.92	2023	\$ 82,100	\$ 140,000	20	C	58.64%
125	8/3/2023	94049	05506029CO05	0.00	2023	\$ 30,700	\$ 35,300	20	Z	86.97%
125	2/5/2025	104607	05506029CO51	0.00	2025	\$ 28,700	\$ 29,900	20	C	95.99%
125	2/5/2025	104610	05506029CO54	0.00	2025	\$ 28,700	\$ 29,900	20	C	95.99%
125	8/1/2025	104612	05506029CO74	0.00	2025	\$ 25,400	\$ 32,000	20	C	79.38%
125	8/23/2024	104614	05506029CO76	0.00	2024	\$ 26,100	\$ 25,000	20	C	104.40%
125	12/11/2023	15654	05514029	4.47	2023	\$ 16,900	\$ 27,000	20	C	62.59%
125	3/28/2023	15665	05514041	40.00	2023	\$ 8,200	\$ 78,000	20	C	10.51%
125	7/9/2025	16080	05522140	0.97	2025	\$ 26,700	\$ 39,300	20	Z	67.94%
125	8/31/2023	16107	05522205	1.03	2023	\$ 25,900	\$ 33,500	20	C	77.31%
125	9/27/2023	82684	05524107	8.10	2023	\$ 68,500	\$ 75,000	20	C	91.33%
125	7/9/2024	90459	05524119	5.41	2024	\$ 69,600	\$ 118,100	20	Z	58.93%
125	1/24/2025	16888	05528237	1.06	2025	\$ 16,600	\$ 20,000	20	C	83.00%
125	5/22/2024	16896	05528245	1.03	2024	\$ 21,800	\$ 32,000	20	C	68.13%
125	11/17/2023	16897	05528246	1.10	2023	\$ 28,000	\$ 35,000	20	C	80.00%
125	9/6/2024	16897	05528246	1.10	2024	\$ 28,000	\$ 37,600	20	C	74.47%
125	8/7/2023	16948	05529065	2.99	2023	\$ 178,800	\$ 160,000	20	C	111.75%
125	6/5/2024	17031	05531047	1.63	2024	\$ 29,500	\$ 35,000	20	C	84.29%
125	6/28/2023	107804	05532072	1.07	2023	\$ 12,200	\$ 20,000	20	C	61.00%
125	3/8/2023	108143	05533135	1.27	2023	\$ 26,700	\$ 25,000	20	C	106.80%
125	2/6/2023	17978	05545019	0.95	2023	\$ 26,500	\$ 32,000	20	C	82.81%
125	8/9/2024	17985	05545026	0.92	2024	\$ 19,600	\$ 19,500	20	C	100.51%
125	8/1/2025	18278	05553009	0.96	2025	\$ 30,600	\$ 35,000	20	C	87.43%
125	3/19/2024	37317	13134081	0.92	2024	\$ 24,800	\$ 25,000	20	C	99.20%
125	7/15/2024	37317	13134081	0.92	2024	\$ 24,800	\$ 25,000	20	C	99.20%

LogID	Contact Name	Created By	Parcel	Notes
2026-04-07T13:40:24	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	CALLED TO SCHEDULE INSPECTION FRIDAY AT 10AM
2026-04-06T12:45:40	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	HE CALLED TO SETUP AN INSPECTION/ MEETING TO TALK ABOUT THE RANCH, THE 360 ACRES. TOLD HIM I WOULD HAVE TO CALL HIM BACK SO I CAN COORDINATE WITH A RES APPRAISER.
2026-04-06T12:42:03	DAVE YRAGUI	VanZandt, Catherine	FORMAL APPEALS	CB TO HW; WARM XFER TO HER
2026-04-02T13:02:20	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	HE WASNT GOING TO APPEAL TAXES THIS YEAR, BUT THE BOROUGH POSTPONED THE TRIAL. SAID HE WAS GOING TO GET A BUNCH OF COMPARABLES AND GO THROUGH THEM ONE AT A TIME. DID NOT SCHEDULE ANY INSPECTIONS.
2026-04-02T13:01:17	DAVE YRAGUI	VanZandt, Catherine	FORMAL APPEALS	CALLED FOR HW; WARM XFER TO HER
2026-04-02T12:02:33	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	CALLED TO ASK IF HE WANTED US TO INSPECT ANYTHING, HE SAID HE WOULD CALL BACK.
2026-04-02T09:00:04	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	CLM
2026-04-01T10:49:25	DAVE YRAGUI	VanZandt, Catherine	FORMAL APPEALS	CB FOR HW; EMAILED HW W/ INFO
2026-04-01T10:20:32	DAVID YRAGUI	Windsor, Heather	FORMAL APPEALS	CLM ASKED IF HE WANTED US TO INSPECT ANYTHING, IF SO TO PLEASE CALL TO SETUP A TIME.
2026-03-10T08:15:51	MARY YRAGUI	VanZandt, Catherine	05524106/24/26/27/2	SAID SHE DID NOT RECEIVE HER ASSESSMENT NOTICES FOR THESE PARCELS; ASKED IF I COULD EMAIL THEM TO HER INSTEAD.

APPEAL HISTORY FOR PARCEL 055-190-05

APPEAL YEAR: 2010

Appeal Type/Status

Appraiser Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
PKNIGHT	03/08/2010	1,000	1,000	0	0%	Informal Adjustment

Summary:

APPEAL YEAR: 2022

Appeal Type/Status

Appraiser Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
BANDERSON	03/24/2022	1,400	0	1,400	0%	Informal Adjustment

Summary: LAND ISSUE/ROADS DEPT/CCR'S
APP: REVIEWED. NO CHANGE WARRENTED.

APPEAL YEAR: 2024

Appeal Type/Status

Appraiser Date Filed

BOE APPEAL	BOE - Closed	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
HWINDSOR	04/02/2024	1,400	0	1,400	0%	

Summary:

APPEAL YEAR: 2026

Appeal Type/Status

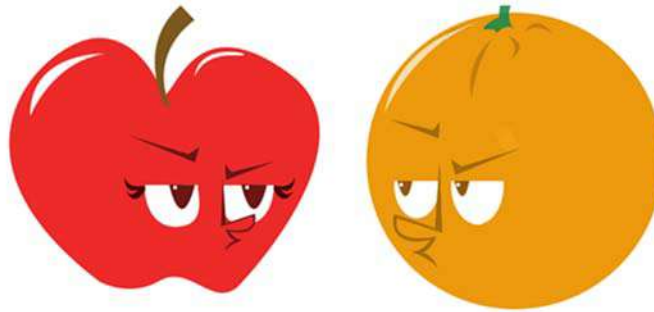
Appraiser Date Filed

BOE APPEAL	Open	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
HWINDSOR	03/27/2026	1,400	0	1,400	0%	

Summary:

Price per Acre Comparison

A very popular way to compare land values is to do a simple Price per Acre calculation. Simply stated this is the assessed value divided by the acreage. This will work just fine if the properties you are comparing are exactly the same size and have the exact same influences, otherwise you are just comparing apples to oranges.



Below is a sample comparison of 2 parcels that have the same acreage, with different influences.

5.0 AC Base	\$ 50,000		5.0 AC Base	\$ 50,000
Gravel Maint	\$ -		Paved	\$ 5,000
Elec Yes	\$ -		Elec Yes	\$ -
Gas No	\$ (10,000)		Gas Yes	\$ -
View Limited	\$ 12,000		View Good	\$ 25,000
			Waterfront Pond	\$ 25,000
Land Value	\$ 52,000		Land Value	\$ 105,000
Price/AC	\$ 10,400		Price/AC	\$ 21,000

Below is a sample comparison of 2 parcels that have the same influences, with different acreages.

5.0 AC Base	\$ 50,000		10.0 AC Base	\$ 70,000
Paved	\$ 5,000		Paved	\$ 7,000
Elec Yes	\$ -		Elec Yes	\$ -
Gas Yes	\$ -		Gas Yes	\$ -
View Good	\$ 25,000		View Good	\$ 35,000
Waterfront Pond	\$ 25,000		Waterfront Pond	\$ 35,000
Land Value	\$ 105,000		Land Value	\$ 147,000
Price/AC	\$ 21,000		Price/AC	\$ 14,700

Definitions

Assessment progressivity (regressivity). An appraisal bias such that higher value properties are appraised higher (lower) than low-value properties. See also price-related differential.

Coefficient of dispersion (COD). The average deviation of a group of numbers from the median expressed as a percentage of the median. In ratio studies, the average percentage deviation from the median ratio. *Acceptable range: Land under 30%, residential under 20%.*

Coefficient of variation (COV). The standard deviation expressed as a percentage of the mean. *Acceptable range: 1.25 of the COD.*

Mean: The result of adding all the values of a variable and dividing by the number of values. For example, the arithmetic mean of 3, 5, and 10 is 18 divided by 3, or 6. Also called the arithmetic mean.

Median. The midpoint or middle value when a set of values is ranked in order of magnitude; if the number of values is even, the midpoint or average of the two middle values. *Acceptable range: 90% to 110%*

Price-related differential (PRD). The mean divided by the weighted mean. The statistic has a slight bias upward. Price-related differentials above 1.03 tend to indicate assessment regressivity; price-related differentials below 0.98 tend to indicate assessment progressivity. *Acceptable range: 0.98 to 1.03.*

Progressivity. See assessment progressivity (regressivity)

Regressivity. See assessment progressivity (regressivity)

Standard deviation (St. Dev). The statistical calculated from a set of number by subtracting the mean from each value and squaring the remainders, adding together these squares, dividing by the size of the sample less one, and taking the square root of the result. When the data are normally distributed, one can calculate the percentage of observations within any number of standard deviations of the mean from normal probability table. When the data are not normally distributed, the standard deviation is less meaningful and should be used with caution.

Weighted mean; weighted average (wtd mean). An average in which the observations are weighted based on some criterion. In ratio studies, the weighted mean is a calculated by weighting the ratios based on their sale prices. A shortcut method is to sum the appraisals or assessments, sum of the sales prices, and divided the first result by the second. (International Association of Assessing Officers, 1990)

References

International Association of Assessing Officers. (1990). *Property Appraisal and Assessment Administration*. Chicago: International Association of Assessing Officers.

Influence Definitions

View

- **None:** No view other than immediate surroundings, could have a view if trees on adjoining properties were removed.
- **Limited:** Less than 45° viewable unobstructed, greater than 45° view angle with obstructions, mountain top view, view from 2nd story, able to view beyond adjacent lots, overlooking an area that would provide increased viewing opportunities for wildlife (rule of thumb, distance greater than football field).
- **Good:** 45°-90° view, unobstructed view, at least 1 feature, **mountain, river, lake, inlet etc.** Able to view beyond adjacent lots. (*River, Lake and Inlet frontage property will always have at least a Good or Excellent View*)
- **Excellent:** 90° or greater view, unobstructed, 2 or more features.

Street Access

- **Paved Access:** Paved road & government maintained.
- **Gravel Maintained:** Gravel road & maintained by the borough or another organized entity.
- **Gravel Unmaintained:** Gravel road but is not maintained by the borough (check Arcmap), could be maintained by the subdivision, HOA or private owner(s).
- **Trail:** *No longer used. If can be driven to year round, use gravel unmaintained, otherwise platted.*
- **Platted:** Road platted but not built.
- **Limited/NA:** Section line easement. No platted access. To include water, beach only access.

Utilities

- **Gas & Electric Yes/No:** To be considered as having gas & electric utilities must be at the property, directly across the street from property (not paved), or on the same side of the road and 1 lot away or less than 300 feet away. If street is paved & influence is across the road, parcel to be marked at not having service available.
- **Public/Community Water & Sewer:** Service is provided by municipality or by HOA. City lots are presumed to have this service though certain subdivision do not and need private well/septic influence. If only 1 of the services is available, mark Yes. Add well or septic if necessary for service not available. If street is paved & influence is across the road, parcel to be marked at not having service available.

Water Front

- **Ocean:** Fronts on major body of Saltwater, *Cook Inlet, Kachemak Bay, Resurrection Bay.*
- **River:** Fronts on a major navigable river, *Kenai River, Kasilof River.*
- **Lake:** Fronts on major lake, big enough to get a float plane on & off (approx. 3000') *Mackey Lake, Longmere Lake, Island Lake.*
- **Pond/Stream/Canal:** Fronts on smaller body of water, may be a fair size, but typically not able to get float plane on/off. *Arc Lake, Sport Lake, Echo Lake.* Not generally navigable by boat. *Funny River, Deep Creek, Anchor River, Swanson River.*

Topo

- **Steep:** Topography that is greater than usual incline/decline, making access & building difficult. At least 15 feet in elevation change and no less than 45% average slope (*4.5 feet vertical per 10 feet horizontal*)
- **Ravine:** Ravine or swale, a long deep hollow in the surface with wall height of at least 15 feet and average slope of 500% (*5 feet vertical per 1 foot horizontal*)
- **Other:** Any additional topographical feature that would have an influence on property, value. Topo features not described in the form.
- **Wetlands:** Water within 1 foot of the surface is considered wetlands. A Typical indicator of wetlands is scrubby black spruce.

Protective CCR's / HOA: Covenants, Conditions & Restrictions for individual subdivisions, Homer Owners Association. *Check S Drive or Contact title company.*

Airstrip: Private dirt/grass/gravel strip, off strip access.

Airstrip Improved: Gravel/ Paved, maintained, lights.

Agriculture Rights: Restrictions on property, limiting use of property or portion of property to agriculture use.

Easement: Description of a typical easements. Such as Overhead Power Line, Gas Line or other. Typical easements would include utility easements for providing utilities to local subdivision. Usually the front 10'-20' of the property.

Other: Other features not mentioned in form, describe in notes section.

Notes Section: Further description of influences or describe influences not accounted for in input sheet. Example, a Power Line easement running across property. Private Boat launch for subdivision.

For any properties that are not typical and fall outside of these parameters, See land appraiser for final determination.

AS 29.45.110. Full and True Value.

- (a) The assessor shall assess property at its full and true value as of January 1 of the assessment year, except as provided in this section, AS [29.45.060](#) , and [29.45.230](#). The full and true value is the estimated price that the property would bring in an open market and under the then prevailing market conditions in a sale between a willing seller and a willing buyer both conversant with the property and with prevailing general price levels.

AS 29.45.130. Independent Investigation

- (a) The assessor is not bound to accept a return as correct. The assessor may make an independent investigation of property returned or of taxable property on which no return has been filed. In either case, the assessor may make the assessor's own valuation of the property subject to an ad valorem tax and this valuation is prima facie evidence of the value of the property.
- (b) For investigation, the assessor or the assessor's agent may enter real property during reasonable hours to examine visible personal property and the exterior of a dwelling or other structure on the real property. The assessor or the assessor's agent may enter and examine the interior of a dwelling or other structure or the personal property in it only (1) if the structure is under construction and not yet occupied; (2) with the permission of a person in actual possession of the structure; or (3) in accordance with a court order to compel the entry and inspection. The assessor or the assessor's agent may examine all property records involved. A person shall, on request, furnish to the assessor or the assessor's agent assistance for the investigation and permit the assessor or the assessor's agent to enter a dwelling or other structure to examine the structure or personal property in it during reasonable hours. The assessor may seek a court order to compel entry and production of records needed for assessment purposes.
- (c) An assessor may examine a person on oath. On request, the person shall submit to examination at a reasonable time and place selected by the assessor.

KPB 5.15.070. Board of equalization – Hearing procedure.

- (h) Access to property. If an appellant has refused or failed to provide the assessor, or designee, full access to property or records related to assessment of the property, the appellant is precluded from offering evidence on the issue or issues affected by that lack of access. Before a ruling is issued on the admissibility of such evidence, the appellant shall be provided with a reasonable opportunity by the presiding officer to present its case as to why this sanction should not be imposed, and the assessor shall have a reasonable opportunity to respond.

MARKET VALUE

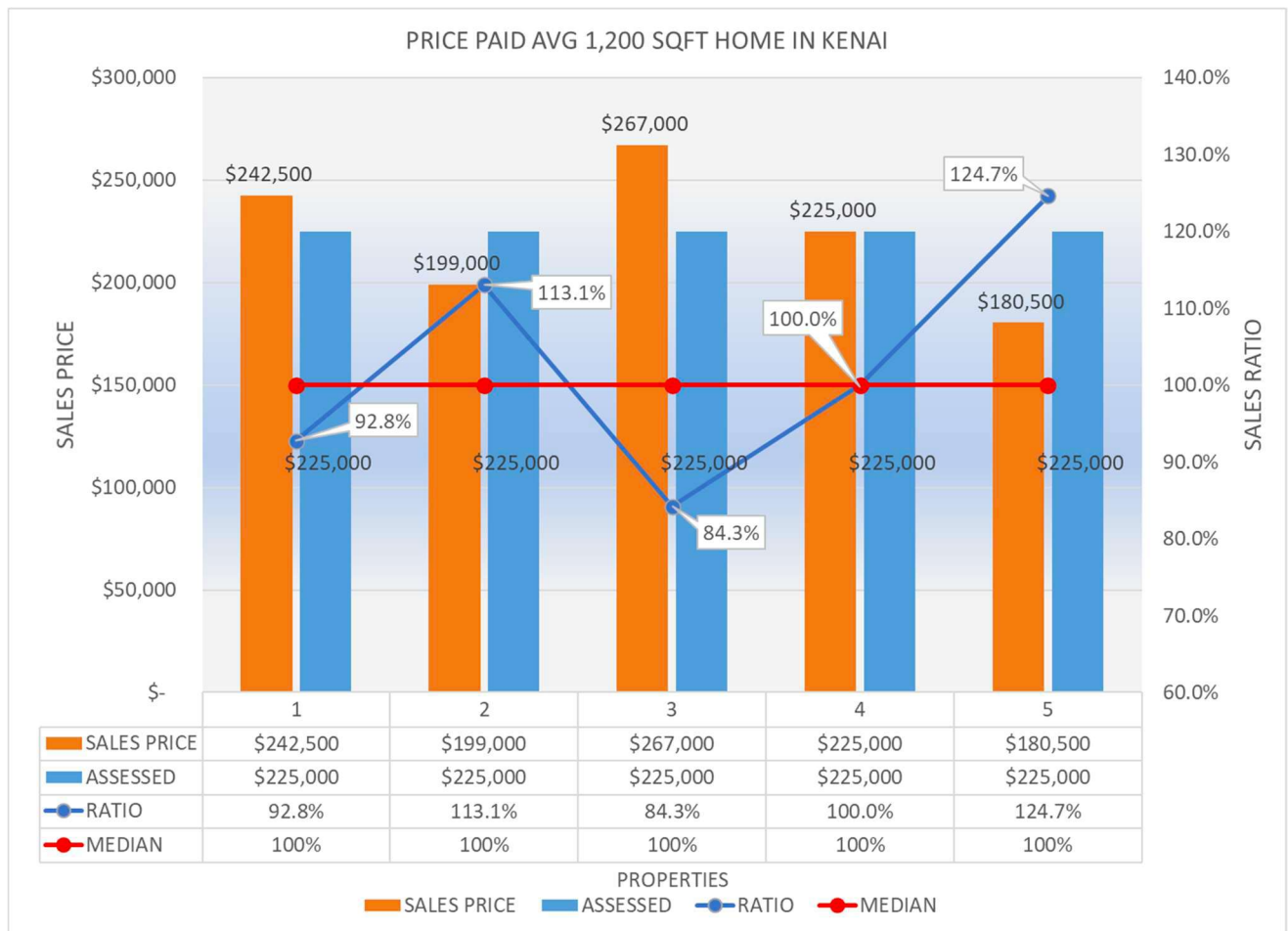
The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in an open and competitive market under all condition's requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress. (Appraisal of Real Estate 11th Edition - Appraisal Institute)

BURDEN OF PROOF

The appellant has the burden of proving or providing any information to show that the assessed values are excessive, improper or unequal. The assessor is accorded broad discretion in deciding among the recognized valuation methods. The assessor’s choice of one recognized method of valuation over another is simply the exercise of a discretion committed to the assessor by law.

**A borough has discretion to appraise, by whatever recognized method of valuation it chooses, so long as there is no fraud or clear adoption of a fundamentally wrong principle of valuation. Hoblit vs. Greater Anchorage Area Borough, Sup. Ct. Op. No. 636 (File No. 1214), 473 P.2d 630 (Alaska 1970).*

The assessing department is concerned not only with market value, but also with equity of assessment, which means: making sure that every property is assessed at the same level as all others with respect to market value. For this reason, **the assessor uses a broad scope in its approach to value, using overall trends to value all properties in a given market area.** In contrast, a private appraisal is only concerned with estimating the value of a single property.





APPELLANT: KALIFONSKY MEADOWS LLC
REPRESENTATIVE: DAVID YRAGUI

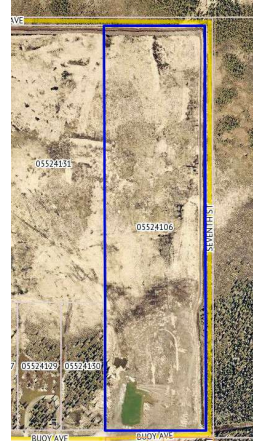
KPB PARCEL ID: 05524106

TOTAL ACREAGE: 37.02

PHYSICAL ADDRESS(ES) / LOCATION: 50074 BUOY AVE
KALIFORNSKY

LEGAL DESCRIPTION:

T 5N R 11W SEC 29 SEWARD MERIDIAN KN 2005043 KALIFONSKY
MEADOW SUB TRACT F



2026 NOTICED VALUES

RAW LAND	\$10,100.00
TOTAL IMPROVEMENTS:	N/A
ASSESSED VALUE TOTAL:	\$10,100.00
EXEMPTIONS:	N/A

The Kenai Peninsula Borough (KPB) Assessing Department uses a Market Adjusted Cost Approach to value residential structures for assessment purposes. This Cost Approach is derived from the property description, quality, size, and features, and is based upon replacement cost of new, less depreciation (RCN-D). That value is then adjusted by a statistically tested market adjustment.

According to Property Assessment Valuation, the first step in developing a cost approach is to estimate the land value at its highest and best use. KPB does this by reviewing, analyzing, and statistically testing reported land sales in a given market area. That updated land value is then combined with the value of all improvements; the sum of the two is the assessed value. This application is in accordance with Alaska State Statute AS 29.45.110.

ADMINISTRATIVE SUMMARY

Subject property is a 37.02-acre parcel in the K-Beach market area (#125). Land influences are unmaintained access, limited view, electric and gas utility access. Currently all 37.02 acres are being classified as remaining land type based on restrictive CCR's. These Restrictive CCR's state that structures are prohibited within the northern ¾ of Tracts C, D, E, and F. Hay fields and other similar cultivation is allowed in this area. Highest and best use of the parcel is residential. Subject property was inspected on 04/13/26, by Appraiser Windsor. After the inspection and review, no changes were made to the influences or values. For the K-Beach market area (#125), 26 sales from the last three years were analyzed. The resulting analysis indicated an increase to the land model was needed.

Land K Beach Market 125

- 26 sales in last 3 years with a median ratio for 82.91%
- COD: 18.56 • PRD: 1.05

PROPERTY DETAILS

LAND DETAILS

See definitions section of packet

- Elec Yes
- Gas Yes
- View Limited
- Unmaintained/Trail
- WETLANDS

PROPERTY RECORD CARD(s)

IMPROVEMENT TYPE

BUILDING TYPE

YEAR BUILT

TOTAL SQ. FT



APPELLANT: KALIFONSKY MEADOWS LLC
REPRESENTATIVE: DAVID YRAGUI

KPB PARCEL ID: 05524106

LEGAL DESCRIPTION: T 5N R 11W SEC 29 SEWARD MERIDIAN KN 2005043 KALIFONSKY MEADOW SUB TRACT F

2026 RECOMMENDED VALUE

LAND:	\$10,100
IMPROVEMENTS:	0
TOTAL:	\$10,100

ASSESSOR'S RECOMMENDATION

1. Subject property is valued uniformly and equitably with the parcels located within the same market area.
2. The Assessing Department reviewed all physical characteristics of the subject property to ensure all data was accurately captured. Influences are applied correctly and uniformly to the subject property.
3. The Assessing Department uses standardized mass appraisal procedures and techniques to specify and calibrate market models which are applied uniformly to value property within the borough. The modeled values are statistically tested to ensure a level of accuracy and equity of assessment that meets the guidelines established by the Alaska Association of Assessing Officers and the International Association of Assessing Officers, and in compliance with Alaska State Statute.

BOARD ACTION

LAND: _____ IMPROVEMENTS: _____ TOTAL: _____



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

2026

81884

50074 BUOY AVE

055-241-06

ADMINISTRATIVE INFORMATION Neighborhood: 125 K-Beach Property Class: 100 Residential Vacant TAG: 58 - CENTRAL EMERGENCY SVS	LEGAL DESCRIPTION: T 5N R 11W SEC 29 Seward Meridian KN 2005043 KALIFONSKY MEADOW SUB TRACT F ACRES: 37.02	PRIMARY OWNER KALIFONSKY MEADOWS LLC PO BOX 1290 KENAI, AK 99611-1290
--	---	---

Residential Vacant

EXEMPTION INFORMATION		VALUATION RECORD				
Assessment Year	2021	2022	2023	2024	2025	Worksheet
Land	30,100	10,400	10,400	10,400	10,100	10,100
Improvements	0	0	0	0	0	0
Total	30,100	10,400	10,400	10,400	10,100	10,100

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Remaining/Wetlands	49 User Definable Land Formul		37.02	165	165	6,100	6 View Limited	75	4,575	10,100
							X Elec Yes			
							P Gas Yes			
							E WETLANDS			
							T Unmaintained/Trail	-10	-610	
ASSESSED LAND VALUE (Rounded) :									3,965	10,100

MEMOS

Land Notes
03/22 LT89 ADJUSTED FOR RESTRICTIVE CCR'S

ASG00228




KENAI PENINSULA BOROUGH

Assessing

2026

Real Property Assessment Valuation
Ortho Imagery and Vicinity Map

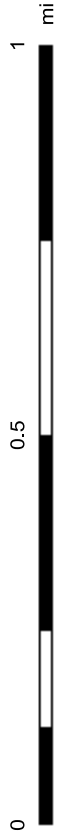
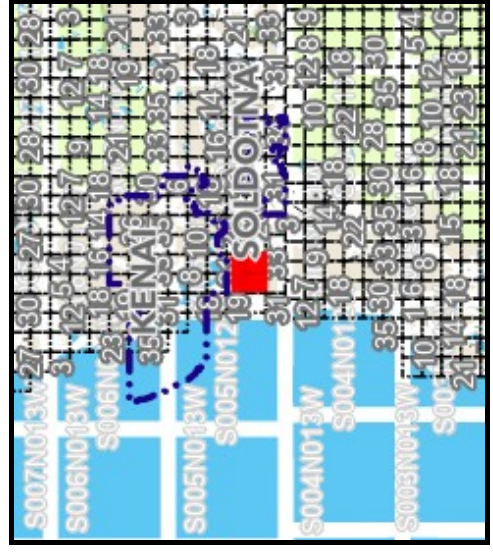


 KPB Parcel ID: 05524106

Owner: KALIFONSKY MEADOWS LLC

Legal Description: T 5N R 11W SEC 29
SEWARD MERIDIAN KN 2005043
KALIFONSKY MEADOW SUB TRACT F

Vicinity: Kalifornsky





KPB PARCEL ID: 05524106





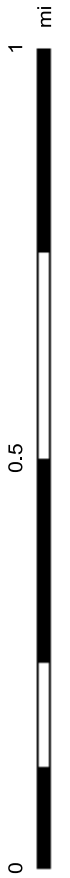
KPB PARCEL ID: 05524106





KPB PARCEL ID: 05524106

- Transportation
 - Roads (by Maintenance)
 - Unbuilt / Platted / Not Maintained
 - Borough (RSA)
 - State
 - Federal
 - Municipal
- Terrain
 - KWF Wetlands Assessment
 - DISTURB
 - Depression
 - Discharge Slope
 - Drainage Way
 - Floating Island
 - Headwater Fen
 - Kettle
 - LAKE
 - Lakebed
 - Late Snow Plateau
 - Riverine
 - Tidal
 - Wetland / Upland Complex

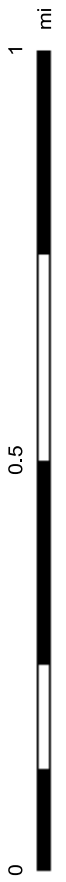


ASG00232



KPB PARCEL ID: 05524106








- Transportation
- Roads (by Maintenance)
- Unbuilt / Platted / Not Maintained
 - Borough (RSA)
 - State
 - Federal
 - Municipal

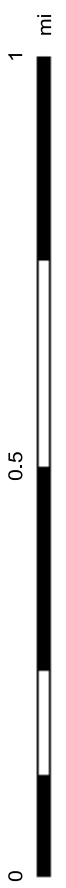


ASG00233

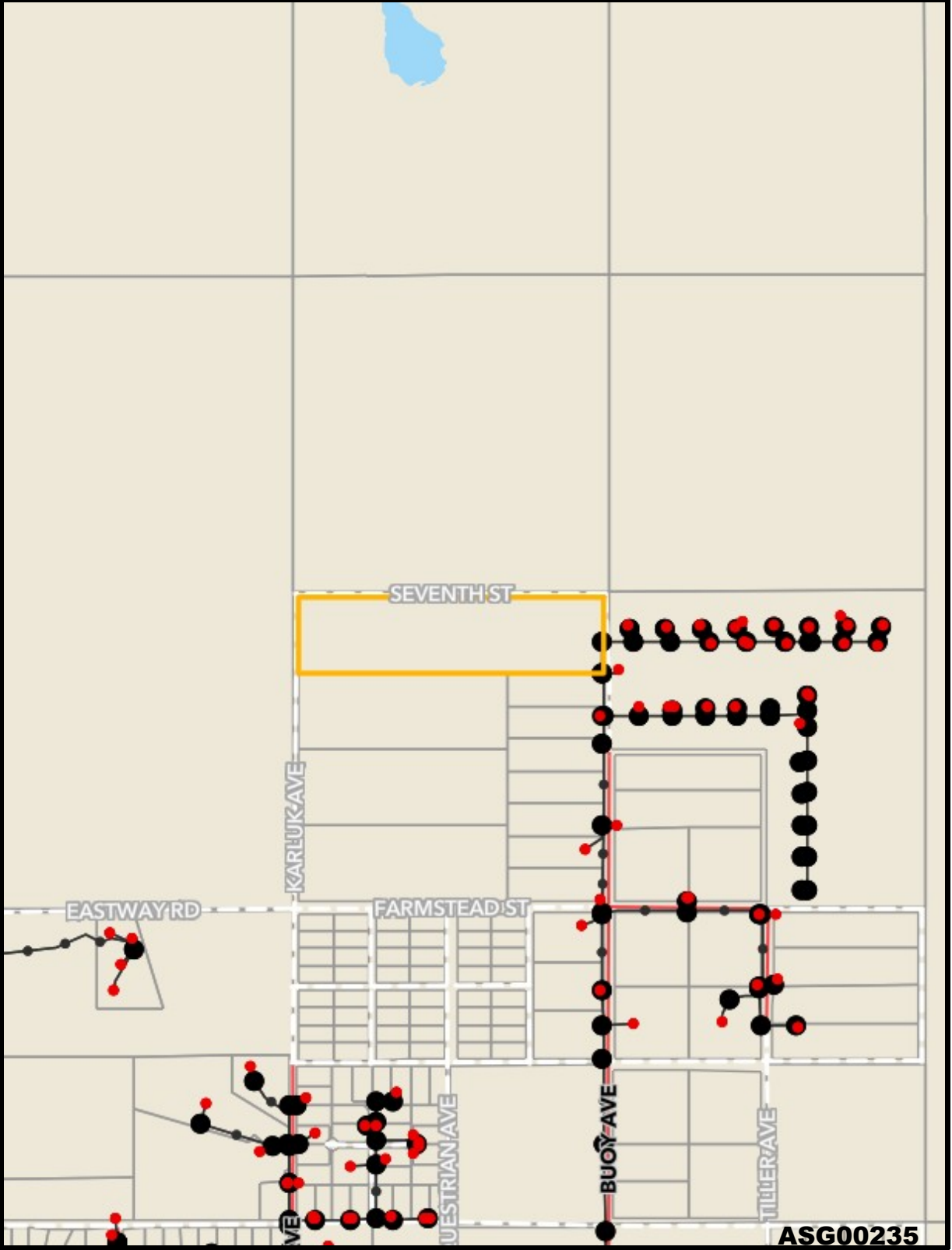


 **KPB PARCEL ID: 05524106**

- Transportation
 - Roads (by Maintenance)
 - Unbuilt / Platted / Not Maintained 
 - Borough (RSA) 
 - State 
 - Federal 
 - Municipal 
- Land Influence
 - View  View Limited
 -  View None



ASG00234



KPB PARCEL ID: 05524106

Electric Utilities

HEA

HEA Meters



HEA Structures



HEA Secondary Conductor



HEA Primary Conductor



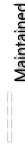
Transmission Lines



Transportation

Roads (by Maintenance)

Unbuilt / Platted / Not



Maintained



Borough (RSA)



State



Federal



Municipal

ASG00235

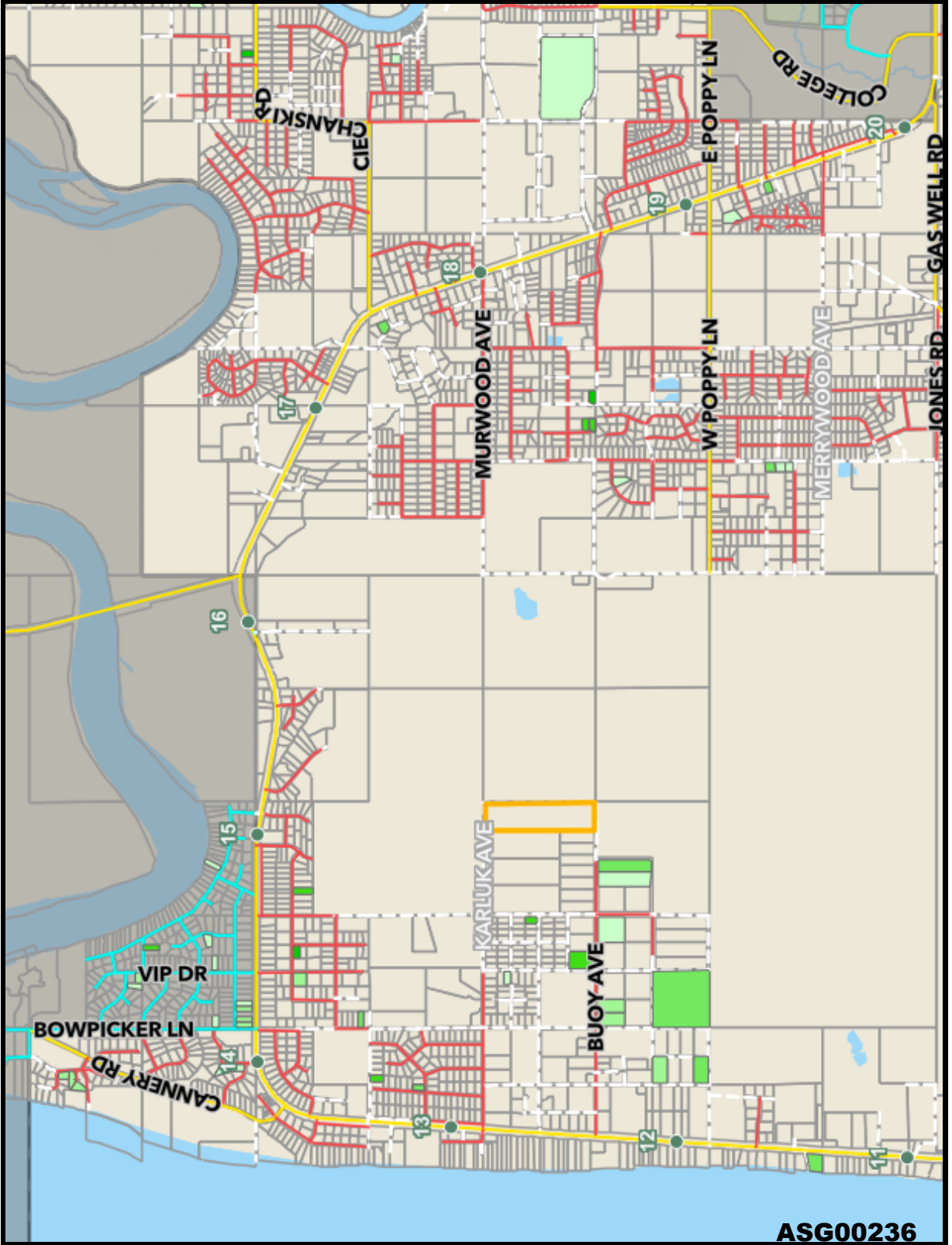


KENAI PENINSULA BOROUGH

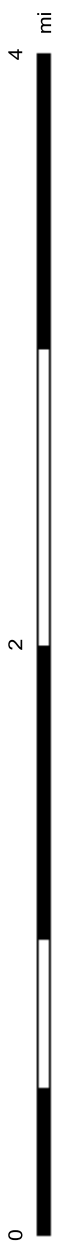
Assessing

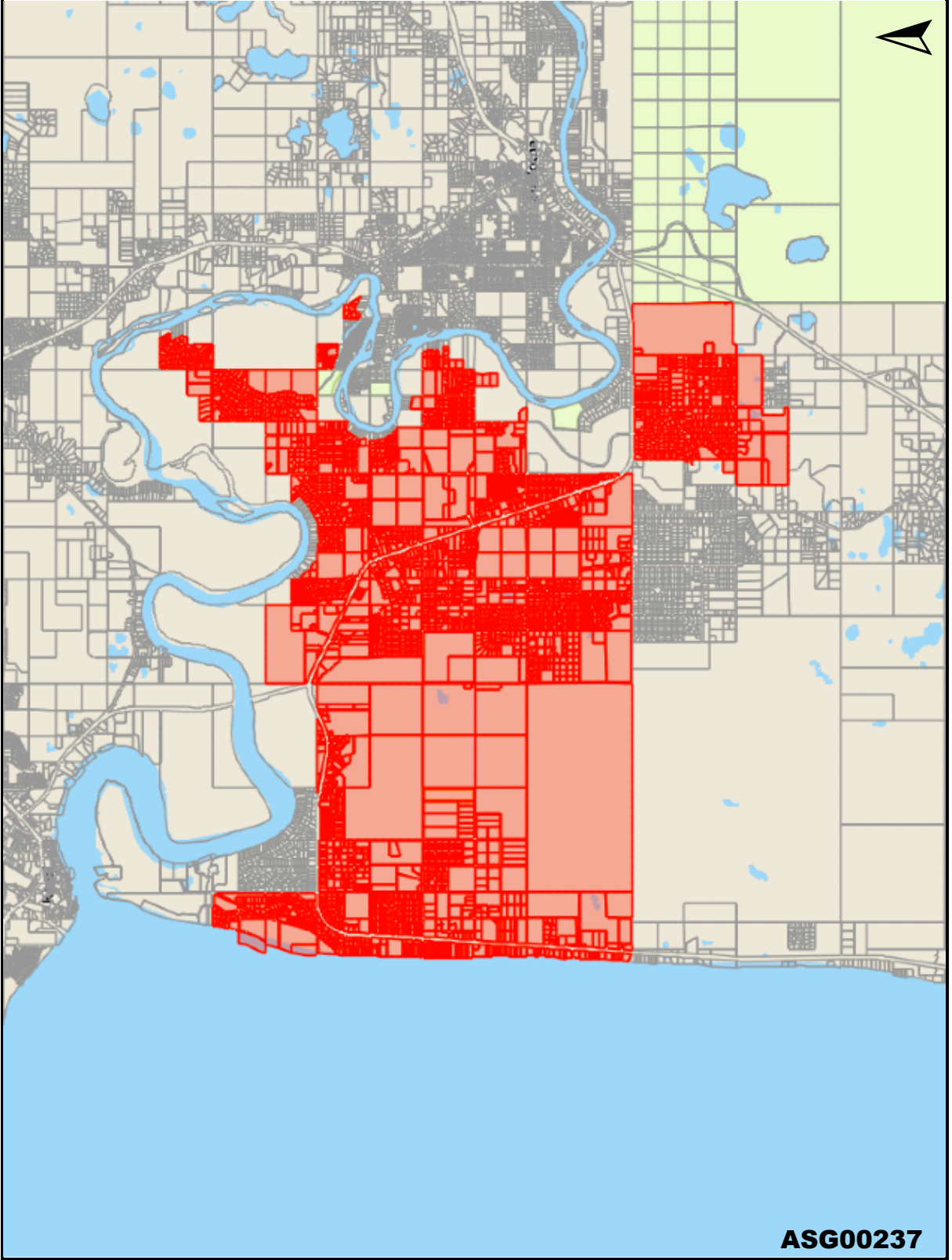
2026

Real Property Assessment Valuation Appeal Sales Map



KPB PARCEL ID: 05524106





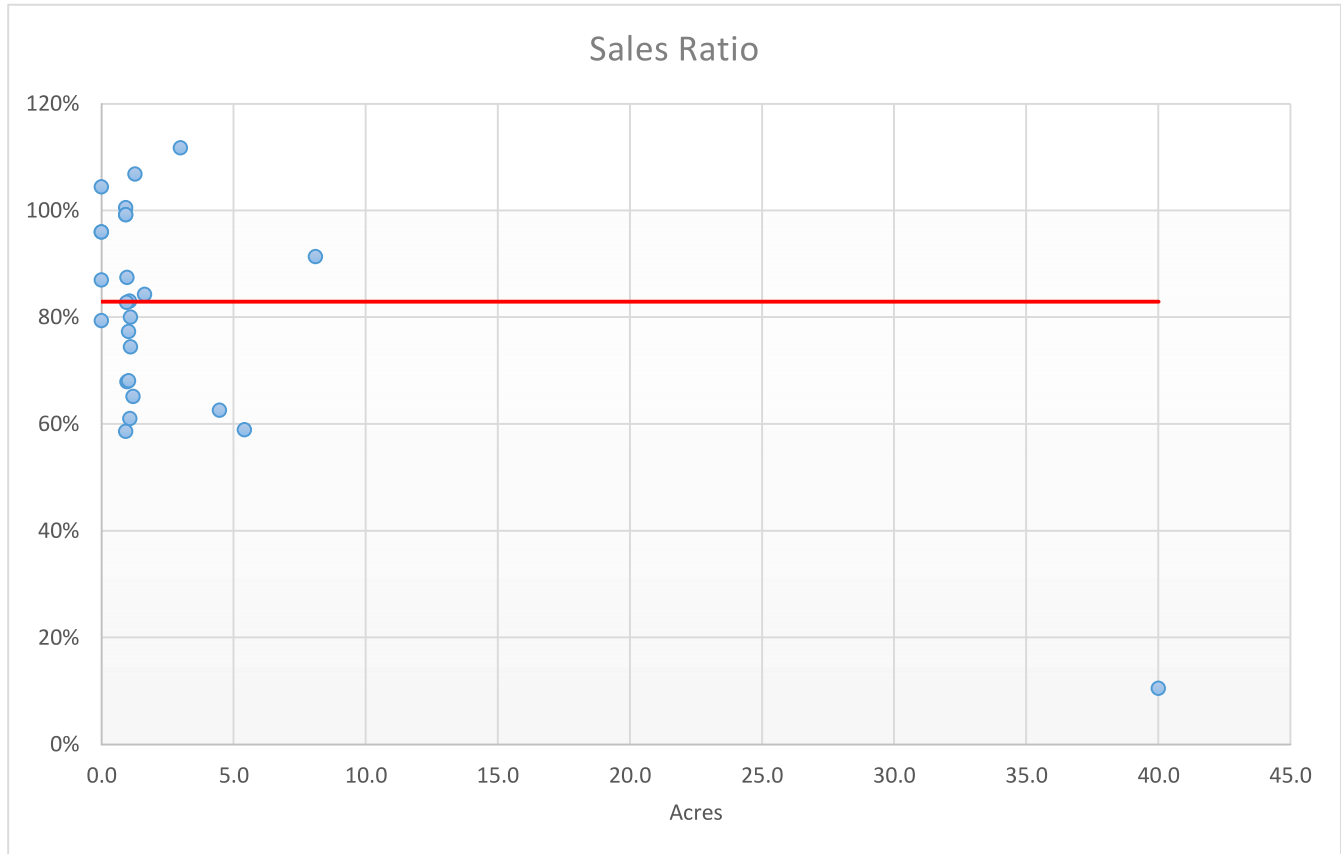
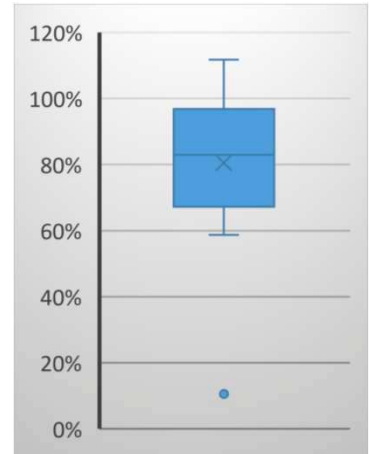
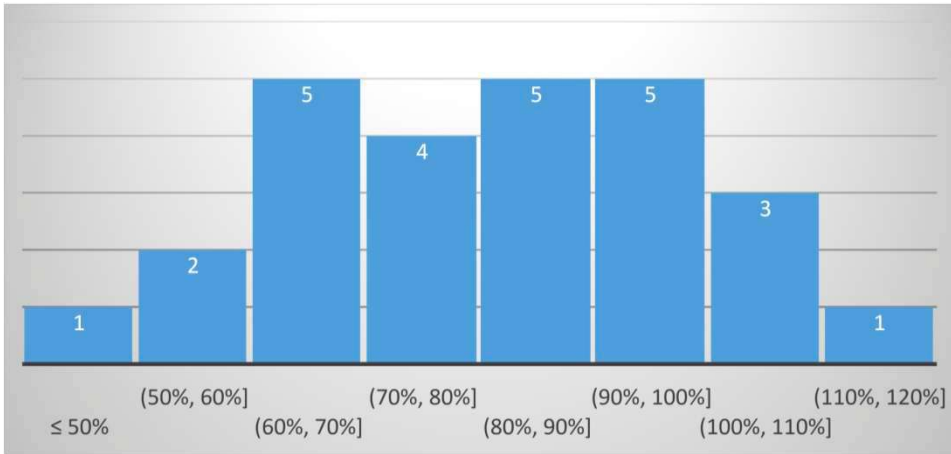
Market Area: 125

ASG00237

2026 LAND RATIO STUDY

K-BEACH

Ratio Sum	21	Earliest Sale	2/6/2023	Excluded	
Mean	80.53%	Lates Sale	8/1/2025	# of Sales	26
Median	82.91%	Outlier Information		Total AV	\$ 999,900
Wtd Mean	76.38%			Range	1.5
PRD	1.05	Lower Limit	22.93%	Min	10.51%
COD	18.56%	Upper Limit	141.10%	Max	111.75%
St. Dev	0.2115			Min Sale	\$ 19,500
COV	26.27%			Max Sale	\$ 160,000



2026 LAND RATIO STUDY

Mrk Area	Sale Date	LRSN	PIN	Total Acres	Year	Wrk Sh Val	Sale Price	LandType	SaleCd	RATIO
125	11/1/2024	15067	05501151	1.19	2024	\$ 94,500	\$ 145,000	20	C	65.17%
125	9/12/2023	15086	05501170	0.92	2023	\$ 82,100	\$ 140,000	20	C	58.64%
125	8/3/2023	94049	05506029CO05	0.00	2023	\$ 30,700	\$ 35,300	20	Z	86.97%
125	2/5/2025	104607	05506029CO51	0.00	2025	\$ 28,700	\$ 29,900	20	C	95.99%
125	2/5/2025	104610	05506029CO54	0.00	2025	\$ 28,700	\$ 29,900	20	C	95.99%
125	8/1/2025	104612	05506029CO74	0.00	2025	\$ 25,400	\$ 32,000	20	C	79.38%
125	8/23/2024	104614	05506029CO76	0.00	2024	\$ 26,100	\$ 25,000	20	C	104.40%
125	12/11/2023	15654	05514029	4.47	2023	\$ 16,900	\$ 27,000	20	C	62.59%
125	3/28/2023	15665	05514041	40.00	2023	\$ 8,200	\$ 78,000	20	C	10.51%
125	7/9/2025	16080	05522140	0.97	2025	\$ 26,700	\$ 39,300	20	Z	67.94%
125	8/31/2023	16107	05522205	1.03	2023	\$ 25,900	\$ 33,500	20	C	77.31%
125	9/27/2023	82684	05524107	8.10	2023	\$ 68,500	\$ 75,000	20	C	91.33%
125	7/9/2024	90459	05524119	5.41	2024	\$ 69,600	\$ 118,100	20	Z	58.93%
125	1/24/2025	16888	05528237	1.06	2025	\$ 16,600	\$ 20,000	20	C	83.00%
125	5/22/2024	16896	05528245	1.03	2024	\$ 21,800	\$ 32,000	20	C	68.13%
125	11/17/2023	16897	05528246	1.10	2023	\$ 28,000	\$ 35,000	20	C	80.00%
125	9/6/2024	16897	05528246	1.10	2024	\$ 28,000	\$ 37,600	20	C	74.47%
125	8/7/2023	16948	05529065	2.99	2023	\$ 178,800	\$ 160,000	20	C	111.75%
125	6/5/2024	17031	05531047	1.63	2024	\$ 29,500	\$ 35,000	20	C	84.29%
125	6/28/2023	107804	05532072	1.07	2023	\$ 12,200	\$ 20,000	20	C	61.00%
125	3/8/2023	108143	05533135	1.27	2023	\$ 26,700	\$ 25,000	20	C	106.80%
125	2/6/2023	17978	05545019	0.95	2023	\$ 26,500	\$ 32,000	20	C	82.81%
125	8/9/2024	17985	05545026	0.92	2024	\$ 19,600	\$ 19,500	20	C	100.51%
125	8/1/2025	18278	05553009	0.96	2025	\$ 30,600	\$ 35,000	20	C	87.43%
125	3/19/2024	37317	13134081	0.92	2024	\$ 24,800	\$ 25,000	20	C	99.20%
125	7/15/2024	37317	13134081	0.92	2024	\$ 24,800	\$ 25,000	20	C	99.20%

LogID	Contact Name	Created By	Parcel	Notes
2026-04-07T13:40:24	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	CALLED TO SCHEDULE INSPECTION FRIDAY AT 10AM
2026-04-06T12:45:40	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	HE CALLED TO SETUP AN INSPECTION/ MEETING TO TALK ABOUT THE RANCH, THE 360 ACRES. TOLD HIM I WOULD HAVE TO CALL HIM BACK SO I CAN COORDINATE WITH A RES APPRAISER.
2026-04-06T12:42:03	DAVE YRAGUI	VanZandt, Catherine	FORMAL APPEALS	CB TO HW; WARM XFER TO HER
2026-04-02T13:02:20	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	HE WASNT GOING TO APPEAL TAXES THIS YEAR, BUT THE BOROUGH POSTPONED THE TRIAL. SAID HE WAS GOING TO GET A BUNCH OF COMPARABLES AND GO THROUGH THEM ONE AT A TIME. DID NOT SCHEDULE ANY INSPECTIONS.
2026-04-02T13:01:17	DAVE YRAGUI	VanZandt, Catherine	FORMAL APPEALS	CALLED FOR HW; WARM XFER TO HER
2026-04-02T12:02:33	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	CALLED TO ASK IF HE WANTED US TO INSPECT ANYTHING, HE SAID HE WOULD CALL BACK.
2026-04-02T09:00:04	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	CLM
2026-04-01T10:49:25	DAVE YRAGUI	VanZandt, Catherine	FORMAL APPEALS	CB FOR HW; EMAILED HW W/ INFO
2026-04-01T10:20:32	DAVID YRAGUI	Windsor, Heather	FORMAL APPEALS	CLM ASKED IF HE WANTED US TO INSPECT ANYTHING, IF SO TO PLEASE CALL TO SETUP A TIME.
2026-03-10T08:15:51	MARY YRAGUI	VanZandt, Catherine	05524106/24/26/27/2	SAID SHE DID NOT RECEIVE HER ASSESSMENT NOTICES FOR THESE PARCELS; ASKED IF I COULD EMAIL THEM TO HER INSTEAD.

APPEAL HISTORY FOR PARCEL 055-241-06

APPEAL YEAR: 2010

Appeal Type/Status

Appraiser Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
PKNIGHT	03/25/2010	33,800	33,100	-700	-2%	Informal Adjustment

Summary:

APPEAL YEAR: 2015

Appeal Type/Status

Appraiser Date Filed

BOE APPEAL	BOE - Closed	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
LCRANE	03/23/2015	30,100	0	30,100	0%	

Summary:

APPEAL YEAR: 2018

Appeal Type/Status

Appraiser Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
DMUELLER	03/30/2018	30,100	30,100	0	0%	Informal Adjustment

Summary: DAVID YRAGUI IN OFFICE REGARDING MULTIPLE PINS STATES BOROUGH HAS PARCELS ASSESSED 90% WETLANDS BUT PARCELS ARE NOT WETLANDS ACCORDING TO ARMY CORP OF ENGINEERS WETLANDS DELENEATION REPORT. TOLD HIM PLANNING IS WORKING ON IT AND NOT OUR CALL WE CANNOT MAKE WETLANDS MAPS. NO CHANGE

APPEAL YEAR: 2022

Appeal Type/Status

Appraiser Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
WANDERSON	03/24/2022	30,100	10,400	-19,700	-65%	Informal Adjustment

Summary: LAND ISSUES/ROADS DEPT/CCRS

APP: ADJUSTED FOR RESTRICTIVE CCRS

APPEAL YEAR: 2024

Appeal Type/Status

Appraiser Date Filed

BOE APPEAL	BOE - Scheduled	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
ESPILMAN	04/02/2024	10,400	0	10,400	0%	

Summary:

ASG00242

APPEAL HISTORY FOR PARCEL 055-241-06

BOE APPEAL	BOE - Closed	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
HWINDSOR	04/02/2024	10,400	0	10,400	0%	

Summary:

APPEAL YEAR: 2026

Appeal Type/Status

Appraiser Date Filed

BOE APPEAL	Open	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
HWINDSOR	03/27/2026	10,100	0	10,100	0%	

Summary:

**COVENANTS, CONDITIONS & RESTRICTIONS****Kalifonsky Meadow Subdivision**Sited in the NE $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ E $\frac{1}{2}$ SW $\frac{1}{4}$ S $\frac{1}{2}$ NW $\frac{1}{4}$

Section 29, T5N R11W, S.M., AK

According to Plat Number 2005-43 Kenai Recording District

RESUBDIVISION

The area of lots herein described shall not be reduced in size by subdivision to create parcels not less than 5 acres in size.

LAND USE, BUILDING TYPE AND BUILDING SETBACKS

No lot shall be used except for single family residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling. Other detached structures such as guest cabins, greenhouses, garages, and work studios may be constructed so long as they do not encroach the screening easements.

Structures are prohibited within the northern $\frac{3}{4}$ of Tracts C, D, E and F. Hayfields and other similar cultivation is allowed within this area.

DWELLING SIZE AND CONSTRUCTION

The minimum permitted dwelling size for the ground floor area of the main structure, exclusive of one (1) story open porches and garages shall not be less than nine hundred (900) square feet. The exterior of the dwelling must be complete in one (1) year from the start of construction.

ANIMALS

No animals, livestock or poultry of any kind shall be raised, bred, allowed to free range, or be kept on any lot for any commercial purpose. No more than two (2) dogs shall be allowed on any lot.

AUTOMOBILES

No vehicle may be abandoned or allowed to remain on any lot or street offsetting any lot for more than seven (7) days if it is not in good operating condition. No heavy equipment may be parked on any lot or street except during a time that it is working in that subdivision. No lot or street may be used for the storage of any equipment, material or merchandise used or to be sold in a trade or business.

WELL AND SEPTIC

Well and septic should be installed as recommended in the wastewater site plan for the subdivision submitted to the Kenai Peninsula Borough in accordance to Alaska Department of Environmental Conservation regulations.

GARBAGE AND REFUSE DISPOSAL

No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste. All such matter shall be kept in sanitary containers. All incinerators or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition.

COVENANTS, CONDITIONS & RESTRICTIONS
KALIFONSKY MEADOW SUBDIVISION

VEGETATION SCREENING

Vegetation Screening easements will be fifteen (15) feet from all lot lines.

NUISANCE

No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood. No auto repair shops will be allowed.

SIGNS

No sign of any kind shall be displayed to the public view on any lot except one (1) professional sign of not more than eight (8) square foot, one (1) sign of not more than eight (8) square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

SELECTIVE CLEARING OF LOTS

Clearing on all lots shall be selective and not cover more than fifty percent (50%) of the gross lot area, with the remaining area left in its natural state.

TREES

No trees may be removed from any lot except those trees necessary for clearing a construction site for a dwelling to be constructed on that lot. It is the intent of this provision that all persons purchasing a lot shall do their utmost to maintain the trees and the natural wooded surroundings of their properties. In the event of the excess removal of trees on any lot, the owner shall be responsible, at his own expense, for replanting and maintaining live trees.

TERMS

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty (20) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless all the current owners of the subdivision lots, agree to change said covenants in whole or in part.

ENFORCEMENT

Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violations or to recover damages.

SEVERABILITY

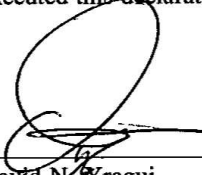
Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.



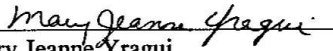
COVENANTS, CONDITIONS & RESTRICTIONS
KALIFONSKY MEADOW SUBDIVISION

The foregoing restrictions and conditions for building and use in the named subdivision are hereby declared and adopted by the owner of the subdivision, and all easements created, granted and reserved are declared to be the act of the owner and all conditions on purchase and ownership of property in the subdivision shall be deemed and considered as covenants running with the land.

IN WITNESS WHEREOF, the undersigned, being the declarant herein, has hereunto executed this declaration in this 29th day of June, 2005



David N. Yragui




Mary Jeanne Yragui

State of Alaska

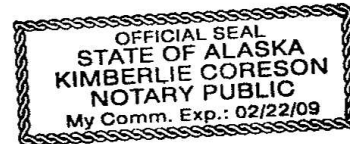
Third Judicial District

THIS IS TO CERTIFY that on this 29th day of June, 2005, before me, the undersigned, duly commissioned and sworn, personally appeared DAVID N. YRAGUI and MARY JEANNE YRAGUI to me known to be the persons described in and who executed the above and foregoing instrument and acknowledged to me that he/she signed and sealed the same freely and voluntarily for the uses and purposes therein. WITNESS my Hand and Official Seal the day and year mentioned on the certificate above written.

My Commission Expires: 2/22/09



Notary in and for Alaska



Return to:
David N. and Mary Jeanne Yragui
P.O. Box 1290
Kenai, AK 99611

Mclane Jobs\survey tools \ccrsdoc





COVENANTS, CONDITIONS & RESTRICTIONS

Kalifonsky Meadow Subdivision

Situated in the NE¼ NW¼ SE¼ E½ SW¼ S½ NW¼

Section 29, T5N R11W, S.M., AK

According to Plat Number 2005-43 Kenai Recording District

RESUBDIVISION

The area of lots herein described shall not be reduced in size by subdivision to create parcels not less than 5 acres in size.

LAND USE, BUILDING TYPE AND BUILDING SETBACKS

No lot shall be used except for single family residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling. Other detached structures such as guest cabins, greenhouses, garages, and work studios may be constructed so long as they do not encroach the screening easements.

Structures are prohibited within the northern ¼ of Tracts C, D, E and F. Hayfields and other similar cultivation is allowed within this area.

DWELLING SIZE AND CONSTRUCTION

The minimum permitted dwelling size for the ground floor area of the main structure, exclusive of one (1) story open porches and garages shall not be less than nine hundred (900) square feet. The exterior of the dwelling must be complete in one (1) year from the start of construction.

ANIMALS

No animals, livestock or poultry of any kind shall be raised, bred, allowed to free range, or be kept on any lot for any commercial purpose. No more than two (2) dogs shall be allowed on any lot.

AUTOMOBILES

No vehicle may be abandoned or allowed to remain on any lot or street offsetting any lot for more than seven (7) days if it is not in good operating condition. No heavy equipment may be parked on any lot or street except during a time that it is working in that subdivision. No lot or street may be used for the storage of any equipment, material or merchandise used or to be sold in a trade or business.

WELL AND SEPTIC

Well and septic should be installed as recommended in the wastewater site plan for the subdivision submitted to the Kenai Peninsula Borough in accordance to Alaska Department of Environmental Conservation regulations.

GARBAGE AND REFUSE DISPOSAL

No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste. All such matter shall be kept in sanitary containers. All incinerators or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition.

NUISANCE

No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood. No auto repair shops will be allowed.

COVENANTS, CONDITIONS & RESTRICTIONS
KALIFONSKY MEADOW SUBDIVISION

SIGNS

No sign of any kind shall be displayed to the public view on any lot except one (1) professional sign of not more than eight (8) square foot, one (1) sign of not more than eight (8) square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

TERMS

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty (20) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless all the current owners of the subdivision lots, agree to change said covenants in whole or in part.

ENFORCEMENT

Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violations or to recover damages.

SEVERABILITY

Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

The foregoing restrictions and conditions for building and use in the named subdivision are hereby declared and adopted by the owner of the subdivision, and all easements created, granted and reserved are declared to be the act of the owner and all conditions on purchase and ownership of property in the subdivision shall be deemed and considered as covenants running with the land.

IN WITNESS WHEREOF, the undersigned, being the declarant herein, has hereunto executed this declaration in this _____ day of June, 2005

David N. Yragui

Mary Jeanne Yragui

Mary Jeanne Yragui

State of Alaska

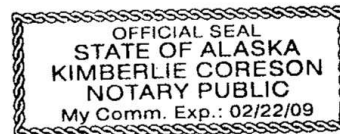
Third Judicial District

THIS IS TO CERTIFY that on this November 9th, 2006 day of ~~June, 2005~~, before me, the undersigned, duly commissioned and sworn, personally appeared DAVID N. YRAGUI and MARY JEANNE YRAGUI to me known to be the persons described in and who executed the above and foregoing instrument and acknowledged to me that he/she signed and sealed the same freely and voluntarily for the uses and purposes therein. WITNESS my Hand and Official Seal the day and year mentioned on the certificate above written.

My Commission Expires: February 22, 09

Kimberlie Coreson

Notary in and for Alaska

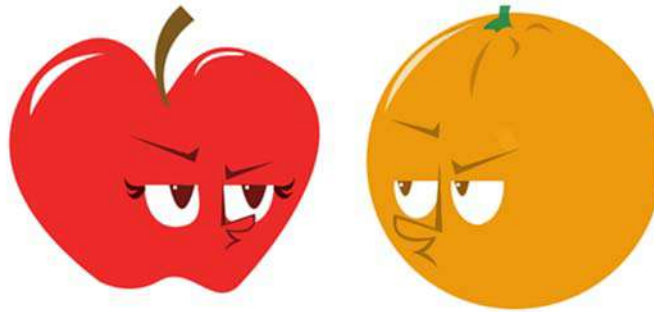


Return to:
David N. and Mary Jeanne Yragui
P.O. Box 1290
Kenai, AK 99611



Price per Acre Comparison

A very popular way to compare land values is to do a simple Price per Acre calculation. Simply stated this is the assessed value divided by the acreage. This will work just fine if the properties you are comparing are exactly the same size and have the exact same influences, otherwise you are just comparing apples to oranges.



Below is a sample comparison of 2 parcels that have the same acreage, with different influences.

5.0 AC Base	\$ 50,000		5.0 AC Base	\$ 50,000
Gravel Maint	\$ -		Paved	\$ 5,000
Elec Yes	\$ -		Elec Yes	\$ -
Gas No	\$ (10,000)		Gas Yes	\$ -
View Limited	\$ 12,000		View Good	\$ 25,000
			Waterfront Pond	\$ 25,000
Land Value	\$ 52,000		Land Value	\$ 105,000
Price/AC	\$ 10,400		Price/AC	\$ 21,000

Below is a sample comparison of 2 parcels that have the same influences, with different acreages.

5.0 AC Base	\$ 50,000		10.0 AC Base	\$ 70,000
Paved	\$ 5,000		Paved	\$ 7,000
Elec Yes	\$ -		Elec Yes	\$ -
Gas Yes	\$ -		Gas Yes	\$ -
View Good	\$ 25,000		View Good	\$ 35,000
Waterfront Pond	\$ 25,000		Waterfront Pond	\$ 35,000
Land Value	\$ 105,000		Land Value	\$ 147,000
Price/AC	\$ 21,000		Price/AC	\$ 14,700

Definitions

Assessment progressivity (regressivity). An appraisal bias such that higher value properties are appraised higher (lower) than low-value properties. See also price-related differential.

Coefficient of dispersion (COD). The average deviation of a group of numbers from the median expressed as a percentage of the median. In ratio studies, the average percentage deviation from the median ratio. *Acceptable range: Land under 30%, residential under 20%.*

Coefficient of variation (COV). The standard deviation expressed as a percentage of the mean. *Acceptable range: 1.25 of the COD.*

Mean: The result of adding all the values of a variable and dividing by the number of values. For example, the arithmetic mean of 3, 5, and 10 is 18 divided by 3, or 6. Also called the arithmetic mean.

Median. The midpoint or middle value when a set of values is ranked in order of magnitude; if the number of values is even, the midpoint or average of the two middle values. *Acceptable range: 90% to 110%*

Price-related differential (PRD). The mean divided by the weighted mean. The statistic has a slight bias upward. Price-related differentials above 1.03 tend to indicate assessment regressivity; price-related differentials below 0.98 tend to indicate assessment progressivity. *Acceptable range: 0.98 to 1.03.*

Progressivity. See assessment progressivity (regressivity)

Regressivity. See assessment progressivity (regressivity)

Standard deviation (St. Dev). The statistical calculated from a set of number by subtracting the mean from each value and squaring the remainders, adding together these squares, dividing by the size of the sample less one, and taking the square root of the result. When the data are normally distributed, one can calculate the percentage of observations within any number of standard deviations of the mean from normal probability table. When the data are not normally distributed, the standard deviation is less meaningful and should be used with caution.

Weighted mean; weighted average (wtd mean). An average in which the observations are weighted based on some criterion. In ratio studies, the weighted mean is a calculated by weighting the ratios based on their sale prices. A shortcut method is to sum the appraisals or assessments, sum of the sales prices, and divided the first result by the second. (International Association of Assessing Officers, 1990)

References

International Association of Assessing Officers. (1990). *Property Appraisal and Assessment Administration*. Chicago: International Association of Assessing Officers.

Influence Definitions

View

- **None:** No view other than immediate surroundings, could have a view if trees on adjoining properties were removed.
- **Limited:** Less than 45° viewable unobstructed, greater than 45° view angle with obstructions, mountain top view, view from 2nd story, able to view beyond adjacent lots, overlooking an area that would provide increased viewing opportunities for wildlife (rule of thumb, distance greater than football field).
- **Good:** 45°-90° view, unobstructed view, at least 1 feature, **mountain, river, lake, inlet etc.** Able to view beyond adjacent lots. (*River, Lake and Inlet frontage property will always have at least a Good or Excellent View*)
- **Excellent:** 90° or greater view, unobstructed, 2 or more features.

Street Access

- **Paved Access:** Paved road & government maintained.
- **Gravel Maintained:** Gravel road & maintained by the borough or another organized entity.
- **Gravel Unmaintained:** Gravel road but is not maintained by the borough (check Arcmap), could be maintained by the subdivision, HOA or private owner(s).
- **Trail:** *No longer used. If can be driven to year round, use gravel unmaintained, otherwise platted.*
- **Platted:** Road platted but not built.
- **Limited/NA:** Section line easement. No platted access. To include water, beach only access.

Utilities

- **Gas & Electric Yes/No:** To be considered as having gas & electric utilities must be at the property, directly across the street from property (not paved), or on the same side of the road and 1 lot away or less than 300 feet away. If street is paved & influence is across the road, parcel to be marked at not having service available.
- **Public/Community Water & Sewer:** Service is provided by municipality or by HOA. City lots are presumed to have this service though certain subdivision do not and need private well/septic influence. If only 1 of the services is available, mark Yes. Add well or septic if necessary for service not available. If street is paved & influence is across the road, parcel to be marked at not having service available.

Water Front

- **Ocean:** Fronts on major body of Saltwater, *Cook Inlet, Kachemak Bay, Resurrection Bay.*
- **River:** Fronts on a major navigable river, *Kenai River, Kasilof River.*
- **Lake:** Fronts on major lake, big enough to get a float plane on & off (approx. 3000') *Mackey Lake, Longmere Lake, Island Lake.*
- **Pond/Stream/Canal:** Fronts on smaller body of water, may be a fair size, but typically not able to get float plane on/off. *Arc Lake, Sport Lake, Echo Lake.* Not generally navigable by boat. *Funny River, Deep Creek, Anchor River, Swanson River.*

Topo

- **Steep:** Topography that is greater than usual incline/decline, making access & building difficult. At least 15 feet in elevation change and no less than 45% average slope (*4.5 feet vertical per 10 feet horizontal*)
- **Ravine:** Ravine or swale, a long deep hollow in the surface with wall height of at least 15 feet and average slope of 500% (*5 feet vertical per 1 foot horizontal*)
- **Other:** Any additional topographical feature that would have an influence on property, value. Topo features not described in the form.
- **Wetlands:** Water within 1 foot of the surface is considered wetlands. A Typical indicator of wetlands is scrubby black spruce.

Protective CCR's / HOA: Covenants, Conditions & Restrictions for individual subdivisions, Homer Owners Association. *Check S Drive or Contact title company.*

Airstrip: Private dirt/grass/gravel strip, off strip access.

Airstrip Improved: Gravel/ Paved, maintained, lights.

Agriculture Rights: Restrictions on property, limiting use of property or portion of property to agriculture use.

Easement: Description of a typical easements. Such as Overhead Power Line, Gas Line or other. Typical easements would include utility easements for providing utilities to local subdivision. Usually the front 10'-20' of the property.

Other: Other features not mentioned in form, describe in notes section.

Notes Section: Further description of influences or describe influences not accounted for in input sheet. Example, a Power Line easement running across property. Private Boat launch for subdivision.

For any properties that are not typical and fall outside of these parameters, See land appraiser for final determination.

AS 29.45.110. Full and True Value.

- (a) The assessor shall assess property at its full and true value as of January 1 of the assessment year, except as provided in this section, AS [29.45.060](#) , and [29.45.230](#). The full and true value is the estimated price that the property would bring in an open market and under the then prevailing market conditions in a sale between a willing seller and a willing buyer both conversant with the property and with prevailing general price levels.

AS 29.45.130. Independent Investigation

- (a) The assessor is not bound to accept a return as correct. The assessor may make an independent investigation of property returned or of taxable property on which no return has been filed. In either case, the assessor may make the assessor's own valuation of the property subject to an ad valorem tax and this valuation is prima facie evidence of the value of the property.
- (b) For investigation, the assessor or the assessor's agent may enter real property during reasonable hours to examine visible personal property and the exterior of a dwelling or other structure on the real property. The assessor or the assessor's agent may enter and examine the interior of a dwelling or other structure or the personal property in it only (1) if the structure is under construction and not yet occupied; (2) with the permission of a person in actual possession of the structure; or (3) in accordance with a court order to compel the entry and inspection. The assessor or the assessor's agent may examine all property records involved. A person shall, on request, furnish to the assessor or the assessor's agent assistance for the investigation and permit the assessor or the assessor's agent to enter a dwelling or other structure to examine the structure or personal property in it during reasonable hours. The assessor may seek a court order to compel entry and production of records needed for assessment purposes.
- (c) An assessor may examine a person on oath. On request, the person shall submit to examination at a reasonable time and place selected by the assessor.

KPB 5.15.070. Board of equalization – Hearing procedure.

- (h) Access to property. If an appellant has refused or failed to provide the assessor, or designee, full access to property or records related to assessment of the property, the appellant is precluded from offering evidence on the issue or issues affected by that lack of access. Before a ruling is issued on the admissibility of such evidence, the appellant shall be provided with a reasonable opportunity by the presiding officer to present its case as to why this sanction should not be imposed, and the assessor shall have a reasonable opportunity to respond.

MARKET VALUE

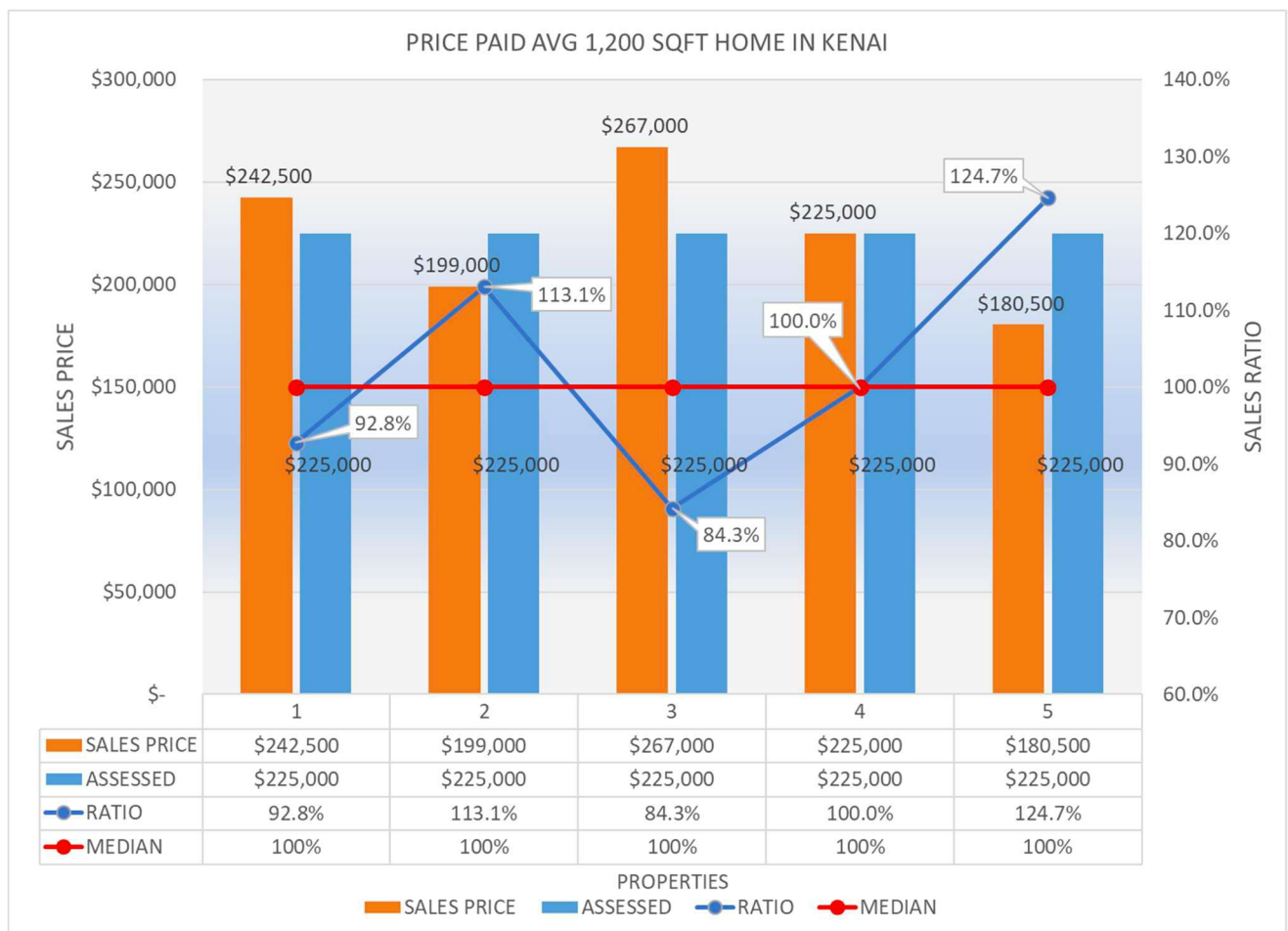
The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in an open and competitive market under all condition's requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress. (Appraisal of Real Estate 11th Edition - Appraisal Institute)

BURDEN OF PROOF

The appellant has the burden of proving or providing any information to show that the assessed values are excessive, improper or unequal. The assessor is accorded broad discretion in deciding among the recognized valuation methods. The assessor’s choice of one recognized method of valuation over another is simply the exercise of a discretion committed to the assessor by law.

**A borough has discretion to appraise, by whatever recognized method of valuation it chooses, so long as there is no fraud or clear adoption of a fundamentally wrong principle of valuation. Hoblit vs. Greater Anchorage Area Borough, Sup. Ct. Op. No. 636 (File No. 1214), 473 P.2d 630 (Alaska 1970).*

The assessing department is concerned not only with market value, but also with equity of assessment, which means: making sure that every property is assessed at the same level as all others with respect to market value. For this reason, **the assessor uses a broad scope in its approach to value, using overall trends to value all properties in a given market area.** In contrast, a private appraisal is only concerned with estimating the value of a single property.





APPELLANT: KALIFONSKY MEADOWS LLC
REPRESENTATIVE: DAVID YRAGUI

KPB PARCEL ID: 05524124

TOTAL ACREAGE: 25.36

PHYSICAL ADDRESS(ES) / LOCATION: NONE
KALIFORNSKY

LEGAL DESCRIPTION:

T 5N R 11W SEC 29 SEWARD MERIDIAN KN 2008009 KALIFONSKY
MEADOW SUB NO 3 TRACT C4

2026 NOTICED VALUES

RAW LAND	\$6,800.00
TOTAL IMPROVEMENTS:	N/A
ASSESSED VALUE TOTAL:	\$6,800.00
EXEMPTIONS:	N/A



The Kenai Peninsula Borough (KPB) Assessing Department uses a Market Adjusted Cost Approach to value residential structures for assessment purposes. This Cost Approach is derived from the property description, quality, size, and features, and is based upon replacement cost of new, less depreciation (RCN-D). That value is then adjusted by a statistically tested market adjustment.

According to Property Assessment Valuation, the first step in developing a cost approach is to estimate the land value at its highest and best use. KPB does this by reviewing, analyzing, and statistically testing reported land sales in a given market area. That updated land value is then combined with the value of all improvements; the sum of the two is the assessed value. This application is in accordance with Alaska State Statute AS 29.45.110.

ADMINISTRATIVE SUMMARY

Subject property is a 25.36-acre parcel in the K-Beach market area (#125). Land influences are platted access, limited view, no electric and gas utility access. Currently all 25.36 acres are being classified as remaining land type based on restrictive CCR's. These Restrictive CCR's state that structures are prohibited within the northern ¾ of Tracts C, D, E, and F. Hay fields and other similar cultivation is allowed in this area. Highest and best use of the parcel is residential. Subject property was inspected on 04/14/26, by Appraiser Windsor. After the inspection and review, no changes were made to the influences or values. For the K-Beach market area (#125), 26 sales from the last three years were analyzed. The resulting analysis indicated an increase to the land model was needed.

Land K Beach Market 125

- 26 sales in last 3 years with a median ratio for 82.91% • COD: 18.56 • PRD: 1.05

PROPERTY DETAILS

LAND DETAILS

See definitions section of packet

- WETLANDS
- View Limited
- Platted
- Elec No
- Gas No

PROPERTY RECORD CARD(s)

IMPROVEMENT TYPE

BUILDING TYPE

YEAR BUILT

TOTAL SQ. FT



APPELLANT: KALIFONSKY MEADOWS LLC
REPRESENTATIVE: DAVID YRAGUI

KPB PARCEL ID: 05524124

LEGAL DESCRIPTION: T 5N R 11W SEC 29 SEWARD MERIDIAN KN 2008009 KALIFONSKY MEADOW SUB NO 3 TRACT C4

2026 RECOMMENDED VALUE	
LAND:	\$6,800
IMPROVEMENTS:	0
TOTAL:	\$6,800

ASSESSOR'S RECOMMENDATION

1. Subject property is valued uniformly and equitably with the parcels located within the same market area.
2. The Assessing Department reviewed all physical characteristics of the subject property to ensure all data was accurately captured. Influences are applied correctly and uniformly to the subject property.
3. The Assessing Department uses standardized mass appraisal procedures and techniques to specify and calibrate market models which are applied uniformly to value property within the borough. The modeled values are statistically tested to ensure a level of accuracy and equity of assessment that meets the guidelines established by the Alaska Association of Assessing Officers and the International Association of Assessing Officers, and in compliance with Alaska State Statute.

BOARD ACTION

LAND: _____ IMPROVEMENTS: _____ TOTAL: _____



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

2026

92030

ORIGINAL

055-241-24

ADMINISTRATIVE INFORMATION Neighborhood: 125 K-Beach Property Class: 100 Residential Vacant TAG: 58 - CENTRAL EMERGENCY SVS	LEGAL DESCRIPTION: T 5N R 11W SEC 29 Seward Meridian KN 2008009 KALIFONSKY MEADOW SUB NO 3 TRACT C4	ACRES: 25.36 PRIMARY OWNER KALIFONSKY MEADOWS LLC PO BOX 1290 KENAI, AK 99611-1290
--	---	---

Residential Vacant

EXEMPTION INFORMATION	VALUATION RECORD				Worksheet
Assessment Year	2021	2022	2023	2024	2025
Land	7,600	6,800	6,800	6,800	6,800
Improvements	0	0	0	0	0
Total	7,600	6,800	6,800	6,800	6,800

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Remaining/Wetlands	49 User Definable Land Formul		25.36	197	197	5,000	6 View Limited	75	3,750	6,800
							E WETLANDS			
							O Gas No	-5	-250	
							V Platfed	-15	-750	
							Y Elec No	-20	-1,000	
ASSESSED LAND VALUE (Rounded) :									1,750	6,800

MEMOS

Land Notes
03/22 LT89 ADJUSTED FOR RESTRICTIVE CCR'S

ASG00257




KENAI PENINSULA BOROUGH

Assessing

2026

Real Property Assessment Valuation
Ortho Imagery and Vicinity Map



 KPB Parcel ID: 05524124

Owner: KALIFONSKY MEADOWS LLC

Legal Description: T 5N R 11W SEC 29
SEWARD MERIDIAN KN 2008009
KALIFONSKY MEADOW SUB NO 3 TRACT C4

Vicinity: Kalifornsky



4000
ft

2000

0

ASG00258

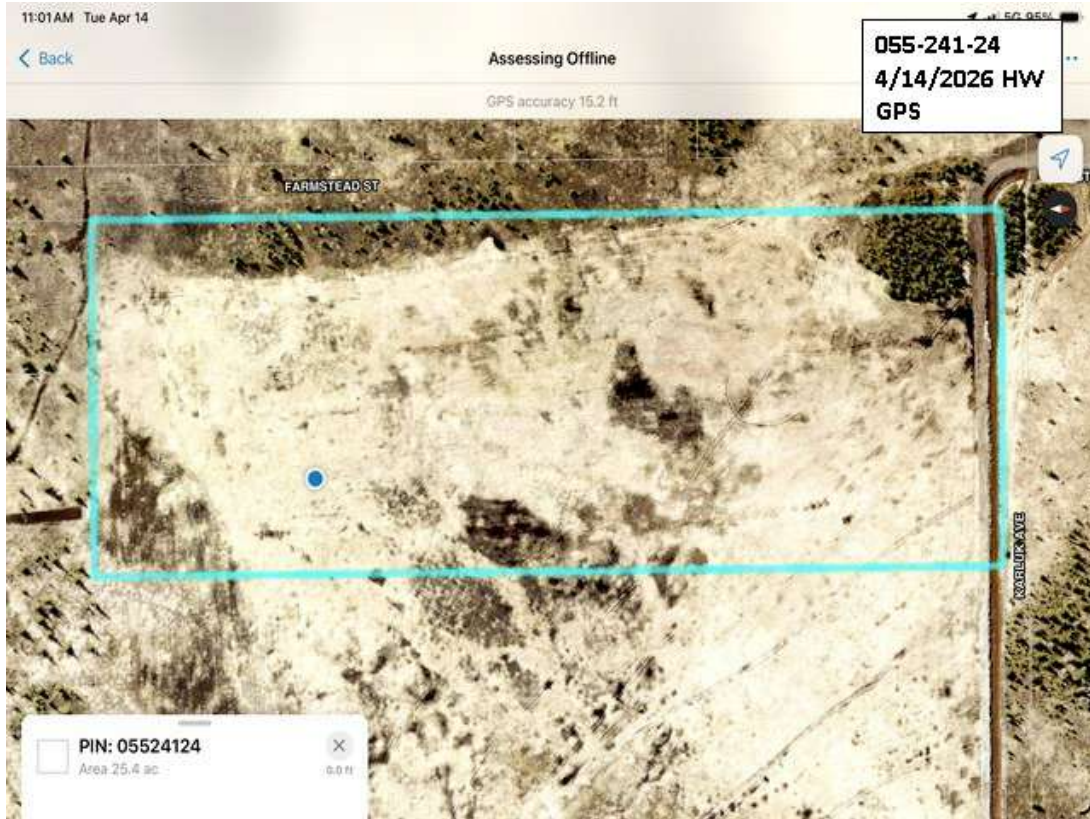


KPB PARCEL ID: 05524124





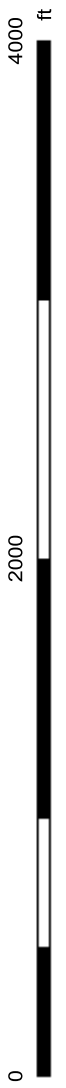
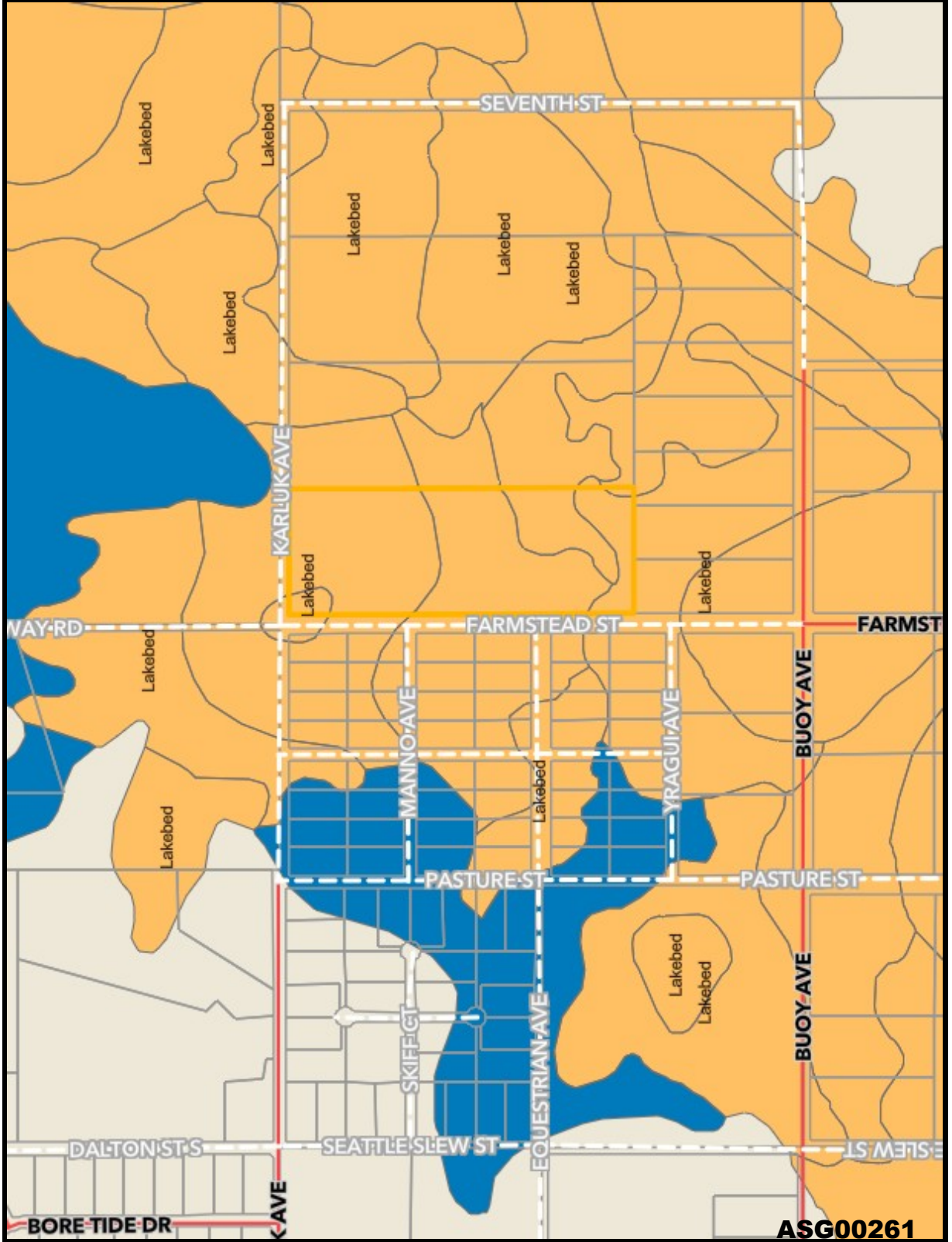
KPB PARCEL ID: 05524124



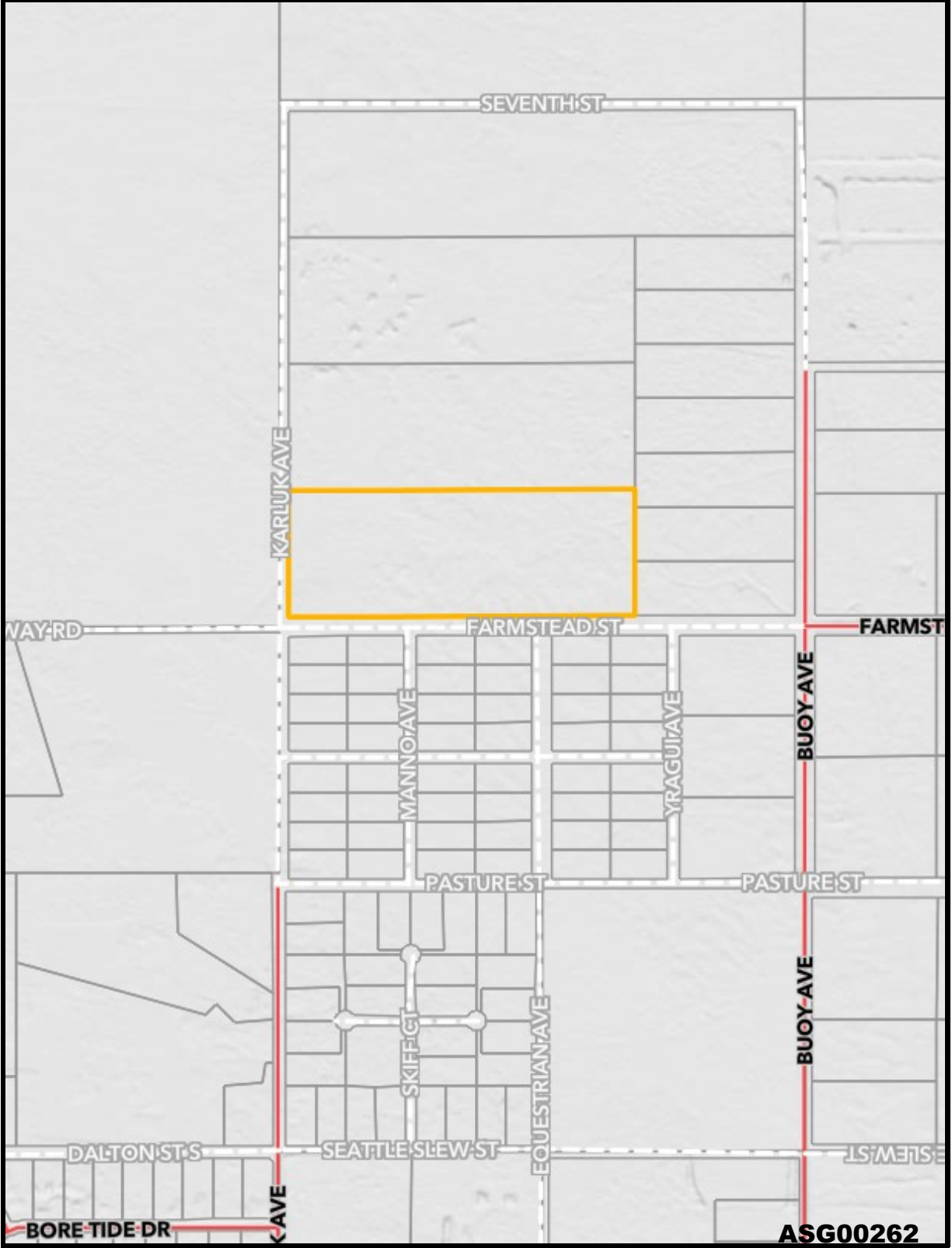


KPB PARCEL ID: 05524124

- Transportation
 - Roads (by Maintenance)
 - Unbuilt / Platted / Not Maintained
 - Borough (RSA)
 - State
 - Federal
 - Municipal
- Terrain
 - KWF Wetlands Assessment
 - DISTURB
 - Depression
 - Discharge Slope
 - Drainageway
 - Floating Island
 - Headwater Fen
 - Kettle
 - LAKE
 - Lakebed
 - Late Snow Plateau
 - Riverine
 - Tidal
 - Wetland / Upland Complex



ASG00261



KPB PARCEL ID: 05524124

Transportation

Roads (by Maintenance)

Unbuilt / Platted / Not

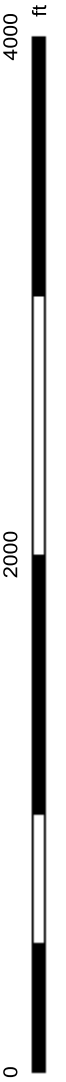
Maintained

Borough (RSA)

State








Federal

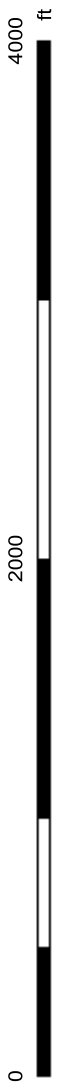
Municipal



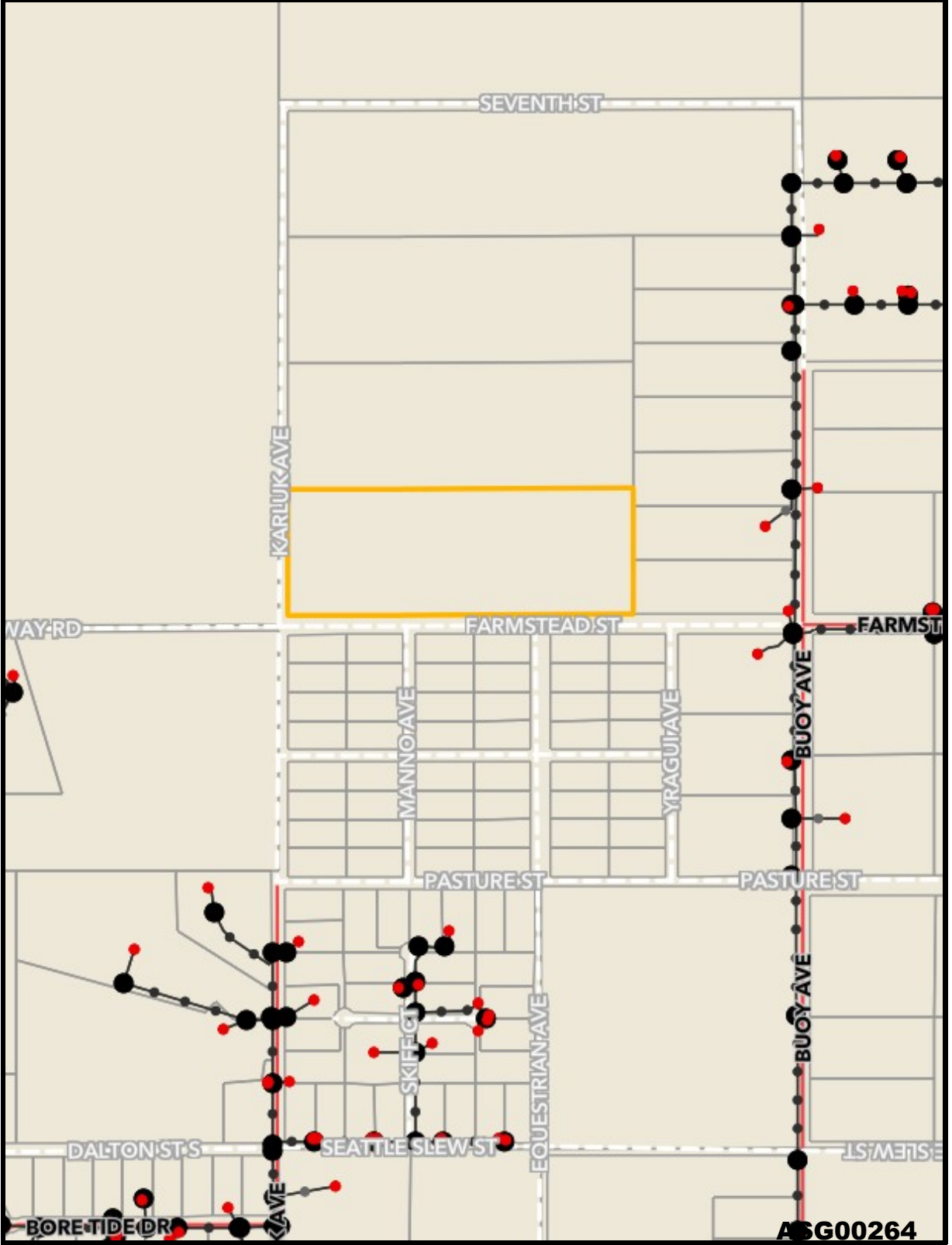


 **KPB PARCEL ID: 05524124**

- Transportation
- Roads (by Maintenance)
 -  Unbuilt / Platted / Not Maintained
 -  Borough (RSA)
 -  State
 -  Federal
 -  Municipal
- Land Influence
 -  View Limited
 -  View None

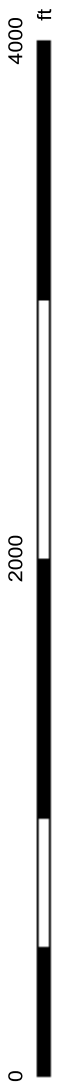


ASG00263



KPB PARCEL ID: 05524124

- Electric Utilities
- HEA
- HEA Meters
- HEA Structures
- HEA Secondary Conductor
- HEA Primary Conductor
- Transmission Lines
- Transportation
- Roads (by Maintenance)
 - Unbuilt / Platted / Not
 - Maintained
 - Borough (RSA)
 - State
 - Federal
 - Municipal



ASG00264

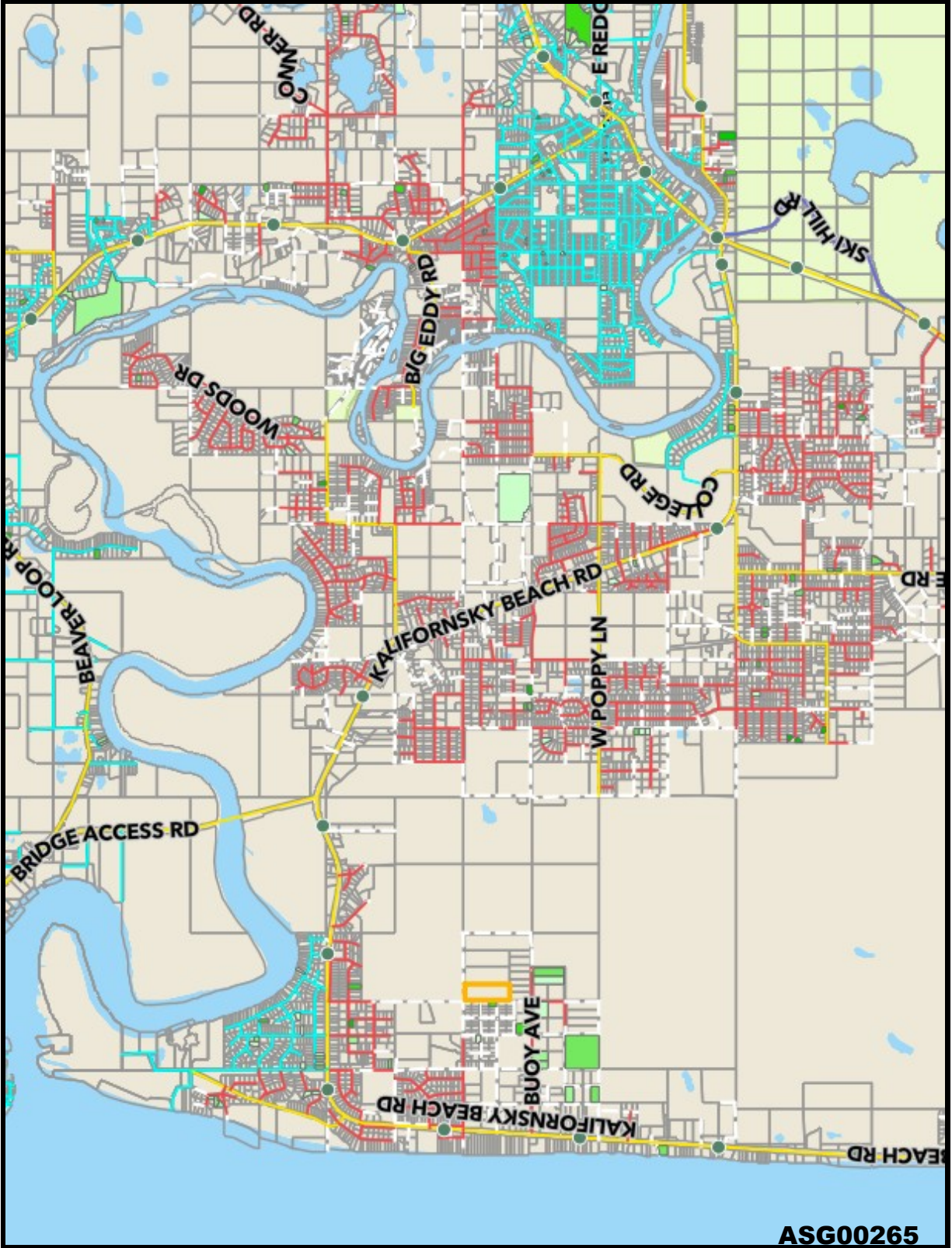


KENAI PENINSULA BOROUGH

Assessing

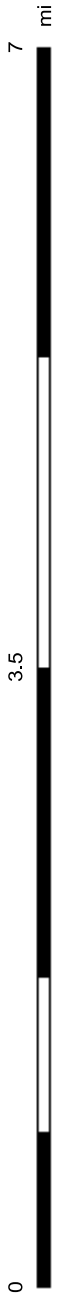
2026

Real Property Assessment Valuation Appeal Sales Map

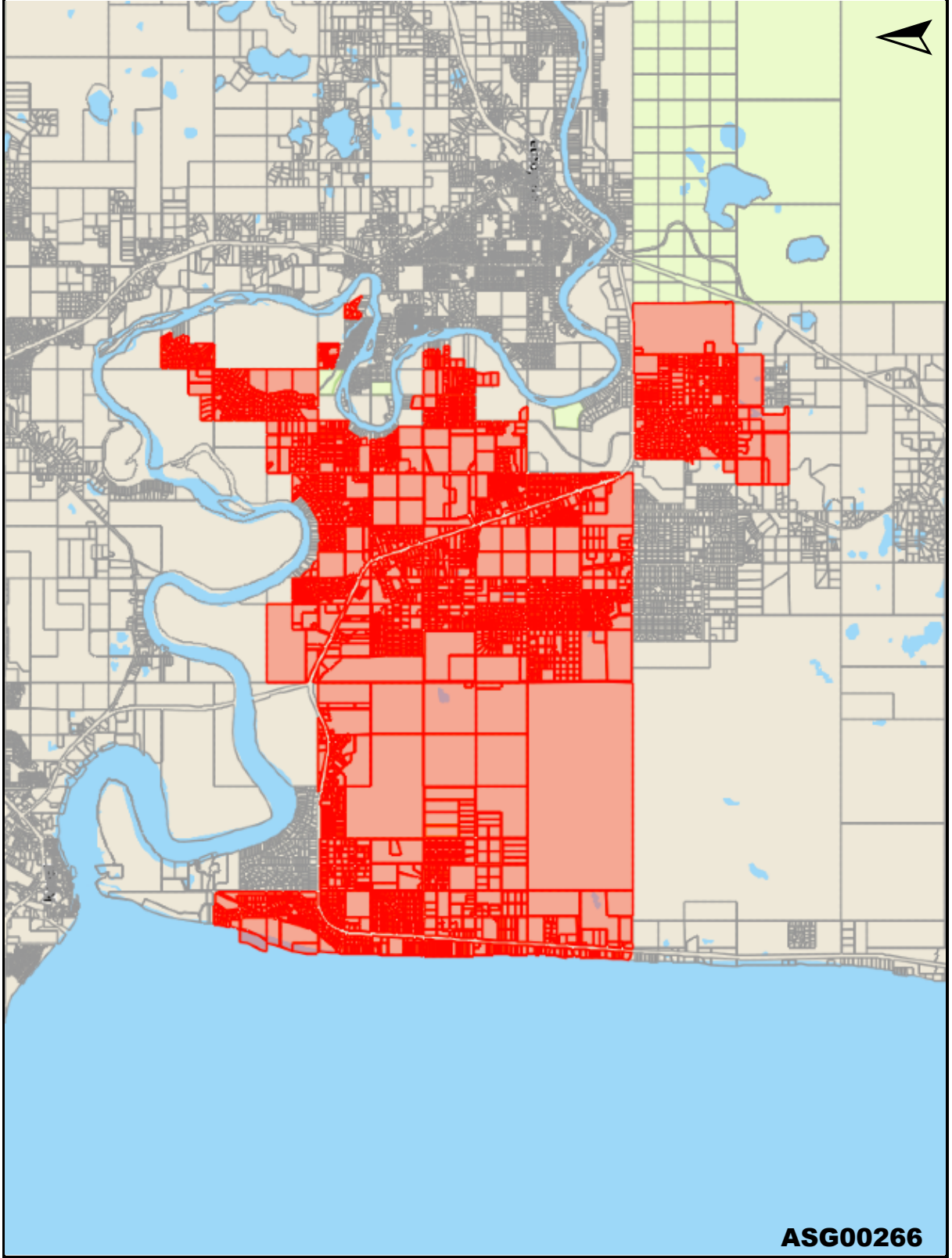


KPB PARCEL ID: 05524124

- Sales**
 - 2025
 - 2024
 - 2023
 - 2022
 - 2021
- Vacant Land**
- Transportation**
 - Roads (by Maintenance)
 - Unbuilt / Platted / Not Maintained
 - Borough (RSA)
 - State
 - Federal
 - Municipal

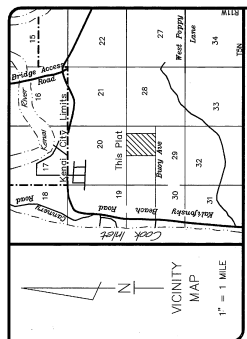


ASG00265



Market Area: 125

ASG00266



CERTIFICATE OF OWNERSHIP and DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE BECA PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY, RIGHTS-OF-USE, RIGHTS-TO-PASSAGE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

David A. Yagui
Mary Joanne Yagui
 P. O. Box 1230
 Kenai, Alaska 99511

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THE 21st DAY of January 2007 FOR *David A. Yagui and Mary Joanne Yagui*

Johnnie Elliott
 Notary Public
 State of Alaska
 My Commission Expires 5-24-11

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF November 12, 2007 KENAI PENINSULA BOROUGH

Mary Joanne Yagui
 AUTHORIZED SIGNIFICANT

RECORDED 20
 KENAI REC. DIST.
 DATE: 2-12-08
 TIME: 11:52 AM
 INTERESTED PARTIES NOTIFIED BY FIRST CLASS MAIL TO 8195 KENAI SPUR HWY KENAI, ALASKA 99511

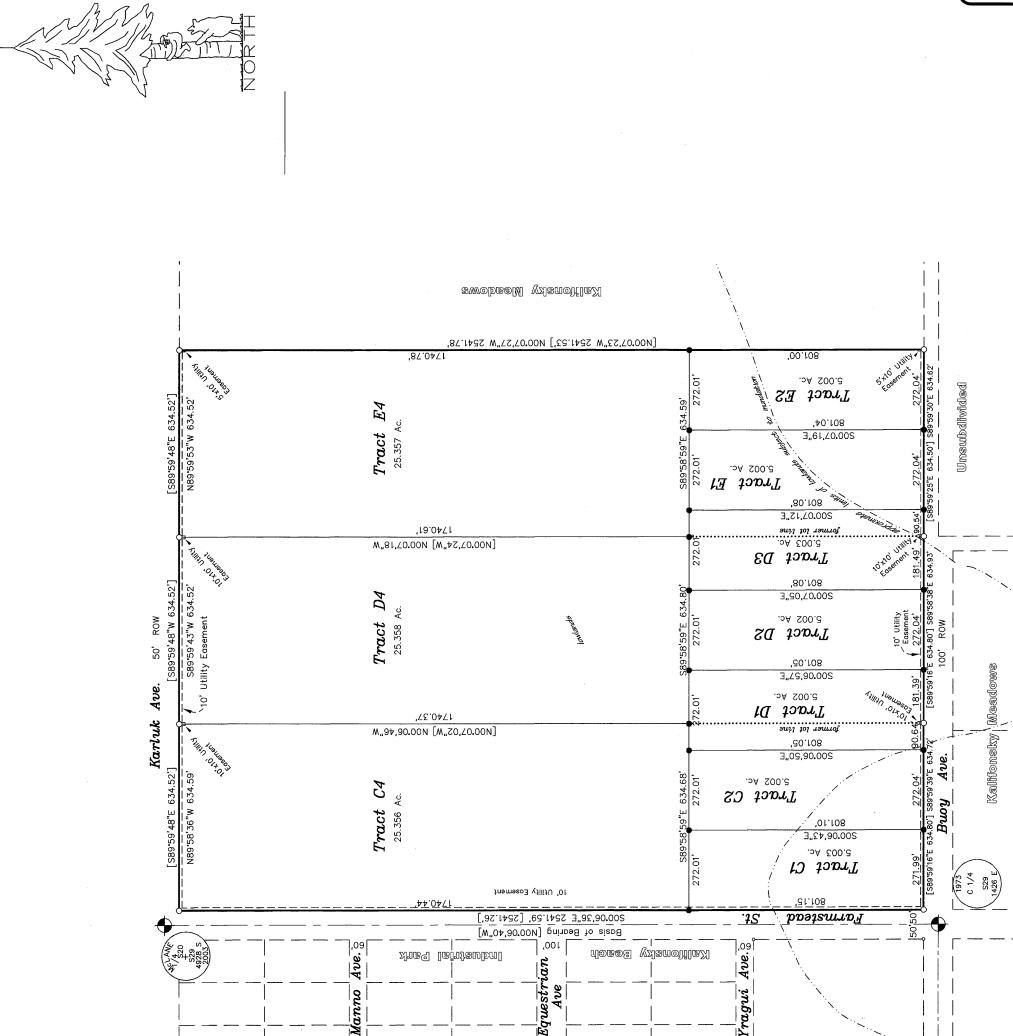
KPB FILE No. 2007-250

Kalifonsky Meadow - Subd. No. 3

A plat of Tracts C, D, & E of Kalifonsky Meadow Subdivision, Plat No. 2005-008732-0 recorded in the NE 1/4, Section 29, T5N, R11W, S1M, Kenai Recording District, Kenai Peninsula Borough, AK, containing 11.074 Acres.

Integrity Surveys, Inc.
 8195 Kenai Spur Hwy
 Kenai, Alaska 99511-8902
 Phone: (907) 265-9977
 FAX: (907) 265-9977
 SURVEYORS
 PLANNERS

JOB NO.: 27131
 DRAWN: 12 December, 2007 CB
 SURVEYED: August, 2007
 SCALE: 1" = 200'
 FIELD BK: 2007-2, 61
 DISK: Kalifonsky Meadows



- NOTES:**
- 1) Covenants that may affect the development of these tracts are recorded in the Kenai Recording District, Sr. # 2005-008732-0 and 2005-008732-1.
 - 2) Building setbacks: A setback of 20 feet is required from all street rights-of-way unless a lesser standard is approved by resolution of the appropriate Planning Commission.
 - 3) Roads must meet the design and construction standards established in the Kenai Peninsula Borough Engineering Department's Manual for the design and construction of roads.
 - 4) The front 10 ft, adjacent to the right-of-way along with an adjacent utility easement, shall be reserved for the use of utility easement which would interfere with the ability of a utility to use the easement.
 - 5) The minimum lot size shall be at least 200,000 square feet for onsite wastewater treatment and disposal. Any wastewater treatment system shall be approved by the Department of Environmental Conservation, State of Alaska.
 - 6) These parcels cannot be subdivided into lots less than 5 acres in size. (AK 2005-145)



CERTIFICATE OF SURVEYOR

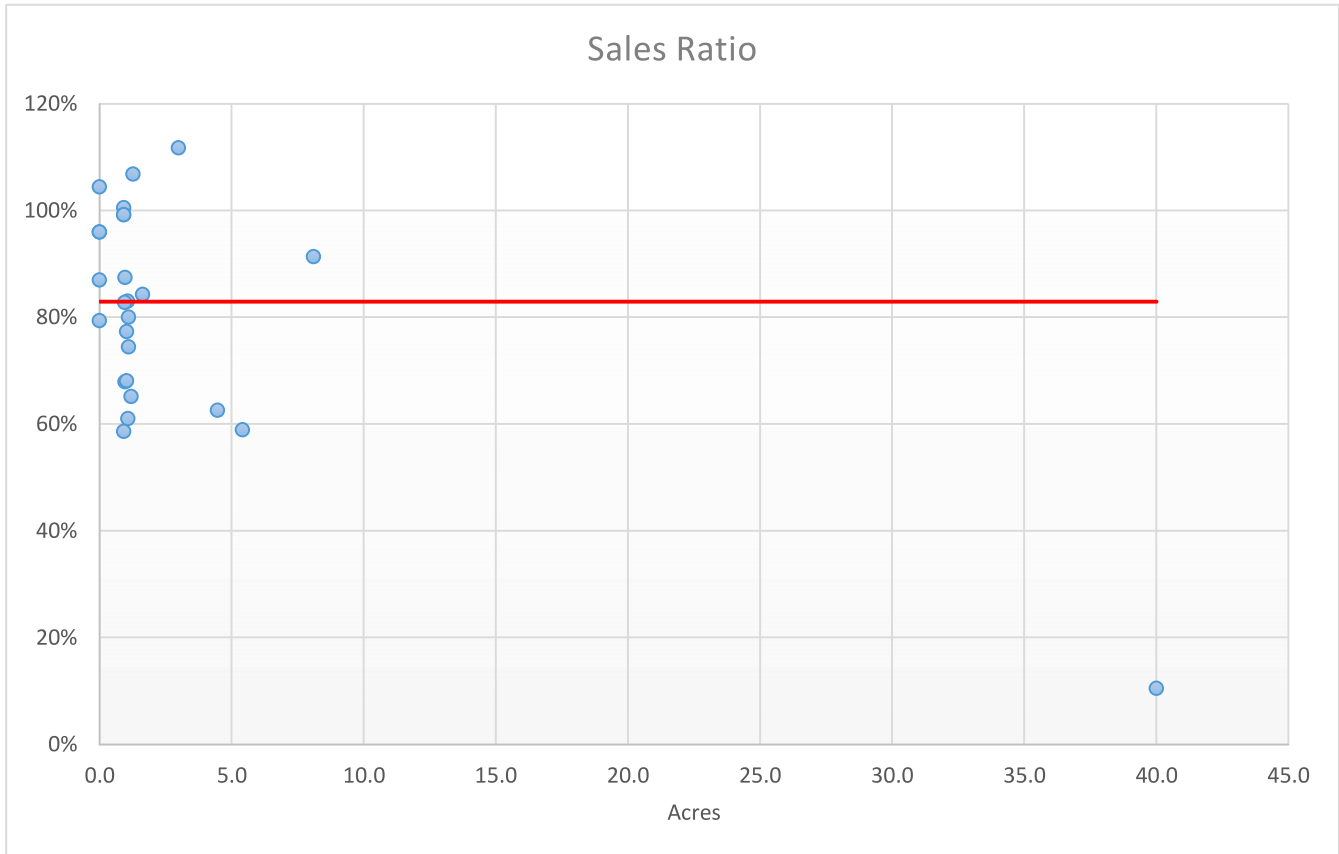
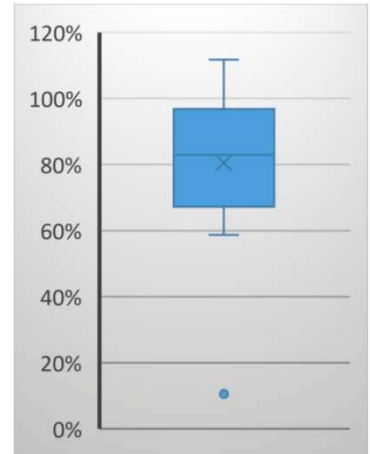
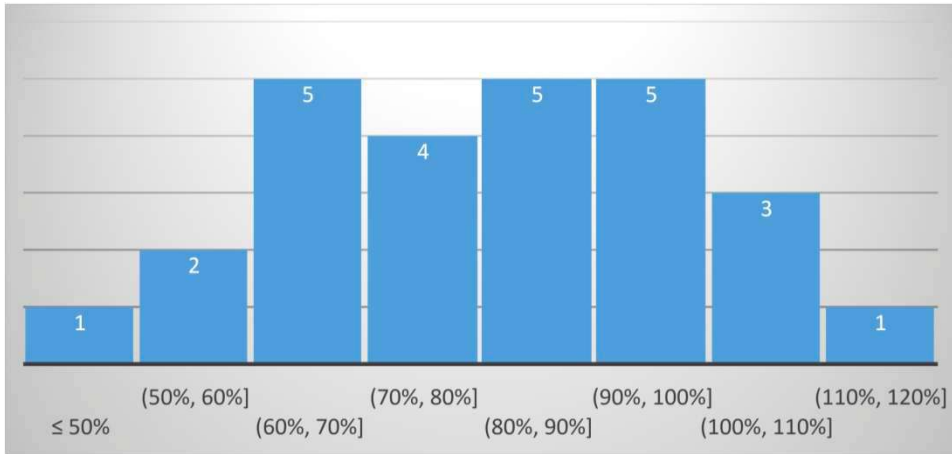
I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, this plat and the monuments shown hereon actually exist as described, and all dimensions and other details are correct to the normal standards of practice of land surveyors in the State of Alaska.

ASG00267

2026 LAND RATIO STUDY

K-BEACH

Ratio Sum	21	Earliest Sale	2/6/2023	Excluded	
Mean	80.53%	Lates Sale	8/1/2025	# of Sales	26
Median	82.91%	Outlier Information		Total AV	\$ 999,900
Wtd Mean	76.38%			Range	1.5
PRD	1.05	Lower Limit	22.93%	Min	10.51%
COD	18.56%	Upper Limit	141.10%	Max	111.75%
St. Dev	0.2115			Min Sale	\$ 19,500
COV	26.27%			Max Sale	\$ 160,000



2026 LAND RATIO STUDY

Mrk Area	Sale Date	LRSN	PIN	Total Acres	Year	Wrk Sh Val	Sale Price	LandType	SaleCd	RATIO
125	11/1/2024	15067	05501151	1.19	2024	\$ 94,500	\$ 145,000	20	C	65.17%
125	9/12/2023	15086	05501170	0.92	2023	\$ 82,100	\$ 140,000	20	C	58.64%
125	8/3/2023	94049	05506029CO05	0.00	2023	\$ 30,700	\$ 35,300	20	Z	86.97%
125	2/5/2025	104607	05506029CO51	0.00	2025	\$ 28,700	\$ 29,900	20	C	95.99%
125	2/5/2025	104610	05506029CO54	0.00	2025	\$ 28,700	\$ 29,900	20	C	95.99%
125	8/1/2025	104612	05506029CO74	0.00	2025	\$ 25,400	\$ 32,000	20	C	79.38%
125	8/23/2024	104614	05506029CO76	0.00	2024	\$ 26,100	\$ 25,000	20	C	104.40%
125	12/11/2023	15654	05514029	4.47	2023	\$ 16,900	\$ 27,000	20	C	62.59%
125	3/28/2023	15665	05514041	40.00	2023	\$ 8,200	\$ 78,000	20	C	10.51%
125	7/9/2025	16080	05522140	0.97	2025	\$ 26,700	\$ 39,300	20	Z	67.94%
125	8/31/2023	16107	05522205	1.03	2023	\$ 25,900	\$ 33,500	20	C	77.31%
125	9/27/2023	82684	05524107	8.10	2023	\$ 68,500	\$ 75,000	20	C	91.33%
125	7/9/2024	90459	05524119	5.41	2024	\$ 69,600	\$ 118,100	20	Z	58.93%
125	1/24/2025	16888	05528237	1.06	2025	\$ 16,600	\$ 20,000	20	C	83.00%
125	5/22/2024	16896	05528245	1.03	2024	\$ 21,800	\$ 32,000	20	C	68.13%
125	11/17/2023	16897	05528246	1.10	2023	\$ 28,000	\$ 35,000	20	C	80.00%
125	9/6/2024	16897	05528246	1.10	2024	\$ 28,000	\$ 37,600	20	C	74.47%
125	8/7/2023	16948	05529065	2.99	2023	\$ 178,800	\$ 160,000	20	C	111.75%
125	6/5/2024	17031	05531047	1.63	2024	\$ 29,500	\$ 35,000	20	C	84.29%
125	6/28/2023	107804	05532072	1.07	2023	\$ 12,200	\$ 20,000	20	C	61.00%
125	3/8/2023	108143	05533135	1.27	2023	\$ 26,700	\$ 25,000	20	C	106.80%
125	2/6/2023	17978	05545019	0.95	2023	\$ 26,500	\$ 32,000	20	C	82.81%
125	8/9/2024	17985	05545026	0.92	2024	\$ 19,600	\$ 19,500	20	C	100.51%
125	8/1/2025	18278	05553009	0.96	2025	\$ 30,600	\$ 35,000	20	C	87.43%
125	3/19/2024	37317	13134081	0.92	2024	\$ 24,800	\$ 25,000	20	C	99.20%
125	7/15/2024	37317	13134081	0.92	2024	\$ 24,800	\$ 25,000	20	C	99.20%

LogID	Contact Name	Created By	Parcel	Notes
2026-04-07T13:40:24	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	CALLED TO SCHEDULE INSPECTION FRIDAY AT 10AM
2026-04-06T12:45:40	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	HE CALLED TO SETUP AN INSPECTION/ MEETING TO TALK ABOUT THE RANCH, THE 360 ACRES. TOLD HIM I WOULD HAVE TO CALL HIM BACK SO I CAN COORDINATE WITH A RES APPRAISER.
2026-04-06T12:42:03	DAVE YRAGUI	VanZandt, Catherine	FORMAL APPEALS	CB TO HW; WARM XFER TO HER
2026-04-02T13:02:20	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	HE WASNT GOING TO APPEAL TAXES THIS YEAR, BUT THE BOROUGH POSTPONED THE TRIAL. SAID HE WAS GOING TO GET A BUNCH OF COMPARABLES AND GO THROUGH THEM ONE AT A TIME. DID NOT SCHEDULE ANY INSPECTIONS.
2026-04-02T13:01:17	DAVE YRAGUI	VanZandt, Catherine	FORMAL APPEALS	CALLED FOR HW; WARM XFER TO HER
2026-04-02T12:02:33	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	CALLED TO ASK IF HE WANTED US TO INSPECT ANYTHING, HE SAID HE WOULD CALL BACK.
2026-04-02T09:00:04	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	CLM
2026-04-01T10:49:25	DAVE YRAGUI	VanZandt, Catherine	FORMAL APPEALS	CB FOR HW; EMAILED HW W/ INFO
2026-04-01T10:20:32	DAVID YRAGUI	Windsor, Heather	FORMAL APPEALS	CLM ASKED IF HE WANTED US TO INSPECT ANYTHING, IF SO TO PLEASE CALL TO SETUP A TIME.
2026-03-10T08:15:51	MARY YRAGUI	VanZandt, Catherine	05524106/24/26/27/2	SAID SHE DID NOT RECEIVE HER ASSESSMENT NOTICES FOR THESE PARCELS; ASKED IF I COULD EMAIL THEM TO HER INSTEAD.

ASG00280

APPEAL HISTORY FOR PARCEL 055-241-24

APPEAL YEAR: 2010

Appeal Type/Status

Appraiser Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
PKNIGHT	03/25/2010	6,000	5,000	-1,000	-17%	Informal Adjustment

Summary:

APPEAL YEAR: 2015

Appeal Type/Status

Appraiser Date Filed

BOE APPEAL	BOE - Closed	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
LCRANE	03/23/2015	7,600	0	7,600	0%	

Summary:

APPEAL YEAR: 2018

Appeal Type/Status

Appraiser Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
DMUELLER	03/30/2018	7,600	7,600	0	0%	Informal Adjustment

Summary: DAVID YRAGUI IN OFFICE REGARDING MULTIPLE PINS STATES BOROUGH HAS PARCELS ASSESSED 90% WETLANDS BUT PARCELS ARE NOT WETLANDS ACCORDING TO ARMY CORP OF ENGINEERS WETLANDS DELENEATION REPORT. TOLD HIM PLANNING IS WORKING ON IT AND NOT OUR CALL WE CANNOT MAKE WETLANDS MAPS. NO CHANGE

APPEAL YEAR: 2022

Appeal Type/Status

Appraiser Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
WANDERSON	03/16/2022	7,600	6,800	-800	-11%	Informal Adjustment

Summary: LAND VALUE ISSUE

APP: ADJUSTED FOR RESTRICTIVE CCRS

APPEAL YEAR: 2024

Appeal Type/Status

Appraiser Date Filed

BOE APPEAL	BOE - Closed	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
HWINDSOR	04/02/2024	6,800	0	6,800	0%	

Summary:

APPEAL YEAR: 2026

Appeal Type/Status

Appraiser Date Filed

ASG00271

APPEAL HISTORY FOR PARCEL 055-241-24

BOE APPEAL	Open	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
HWINDSOR	03/27/2026	6,800	0	6,800	0%	

Summary:

**COVENANTS, CONDITIONS & RESTRICTIONS****Kalifonsky Meadow Subdivision**Sited in the NE $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ E $\frac{1}{2}$ SW $\frac{1}{4}$ S $\frac{1}{2}$ NW $\frac{1}{4}$

Section 29, T5N R11W, S.M., AK

According to Plat Number 2005-43 Kenai Recording District

RESUBDIVISION

The area of lots herein described shall not be reduced in size by subdivision to create parcels not less than 5 acres in size.

LAND USE, BUILDING TYPE AND BUILDING SETBACKS

No lot shall be used except for single family residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling. Other detached structures such as guest cabins, greenhouses, garages, and work studios may be constructed so long as they do not encroach the screening easements.

Structures are prohibited within the northern $\frac{3}{4}$ of Tracts C, D, E and F. Hayfields and other similar cultivation is allowed within this area.

DWELLING SIZE AND CONSTRUCTION

The minimum permitted dwelling size for the ground floor area of the main structure, exclusive of one (1) story open porches and garages shall not be less than nine hundred (900) square feet. The exterior of the dwelling must be complete in one (1) year from the start of construction.

ANIMALS

No animals, livestock or poultry of any kind shall be raised, bred, allowed to free range, or be kept on any lot for any commercial purpose. No more than two (2) dogs shall be allowed on any lot.

AUTOMOBILES

No vehicle may be abandoned or allowed to remain on any lot or street offsetting any lot for more than seven (7) days if it is not in good operating condition. No heavy equipment may be parked on any lot or street except during a time that it is working in that subdivision. No lot or street may be used for the storage of any equipment, material or merchandise used or to be sold in a trade or business.

WELL AND SEPTIC

Well and septic should be installed as recommended in the wastewater site plan for the subdivision submitted to the Kenai Peninsula Borough in accordance to Alaska Department of Environmental Conservation regulations.

GARBAGE AND REFUSE DISPOSAL

No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste. All such matter shall be kept in sanitary containers. All incinerators or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition.

COVENANTS, CONDITIONS & RESTRICTIONS
KALIFONSKY MEADOW SUBDIVISION

VEGETATION SCREENING

Vegetation Screening easements will be fifteen (15) feet from all lot lines.

NUISANCE

No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood. No auto repair shops will be allowed.

SIGNS

No sign of any kind shall be displayed to the public view on any lot except one (1) professional sign of not more than eight (8) square foot, one (1) sign of not more than eight (8) square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

SELECTIVE CLEARING OF LOTS

Clearing on all lots shall be selective and not cover more than fifty percent (50%) of the gross lot area, with the remaining area left in its natural state.

TREES

No trees may be removed from any lot except those trees necessary for clearing a construction site for a dwelling to be constructed on that lot. It is the intent of this provision that all persons purchasing a lot shall do their utmost to maintain the trees and the natural wooded surroundings of their properties. In the event of the excess removal of trees on any lot, the owner shall be responsible, at his own expense, for replanting and maintaining live trees.

TERMS

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty (20) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless all the current owners of the subdivision lots, agree to change said covenants in whole or in part.

ENFORCEMENT

Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violations or to recover damages.

SEVERABILITY

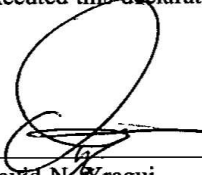
Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.



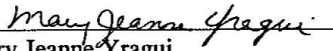
COVENANTS, CONDITIONS & RESTRICTIONS
KALIFONSKY MEADOW SUBDIVISION

The foregoing restrictions and conditions for building and use in the named subdivision are hereby declared and adopted by the owner of the subdivision, and all easements created, granted and reserved are declared to be the act of the owner and all conditions on purchase and ownership of property in the subdivision shall be deemed and considered as covenants running with the land.

IN WITNESS WHEREOF, the undersigned, being the declarant herein, has hereunto executed this declaration in this 29th day of June, 2005



David N. Yragui




Mary Jeanne Yragui

State of Alaska

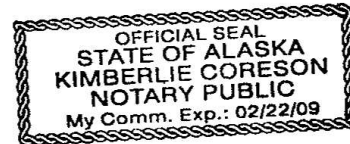
Third Judicial District

THIS IS TO CERTIFY that on this 29th day of June, 2005, before me, the undersigned, duly commissioned and sworn, personally appeared DAVID N. YRAGUI and MARY JEANNE YRAGUI to me known to be the persons described in and who executed the above and foregoing instrument and acknowledged to me that he/she signed and sealed the same freely and voluntarily for the uses and purposes therein. WITNESS my Hand and Official Seal the day and year mentioned on the certificate above written.

My Commission Expires: 2/22/09



Notary in and for Alaska



Return to:
David N. and Mary Jeanne Yragui
P.O. Box 1290
Kenai, AK 99611

Mclane Jobs\survey tools \ccrsdoc





COVENANTS, CONDITIONS & RESTRICTIONS

Kalifonsky Meadow Subdivision

Situated in the NE¼ NW¼ SE¼ E½ SW¼ S½ NW¼

Section 29, T5N R11W, S.M., AK

According to Plat Number 2005-43 Kenai Recording District

RESUBDIVISION

The area of lots herein described shall not be reduced in size by subdivision to create parcels not less than 5 acres in size.

LAND USE, BUILDING TYPE AND BUILDING SETBACKS

No lot shall be used except for single family residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling. Other detached structures such as guest cabins, greenhouses, garages, and work studios may be constructed so long as they do not encroach the screening easements.

Structures are prohibited within the northern ¼ of Tracts C, D, E and F. Hayfields and other similar cultivation is allowed within this area.

DWELLING SIZE AND CONSTRUCTION

The minimum permitted dwelling size for the ground floor area of the main structure, exclusive of one (1) story open porches and garages shall not be less than nine hundred (900) square feet. The exterior of the dwelling must be complete in one (1) year from the start of construction.

ANIMALS

No animals, livestock or poultry of any kind shall be raised, bred, allowed to free range, or be kept on any lot for any commercial purpose. No more than two (2) dogs shall be allowed on any lot.

AUTOMOBILES

No vehicle may be abandoned or allowed to remain on any lot or street offsetting any lot for more than seven (7) days if it is not in good operating condition. No heavy equipment may be parked on any lot or street except during a time that it is working in that subdivision. No lot or street may be used for the storage of any equipment, material or merchandise used or to be sold in a trade or business.

WELL AND SEPTIC

Well and septic should be installed as recommended in the wastewater site plan for the subdivision submitted to the Kenai Peninsula Borough in accordance to Alaska Department of Environmental Conservation regulations.

GARBAGE AND REFUSE DISPOSAL

No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste. All such matter shall be kept in sanitary containers. All incinerators or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition.

NUISANCE

No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood. No auto repair shops will be allowed.

COVENANTS, CONDITIONS & RESTRICTIONS
KALIFONSKY MEADOW SUBDIVISION

SIGNS

No sign of any kind shall be displayed to the public view on any lot except one (1) professional sign of not more than eight (8) square foot, one (1) sign of not more than eight (8) square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

TERMS

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty (20) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless all the current owners of the subdivision lots, agree to change said covenants in whole or in part.

ENFORCEMENT

Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violations or to recover damages.

SEVERABILITY

Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

The foregoing restrictions and conditions for building and use in the named subdivision are hereby declared and adopted by the owner of the subdivision, and all easements created, granted and reserved are declared to be the act of the owner and all conditions on purchase and ownership of property in the subdivision shall be deemed and considered as covenants running with the land.

IN WITNESS WHEREOF, the undersigned, being the declarant herein, has hereunto executed this declaration in this _____ day of June, 2005

David N. Yragui

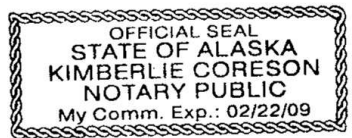
Mary Jeanne Yragui
Mary Jeanne Yragui

State of Alaska

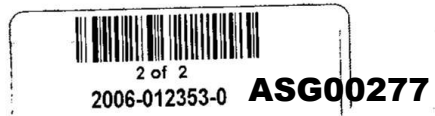
Third Judicial District

THIS IS TO CERTIFY that on this November 9th, 2006 day of ~~June, 2005~~, before me, the undersigned, duly commissioned and sworn, personally appeared DAVID N. YRAGUI and MARY JEANNE YRAGUI to me known to be the persons described in and who executed the above and foregoing instrument and acknowledged to me that he/she signed and sealed the same freely and voluntarily for the uses and purposes therein. WITNESS my Hand and Official Seal the day and year mentioned on the certificate above written.

My Commission Expires: February 22, 09
Kimberlie Coreson
Notary in and for Alaska

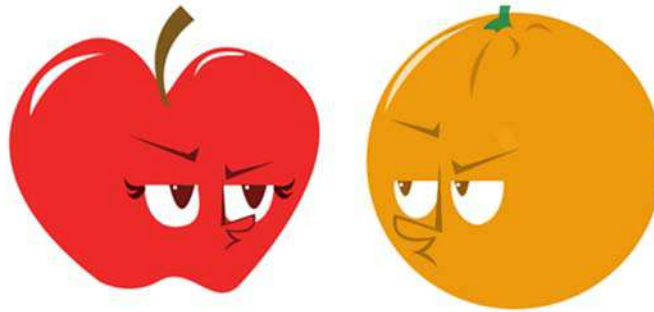


Return to:
David N. and Mary Jeanne Yragui
P.O. Box 1290
Kenai, AK 99611



Price per Acre Comparison

A very popular way to compare land values is to do a simple Price per Acre calculation. Simply stated this is the assessed value divided by the acreage. This will work just fine if the properties you are comparing are exactly the same size and have the exact same influences, otherwise you are just comparing apples to oranges.



Below is a sample comparison of 2 parcels that have the same acreage, with different influences.

5.0 AC Base	\$ 50,000		5.0 AC Base	\$ 50,000
Gravel Maint	\$ -		Paved	\$ 5,000
Elec Yes	\$ -		Elec Yes	\$ -
Gas No	\$ (10,000)		Gas Yes	\$ -
View Limited	\$ 12,000		View Good	\$ 25,000
			Waterfront Pond	\$ 25,000
Land Value	\$ 52,000		Land Value	\$ 105,000
Price/AC	\$ 10,400		Price/AC	\$ 21,000

Below is a sample comparison of 2 parcels that have the same influences, with different acreages.

5.0 AC Base	\$ 50,000		10.0 AC Base	\$ 70,000
Paved	\$ 5,000		Paved	\$ 7,000
Elec Yes	\$ -		Elec Yes	\$ -
Gas Yes	\$ -		Gas Yes	\$ -
View Good	\$ 25,000		View Good	\$ 35,000
Waterfront Pond	\$ 25,000		Waterfront Pond	\$ 35,000
Land Value	\$ 105,000		Land Value	\$ 147,000
Price/AC	\$ 21,000		Price/AC	\$ 14,700

Definitions

Assessment progressivity (regressivity). An appraisal bias such that higher value properties are appraised higher (lower) than low-value properties. See also price-related differential.

Coefficient of dispersion (COD). The average deviation of a group of numbers from the median expressed as a percentage of the median. In ratio studies, the average percentage deviation from the median ratio. *Acceptable range: Land under 30%, residential under 20%.*

Coefficient of variation (COV). The standard deviation expressed as a percentage of the mean. *Acceptable range: 1.25 of the COD.*

Mean: The result of adding all the values of a variable and dividing by the number of values. For example, the arithmetic mean of 3, 5, and 10 is 18 divided by 3, or 6. Also called the arithmetic mean.

Median. The midpoint or middle value when a set of values is ranked in order of magnitude; if the number of values is even, the midpoint or average of the two middle values. *Acceptable range: 90% to 110%*

Price-related differential (PRD). The mean divided by the weighted mean. The statistic has a slight bias upward. Price-related differentials above 1.03 tend to indicate assessment regressivity; price-related differentials below 0.98 tend to indicate assessment progressivity. *Acceptable range: 0.98 to 1.03.*

Progressivity. See assessment progressivity (regressivity)

Regressivity. See assessment progressivity (regressivity)

Standard deviation (St. Dev). The statistical calculated from a set of number by subtracting the mean from each value and squaring the remainders, adding together these squares, dividing by the size of the sample less one, and taking the square root of the result. When the data are normally distributed, one can calculate the percentage of observations within any number of standard deviations of the mean from normal probability table. When the data are not normally distributed, the standard deviation is less meaningful and should be used with caution.

Weighted mean; weighted average (wtd mean). An average in which the observations are weighted based on some criterion. In ratio studies, the weighted mean is a calculated by weighting the ratios based on their sale prices. A shortcut method is to sum the appraisals or assessments, sum of the sales prices, and divided the first result by the second. (International Association of Assessing Officers, 1990)

References

International Association of Assessing Officers. (1990). *Property Appraisal and Assessment Administration*. Chicago: International Association of Assessing Officers.

Influence Definitions

View

- **None:** No view other than immediate surroundings, could have a view if trees on adjoining properties were removed.
- **Limited:** Less than 45° viewable unobstructed, greater than 45° view angle with obstructions, mountain top view, view from 2nd story, able to view beyond adjacent lots, overlooking an area that would provide increased viewing opportunities for wildlife (rule of thumb, distance greater than football field).
- **Good:** 45°-90° view, unobstructed view, at least 1 feature, **mountain, river, lake, inlet etc.** Able to view beyond adjacent lots. (*River, Lake and Inlet frontage property will always have at least a Good or Excellent View*)
- **Excellent:** 90° or greater view, unobstructed, 2 or more features.

Street Access

- **Paved Access:** Paved road & government maintained.
- **Gravel Maintained:** Gravel road & maintained by the borough or another organized entity.
- **Gravel Unmaintained:** Gravel road but is not maintained by the borough (check Arcmap), could be maintained by the subdivision, HOA or private owner(s).
- **Trail:** *No longer used. If can be driven to year round, use gravel unmaintained, otherwise platted.*
- **Platted:** Road platted but not built.
- **Limited/NA:** Section line easement. No platted access. To include water, beach only access.

Utilities

- **Gas & Electric Yes/No:** To be considered as having gas & electric utilities must be at the property, directly across the street from property (not paved), or on the same side of the road and 1 lot away or less than 300 feet away. If street is paved & influence is across the road, parcel to be marked at not having service available.
- **Public/Community Water & Sewer:** Service is provided by municipality or by HOA. City lots are presumed to have this service though certain subdivision do not and need private well/septic influence. If only 1 of the services is available, mark Yes. Add well or septic if necessary for service not available. If street is paved & influence is across the road, parcel to be marked at not having service available.

Water Front

- **Ocean:** Fronts on major body of Saltwater, *Cook Inlet, Kachemak Bay, Resurrection Bay.*
- **River:** Fronts on a major navigable river, *Kenai River, Kasilof River.*
- **Lake:** Fronts on major lake, big enough to get a float plane on & off (approx. 3000') *Mackey Lake, Longmere Lake, Island Lake.*
- **Pond/Stream/Canal:** Fronts on smaller body of water, may be a fair size, but typically not able to get float plane on/off. *Arc Lake, Sport Lake, Echo Lake.* Not generally navigable by boat. *Funny River, Deep Creek, Anchor River, Swanson River.*

Topo

- **Steep:** Topography that is greater than usual incline/decline, making access & building difficult. At least 15 feet in elevation change and no less than 45% average slope (*4.5 feet vertical per 10 feet horizontal*)
- **Ravine:** Ravine or swale, a long deep hollow in the surface with wall height of at least 15 feet and average slope of 500% (*5 feet vertical per 1 foot horizontal*)
- **Other:** Any additional topographical feature that would have an influence on property, value. Topo features not described in the form.
- **Wetlands:** Water within 1 foot of the surface is considered wetlands. A Typical indicator of wetlands is scrubby black spruce.

Protective CCR's / HOA: Covenants, Conditions & Restrictions for individual subdivisions, Homer Owners Association. *Check S Drive or Contact title company.*

Airstrip: Private dirt/grass/gravel strip, off strip access.

Airstrip Improved: Gravel/ Paved, maintained, lights.

Agriculture Rights: Restrictions on property, limiting use of property or portion of property to agriculture use.

Easement: Description of a typical easements. Such as Overhead Power Line, Gas Line or other. Typical easements would include utility easements for providing utilities to local subdivision. Usually the front 10'-20' of the property.

Other: Other features not mentioned in form, describe in notes section.

Notes Section: Further description of influences or describe influences not accounted for in input sheet. Example, a Power Line easement running across property. Private Boat launch for subdivision.

For any properties that are not typical and fall outside of these parameters, See land appraiser for final determination.

AS 29.45.110. Full and True Value.

- (a) The assessor shall assess property at its full and true value as of January 1 of the assessment year, except as provided in this section, AS [29.45.060](#) , and [29.45.230](#). The full and true value is the estimated price that the property would bring in an open market and under the then prevailing market conditions in a sale between a willing seller and a willing buyer both conversant with the property and with prevailing general price levels.

AS 29.45.130. Independent Investigation

- (a) The assessor is not bound to accept a return as correct. The assessor may make an independent investigation of property returned or of taxable property on which no return has been filed. In either case, the assessor may make the assessor's own valuation of the property subject to an ad valorem tax and this valuation is prima facie evidence of the value of the property.
- (b) For investigation, the assessor or the assessor's agent may enter real property during reasonable hours to examine visible personal property and the exterior of a dwelling or other structure on the real property. The assessor or the assessor's agent may enter and examine the interior of a dwelling or other structure or the personal property in it only (1) if the structure is under construction and not yet occupied; (2) with the permission of a person in actual possession of the structure; or (3) in accordance with a court order to compel the entry and inspection. The assessor or the assessor's agent may examine all property records involved. A person shall, on request, furnish to the assessor or the assessor's agent assistance for the investigation and permit the assessor or the assessor's agent to enter a dwelling or other structure to examine the structure or personal property in it during reasonable hours. The assessor may seek a court order to compel entry and production of records needed for assessment purposes.
- (c) An assessor may examine a person on oath. On request, the person shall submit to examination at a reasonable time and place selected by the assessor.

KPB 5.15.070. Board of equalization – Hearing procedure.

- (h) Access to property. If an appellant has refused or failed to provide the assessor, or designee, full access to property or records related to assessment of the property, the appellant is precluded from offering evidence on the issue or issues affected by that lack of access. Before a ruling is issued on the admissibility of such evidence, the appellant shall be provided with a reasonable opportunity by the presiding officer to present its case as to why this sanction should not be imposed, and the assessor shall have a reasonable opportunity to respond.

MARKET VALUE

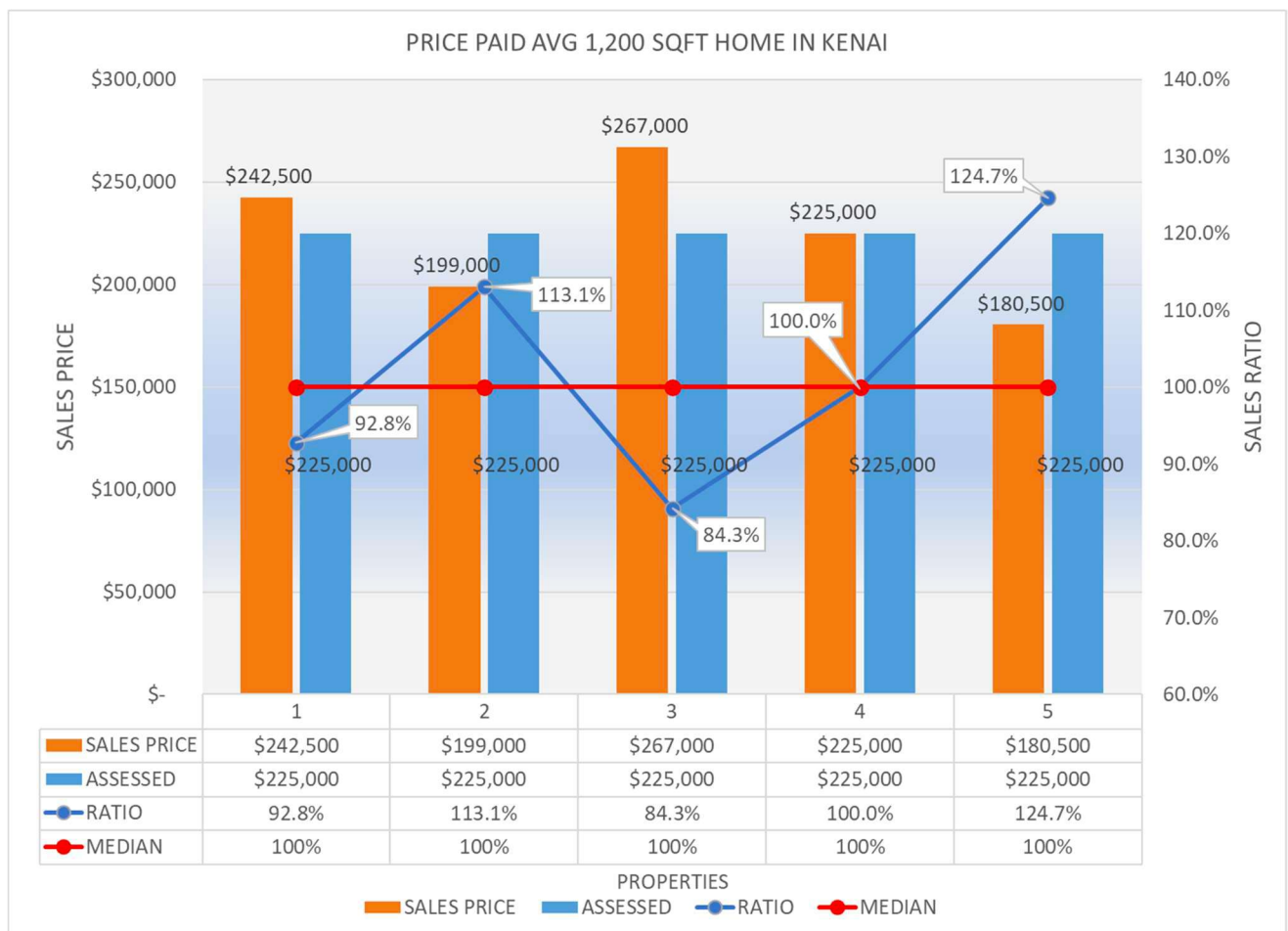
The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in an open and competitive market under all condition's requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress. (Appraisal of Real Estate 11th Edition - Appraisal Institute)

BURDEN OF PROOF

The appellant has the burden of proving or providing any information to show that the assessed values are excessive, improper or unequal. The assessor is accorded broad discretion in deciding among the recognized valuation methods. The assessor’s choice of one recognized method of valuation over another is simply the exercise of a discretion committed to the assessor by law.

**A borough has discretion to appraise, by whatever recognized method of valuation it chooses, so long as there is no fraud or clear adoption of a fundamentally wrong principle of valuation. Hoblit vs. Greater Anchorage Area Borough, Sup. Ct. Op. No. 636 (File No. 1214), 473 P.2d 630 (Alaska 1970).*

The assessing department is concerned not only with market value, but also with equity of assessment, which means: making sure that every property is assessed at the same level as all others with respect to market value. For this reason, **the assessor uses a broad scope in its approach to value, using overall trends to value all properties in a given market area.** In contrast, a private appraisal is only concerned with estimating the value of a single property.





APPELLANT: KALIFONSKY MEADOWS LLC
REPRESENTATIVE: DAVID YRAGUI

KPB PARCEL ID: 05524126

TOTAL ACREAGE: 5.0

PHYSICAL ADDRESS(ES) / LOCATION: 50308 BUOY AVE
KALIFORNSKY

LEGAL DESCRIPTION:

T 5N R 11W SEC 29 SEWARD MERIDIAN KN 2008009 KALIFONSKY
MEADOW SUB NO 3 TRACT D2

2026 NOTICED VALUES

RAW LAND	\$75,700.00
TOTAL IMPROVEMENTS:	N/A
ASSESSED VALUE TOTAL:	\$75,700.00
EXEMPTIONS:	N/A



The Kenai Peninsula Borough (KPB) Assessing Department uses a Market Adjusted Cost Approach to value residential structures for assessment purposes. This Cost Approach is derived from the property description, quality, size, and features, and is based upon replacement cost of new, less depreciation (RCN-D). That value is then adjusted by a statistically tested market adjustment.

According to Property Assessment Valuation, the first step in developing a cost approach is to estimate the land value at its highest and best use. KPB does this by reviewing, analyzing, and statistically testing reported land sales in a given market area. That updated land value is then combined with the value of all improvements; the sum of the two is the assessed value. This application is in accordance with Alaska State Statute AS 29.45.110.

ADMINISTRATIVE SUMMARY

Subject property is a 5.0-acre parcel in the K-Beach market area (#125). Land influences gravel-maintained access, limited view, electric and gas utility access and CCR's. Currently 2.5- acres are being valued as usable and 2.5-acres as a remaining land type. Highest and best use of the parcel is residential. Subject property was inspected on 04/14/26, by Appraiser Windsor. After the inspection and review, no changes were made to the influences or values. For the K-Beach market area (#125), 26 sales from the last three years were analyzed. The resulting analysis indicated an increase to the land model was needed.

Land K Beach Market 125

- 26 sales in last 3 years with a median ratio for 82.91%

PROPERTY DETAILS

LAND DETAILS

See definitions section of packet

- Elec Yes
- Gas Yes
- Gravel Main
- WETLANDS
- View Limited
- CCR'S NEW

PROPERTY RECORD CARD(s)

IMPROVEMENT TYPE

BUILDING TYPE

YEAR BUILT

TOTAL SQ. FT



APPELLANT: KALIFONSKY MEADOWS LLC
REPRESENTATIVE: DAVID YRAGUI

KPB PARCEL ID: 05524126

LEGAL DESCRIPTION: T 5N R 11W SEC 29 SEWARD MERIDIAN KN 2008009 KALIFONSKY MEADOW SUB NO 3 TRACT D2

2026 RECOMMENDED VALUE

LAND:	\$75,700
IMPROVEMENTS:	0
TOTAL:	\$75,700

ASSESSOR'S RECOMMENDATION

1. Subject property is valued uniformly and equitably with the parcels located within the same market area.
2. The Assessing Department reviewed all physical characteristics of the subject property to ensure all data was accurately captured. Influences are applied correctly and uniformly to the subject property.
3. The Assessing Department uses standardized mass appraisal procedures and techniques to specify and calibrate market models which are applied uniformly to value property within the borough. The modeled values are statistically tested to ensure a level of accuracy and equity of assessment that meets the guidelines established by the Alaska Association of Assessing Officers and the International Association of Assessing Officers, and in compliance with Alaska State Statute.

BOARD ACTION

LAND: _____ IMPROVEMENTS: _____ TOTAL: _____



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

ORIGINAL

2026

92032

50308 BUOY AVE

055-241-26

ADMINISTRATIVE INFORMATION Neighborhood: 125 K-Beach Property Class: 100 Residential Vacant TAG: 58 - CENTRAL EMERGENCY SVS	LEGAL DESCRIPTION: T 5N R 11W SEC 29 Seward Meridian KN 2008009 KALIFONSKY MEADOW SUB NO 3 TRACT D2	ACRES: 5.00 PRIMARY OWNER KALIFONSKY MEADOWS LLC PO BOX 1290 KENAI, AK 99611-1290
--	---	--

Residential Vacant

EXEMPTION INFORMATION	VALUATION RECORD				
Assessment Year	2021	2022	2023	2024	2025
Land	19,700	66,700	79,600	91,600	74,200
Improvements	0	0	0	0	0
Total	<u>19,700</u>	<u>66,700</u>	<u>79,600</u>	<u>91,600</u>	<u>74,200</u>
					Worksheet
					<u>75,700</u>
					<u>75,700</u>


LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential Rural/Res T	49 User Definable Land Formu	2.50	15,600	15,600	15,600	39,000	6 View Limited	75	29,250	74,100
							Z CCR'S NEW	15	5,850	
							X Elec Yes			
							P Gas Yes			
							S Gravel/Main			
							E WETLANDS			
Remaining/Wetlands	49 User Definable Land Formu	2.50	640	640	640	1,600	None			1,600
									<u>35,100</u>	<u>75,700</u>

MEMOS

ASG00286

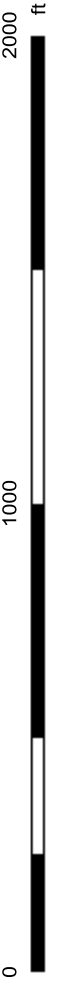
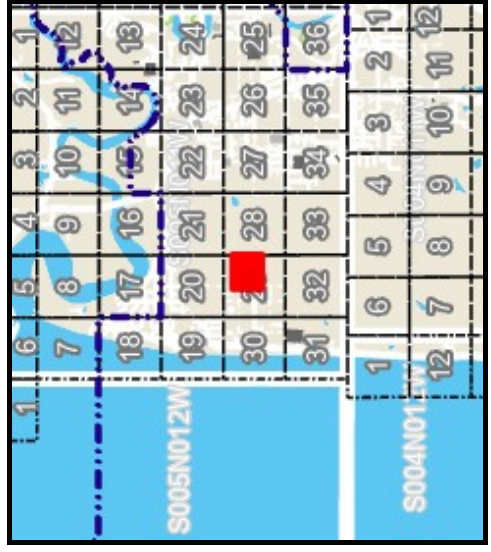


 **KPB Parcel ID: 05524126**

Owner: KALIFONSKY MEADOWS LLC

Legal Description: T 5N R 11W SEC 29
SEWARD MERIDIAN KN 2008009
KALIFONSKY MEADOW SUB NO 3 TRACT D2

Vicinity: Kalifornsky



AS000287



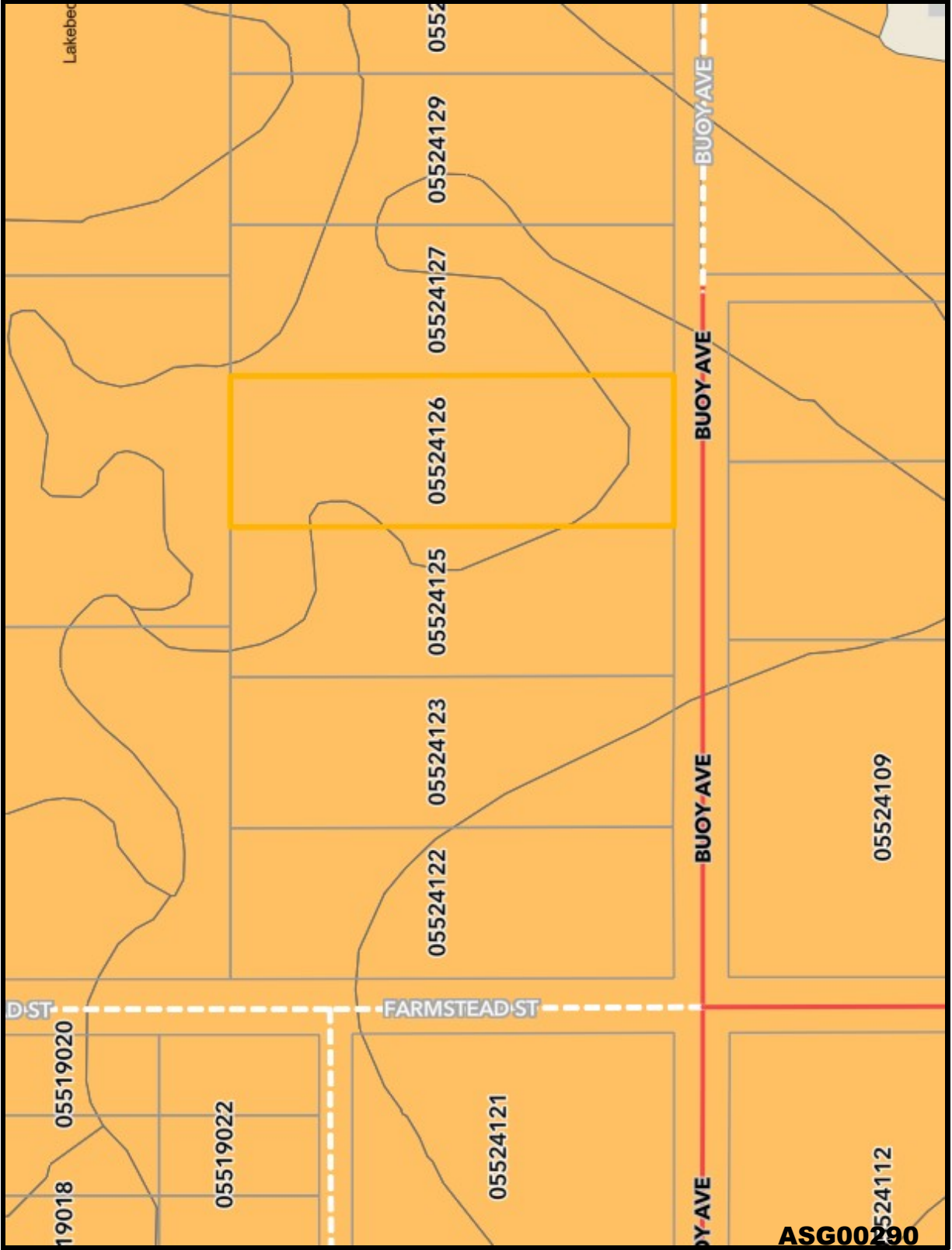
KPB PARCEL ID: 05524126





KPB PARCEL ID: 05524126





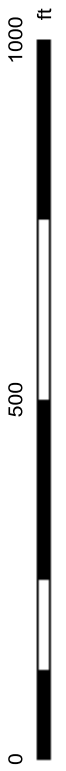
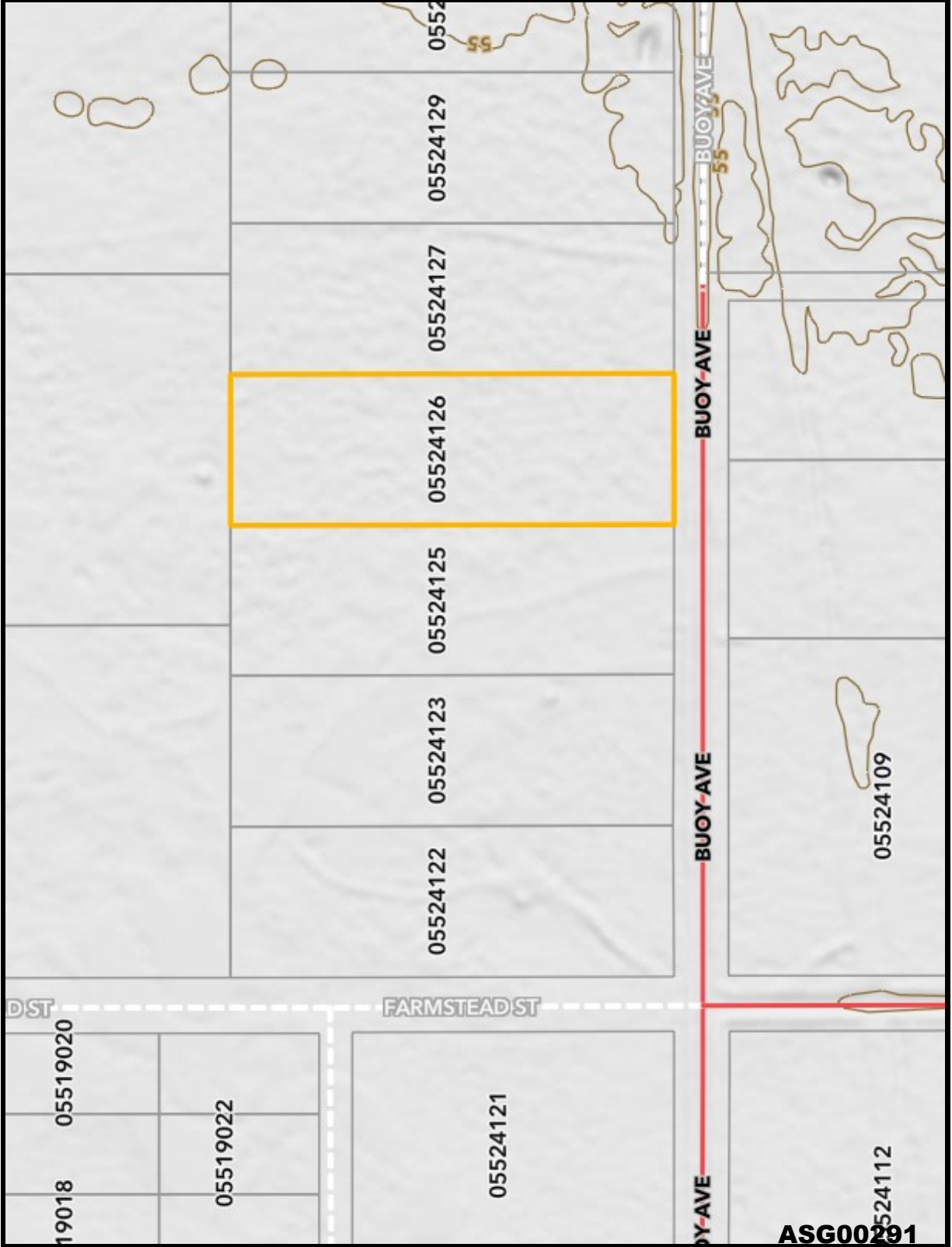
 **KPB PARCEL ID: 05524126**

- Transportation
 - Roads (by Maintenance)
 - Unbuilt / Platted / Not Maintained
 - Borough (RSA)
 - State
 - Federal
 - Municipal
- Terrain
 - KWF Wetlands Assessment
 - DISTURB
 - Depression
 - Discharge Slope
 - Drainageway
 - Floating Island
 - Headwater Fen
 - Kettle
 - LAKE
 - Lakebed
 - Late Snow Plateau
 - Riverine
 - Tidal
 - Wetland / Upland Complex











KPB PARCEL ID: 05524126

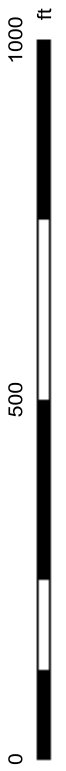
- Transportation
- Roads (by Maintenance)
- Unbuilt / Platted / Not Maintained
 - Borough (RSA)
 - State
 - Federal
 - Municipal





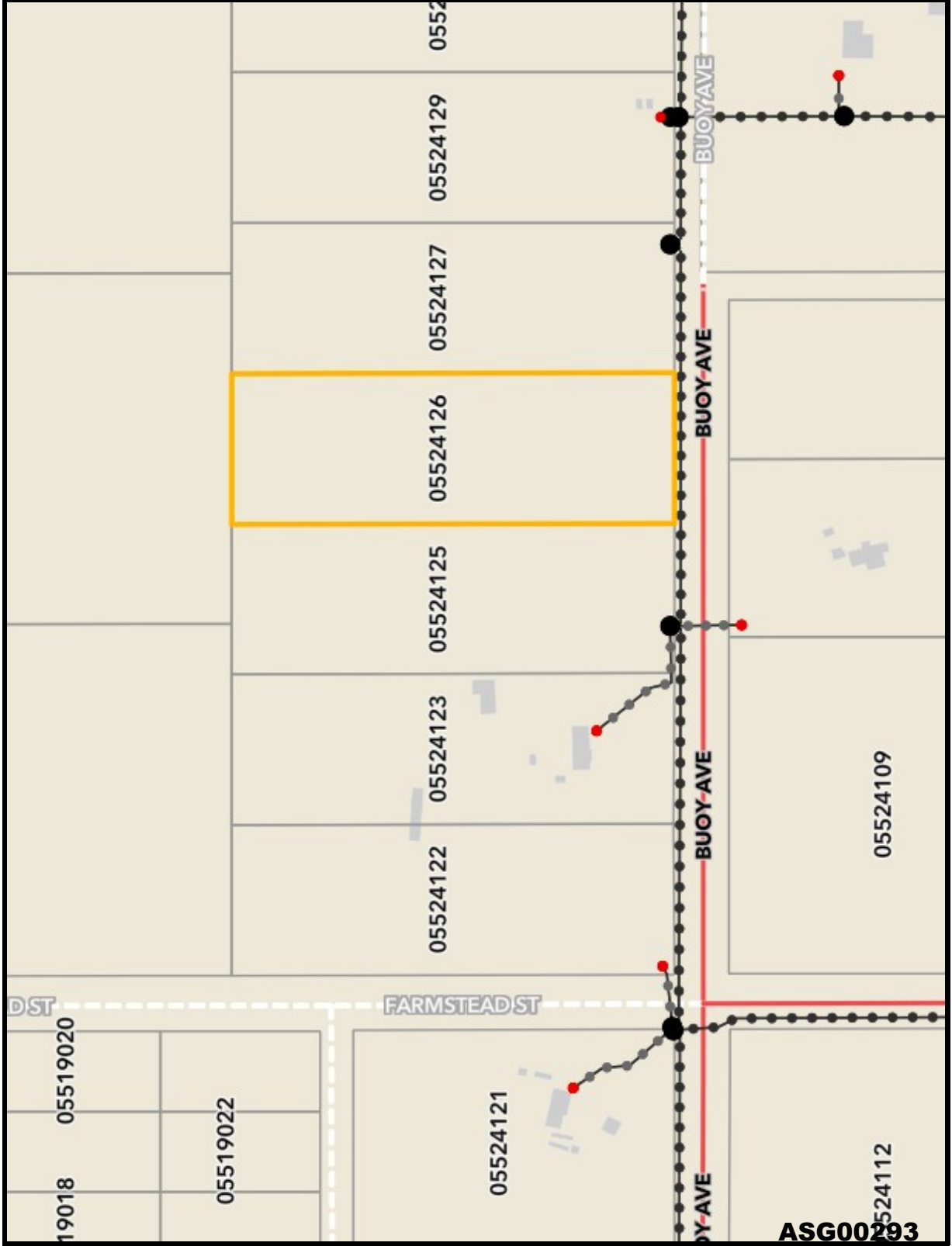
 **KPB PARCEL ID: 05524126**

- Transportation
- Roads (by Maintenance)
 -  Unbuilt / Platted / Not Maintained
 -  Borough (RSA)
 -  State
 -  Federal
 -  Municipal
- Land Influence
 -  View
 -  View Limited
 -  View None





 **KPB PARCEL ID: 05524126**



Electric Utilities

HEA

HEAMeters

HEA Structures

HEA Secondary Conductor

HEA Primary Conductor

Transmission Lines

Transportation

Roads (by Maintenance)

Unbuilt / Platted / Not

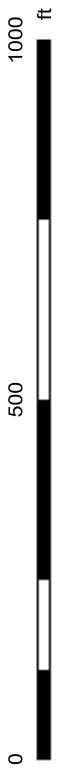
Maintained

Borough (RSA)

State

Federal

Municipal



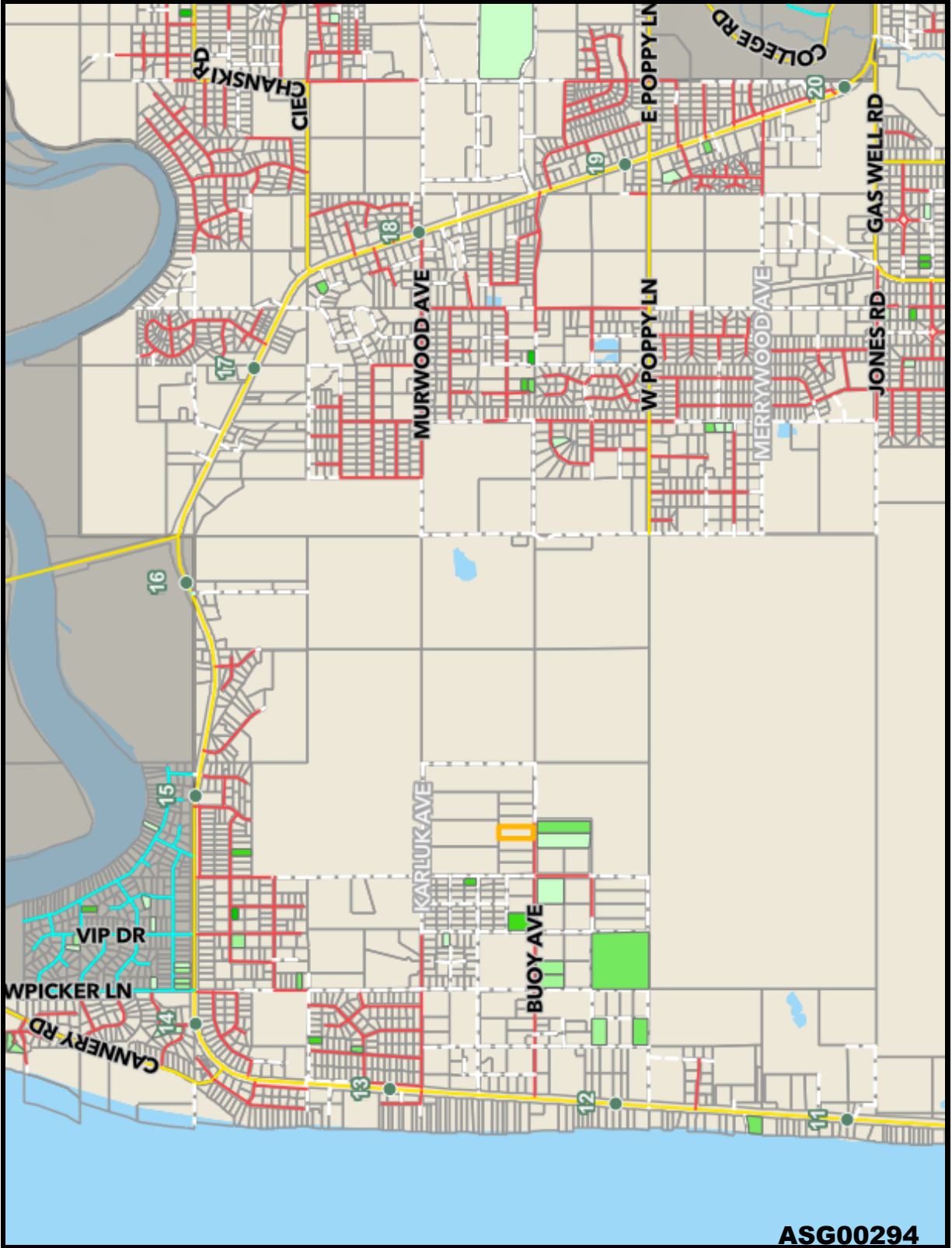


KENAI PENINSULA BOROUGH

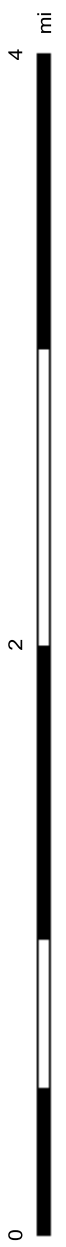
Assessing

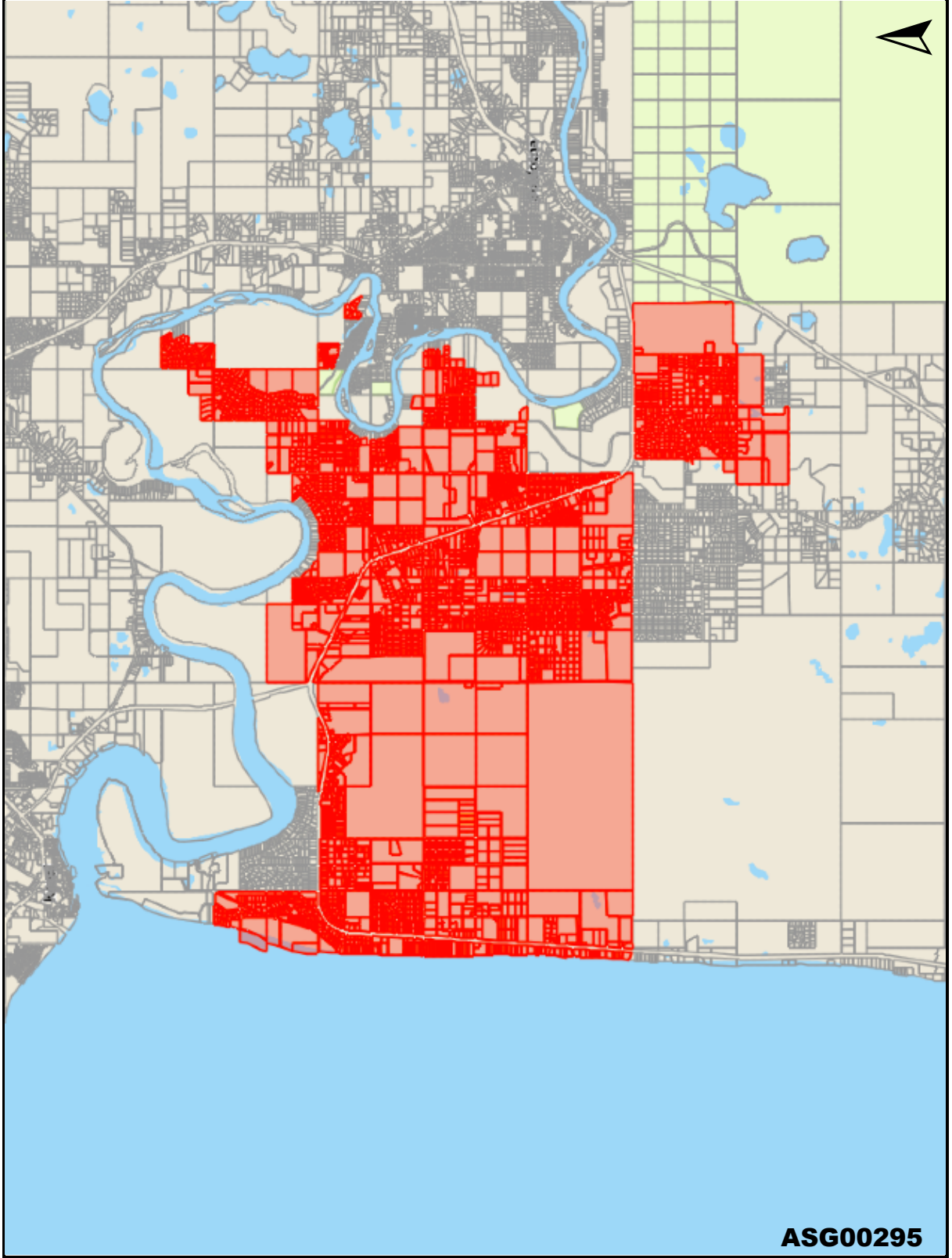
2026

Real Property Assessment Valuation Appeal Sales Map



KPB PARCEL ID: 05524126





Market Area: 125

ASG00295

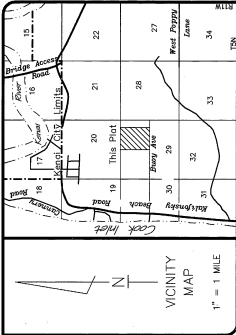
NOTES:

- 1) Covenants that may effect the development of these tracts are recorded in the Kenai Recording District, Sr. #s 2005-006732-0 and 2005-006733-0.
- 2) Building setbacks: A setback of 20 feet is required from all street rights-of-way unless a lesser standard is approved by resolution of the appropriate Planning Commission.
- 3) Roads must meet the design and construction standards established in the Kenai Subdivision Ordinance for certification and inclusion in the road maintenance program.
- 4) The front 10 ft. adjacent to the right-of-way along with an adjacent 10 ft. easement shall be reserved for utility easements. No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.
- 5) Each lot, not less than 200,000 square feet or less than 5 acres in size and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment system shall be designed and installed in accordance with the Alaska Department of Environmental Conservation requirements of 18 AAC 05.050.
- 6) These parcels cannot be resubdivided into lots less than 5 acres in size. (AK 2005-115)



CERTIFICATE OF SURVEYOR

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, this plat and the monuments shown herein were actually laid out, measured, and all dimensions and other details are correct to the normal standards of practice of land surveyors in the State of Alaska.



CERTIFICATE OF OWNERSHIP and DEDICATION

WE HEREBY CERTIFY THAT WE THE OWNERS OF THE BECA PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY, EASEMENTS, RIGHTS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

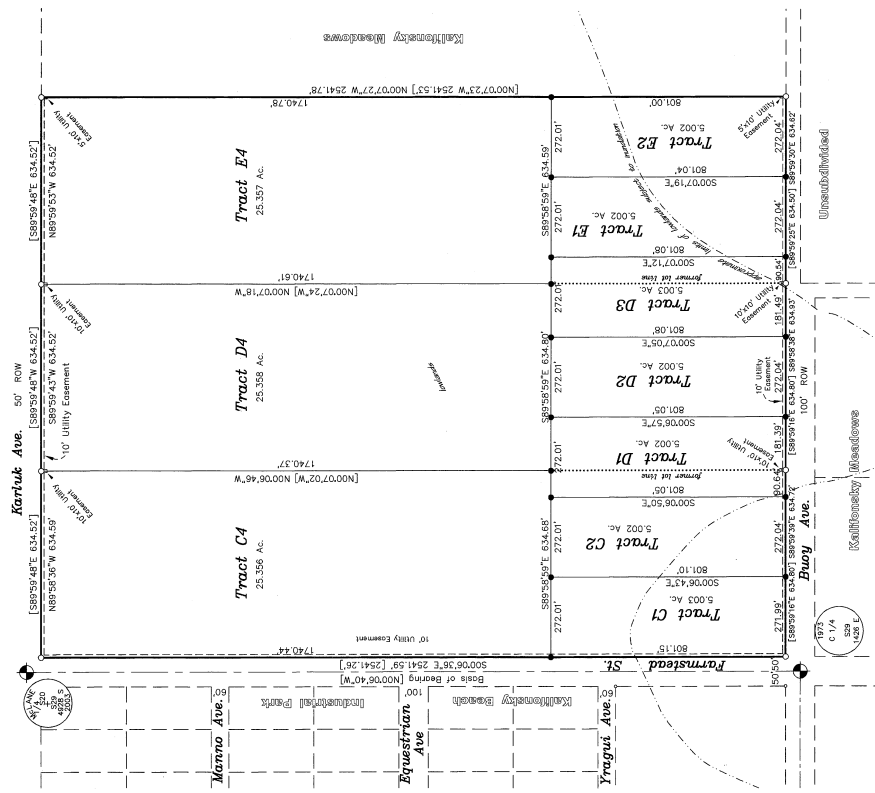
David A. Vagstad
Notary Public
 Notary Public
 State of Alaska
 Commission Expires 12/31/07

P. O. Box 1230
 Kenai, Alaska 99511

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THE 21st DAY OF January 2007 FOR David A. Vagstad and Megan Jeanne Vagstad.

Megan Jeanne Vagstad
 Notary Public
 State of Alaska
 Commission Expires 12/31/07



PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF November 12, 2007 KENAI PENINSULA BOROUGH

Megan J. Bird
 AUTHORIZED OFFICIAL

RECORDED 20
 Kenai REC. DIST.
 DATE: 2/22/08
 TIME: 11:52 AM
 INTERESTED PARTIES
 INTEGRITY SURVEYS
 8195 KENAI SPUR HWY
 KENAI, ALASKA 99511

KPB FILE No. 2007-250

Kalifonsky Meadow - Subd. No. 3

A plat of Tracts C, D, & E of Kalifonsky Meadow Subdivision, Plat No. 2005-006732-0 and 2005-006733-0, Section 29, T5N, R11W, S1M, Kenai Recording District, Kenai Peninsula Borough, AK. Containing 111.074 Acres.

Integrity Surveys, Inc.
 8195 Kenai Spur Hwy
 Kenai, Alaska 99511-8902
 PHONE: (907) 265-9977
 FAX: (907) 265-9977
 PLANNERS
 SURVEYORS

SUB NO:	27131	DRAWN:	12 December, 2007	CB
SURVEYED:	August, 2007	SCALE:	1" = 200'	
FIELD BK:	2007-2, 61	DISK:	Kalifonsky Meadows	

ASG00296

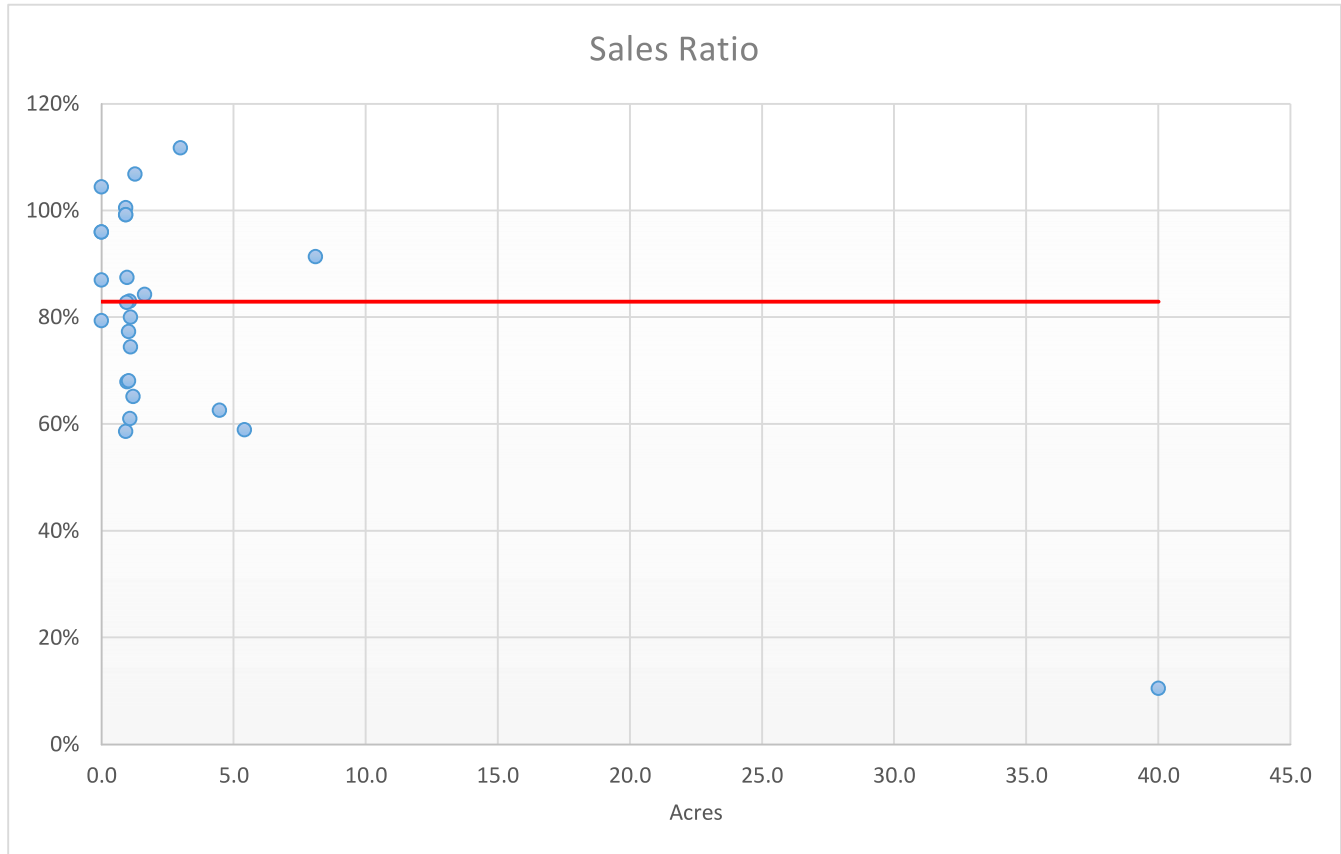
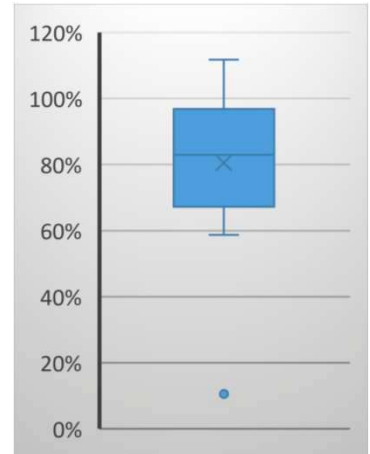
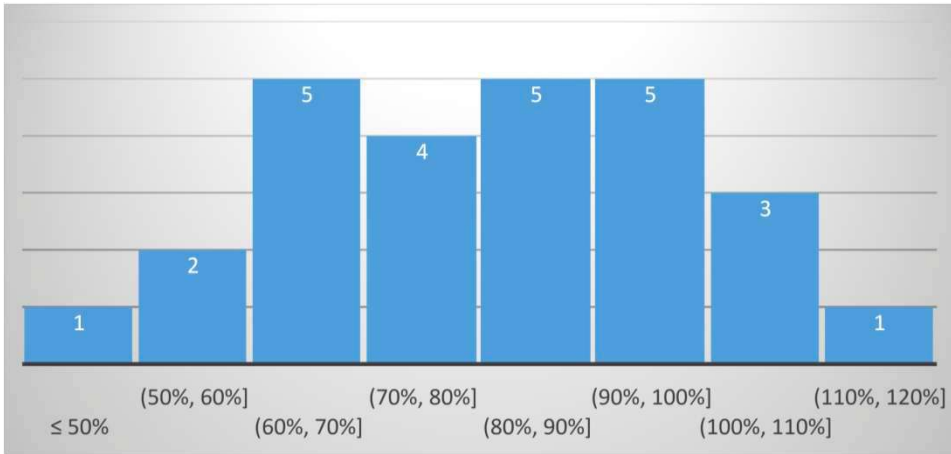
TEND:

- Monument (Record)
- 2" Alum. Cap (bound)
- 5/8" Rebar (set)
- Record Datum - Kalifonsky Meadow Subdivision Plat # 2005-006732-0

2026 LAND RATIO STUDY

K-BEACH

Ratio Sum	21	Earliest Sale	2/6/2023	Excluded	
Mean	80.53%	Lates Sale	8/1/2025	# of Sales	26
Median	82.91%	Outlier Information		Total AV	\$ 999,900
Wtd Mean	76.38%			Range	1.5
PRD	1.05	Lower Limit	22.93%	Min	10.51%
COD	18.56%	Upper Limit	141.10%	Max	111.75%
St. Dev	0.2115			Min Sale	\$ 19,500
COV	26.27%			Max Sale	\$ 160,000



2026 LAND RATIO STUDY

Mrk Area	Sale Date	LRSN	PIN	Total Acres	Year	Wrk Sh Val	Sale Price	LandType	SaleCd	RATIO
125	11/1/2024	15067	05501151	1.19	2024	\$ 94,500	\$ 145,000	20	C	65.17%
125	9/12/2023	15086	05501170	0.92	2023	\$ 82,100	\$ 140,000	20	C	58.64%
125	8/3/2023	94049	05506029CO05	0.00	2023	\$ 30,700	\$ 35,300	20	Z	86.97%
125	2/5/2025	104607	05506029CO51	0.00	2025	\$ 28,700	\$ 29,900	20	C	95.99%
125	2/5/2025	104610	05506029CO54	0.00	2025	\$ 28,700	\$ 29,900	20	C	95.99%
125	8/1/2025	104612	05506029CO74	0.00	2025	\$ 25,400	\$ 32,000	20	C	79.38%
125	8/23/2024	104614	05506029CO76	0.00	2024	\$ 26,100	\$ 25,000	20	C	104.40%
125	12/11/2023	15654	05514029	4.47	2023	\$ 16,900	\$ 27,000	20	C	62.59%
125	3/28/2023	15665	05514041	40.00	2023	\$ 8,200	\$ 78,000	20	C	10.51%
125	7/9/2025	16080	05522140	0.97	2025	\$ 26,700	\$ 39,300	20	Z	67.94%
125	8/31/2023	16107	05522205	1.03	2023	\$ 25,900	\$ 33,500	20	C	77.31%
125	9/27/2023	82684	05524107	8.10	2023	\$ 68,500	\$ 75,000	20	C	91.33%
125	7/9/2024	90459	05524119	5.41	2024	\$ 69,600	\$ 118,100	20	Z	58.93%
125	1/24/2025	16888	05528237	1.06	2025	\$ 16,600	\$ 20,000	20	C	83.00%
125	5/22/2024	16896	05528245	1.03	2024	\$ 21,800	\$ 32,000	20	C	68.13%
125	11/17/2023	16897	05528246	1.10	2023	\$ 28,000	\$ 35,000	20	C	80.00%
125	9/6/2024	16897	05528246	1.10	2024	\$ 28,000	\$ 37,600	20	C	74.47%
125	8/7/2023	16948	05529065	2.99	2023	\$ 178,800	\$ 160,000	20	C	111.75%
125	6/5/2024	17031	05531047	1.63	2024	\$ 29,500	\$ 35,000	20	C	84.29%
125	6/28/2023	107804	05532072	1.07	2023	\$ 12,200	\$ 20,000	20	C	61.00%
125	3/8/2023	108143	05533135	1.27	2023	\$ 26,700	\$ 25,000	20	C	106.80%
125	2/6/2023	17978	05545019	0.95	2023	\$ 26,500	\$ 32,000	20	C	82.81%
125	8/9/2024	17985	05545026	0.92	2024	\$ 19,600	\$ 19,500	20	C	100.51%
125	8/1/2025	18278	05553009	0.96	2025	\$ 30,600	\$ 35,000	20	C	87.43%
125	3/19/2024	37317	13134081	0.92	2024	\$ 24,800	\$ 25,000	20	C	99.20%
125	7/15/2024	37317	13134081	0.92	2024	\$ 24,800	\$ 25,000	20	C	99.20%

LogID	Contact Name	Created By	Parcel	Notes
2026-04-07T13:40:24	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	CALLED TO SCHEDULE INSPECTION FRIDAY AT 10AM
2026-04-06T12:45:40	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	HE CALLED TO SETUP AN INSPECTION/ MEETING TO TALK ABOUT THE RANCH, THE 360 ACRES. TOLD HIM I WOULD HAVE TO CALL HIM BACK SO I CAN COORDINATE WITH A RES APPRAISER.
2026-04-06T12:42:03	DAVE YRAGUI	VanZandt, Catherine	FORMAL APPEALS	CB TO HW; WARM XFER TO HER
2026-04-02T13:02:20	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	HE WASNT GOING TO APPEAL TAXES THIS YEAR, BUT THE BOROUGH POSTPONED THE TRIAL. SAID HE WAS GOING TO GET A BUNCH OF COMPARABLES AND GO THROUGH THEM ONE AT A TIME. DID NOT SCHEDULE ANY INSPECTIONS.
2026-04-02T13:01:17	DAVE YRAGUI	VanZandt, Catherine	FORMAL APPEALS	CALLED FOR HW; WARM XFER TO HER
2026-04-02T12:02:33	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	CALLED TO ASK IF HE WANTED US TO INSPECT ANYTHING, HE SAID HE WOULD CALL BACK.
2026-04-02T09:00:04	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	CLM
2026-04-01T10:49:25	DAVE YRAGUI	VanZandt, Catherine	FORMAL APPEALS	CB FOR HW; EMAILED HW W/ INFO
2026-04-01T10:20:32	DAVID YRAGUI	Windsor, Heather	FORMAL APPEALS	CLM ASKED IF HE WANTED US TO INSPECT ANYTHING, IF SO TO PLEASE CALL TO SETUP A TIME.
2026-03-10T08:15:51	MARY YRAGUI	VanZandt, Catherine	05524106/24/26/27/2	SAID SHE DID NOT RECEIVE HER ASSESSMENT NOTICES FOR THESE PARCELS; ASKED IF I COULD EMAIL THEM TO HER INSTEAD.

APPEAL HISTORY FOR PARCEL 055-241-26

APPEAL YEAR: 2015

Appeal Type/Status

Appraiser Date Filed

BOE APPEAL	BOE - Closed	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
LCRANE	03/23/2015	3,400	0	3,400	0%	

Summary:

APPEAL YEAR: 2018

Appeal Type/Status

Appraiser Date Filed

INFORMAL	Appealed Value	Result Value	Difference	% Chg	Value Change Reason	
DMUELLER	03/30/2018	19,700	19,700	0	0%	Informal Adjustment

Summary: DAVID YRAGUI IN OFFICE REGARDING MULTIPLE PINS STATES BOROUGH HAS PARCELS ASSESSED 90% WETLANDS BUT PARCELS ARE NOT WETLANDS ACCORDING TO ARMY CORP OF ENGINEERS WETLANDS DELENEATION REPORT. TOLD HIM PLANNING IS WORKING ON IT AND NOT OUR CALL WE CANNOT MAKE WETLANDS MAPS. NO CHANGE

APPEAL YEAR: 2022

Appeal Type/Status

Appraiser Date Filed

INFORMAL	Appealed Value	Result Value	Difference	% Chg	Value Change Reason	
BANDERSON	03/16/2022	66,700	0	66,700	0%	Informal Adjustment

Summary: LAND VALUE ISSUE.
APP: REVIEWED. NO CHANGE WARRANTED.

BOE APPEAL	BOE - Closed	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
BANDERSON	03/31/2022	66,700	0	66,700	0%	

Summary:

APPEAL YEAR: 2023

Appeal Type/Status

Appraiser Date Filed

BOE APPEAL	BOE - Closed	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
HWINDSOR	04/10/2023	79,600	0	79,600	0%	

Summary:

APPEAL YEAR: 2024

Appeal Type/Status

Appraiser Date Filed

ASG00300

APPEAL HISTORY FOR PARCEL 055-241-26

BOE APPEAL	BOE - Closed	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
HWINDSOR	04/02/2024	91,600	0	91,600	0%	

Summary:

APPEAL YEAR: 2025

Appeal Type/Status

Appraiser Date Filed

BOE APPEAL	BOE - Closed	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
HWINDSOR	03/30/2025	95,800	74,200	-21,600	-23%	Board of Equalization

Summary:

APPEAL YEAR: 2026

Appeal Type/Status

Appraiser Date Filed

BOE APPEAL	Open	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
HWINDSOR	03/27/2026	75,700	0	75,700	0%	Informal Adjustment

Summary:

**COVENANTS, CONDITIONS & RESTRICTIONS****Kalifonsky Meadow Subdivision**Sited in the NE $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ E $\frac{1}{2}$ SW $\frac{1}{4}$ S $\frac{1}{2}$ NW $\frac{1}{4}$

Section 29, T5N R11W, S.M., AK

According to Plat Number 2005-43 Kenai Recording District

RESUBDIVISION

The area of lots herein described shall not be reduced in size by subdivision to create parcels not less than 5 acres in size.

LAND USE, BUILDING TYPE AND BUILDING SETBACKS

No lot shall be used except for single family residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling. Other detached structures such as guest cabins, greenhouses, garages, and work studios may be constructed so long as they do not encroach the screening easements.

Structures are prohibited within the northern $\frac{3}{4}$ of Tracts C, D, E and F. Hayfields and other similar cultivation is allowed within this area.

DWELLING SIZE AND CONSTRUCTION

The minimum permitted dwelling size for the ground floor area of the main structure, exclusive of one (1) story open porches and garages shall not be less than nine hundred (900) square feet. The exterior of the dwelling must be complete in one (1) year from the start of construction.

ANIMALS

No animals, livestock or poultry of any kind shall be raised, bred, allowed to free range, or be kept on any lot for any commercial purpose. No more than two (2) dogs shall be allowed on any lot.

AUTOMOBILES

No vehicle may be abandoned or allowed to remain on any lot or street offsetting any lot for more than seven (7) days if it is not in good operating condition. No heavy equipment may be parked on any lot or street except during a time that it is working in that subdivision. No lot or street may be used for the storage of any equipment, material or merchandise used or to be sold in a trade or business.

WELL AND SEPTIC

Well and septic should be installed as recommended in the wastewater site plan for the subdivision submitted to the Kenai Peninsula Borough in accordance to Alaska Department of Environmental Conservation regulations.

GARBAGE AND REFUSE DISPOSAL

No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste. All such matter shall be kept in sanitary containers. All incinerators or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition.

COVENANTS, CONDITIONS & RESTRICTIONS
KALIFONSKY MEADOW SUBDIVISION

VEGETATION SCREENING

Vegetation Screening easements will be fifteen (15) feet from all lot lines.

NUISANCE

No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood. No auto repair shops will be allowed.

SIGNS

No sign of any kind shall be displayed to the public view on any lot except one (1) professional sign of not more than eight (8) square foot, one (1) sign of not more than eight (8) square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

SELECTIVE CLEARING OF LOTS

Clearing on all lots shall be selective and not cover more than fifty percent (50%) of the gross lot area, with the remaining area left in its natural state.

TREES

No trees may be removed from any lot except those trees necessary for clearing a construction site for a dwelling to be constructed on that lot. It is the intent of this provision that all persons purchasing a lot shall do their utmost to maintain the trees and the natural wooded surroundings of their properties. In the event of the excess removal of trees on any lot, the owner shall be responsible, at his own expense, for replanting and maintaining live trees.

TERMS

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty (20) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless all the current owners of the subdivision lots, agree to change said covenants in whole or in part.

ENFORCEMENT

Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violations or to recover damages.

SEVERABILITY

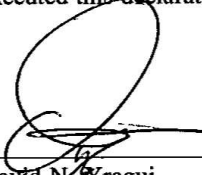
Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.



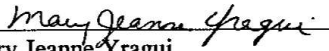
COVENANTS, CONDITIONS & RESTRICTIONS
KALIFONSKY MEADOW SUBDIVISION

The foregoing restrictions and conditions for building and use in the named subdivision are hereby declared and adopted by the owner of the subdivision, and all easements created, granted and reserved are declared to be the act of the owner and all conditions on purchase and ownership of property in the subdivision shall be deemed and considered as covenants running with the land.

IN WITNESS WHEREOF, the undersigned, being the declarant herein, has hereunto executed this declaration in this 29th day of June, 2005



David N. Yragui




Mary Jeanne Yragui

State of Alaska

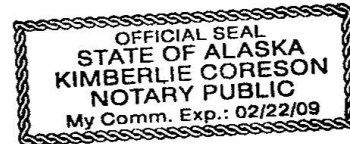
Third Judicial District

THIS IS TO CERTIFY that on this 29th day of June, 2005, before me, the undersigned, duly commissioned and sworn, personally appeared DAVID N. YRAGUI and MARY JEANNE YRAGUI to me known to be the persons described in and who executed the above and foregoing instrument and acknowledged to me that he/she signed and sealed the same freely and voluntarily for the uses and purposes therein. WITNESS my Hand and Official Seal the day and year mentioned on the certificate above written.

My Commission Expires: 2/22/09



Notary in and for Alaska



Return to:
David N. and Mary Jeanne Yragui
P.O. Box 1290
Kenai, AK 99611

Mclane Jobs\survey tools \ccrsdoc





COVENANTS, CONDITIONS & RESTRICTIONS

Kalifonsky Meadow Subdivision

Situated in the NE¼ NW¼ SE¼ E½ SW¼ S½ NW¼

Section 29, T5N R11W, S.M., AK

According to Plat Number 2005-43 Kenai Recording District

RESUBDIVISION

The area of lots herein described shall not be reduced in size by subdivision to create parcels not less than 5 acres in size.

LAND USE, BUILDING TYPE AND BUILDING SETBACKS

No lot shall be used except for single family residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling. Other detached structures such as guest cabins, greenhouses, garages, and work studios may be constructed so long as they do not encroach the screening easements.

Structures are prohibited within the northern ¼ of Tracts C, D, E and F. Hayfields and other similar cultivation is allowed within this area.

DWELLING SIZE AND CONSTRUCTION

The minimum permitted dwelling size for the ground floor area of the main structure, exclusive of one (1) story open porches and garages shall not be less than nine hundred (900) square feet. The exterior of the dwelling must be complete in one (1) year from the start of construction.

ANIMALS

No animals, livestock or poultry of any kind shall be raised, bred, allowed to free range, or be kept on any lot for any commercial purpose. No more than two (2) dogs shall be allowed on any lot.

AUTOMOBILES

No vehicle may be abandoned or allowed to remain on any lot or street offsetting any lot for more than seven (7) days if it is not in good operating condition. No heavy equipment may be parked on any lot or street except during a time that it is working in that subdivision. No lot or street may be used for the storage of any equipment, material or merchandise used or to be sold in a trade or business.

WELL AND SEPTIC

Well and septic should be installed as recommended in the wastewater site plan for the subdivision submitted to the Kenai Peninsula Borough in accordance to Alaska Department of Environmental Conservation regulations.

GARBAGE AND REFUSE DISPOSAL

No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste. All such matter shall be kept in sanitary containers. All incinerators or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition.

NUISANCE

No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood. No auto repair shops will be allowed.

COVENANTS, CONDITIONS & RESTRICTIONS
KALIFONSKY MEADOW SUBDIVISION

SIGNS

No sign of any kind shall be displayed to the public view on any lot except one (1) professional sign of not more than eight (8) square foot, one (1) sign of not more than eight (8) square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

TERMS

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty (20) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless all the current owners of the subdivision lots, agree to change said covenants in whole or in part.

ENFORCEMENT


Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violations or to recover damages.

SEVERABILITY

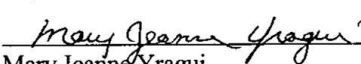
Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

The foregoing restrictions and conditions for building and use in the named subdivision are hereby declared and adopted by the owner of the subdivision, and all easements created, granted and reserved are declared to be the act of the owner and all conditions on purchase and ownership of property in the subdivision shall be deemed and considered as covenants running with the land.

IN WITNESS WHEREOF, the undersigned, being the declarant herein, has hereunto executed this declaration in this _____ day of June, 2005



David N. Yragui

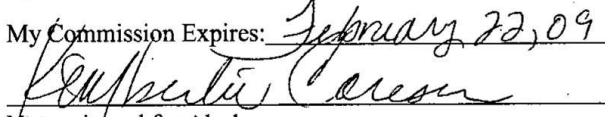


Mary Jeanne Yragui

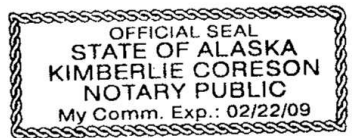
State of Alaska

Third Judicial District

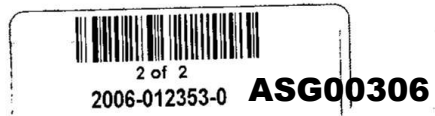
THIS IS TO CERTIFY that on this November 9th, 2006 day of ~~June, 2005~~, before me, the undersigned, duly commissioned and sworn, personally appeared DAVID N. YRAGUI and MARY JEANNE YRAGUI to me known to be the persons described in and who executed the above and foregoing instrument and acknowledged to me that he/she signed and sealed the same freely and voluntarily for the uses and purposes therein. WITNESS my Hand and Official Seal the day and year mentioned on the certificate above written.

My Commission Expires: February 22, 09


Notary in and for Alaska

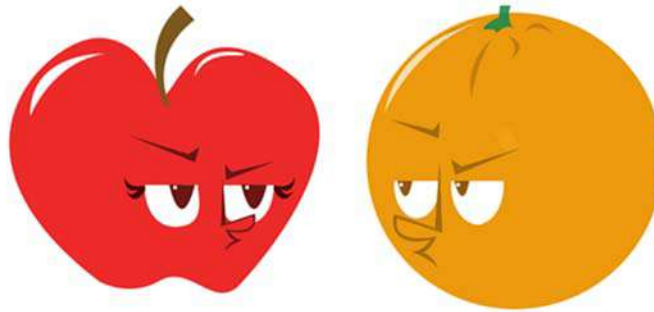


Return to:
David N. and Mary Jeanne Yragui
P.O. Box 1290
Kenai, AK 99611



Price per Acre Comparison

A very popular way to compare land values is to do a simple Price per Acre calculation. Simply stated this is the assessed value divided by the acreage. This will work just fine if the properties you are comparing are exactly the same size and have the exact same influences, otherwise you are just comparing apples to oranges.



Below is a sample comparison of 2 parcels that have the same acreage, with different influences.

5.0 AC Base	\$ 50,000		5.0 AC Base	\$ 50,000
Gravel Maint	\$ -		Paved	\$ 5,000
Elec Yes	\$ -		Elec Yes	\$ -
Gas No	\$ (10,000)		Gas Yes	\$ -
View Limited	\$ 12,000		View Good	\$ 25,000
			Waterfront Pond	\$ 25,000
Land Value	\$ 52,000		Land Value	\$ 105,000
Price/AC	\$ 10,400		Price/AC	\$ 21,000

Below is a sample comparison of 2 parcels that have the same influences, with different acreages.

5.0 AC Base	\$ 50,000		10.0 AC Base	\$ 70,000
Paved	\$ 5,000		Paved	\$ 7,000
Elec Yes	\$ -		Elec Yes	\$ -
Gas Yes	\$ -		Gas Yes	\$ -
View Good	\$ 25,000		View Good	\$ 35,000
Waterfront Pond	\$ 25,000		Waterfront Pond	\$ 35,000
Land Value	\$ 105,000		Land Value	\$ 147,000
Price/AC	\$ 21,000		Price/AC	\$ 14,700

Definitions

Assessment progressivity (regressivity). An appraisal bias such that higher value properties are appraised higher (lower) than low-value properties. See also price-related differential.

Coefficient of dispersion (COD). The average deviation of a group of numbers from the median expressed as a percentage of the median. In ratio studies, the average percentage deviation from the median ratio. *Acceptable range: Land under 30%, residential under 20%.*

Coefficient of variation (COV). The standard deviation expressed as a percentage of the mean. *Acceptable range: 1.25 of the COD.*

Mean: The result of adding all the values of a variable and dividing by the number of values. For example, the arithmetic mean of 3, 5, and 10 is 18 divided by 3, or 6. Also called the arithmetic mean.

Median. The midpoint or middle value when a set of values is ranked in order of magnitude; if the number of values is even, the midpoint or average of the two middle values. *Acceptable range: 90% to 110%*

Price-related differential (PRD). The mean divided by the weighted mean. The statistic has a slight bias upward. Price-related differentials above 1.03 tend to indicate assessment regressivity; price-related differentials below 0.98 tend to indicate assessment progressivity. *Acceptable range: 0.98 to 1.03.*

Progressivity. See assessment progressivity (regressivity)

Regressivity. See assessment progressivity (regressivity)

Standard deviation (St. Dev). The statistical calculated from a set of number by subtracting the mean from each value and squaring the remainders, adding together these squares, dividing by the size of the sample less one, and taking the square root of the result. When the data are normally distributed, one can calculate the percentage of observations within any number of standard deviations of the mean from normal probability table. When the data are not normally distributed, the standard deviation is less meaningful and should be used with caution.

Weighted mean; weighted average (wtd mean). An average in which the observations are weighted based on some criterion. In ratio studies, the weighted mean is a calculated by weighting the ratios based on their sale prices. A shortcut method is to sum the appraisals or assessments, sum of the sales prices, and divided the first result by the second. (International Association of Assessing Officers, 1990)

References

International Association of Assessing Officers. (1990). *Property Appraisal and Assessment Administration*. Chicago: International Association of Assessing Officers.

Influence Definitions

View

- **None:** No view other than immediate surroundings, could have a view if trees on adjoining properties were removed.
- **Limited:** Less than 45° viewable unobstructed, greater than 45° view angle with obstructions, mountain top view, view from 2nd story, able to view beyond adjacent lots, overlooking an area that would provide increased viewing opportunities for wildlife (rule of thumb, distance greater than football field).
- **Good:** 45°-90° view, unobstructed view, at least 1 feature, **mountain, river, lake, inlet etc.** Able to view beyond adjacent lots. (*River, Lake and Inlet frontage property will always have at least a Good or Excellent View*)
- **Excellent:** 90° or greater view, unobstructed, 2 or more features.

Street Access

- **Paved Access:** Paved road & government maintained.
- **Gravel Maintained:** Gravel road & maintained by the borough or another organized entity.
- **Gravel Unmaintained:** Gravel road but is not maintained by the borough (check Arcmap), could be maintained by the subdivision, HOA or private owner(s).
- **Trail:** *No longer used. If can be driven to year round, use gravel unmaintained, otherwise platted.*
- **Platted:** Road platted but not built.
- **Limited/NA:** Section line easement. No platted access. To include water, beach only access.

Utilities

- **Gas & Electric Yes/No:** To be considered as having gas & electric utilities must be at the property, directly across the street from property (not paved), or on the same side of the road and 1 lot away or less than 300 feet away. If street is paved & influence is across the road, parcel to be marked at not having service available.
- **Public/Community Water & Sewer:** Service is provided by municipality or by HOA. City lots are presumed to have this service though certain subdivision do not and need private well/septic influence. If only 1 of the services is available, mark Yes. Add well or septic if necessary for service not available. If street is paved & influence is across the road, parcel to be marked at not having service available.

Water Front

- **Ocean:** Fronts on major body of Saltwater, *Cook Inlet, Kachemak Bay, Resurrection Bay.*
- **River:** Fronts on a major navigable river, *Kenai River, Kasilof River.*
- **Lake:** Fronts on major lake, big enough to get a float plane on & off (approx. 3000') *Mackey Lake, Longmere Lake, Island Lake.*
- **Pond/Stream/Canal:** Fronts on smaller body of water, may be a fair size, but typically not able to get float plane on/off. *Arc Lake, Sport Lake, Echo Lake.* Not generally navigable by boat. *Funny River, Deep Creek, Anchor River, Swanson River.*

Topo

- **Steep:** Topography that is greater than usual incline/decline, making access & building difficult. At least 15 feet in elevation change and no less than 45% average slope (*4.5 feet vertical per 10 feet horizontal*)
- **Ravine:** Ravine or swale, a long deep hollow in the surface with wall height of at least 15 feet and average slope of 500% (*5 feet vertical per 1 foot horizontal*)
- **Other:** Any additional topographical feature that would have an influence on property, value. Topo features not described in the form.
- **Wetlands:** Water within 1 foot of the surface is considered wetlands. A Typical indicator of wetlands is scrubby black spruce.

Protective CCR's / HOA: Covenants, Conditions & Restrictions for individual subdivisions, Homer Owners Association. *Check S Drive or Contact title company.*

Airstrip: Private dirt/grass/gravel strip, off strip access.

Airstrip Improved: Gravel/ Paved, maintained, lights.

Agriculture Rights: Restrictions on property, limiting use of property or portion of property to agriculture use.

Easement: Description of a typical easements. Such as Overhead Power Line, Gas Line or other. Typical easements would include utility easements for providing utilities to local subdivision. Usually the front 10'-20' of the property.

Other: Other features not mentioned in form, describe in notes section.

Notes Section: Further description of influences or describe influences not accounted for in input sheet. Example, a Power Line easement running across property. Private Boat launch for subdivision.

For any properties that are not typical and fall outside of these parameters, See land appraiser for final determination.

AS 29.45.110. Full and True Value.

- (a) The assessor shall assess property at its full and true value as of January 1 of the assessment year, except as provided in this section, AS [29.45.060](#) , and [29.45.230](#). The full and true value is the estimated price that the property would bring in an open market and under the then prevailing market conditions in a sale between a willing seller and a willing buyer both conversant with the property and with prevailing general price levels.

AS 29.45.130. Independent Investigation

- (a) The assessor is not bound to accept a return as correct. The assessor may make an independent investigation of property returned or of taxable property on which no return has been filed. In either case, the assessor may make the assessor's own valuation of the property subject to an ad valorem tax and this valuation is prima facie evidence of the value of the property.
- (b) For investigation, the assessor or the assessor's agent may enter real property during reasonable hours to examine visible personal property and the exterior of a dwelling or other structure on the real property. The assessor or the assessor's agent may enter and examine the interior of a dwelling or other structure or the personal property in it only (1) if the structure is under construction and not yet occupied; (2) with the permission of a person in actual possession of the structure; or (3) in accordance with a court order to compel the entry and inspection. The assessor or the assessor's agent may examine all property records involved. A person shall, on request, furnish to the assessor or the assessor's agent assistance for the investigation and permit the assessor or the assessor's agent to enter a dwelling or other structure to examine the structure or personal property in it during reasonable hours. The assessor may seek a court order to compel entry and production of records needed for assessment purposes.
- (c) An assessor may examine a person on oath. On request, the person shall submit to examination at a reasonable time and place selected by the assessor.

KPB 5.15.070. Board of equalization – Hearing procedure.

- (h) Access to property. If an appellant has refused or failed to provide the assessor, or designee, full access to property or records related to assessment of the property, the appellant is precluded from offering evidence on the issue or issues affected by that lack of access. Before a ruling is issued on the admissibility of such evidence, the appellant shall be provided with a reasonable opportunity by the presiding officer to present its case as to why this sanction should not be imposed, and the assessor shall have a reasonable opportunity to respond.

MARKET VALUE

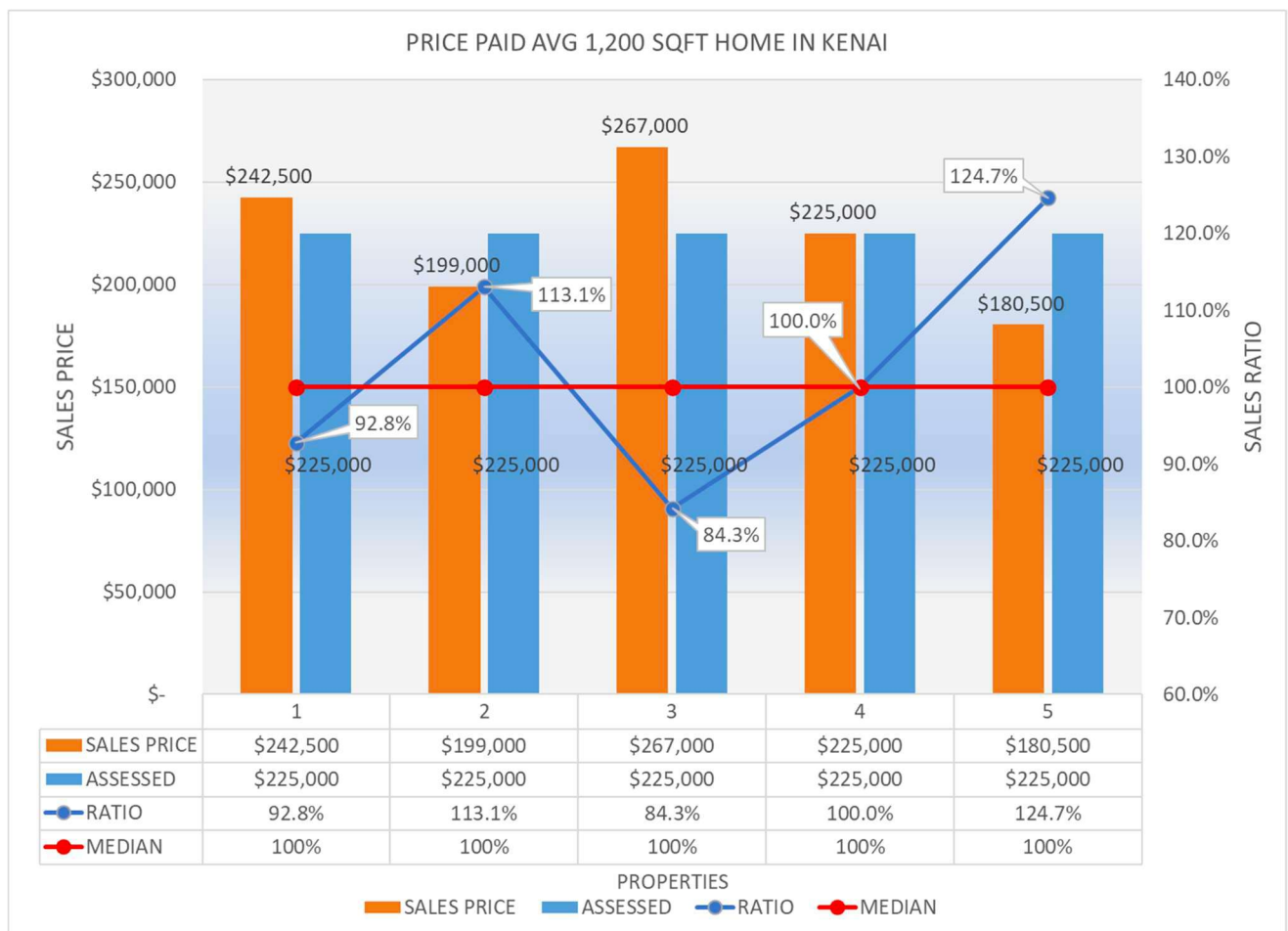
The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in an open and competitive market under all condition's requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress. (Appraisal of Real Estate 11th Edition - Appraisal Institute)

BURDEN OF PROOF

The appellant has the burden of proving or providing any information to show that the assessed values are excessive, improper or unequal. The assessor is accorded broad discretion in deciding among the recognized valuation methods. The assessor’s choice of one recognized method of valuation over another is simply the exercise of a discretion committed to the assessor by law.

**A borough has discretion to appraise, by whatever recognized method of valuation it chooses, so long as there is no fraud or clear adoption of a fundamentally wrong principle of valuation. Hoblit vs. Greater Anchorage Area Borough, Sup. Ct. Op. No. 636 (File No. 1214), 473 P.2d 630 (Alaska 1970).*

The assessing department is concerned not only with market value, but also with equity of assessment, which means: making sure that every property is assessed at the same level as all others with respect to market value. For this reason, **the assessor uses a broad scope in its approach to value, using overall trends to value all properties in a given market area.** In contrast, a private appraisal is only concerned with estimating the value of a single property.





APPELLANT: KALIFONSKY MEADOWS LLC
REPRESENTATIVE: DAVID YRAGUI

KPB PARCEL ID: 05524127

TOTAL ACREAGE: 5.0

PHYSICAL ADDRESS(ES) / LOCATION: 50256 BUOY AVE
KALIFORNSKY

LEGAL DESCRIPTION:

T 5N R 11W SEC 29 SEWARD MERIDIAN KN 2008009 KALIFONSKY
MEADOW SUB NO 3 TRACT D3

2026 NOTICED VALUES

RAW LAND	\$69,300.00
TOTAL IMPROVEMENTS:	N/A
ASSESSED VALUE TOTAL:	\$69,300.00
EXEMPTIONS:	N/A



The Kenai Peninsula Borough (KPB) Assessing Department uses a Market Adjusted Cost Approach to value residential structures for assessment purposes. This Cost Approach is derived from the property description, quality, size, and features, and is based upon replacement cost of new, less depreciation (RCN-D). That value is then adjusted by a statistically tested market adjustment.

According to Property Assessment Valuation, the first step in developing a cost approach is to estimate the land value at its highest and best use. KPB does this by reviewing, analyzing, and statistically testing reported land sales in a given market area. That updated land value is then combined with the value of all improvements; the sum of the two is the assessed value. This application is in accordance with Alaska State Statute AS 29.45.110.

ADMINISTRATIVE SUMMARY

Subject property is a 5.0-acre parcel in the K-Beach market area (#125). Land influences gravel-maintained access, limited view, electric and gas utility access and CCR's. Currently 2-acres are being valued as usable and 3-acres as a remaining land type. Highest and best use of the parcel is residential. Subject property was inspected on 04/14/26, by Appraiser Windsor. After the inspection and review, no changes were made to the influences or values. For the K-Beach market area (#125), 26 sales from the last three years were analyzed. The resulting analysis indicated an increase to the land model was needed.

Land K Beach Market 125

- 26 sales in last 3 years with a median ratio for 82.91%
- COD: 18.56 • PRD: 1.05

PROPERTY DETAILS

LAND DETAILS

See definitions section of packet

- Elec Yes
- Gas Yes
- Gravel Main
- WETLANDS
- View Limited
- CCR'S NEW

PROPERTY RECORD CARD(s)

IMPROVEMENT TYPE

BUILDING TYPE

YEAR BUILT

TOTAL SQ. FT



APPELLANT: KALIFONSKY MEADOWS LLC
REPRESENTATIVE: DAVID YRAGUI

KPB PARCEL ID: 05524127

LEGAL DESCRIPTION: T 5N R 11W SEC 29 SEWARD MERIDIAN KN 2008009 KALIFONSKY MEADOW SUB NO 3 TRACT D3

2026 RECOMMENDED VALUE	
LAND:	\$69,300
IMPROVEMENTS:	0
TOTAL:	\$69,300

ASSESSOR'S RECOMMENDATION

1. Subject property is valued uniformly and equitably with the parcels located within the same market area.
2. The Assessing Department reviewed all physical characteristics of the subject property to ensure all data was accurately captured. Influences are applied correctly and uniformly to the subject property.
3. The Assessing Department uses standardized mass appraisal procedures and techniques to specify and calibrate market models which are applied uniformly to value property within the borough. The modeled values are statistically tested to ensure a level of accuracy and equity of assessment that meets the guidelines established by the Alaska Association of Assessing Officers and the International Association of Assessing Officers, and in compliance with Alaska State Statute.

BOARD ACTION

LAND: _____ IMPROVEMENTS: _____ TOTAL: _____



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

ORIGINAL

2026

92033

50256 BUOY AVE

055-241-27

ADMINISTRATIVE INFORMATION Neighborhood: 125 K-Beach Property Class: 100 Residential Vacant TAG: 58 - CENTRAL EMERGENCY SVS	LEGAL DESCRIPTION: T 5N R 11W SEC 29 Seward Meridian KN 2008009 KALIFONSKY MEADOW SUB NO 3 TRACT D3	ACRES: 5.00 PRIMARY OWNER KALIFONSKY MEADOWS LLC PO BOX 1290 KENAI, AK 99611-1290
--	---	--

Residential Vacant

EXEMPTION INFORMATION	VALUATION RECORD				
Assessment Year	2021	2022	2023	2024	2025
Land	19,700	66,700	79,600	91,600	68,200
Improvements	0	0	0	0	0
Total	<u>19,700</u>	<u>66,700</u>	<u>79,600</u>	<u>91,600</u>	<u>68,200</u>
					<u>Worksheet</u> 69,300


LAND DATA AND CALCULATIONS

Type	Method	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential Rural/Res T	49 User Definable Land Formu	2.00	17,800	17,800	35,600	6 View Limited	75	26,700	67,600
						Z CCR'S NEW	15	5,340	
						X Elec Yes			
						P Gas Yes			
						S Gravel/Main			
						E WETLANDS			1,700
Remaining/Wetlands	49 User Definable Land Formu	3.00	567	567	1,700	None			
								<u>32,040</u>	<u>69,300</u>

MEMOS

ASG00315

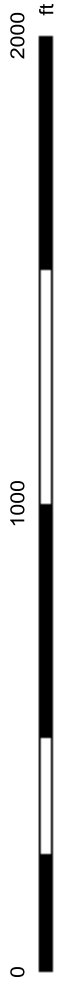
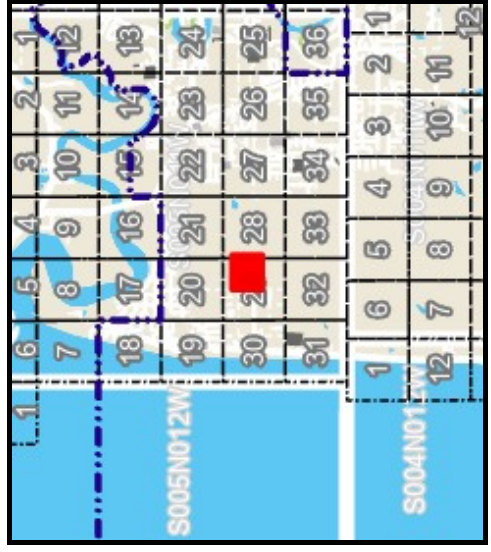


 **KPB Parcel ID: 05524127**

Owner: KALIFONSKY MEADOWS LLC

Legal Description: T 5N R 11W SEC 29
SEWARD MERIDIAN KN 2008009
KALIFONSKY MEADOW SUB NO 3 TRACT D3

Vicinity: Kalifornsky



A5G00316



KPB PARCEL ID: 05524127





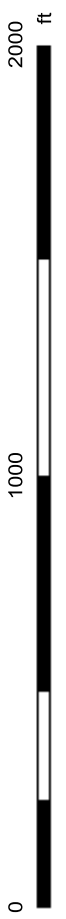
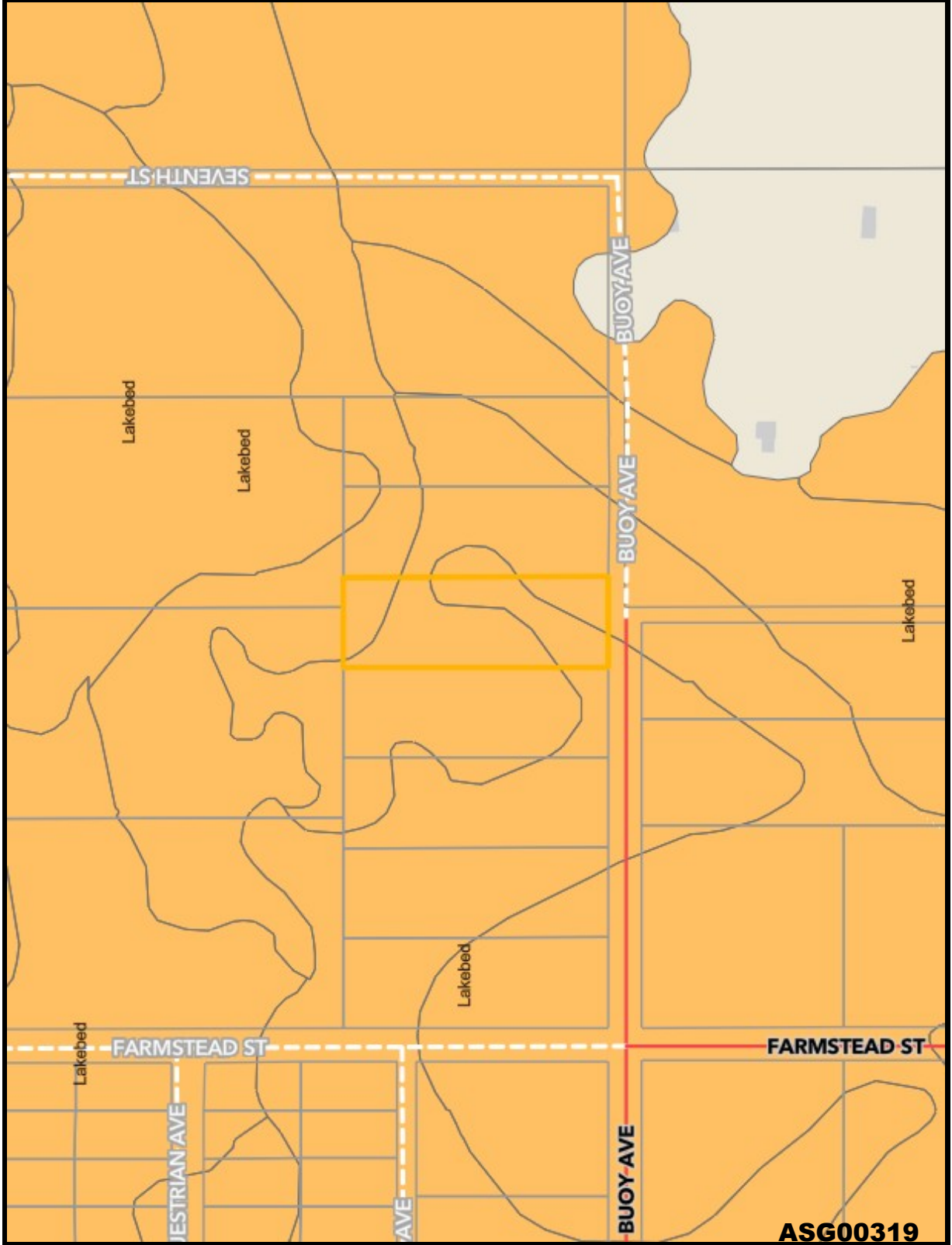
KPB PARCEL ID: 05524127



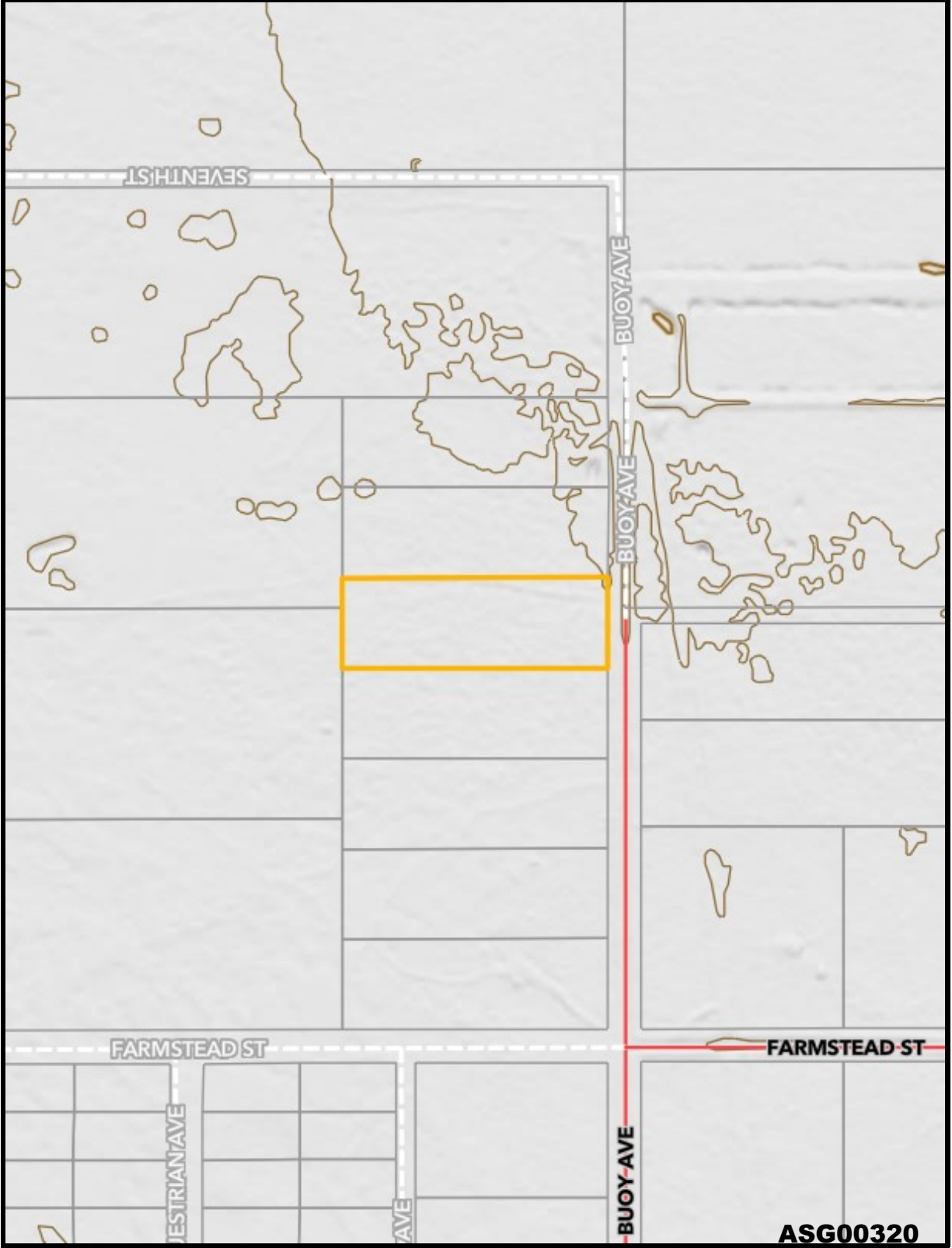


KPB PARCEL ID: 05524127






- Transportation
 - Roads (by Maintenance)
 - Unbuilt / Platted / Not Maintained
 - Borough (RSA)
 - State
 - Federal
 - Municipal
- Terrain
 - KWF Wetlands Assessment
 - DISTURB
 - Depression
 - Discharge Slope
 - Drainageway
 - Floating Island
 - Headwater Fen
 - Kettle
 - LAKE
 - Lakebed
 - Late Snow Plateau
 - Riverine
 - Tidal
 - Wetland / Upland Complex



ASG00319



 **KPB PARCEL ID: 05524127**

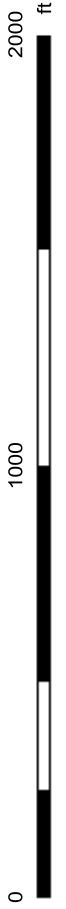
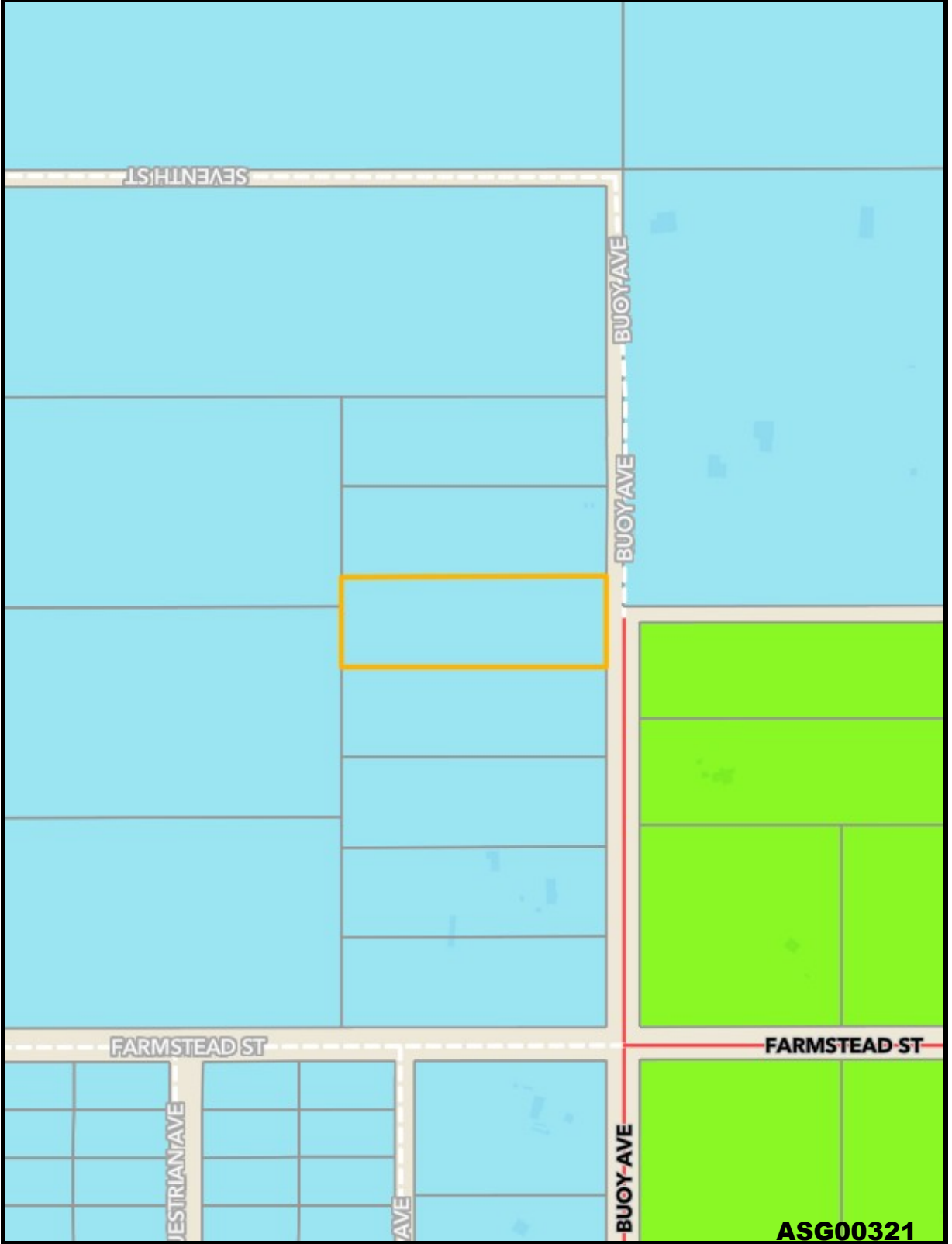
- Transportation
- Roads (by Maintenance)
-  Unbuilt / Platted / Not Maintained
 -  Borough (RSA)
 -  State
 -  Federal
 -  Municipal

ASG00320



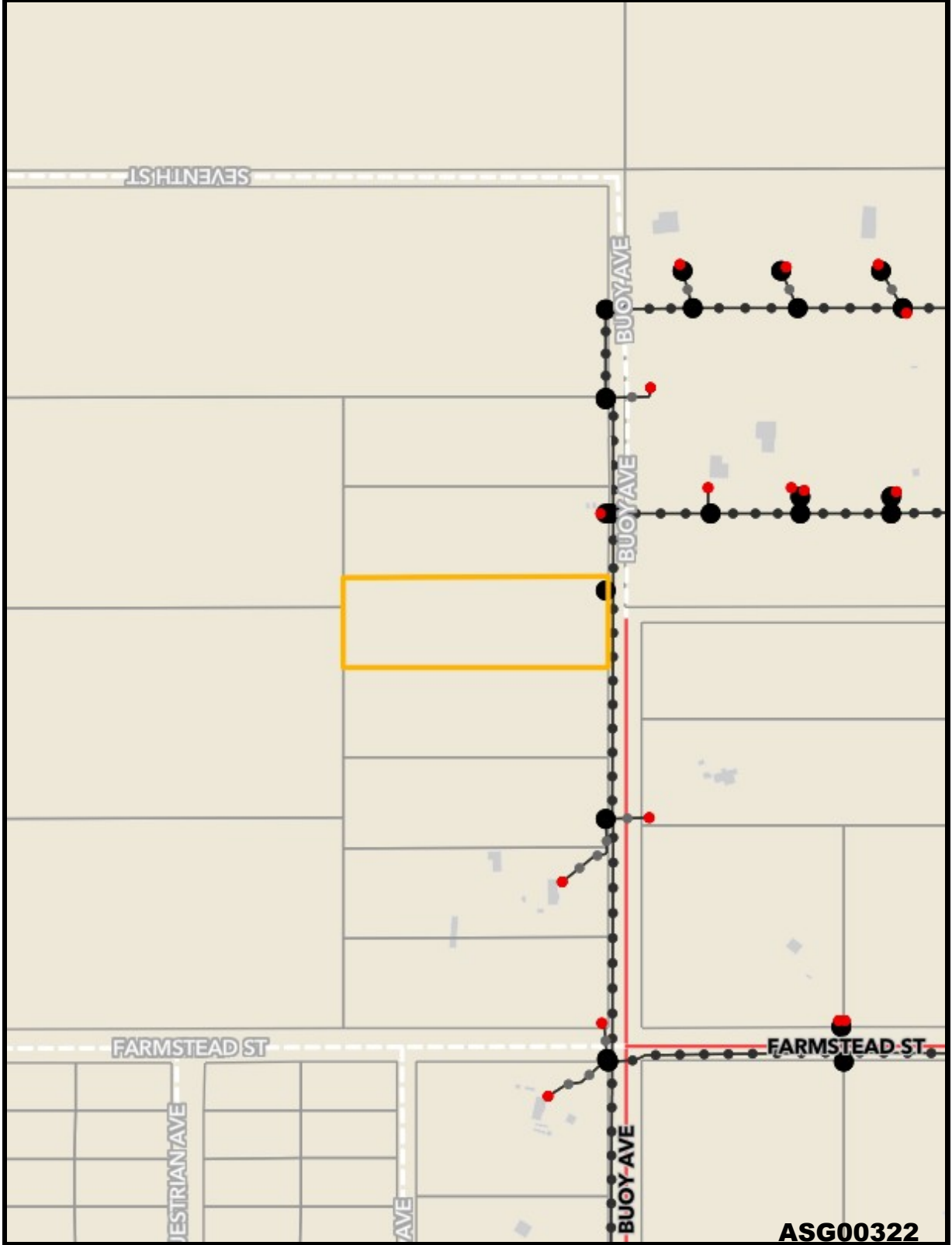
KPB PARCEL ID: 05524127

- Transportation
 - Roads (by Maintenance)
 - Unbuilt / Platted / Not Maintained
 - Borough (RSA)
 - State
 - Federal
 - Municipal
- Land Influence
 - View
 - View Limited
 - View None





 **KPB PARCEL ID: 05524127**



Electric Utilities

HEA

HEA Meters

HEA Structures

HEA Secondary Conductor

HEA Primary Conductor

Transmission Lines

Transportation

Roads (by Maintenance)

Unbuilt / Platted / Not

Maintained

Borough (RSA)

State

Federal

Municipal





KENAI PENINSULA BOROUGH

Assessing

2026

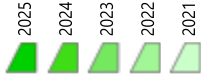
Real Property Assessment Valuation Appeal Sales Map



KPB PARCEL ID: 05524127

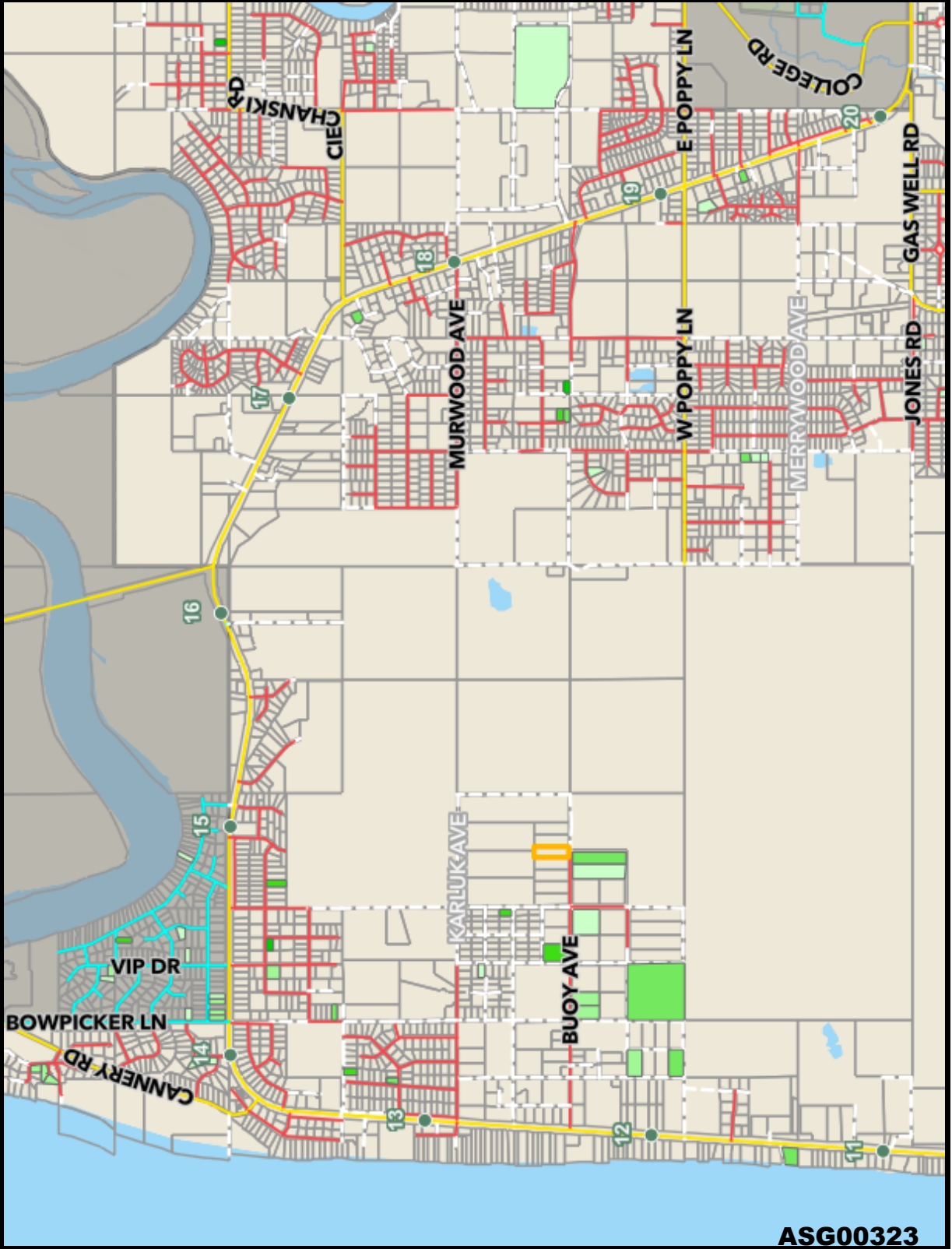
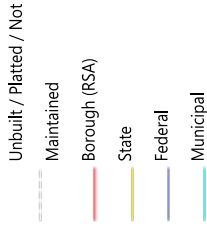
Sales

Vacant Land

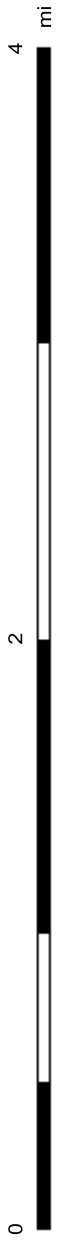


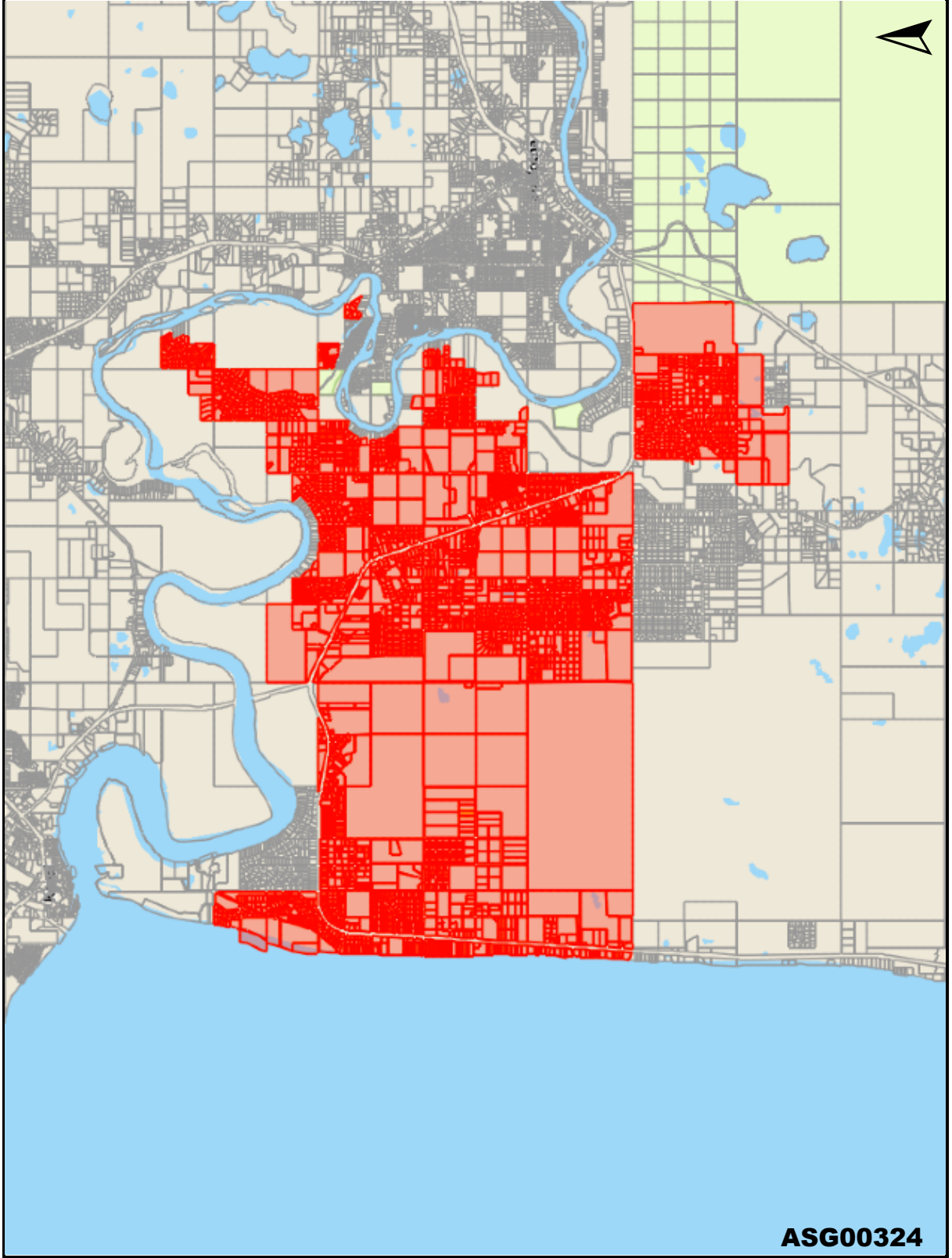
Transportation

Roads (by Maintenance)



ASG00323





Market Area: 125

ASG00324

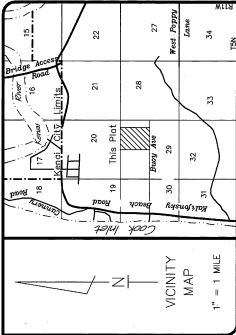
NOTES:

- 1) Covenants that may affect the development of these tracts are recorded in the Kenai Recording District, Sr. #s 2005-006732-0 and 2005-006733-0.
- 2) Building setbacks: A setback of 20 feet is required from all street rights-of-way unless a lesser standard is approved by resolution of the appropriate Planning Commission.
- 3) Roads must meet the design and construction standards established in the Kenai Subdivision Ordinance for certification and inclusion in the road maintenance program.
- 4) The front 10 ft, adjacent to the right-of-way along with an adjacent 10 ft utility easement shall be reserved for utility easements. No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.
- 5) Each lot, not less than 200,000 square feet or less than 5 acres in size and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment system shall be designed and installed in accordance with the Alaska Department of Environmental Conservation requirements of 18 AAC 05.010.
- 6) These parcels cannot be resubdivided into lots less than 5 acres in size. (AK 2005-115)



CERTIFICATE OF SURVEYOR

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, this plat and the monuments shown hereon actually made or described, and all dimensions and other details are correct to the normal standards of practice of land surveyors in the State of Alaska.



CERTIFICATE OF OWNERSHIP and DEDICATION

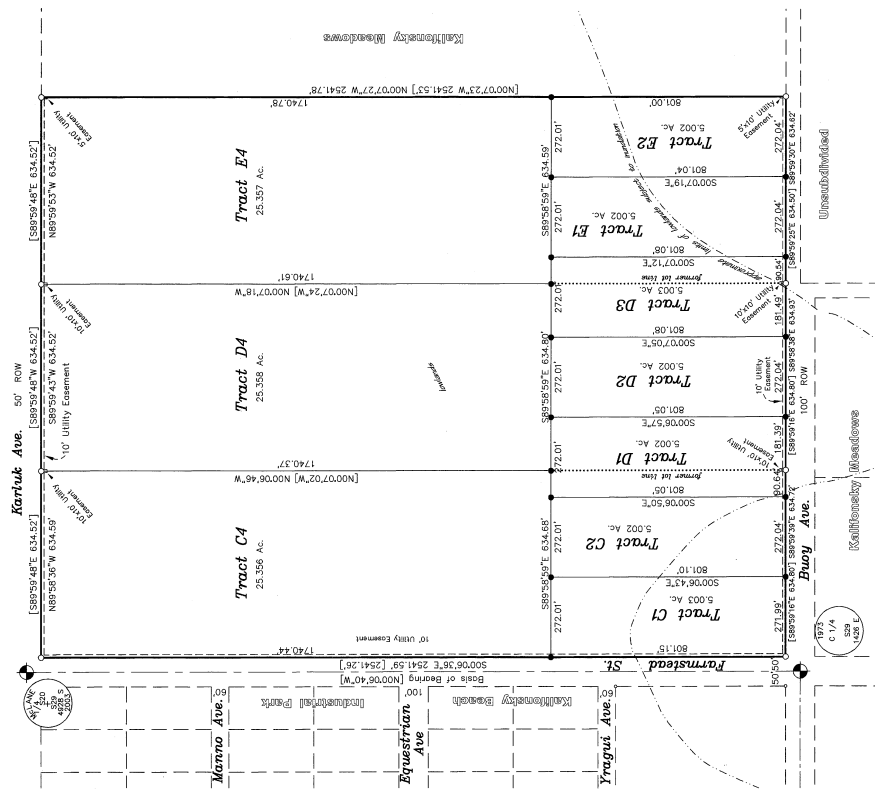
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE BECA PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY, EASEMENTS, RIGHTS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

David A. Vagstad
 Notary Public
 Kenai, Alaska 99511

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THE 21st DAY OF January 2007 FOR David A. Vagstad and Megan Jeanne Vagstad.

Megan Jeanne Vagstad
 Notary Public
 Kenai, Alaska 99511



PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF November 12, 2007 KENAI PENINSULA BOROUGH

Megan J. Vagstad
 AUTHORIZED OFFICIAL

RECORDED 20
 Kenai REC. DIST.
 DATE: 2-1-07 10:56 AM
 TIME: 11:52 AM
 INTEGRITY SURVEYS
 8195 KENAI SPUR HWY
 KENAI, ALASKA 99511

KPB FILE No. 2007-250

Kalifonsky Meadow - Subd. No. 3
 A plat of Tracts C, D, & E of Kalifonsky Meadow Subdivision, Plat No. 2005-006732-0 and 2005-006733-0, Section 29, T5N, R11W, S4M, Kenai Recording District, Kenai Peninsula Borough, AK. Containing 111.074 Acres.

Integrity Surveys, Inc.
 8195 Kenai Spur Hwy
 Kenai, Alaska 99511-8902
 PHONE: (907) 265-9977
 FAX: (907) 265-9977
 PLANNERS

JOB NO:	27131	DRAWN:	12 December, 2007	CB
SURVEYED:	August, 2007	SCALE:	1" = 200'	
FIELD BK:	2007-2, 61	DISK:	Kalifonsky Meadows	

ASG00325

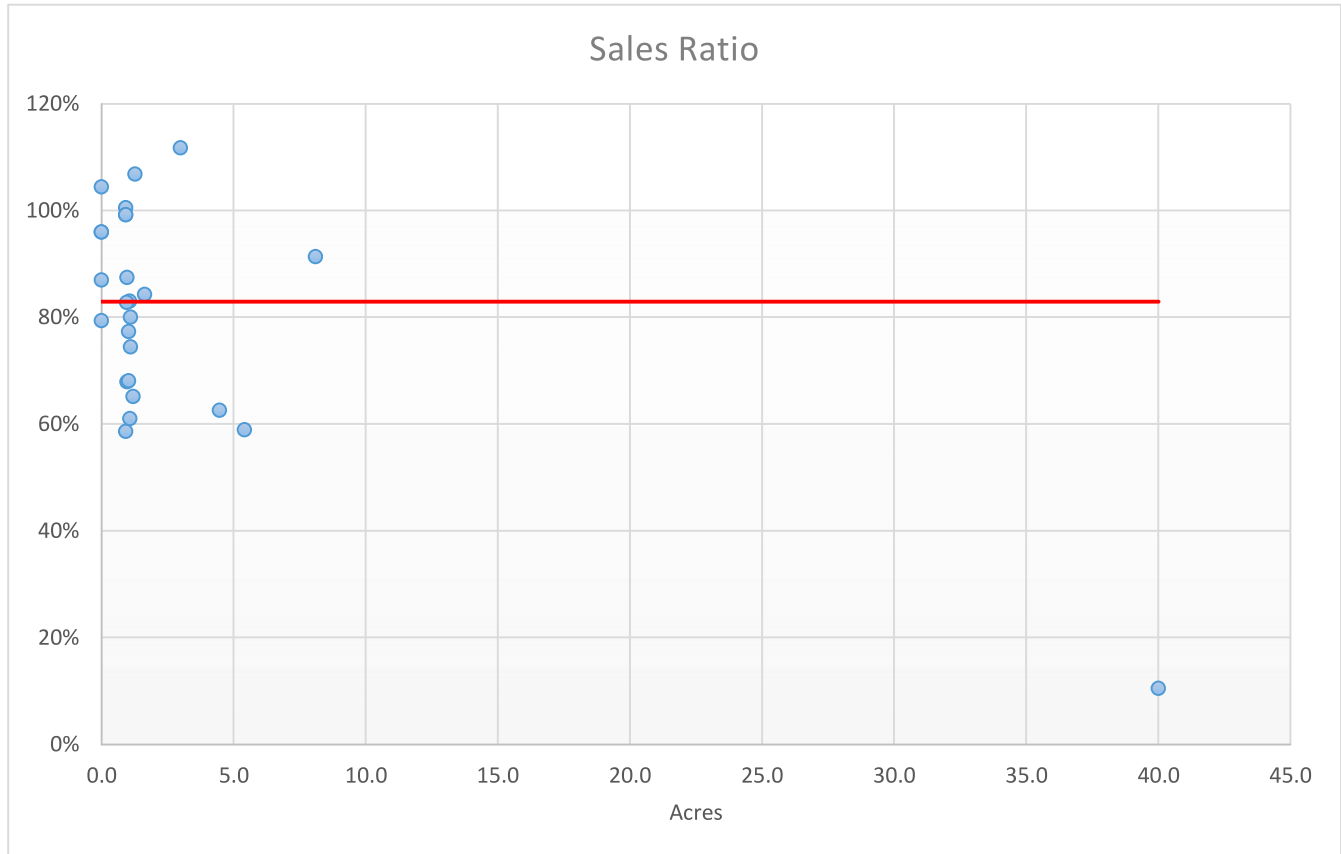
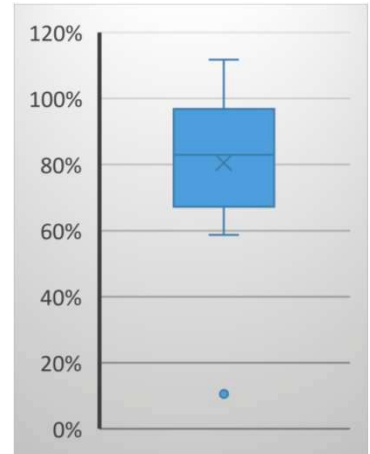
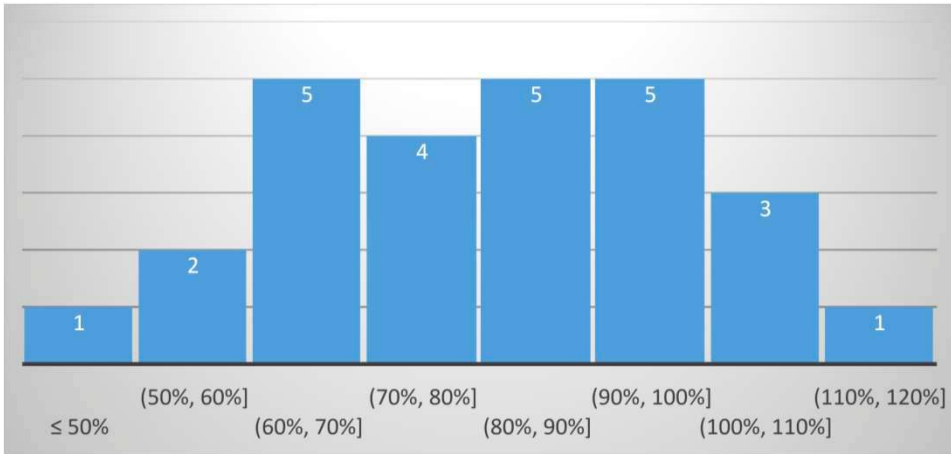
TEND:

- Monument (Record)
- 2" Alum. Cap (bound)
- 5/8" Rebar (set)
- Record Datum - Kalifonsky Meadow Subdivision Plat # 2005-006732-0

2026 LAND RATIO STUDY

K-BEACH

Ratio Sum	21	Earliest Sale	2/6/2023	Excluded	
Mean	80.53%	Lates Sale	8/1/2025	# of Sales	26
Median	82.91%	Outlier Information		Total AV	\$ 999,900
Wtd Mean	76.38%			Range	1.5
PRD	1.05	Lower Limit	22.93%	Min	10.51%
COD	18.56%	Upper Limit	141.10%	Max	111.75%
St. Dev	0.2115			Min Sale	\$ 19,500
COV	26.27%			Max Sale	\$ 160,000



2026 LAND RATIO STUDY

Mrk Area	Sale Date	LRSN	PIN	Total Acres	Year	Wrk Sh Val	Sale Price	LandType	SaleCd	RATIO
125	11/1/2024	15067	05501151	1.19	2024	\$ 94,500	\$ 145,000	20	C	65.17%
125	9/12/2023	15086	05501170	0.92	2023	\$ 82,100	\$ 140,000	20	C	58.64%
125	8/3/2023	94049	05506029CO05	0.00	2023	\$ 30,700	\$ 35,300	20	Z	86.97%
125	2/5/2025	104607	05506029CO51	0.00	2025	\$ 28,700	\$ 29,900	20	C	95.99%
125	2/5/2025	104610	05506029CO54	0.00	2025	\$ 28,700	\$ 29,900	20	C	95.99%
125	8/1/2025	104612	05506029CO74	0.00	2025	\$ 25,400	\$ 32,000	20	C	79.38%
125	8/23/2024	104614	05506029CO76	0.00	2024	\$ 26,100	\$ 25,000	20	C	104.40%
125	12/11/2023	15654	05514029	4.47	2023	\$ 16,900	\$ 27,000	20	C	62.59%
125	3/28/2023	15665	05514041	40.00	2023	\$ 8,200	\$ 78,000	20	C	10.51%
125	7/9/2025	16080	05522140	0.97	2025	\$ 26,700	\$ 39,300	20	Z	67.94%
125	8/31/2023	16107	05522205	1.03	2023	\$ 25,900	\$ 33,500	20	C	77.31%
125	9/27/2023	82684	05524107	8.10	2023	\$ 68,500	\$ 75,000	20	C	91.33%
125	7/9/2024	90459	05524119	5.41	2024	\$ 69,600	\$ 118,100	20	Z	58.93%
125	1/24/2025	16888	05528237	1.06	2025	\$ 16,600	\$ 20,000	20	C	83.00%
125	5/22/2024	16896	05528245	1.03	2024	\$ 21,800	\$ 32,000	20	C	68.13%
125	11/17/2023	16897	05528246	1.10	2023	\$ 28,000	\$ 35,000	20	C	80.00%
125	9/6/2024	16897	05528246	1.10	2024	\$ 28,000	\$ 37,600	20	C	74.47%
125	8/7/2023	16948	05529065	2.99	2023	\$ 178,800	\$ 160,000	20	C	111.75%
125	6/5/2024	17031	05531047	1.63	2024	\$ 29,500	\$ 35,000	20	C	84.29%
125	6/28/2023	107804	05532072	1.07	2023	\$ 12,200	\$ 20,000	20	C	61.00%
125	3/8/2023	108143	05533135	1.27	2023	\$ 26,700	\$ 25,000	20	C	106.80%
125	2/6/2023	17978	05545019	0.95	2023	\$ 26,500	\$ 32,000	20	C	82.81%
125	8/9/2024	17985	05545026	0.92	2024	\$ 19,600	\$ 19,500	20	C	100.51%
125	8/1/2025	18278	05553009	0.96	2025	\$ 30,600	\$ 35,000	20	C	87.43%
125	3/19/2024	37317	13134081	0.92	2024	\$ 24,800	\$ 25,000	20	C	99.20%
125	7/15/2024	37317	13134081	0.92	2024	\$ 24,800	\$ 25,000	20	C	99.20%

LogID	Contact Name	Created By	Parcel	Notes
2026-04-07T13:40:24	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	CALLED TO SCHEDULE INSPECTION FRIDAY AT 10AM
2026-04-06T12:45:40	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	HE CALLED TO SETUP AN INSPECTION/ MEETING TO TALK ABOUT THE RANCH, THE 360 ACRES. TOLD HIM I WOULD HAVE TO CALL HIM BACK SO I CAN COORDINATE WITH A RES APPRAISER.
2026-04-06T12:42:03	DAVE YRAGUI	VanZandt, Catherine	FORMAL APPEALS	CB TO HW; WARM XFER TO HER
2026-04-02T13:02:20	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	HE WASNT GOING TO APPEAL TAXES THIS YEAR, BUT THE BOROUGH POSTPONED THE TRIAL. SAID HE WAS GOING TO GET A BUNCH OF COMPARABLES AND GO THROUGH THEM ONE AT A TIME. DID NOT SCHEDULE ANY INSPECTIONS.
2026-04-02T13:01:17	DAVE YRAGUI	VanZandt, Catherine	FORMAL APPEALS	CALLED FOR HW; WARM XFER TO HER
2026-04-02T12:02:33	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	CALLED TO ASK IF HE WANTED US TO INSPECT ANYTHING, HE SAID HE WOULD CALL BACK.
2026-04-02T09:00:04	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	CLM
2026-04-01T10:49:25	DAVE YRAGUI	VanZandt, Catherine	FORMAL APPEALS	CB FOR HW; EMAILED HW W/ INFO
2026-04-01T10:20:32	DAVID YRAGUI	Windsor, Heather	FORMAL APPEALS	CLM ASKED IF HE WANTED US TO INSPECT ANYTHING, IF SO TO PLEASE CALL TO SETUP A TIME.
2026-03-10T08:15:51	MARY YRAGUI	VanZandt, Catherine	05524106/24/26/27/2	SAID SHE DID NOT RECEIVE HER ASSESSMENT NOTICES FOR THESE PARCELS; ASKED IF I COULD EMAIL THEM TO HER INSTEAD.

APPEAL HISTORY FOR PARCEL 055-241-27

APPEAL YEAR: 2010

Appeal Type/Status

Appraiser Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
PKNIGHT	03/25/2010	18,700	24,300	5,600	30%	Informal Adjustment

Summary:

APPEAL YEAR: 2015

Appeal Type/Status

Appraiser Date Filed

BOE APPEAL	BOE - Closed	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
LCRANE	03/23/2015	19,700	0	19,700	0%	

Summary:

APPEAL YEAR: 2018

Appeal Type/Status

Appraiser Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
DMUELLER	03/30/2018	19,700	19,700	0	0%	Informal Adjustment

Summary: DAVID YRAGUI IN OFFICE REGARDING MULTIPLE PINS STATES BOROUGH HAS PARCELS ASSESSED 90% WETLANDS BUT PARCELS ARE NOT WETLANDS ACCORDING TO ARMY CORP OF ENGINEERS WETLANDS DELENEATION REPORT. TOLD HIM PLANNING IS WORKING ON IT AND NOT OUR CALL WE CANNOT MAKE WETLANDS MAPS. NO CHANGE

APPEAL YEAR: 2022

Appeal Type/Status

Appraiser Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
BANDERSON	03/16/2022	66,700	0	66,700	0%	Informal Adjustment

Summary: LAND VALUE ISSUE.
APP: REVIEWED. NO CHANGE WARRANTED.

BOE APPEAL	BOE - Closed	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
BANDERSON	03/31/2022	66,700	0	66,700	0%	

Summary:

APPEAL YEAR: 2023

Appeal Type/Status

Appraiser Date Filed

APPEAL HISTORY FOR PARCEL 055-241-27

BOE APPEAL	BOE - Closed	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
HWINDSOR	04/10/2023	79,600	0	79,600	0%	

Summary:

APPEAL YEAR: 2024

Appeal Type/Status

Appraiser Date Filed

BOE APPEAL	BOE - Closed	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
HWINDSOR	04/02/2024	91,600	0	91,600	0%	

Summary:

APPEAL YEAR: 2025

Appeal Type/Status

Appraiser Date Filed

BOE APPEAL	BOE - Closed	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
HWINDSOR	03/30/2025	95,800	68,200	-27,600	-29%	Board of Equalization

Summary:

APPEAL YEAR: 2026

Appeal Type/Status

Appraiser Date Filed

BOE APPEAL	Open	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
HWINDSOR	03/27/2026	69,300	0	69,300	0%	

Summary:

**COVENANTS, CONDITIONS & RESTRICTIONS****Kalifonsky Meadow Subdivision**Sited in the NE $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ E $\frac{1}{2}$ SW $\frac{1}{4}$ S $\frac{1}{2}$ NW $\frac{1}{4}$

Section 29, T5N R11W, S.M., AK

According to Plat Number 2005-43 Kenai Recording District

RESUBDIVISION

The area of lots herein described shall not be reduced in size by subdivision to create parcels not less than 5 acres in size.

LAND USE, BUILDING TYPE AND BUILDING SETBACKS

No lot shall be used except for single family residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling. Other detached structures such as guest cabins, greenhouses, garages, and work studios may be constructed so long as they do not encroach the screening easements.

Structures are prohibited within the northern $\frac{3}{4}$ of Tracts C, D, E and F. Hayfields and other similar cultivation is allowed within this area.

DWELLING SIZE AND CONSTRUCTION

The minimum permitted dwelling size for the ground floor area of the main structure, exclusive of one (1) story open porches and garages shall not be less than nine hundred (900) square feet. The exterior of the dwelling must be complete in one (1) year from the start of construction.

ANIMALS

No animals, livestock or poultry of any kind shall be raised, bred, allowed to free range, or be kept on any lot for any commercial purpose. No more than two (2) dogs shall be allowed on any lot.

AUTOMOBILES

No vehicle may be abandoned or allowed to remain on any lot or street offsetting any lot for more than seven (7) days if it is not in good operating condition. No heavy equipment may be parked on any lot or street except during a time that it is working in that subdivision. No lot or street may be used for the storage of any equipment, material or merchandise used or to be sold in a trade or business.

WELL AND SEPTIC

Well and septic should be installed as recommended in the wastewater site plan for the subdivision submitted to the Kenai Peninsula Borough in accordance to Alaska Department of Environmental Conservation regulations.

GARBAGE AND REFUSE DISPOSAL

No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste. All such matter shall be kept in sanitary containers. All incinerators or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition.

COVENANTS, CONDITIONS & RESTRICTIONS
KALIFONSKY MEADOW SUBDIVISION

VEGETATION SCREENING

Vegetation Screening easements will be fifteen (15) feet from all lot lines.

NUISANCE

No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood. No auto repair shops will be allowed.

SIGNS

No sign of any kind shall be displayed to the public view on any lot except one (1) professional sign of not more than eight (8) square foot, one (1) sign of not more than eight (8) square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

SELECTIVE CLEARING OF LOTS

Clearing on all lots shall be selective and not cover more than fifty percent (50%) of the gross lot area, with the remaining area left in its natural state.

TREES

No trees may be removed from any lot except those trees necessary for clearing a construction site for a dwelling to be constructed on that lot. It is the intent of this provision that all persons purchasing a lot shall do their utmost to maintain the trees and the natural wooded surroundings of their properties. In the event of the excess removal of trees on any lot, the owner shall be responsible, at his own expense, for replanting and maintaining live trees.

TERMS

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty (20) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless all the current owners of the subdivision lots, agree to change said covenants in whole or in part.

ENFORCEMENT

Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violations or to recover damages.

SEVERABILITY

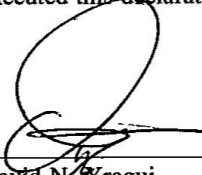
Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.



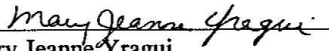
COVENANTS, CONDITIONS & RESTRICTIONS
KALIFONSKY MEADOW SUBDIVISION

The foregoing restrictions and conditions for building and use in the named subdivision are hereby declared and adopted by the owner of the subdivision, and all easements created, granted and reserved are declared to be the act of the owner and all conditions on purchase and ownership of property in the subdivision shall be deemed and considered as covenants running with the land.

IN WITNESS WHEREOF, the undersigned, being the declarant herein, has hereunto executed this declaration in this 29th day of June, 2005



David N. Yragui




Mary Jeanne Yragui

State of Alaska

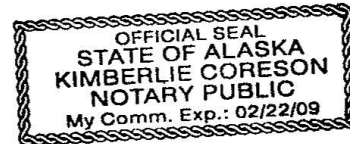
Third Judicial District

THIS IS TO CERTIFY that on this 29th day of June, 2005, before me, the undersigned, duly commissioned and sworn, personally appeared DAVID N. YRAGUI and MARY JEANNE YRAGUI to me known to be the persons described in and who executed the above and foregoing instrument and acknowledged to me that he/she signed and sealed the same freely and voluntarily for the uses and purposes therein. WITNESS my Hand and Official Seal the day and year mentioned on the certificate above written.

My Commission Expires: 2/22/09



Notary in and for Alaska



Return to:
David N. and Mary Jeanne Yragui
P.O. Box 1290
Kenai, AK 99611

Mclane Jobs\survey tools \ccrsdoc





COVENANTS, CONDITIONS & RESTRICTIONS

Kalifonsky Meadow Subdivision

Situated in the NE¼ NW¼ SE¼ E½ SW¼ S½ NW¼

Section 29, T5N R11W, S.M., AK

According to Plat Number 2005-43 Kenai Recording District

RESUBDIVISION

The area of lots herein described shall not be reduced in size by subdivision to create parcels not less than 5 acres in size.

LAND USE, BUILDING TYPE AND BUILDING SETBACKS

No lot shall be used except for single family residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling. Other detached structures such as guest cabins, greenhouses, garages, and work studios may be constructed so long as they do not encroach the screening easements.

Structures are prohibited within the northern ¼ of Tracts C, D, E and F. Hayfields and other similar cultivation is allowed within this area.

DWELLING SIZE AND CONSTRUCTION

The minimum permitted dwelling size for the ground floor area of the main structure, exclusive of one (1) story open porches and garages shall not be less than nine hundred (900) square feet. The exterior of the dwelling must be complete in one (1) year from the start of construction.

ANIMALS

No animals, livestock or poultry of any kind shall be raised, bred, allowed to free range, or be kept on any lot for any commercial purpose. No more than two (2) dogs shall be allowed on any lot.

AUTOMOBILES

No vehicle may be abandoned or allowed to remain on any lot or street offsetting any lot for more than seven (7) days if it is not in good operating condition. No heavy equipment may be parked on any lot or street except during a time that it is working in that subdivision. No lot or street may be used for the storage of any equipment, material or merchandise used or to be sold in a trade or business.

WELL AND SEPTIC

Well and septic should be installed as recommended in the wastewater site plan for the subdivision submitted to the Kenai Peninsula Borough in accordance to Alaska Department of Environmental Conservation regulations.

GARBAGE AND REFUSE DISPOSAL

No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste. All such matter shall be kept in sanitary containers. All incinerators or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition.

NUISANCE

No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood. No auto repair shops will be allowed.

COVENANTS, CONDITIONS & RESTRICTIONS
KALIFONSKY MEADOW SUBDIVISION

SIGNS

No sign of any kind shall be displayed to the public view on any lot except one (1) professional sign of not more than eight (8) square foot, one (1) sign of not more than eight (8) square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

TERMS

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty (20) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless all the current owners of the subdivision lots, agree to change said covenants in whole or in part.

ENFORCEMENT

Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violations or to recover damages.

SEVERABILITY

Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

The foregoing restrictions and conditions for building and use in the named subdivision are hereby declared and adopted by the owner of the subdivision, and all easements created, granted and reserved are declared to be the act of the owner and all conditions on purchase and ownership of property in the subdivision shall be deemed and considered as covenants running with the land.

IN WITNESS WHEREOF, the undersigned, being the declarant herein, has hereunto executed this declaration in this _____ day of June, 2005

David N. Yragui

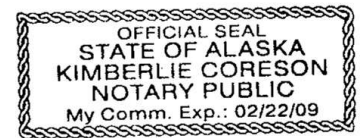
Mary Jeanne Yragui
Mary Jeanne Yragui

State of Alaska

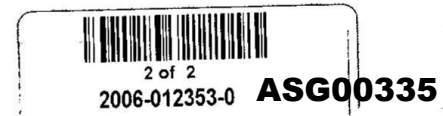
Third Judicial District

THIS IS TO CERTIFY that on this November 9th, 2006 day of ~~June, 2005~~, before me, the undersigned, duly commissioned and sworn, personally appeared DAVID N. YRAGUI and MARY JEANNE YRAGUI to me known to be the persons described in and who executed the above and foregoing instrument and acknowledged to me that he/she signed and sealed the same freely and voluntarily for the uses and purposes therein. WITNESS my Hand and Official Seal the day and year mentioned on the certificate above written.

My Commission Expires: February 22, 09
Kimberlie Coreson
Notary in and for Alaska

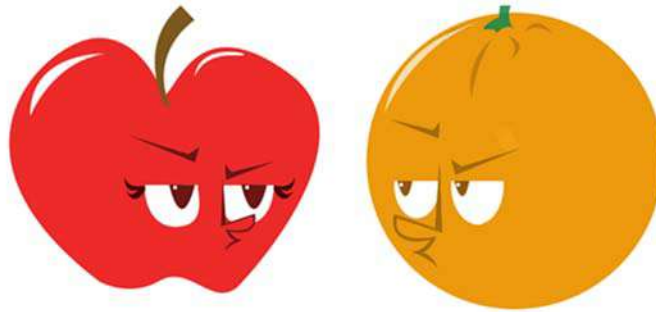


Return to:
David N. and Mary Jeanne Yragui
P.O. Box 1290
Kenai, AK 99611



Price per Acre Comparison

A very popular way to compare land values is to do a simple Price per Acre calculation. Simply stated this is the assessed value divided by the acreage. This will work just fine if the properties you are comparing are exactly the same size and have the exact same influences, otherwise you are just comparing apples to oranges.



Below is a sample comparison of 2 parcels that have the same acreage, with different influences.

5.0 AC Base	\$ 50,000		5.0 AC Base	\$ 50,000
Gravel Maint	\$ -		Paved	\$ 5,000
Elec Yes	\$ -		Elec Yes	\$ -
Gas No	\$ (10,000)		Gas Yes	\$ -
View Limited	\$ 12,000		View Good	\$ 25,000
			Waterfront Pond	\$ 25,000
Land Value	\$ 52,000		Land Value	\$ 105,000
Price/AC	\$ 10,400		Price/AC	\$ 21,000

Below is a sample comparison of 2 parcels that have the same influences, with different acreages.

5.0 AC Base	\$ 50,000		10.0 AC Base	\$ 70,000
Paved	\$ 5,000		Paved	\$ 7,000
Elec Yes	\$ -		Elec Yes	\$ -
Gas Yes	\$ -		Gas Yes	\$ -
View Good	\$ 25,000		View Good	\$ 35,000
Waterfront Pond	\$ 25,000		Waterfront Pond	\$ 35,000
Land Value	\$ 105,000		Land Value	\$ 147,000
Price/AC	\$ 21,000		Price/AC	\$ 14,700

Definitions

Assessment progressivity (regressivity). An appraisal bias such that higher value properties are appraised higher (lower) than low-value properties. See also price-related differential.

Coefficient of dispersion (COD). The average deviation of a group of numbers from the median expressed as a percentage of the median. In ratio studies, the average percentage deviation from the median ratio. *Acceptable range: Land under 30%, residential under 20%.*

Coefficient of variation (COV). The standard deviation expressed as a percentage of the mean. *Acceptable range: 1.25 of the COD.*

Mean: The result of adding all the values of a variable and dividing by the number of values. For example, the arithmetic mean of 3, 5, and 10 is 18 divided by 3, or 6. Also called the arithmetic mean.

Median. The midpoint or middle value when a set of values is ranked in order of magnitude; if the number of values is even, the midpoint or average of the two middle values. *Acceptable range: 90% to 110%*

Price-related differential (PRD). The mean divided by the weighted mean. The statistic has a slight bias upward. Price-related differentials above 1.03 tend to indicate assessment regressivity; price-related differentials below 0.98 tend to indicate assessment progressivity. *Acceptable range: 0.98 to 1.03.*

Progressivity. See assessment progressivity (regressivity)

Regressivity. See assessment progressivity (regressivity)

Standard deviation (St. Dev). The statistical calculated from a set of number by subtracting the mean from each value and squaring the remainders, adding together these squares, dividing by the size of the sample less one, and taking the square root of the result. When the data are normally distributed, one can calculate the percentage of observations within any number of standard deviations of the mean from normal probability table. When the data are not normally distributed, the standard deviation is less meaningful and should be used with caution.

Weighted mean; weighted average (wtd mean). An average in which the observations are weighted based on some criterion. In ratio studies, the weighted mean is a calculated by weighting the ratios based on their sale prices. A shortcut method is to sum the appraisals or assessments, sum of the sales prices, and divided the first result by the second. (International Association of Assessing Officers, 1990)

References

International Association of Assessing Officers. (1990). *Property Appraisal and Assessment Administration*. Chicago: International Association of Assessing Officers.

Influence Definitions

View

- **None:** No view other than immediate surroundings, could have a view if trees on adjoining properties were removed.
- **Limited:** Less than 45° viewable unobstructed, greater than 45° view angle with obstructions, mountain top view, view from 2nd story, able to view beyond adjacent lots, overlooking an area that would provide increased viewing opportunities for wildlife (rule of thumb, distance greater than football field).
- **Good:** 45°-90° view, unobstructed view, at least 1 feature, **mountain, river, lake, inlet etc.** Able to view beyond adjacent lots. (*River, Lake and Inlet frontage property will always have at least a Good or Excellent View*)
- **Excellent:** 90° or greater view, unobstructed, 2 or more features.

Street Access

- **Paved Access:** Paved road & government maintained.
- **Gravel Maintained:** Gravel road & maintained by the borough or another organized entity.
- **Gravel Unmaintained:** Gravel road but is not maintained by the borough (check Arcmap), could be maintained by the subdivision, HOA or private owner(s).
- **Trail:** *No longer used. If can be driven to year round, use gravel unmaintained, otherwise platted.*
- **Platted:** Road platted but not built.
- **Limited/NA:** Section line easement. No platted access. To include water, beach only access.

Utilities

- **Gas & Electric Yes/No:** To be considered as having gas & electric utilities must be at the property, directly across the street from property (not paved), or on the same side of the road and 1 lot away or less than 300 feet away. If street is paved & influence is across the road, parcel to be marked at not having service available.
- **Public/Community Water & Sewer:** Service is provided by municipality or by HOA. City lots are presumed to have this service though certain subdivision do not and need private well/septic influence. If only 1 of the services is available, mark Yes. Add well or septic if necessary for service not available. If street is paved & influence is across the road, parcel to be marked at not having service available.

Water Front

- **Ocean:** Fronts on major body of Saltwater, *Cook Inlet, Kachemak Bay, Resurrection Bay.*
- **River:** Fronts on a major navigable river, *Kenai River, Kasilof River.*
- **Lake:** Fronts on major lake, big enough to get a float plane on & off (approx. 3000') *Mackey Lake, Longmere Lake, Island Lake.*
- **Pond/Stream/Canal:** Fronts on smaller body of water, may be a fair size, but typically not able to get float plane on/off. *Arc Lake, Sport Lake, Echo Lake.* Not generally navigable by boat. *Funny River, Deep Creek, Anchor River, Swanson River.*

Topo

- **Steep:** Topography that is greater than usual incline/decline, making access & building difficult. At least 15 feet in elevation change and no less than 45% average slope (*4.5 feet vertical per 10 feet horizontal*)
- **Ravine:** Ravine or swale, a long deep hollow in the surface with wall height of at least 15 feet and average slope of 500% (*5 feet vertical per 1 foot horizontal*)
- **Other:** Any additional topographical feature that would have an influence on property, value. Topo features not described in the form.
- **Wetlands:** Water within 1 foot of the surface is considered wetlands. A Typical indicator of wetlands is scrubby black spruce.

Protective CCR's / HOA: Covenants, Conditions & Restrictions for individual subdivisions, Homer Owners Association. *Check S Drive or Contact title company.*

Airstrip: Private dirt/grass/gravel strip, off strip access.

Airstrip Improved: Gravel/ Paved, maintained, lights.

Agriculture Rights: Restrictions on property, limiting use of property or portion of property to agriculture use.

Easement: Description of a typical easements. Such as Overhead Power Line, Gas Line or other. Typical easements would include utility easements for providing utilities to local subdivision. Usually the front 10'-20' of the property.

Other: Other features not mentioned in form, describe in notes section.

Notes Section: Further description of influences or describe influences not accounted for in input sheet. Example, a Power Line easement running across property. Private Boat launch for subdivision.

For any properties that are not typical and fall outside of these parameters, See land appraiser for final determination.

AS 29.45.110. Full and True Value.

- (a) The assessor shall assess property at its full and true value as of January 1 of the assessment year, except as provided in this section, AS [29.45.060](#) , and [29.45.230](#). The full and true value is the estimated price that the property would bring in an open market and under the then prevailing market conditions in a sale between a willing seller and a willing buyer both conversant with the property and with prevailing general price levels.

AS 29.45.130. Independent Investigation

- (a) The assessor is not bound to accept a return as correct. The assessor may make an independent investigation of property returned or of taxable property on which no return has been filed. In either case, the assessor may make the assessor's own valuation of the property subject to an ad valorem tax and this valuation is prima facie evidence of the value of the property.
- (b) For investigation, the assessor or the assessor's agent may enter real property during reasonable hours to examine visible personal property and the exterior of a dwelling or other structure on the real property. The assessor or the assessor's agent may enter and examine the interior of a dwelling or other structure or the personal property in it only (1) if the structure is under construction and not yet occupied; (2) with the permission of a person in actual possession of the structure; or (3) in accordance with a court order to compel the entry and inspection. The assessor or the assessor's agent may examine all property records involved. A person shall, on request, furnish to the assessor or the assessor's agent assistance for the investigation and permit the assessor or the assessor's agent to enter a dwelling or other structure to examine the structure or personal property in it during reasonable hours. The assessor may seek a court order to compel entry and production of records needed for assessment purposes.
- (c) An assessor may examine a person on oath. On request, the person shall submit to examination at a reasonable time and place selected by the assessor.

KPB 5.15.070. Board of equalization – Hearing procedure.

- (h) Access to property. If an appellant has refused or failed to provide the assessor, or designee, full access to property or records related to assessment of the property, the appellant is precluded from offering evidence on the issue or issues affected by that lack of access. Before a ruling is issued on the admissibility of such evidence, the appellant shall be provided with a reasonable opportunity by the presiding officer to present its case as to why this sanction should not be imposed, and the assessor shall have a reasonable opportunity to respond.

MARKET VALUE

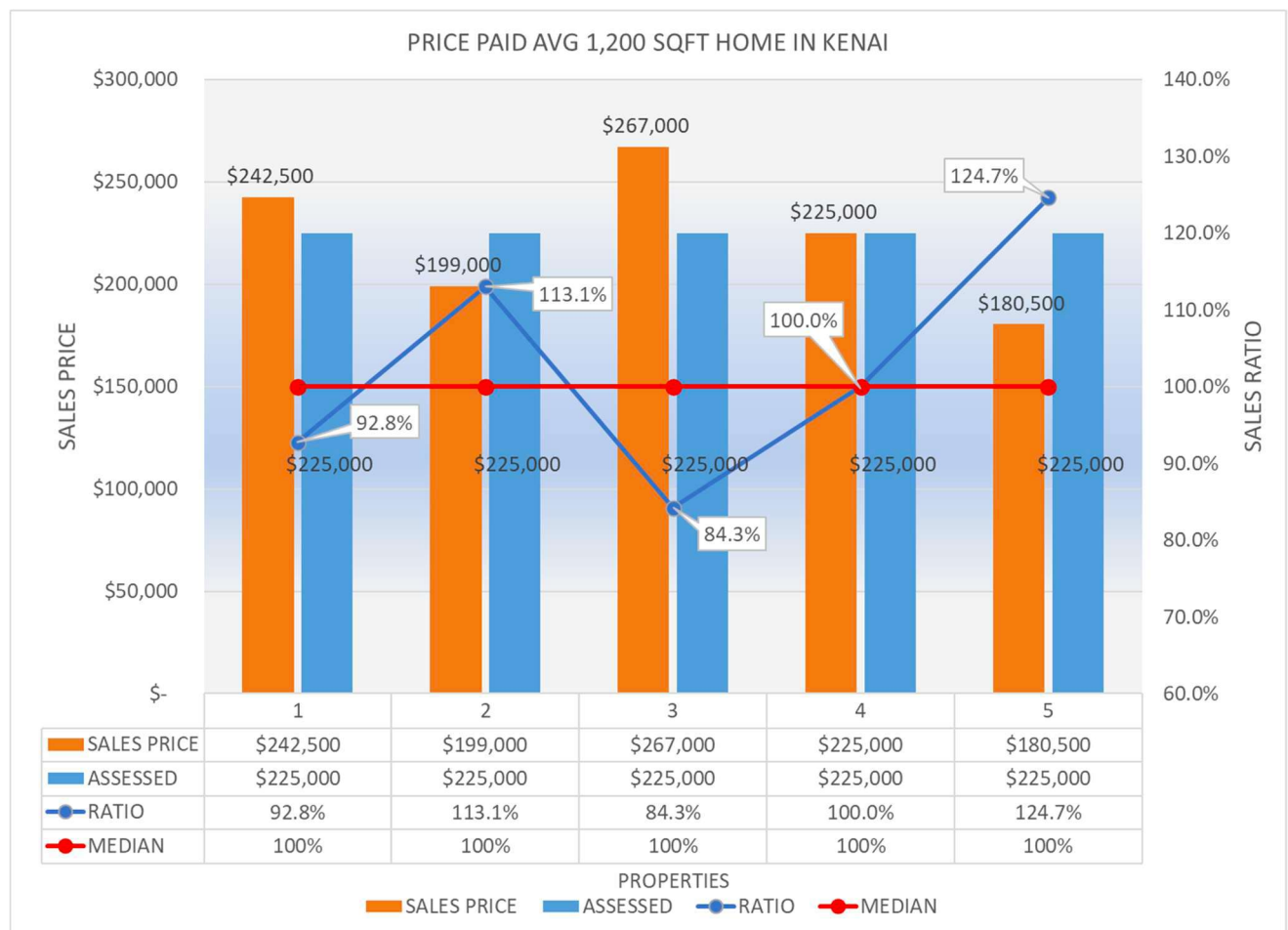
The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in an open and competitive market under all condition's requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress. (Appraisal of Real Estate 11th Edition - Appraisal Institute)

BURDEN OF PROOF

The appellant has the burden of proving or providing any information to show that the assessed values are excessive, improper or unequal. The assessor is accorded broad discretion in deciding among the recognized valuation methods. The assessor’s choice of one recognized method of valuation over another is simply the exercise of a discretion committed to the assessor by law.

**A borough has discretion to appraise, by whatever recognized method of valuation it chooses, so long as there is no fraud or clear adoption of a fundamentally wrong principle of valuation. Hoblit vs. Greater Anchorage Area Borough, Sup. Ct. Op. No. 636 (File No. 1214), 473 P.2d 630 (Alaska 1970).*

The assessing department is concerned not only with market value, but also with equity of assessment, which means: making sure that every property is assessed at the same level as all others with respect to market value. For this reason, **the assessor uses a broad scope in its approach to value, using overall trends to value all properties in a given market area.** In contrast, a private appraisal is only concerned with estimating the value of a single property.





APPELLANT: KALIFONSKY MEADOWS LLC
REPRESENTATIVE: DAVID YRAGUI

KPB PARCEL ID: 05524128

TOTAL ACREAGE: 25.36

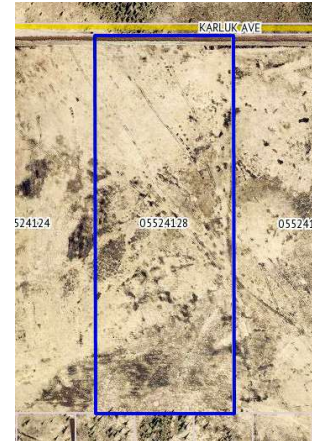
PHYSICAL ADDRESS(ES) / LOCATION: NONE
KALIFORNSKY

LEGAL DESCRIPTION:

T 5N R 11W SEC 29 SEWARD MERIDIAN KN 2008009 KALIFONSKY
MEADOW SUB NO 3 TRACT D4

2026 NOTICED VALUES

RAW LAND	\$6,800.00
TOTAL IMPROVEMENTS:	N/A
ASSESSED VALUE TOTAL:	\$6,800.00
EXEMPTIONS:	N/A



The Kenai Peninsula Borough (KPB) Assessing Department uses a Market Adjusted Cost Approach to value residential structures for assessment purposes. This Cost Approach is derived from the property description, quality, size, and features, and is based upon replacement cost of new, less depreciation (RCN-D). That value is then adjusted by a statistically tested market adjustment.

According to Property Assessment Valuation, the first step in developing a cost approach is to estimate the land value at its highest and best use. KPB does this by reviewing, analyzing, and statistically testing reported land sales in a given market area. That updated land value is then combined with the value of all improvements; the sum of the two is the assessed value. This application is in accordance with Alaska State Statute AS 29.45.110.

ADMINISTRATIVE SUMMARY

Subject property is a 25.36-acre parcel in the K-Beach market area (#125). Land influences are platted access, limited view, no electric or gas utility access. Currently 25.36-acres are being classified as remaining land type based on restrictive CCR's. These Restrictive CCR's state that structures are prohibited within the northern 3/4 of Tracts C, D, E, and F. Hay fields and other similar cultivation is allowed in this area. Highest and best use of the parcel is residential. Subject property was inspected on 04/14/26, by Appraiser Windsor. After the inspection and review, no changes were made to the influences or values. For the K-Beach market area (#125), 26 sales from the last three years were analyzed. The resulting analysis indicated an increase to the land model was needed.

Land K Beach Market 125

- 26 sales in last 3 years with a median ratio for 82.91%
- COD: 18.56 • PRD: 1.05

PROPERTY DETAILS

LAND DETAILS

See definitions section of packet

- WETLANDS
- View Limited
- Platted
- Elec No
- Gas No

PROPERTY RECORD CARD(s)

IMPROVEMENT TYPE

BUILDING TYPE

YEAR BUILT

TOTAL SQ. FT



APPELLANT: KALIFONSKY MEADOWS LLC
REPRESENTATIVE: DAVID YRAGUI

KPB PARCEL ID: 05524128

LEGAL DESCRIPTION: T 5N R 11W SEC 29 SEWARD MERIDIAN KN 2008009 KALIFONSKY MEADOW SUB NO 3 TRACT D4

2026 RECOMMENDED VALUE

LAND:	\$6,800
IMPROVEMENTS:	0
TOTAL:	\$6,800

ASSESSOR'S RECOMMENDATION

1. Subject property is valued uniformly and equitably with the parcels located within the same market area.
2. The Assessing Department reviewed all physical characteristics of the subject property to ensure all data was accurately captured. Influences are applied correctly and uniformly to the subject property.
3. The Assessing Department uses standardized mass appraisal procedures and techniques to specify and calibrate market models which are applied uniformly to value property within the borough. The modeled values are statistically tested to ensure a level of accuracy and equity of assessment that meets the guidelines established by the Alaska Association of Assessing Officers and the International Association of Assessing Officers, and in compliance with Alaska State Statute.

BOARD ACTION

LAND: _____ IMPROVEMENTS: _____ TOTAL: _____



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

2026

92034

ORIGINAL

055-241-28

ADMINISTRATIVE INFORMATION Neighborhood: 125 K-Beach Property Class: 100 Residential Vacant TAG: 58 - CENTRAL EMERGENCY SVS	LEGAL DESCRIPTION: T 5N R 11W SEC 29 Seward Meridian KN 2008009 KALIFONSKY MEADOW SUB NO 3 TRACT D4	ACRES: 25.36 PRIMARY OWNER KALIFONSKY MEADOWS LLC PO BOX 1290 KENAI, AK 99611-1290
--	---	---

Residential Vacant

EXEMPTION INFORMATION	VALUATION RECORD				Worksheet	
	Assessment Year	2021	2022	2023		2024
Land	7,600	6,800	6,800	6,800	6,800	6,800
Improvements	0	0	0	0	0	0
Total	7,600	6,800	6,800	6,800	6,800	6,800

LAND DATA AND CALCULATIONS


Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Remaining/Wetlands	49 User Definable Land Formul		25.36	197	197	5,000	6 View Limited	75	3,750	6,800
							E WETLANDS			
							O Gas No	-5	-250	
							V Platfed	-15	-750	
							Y Elec No	-20	-1,000	
ASSESSED LAND VALUE (Rounded) :									1,750	6,800

MEMOS

Land Notes
03/22 LT89 ADJUSTED FOR RESTRICTIVE CCR'S

ASG00344

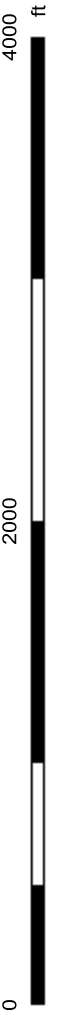


 **KPB Parcel ID: 05524128**

Owner: KALIFONSKY MEADOWS LLC

Legal Description: T 5N R 11W SEC 29
SEWARD MERIDIAN KN 2008009
KALIFONSKY MEADOW SUB NO 3 TRACT D4

Vicinity: Kalifornsky

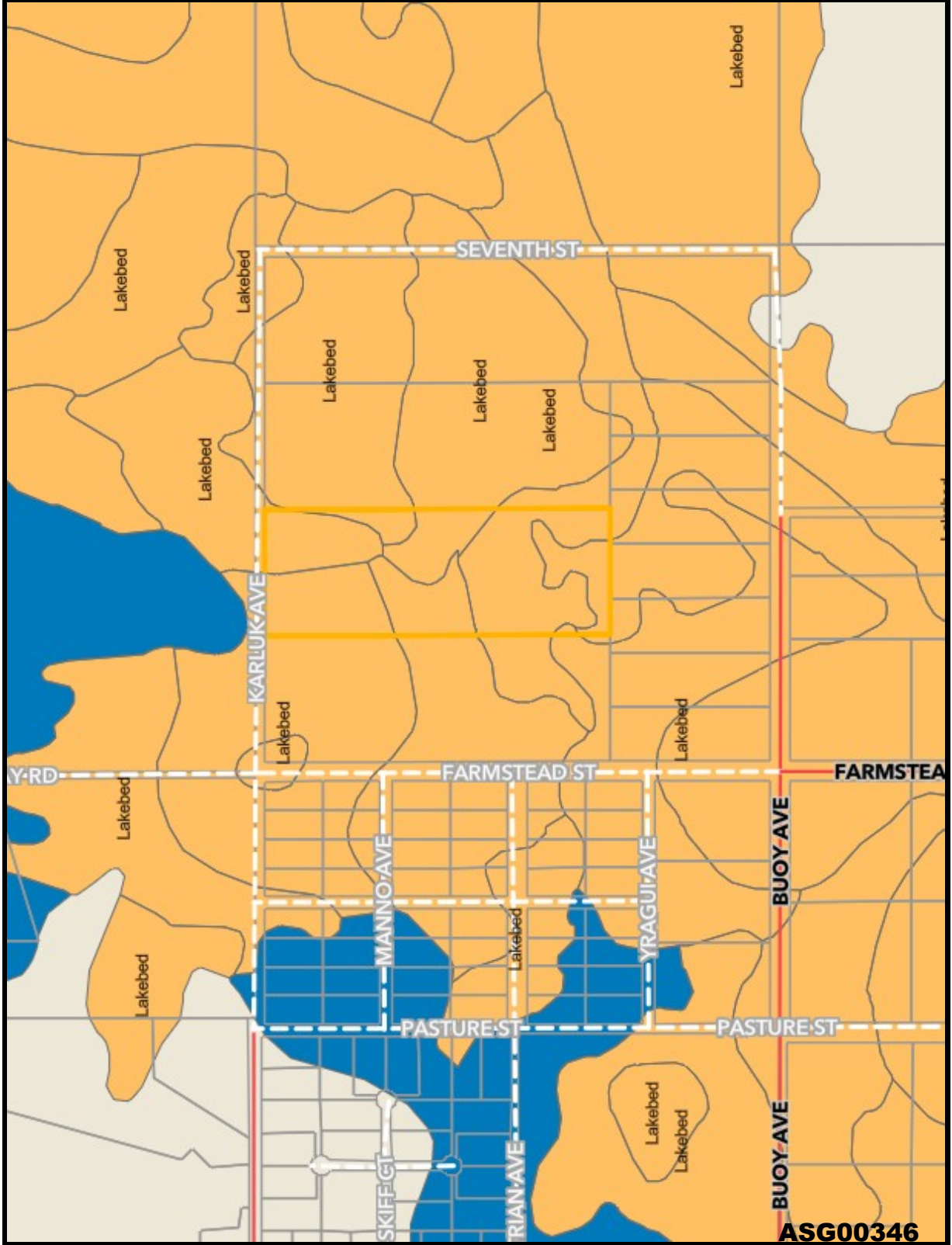


ASG00345



KPB PARCEL ID: 05524128

- Transportation
 - Roads (by Maintenance)
 - Unbuilt / Platted / Not Maintained
 - Borough (RSA)
 - State
 - Federal
 - Municipal
- Terrain
 - KWF Wetlands Assessment
 - DISTURB
 - Depression
 - Discharge Slope
 - Drainageway
 - Floating Island
 - Headwater Fen
 - Kettle
 - LAKE
 - Lakebed
 - Late Snow Plateau
 - Riverine
 - Tidal
 - Wetland / Upland Complex



ASG00346



KPB PARCEL ID: 05524128

Transportation

Roads (by Maintenance)

Unbuilt / Platted / Not

Maintained

Borough (RSA)

State

Federal








Municipal

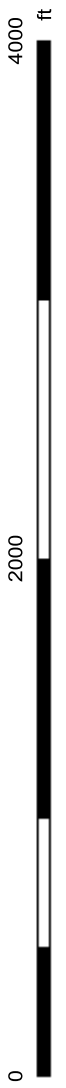


ASG00347



 **KPB PARCEL ID: 05524128**

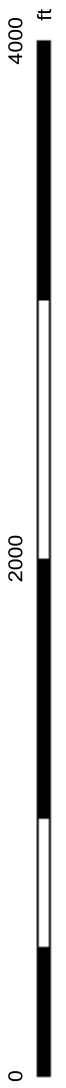
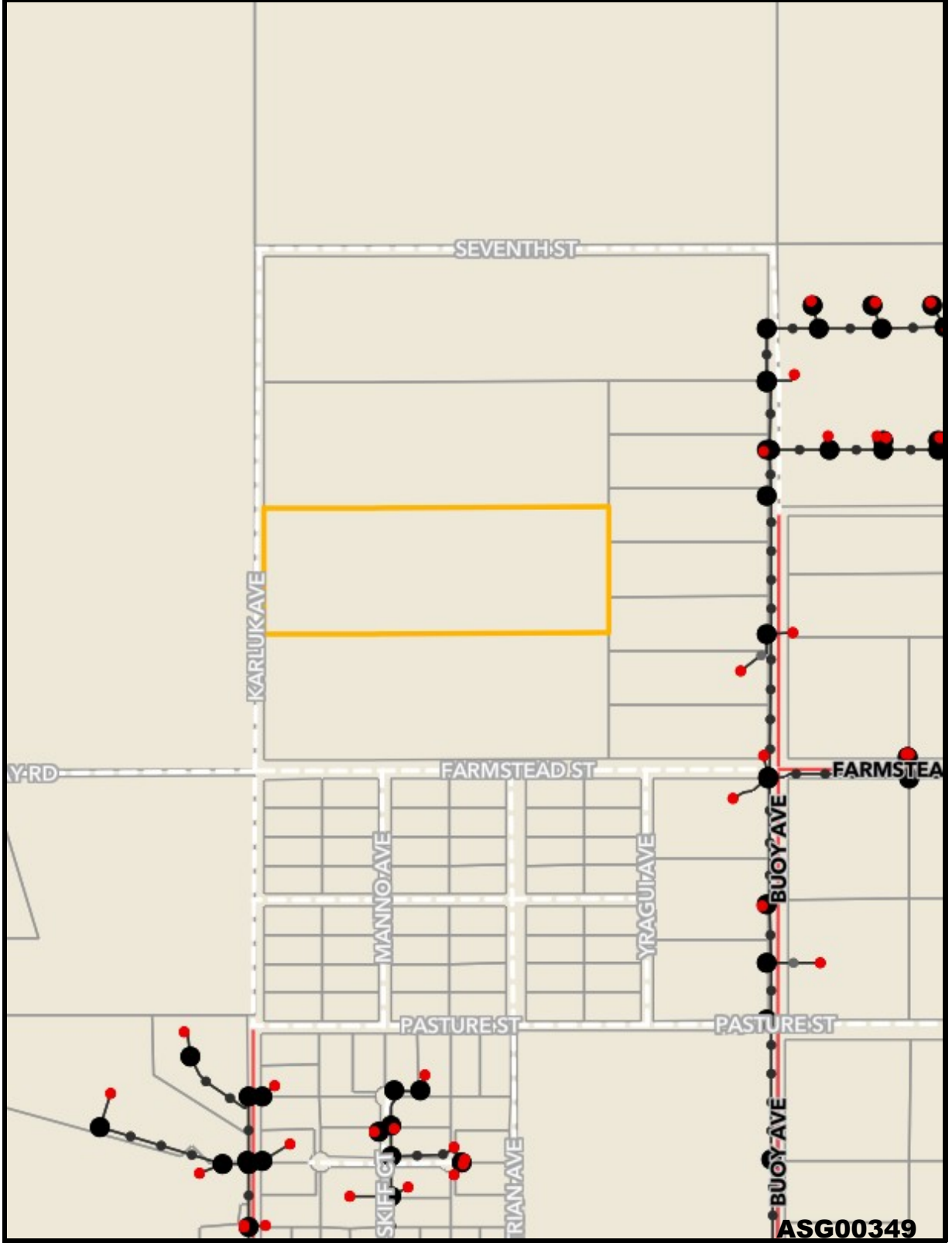
- Transportation
- Roads (by Maintenance)
 -  Unbuilt / Platted / Not Maintained
 -  Borough (RSA)
 -  State
 -  Federal
 -  Municipal
- Land Influence
 -  View Limited
 -  View None



ASG00348



 **KPB PARCEL ID: 05524128**





KENAI PENINSULA BOROUGH

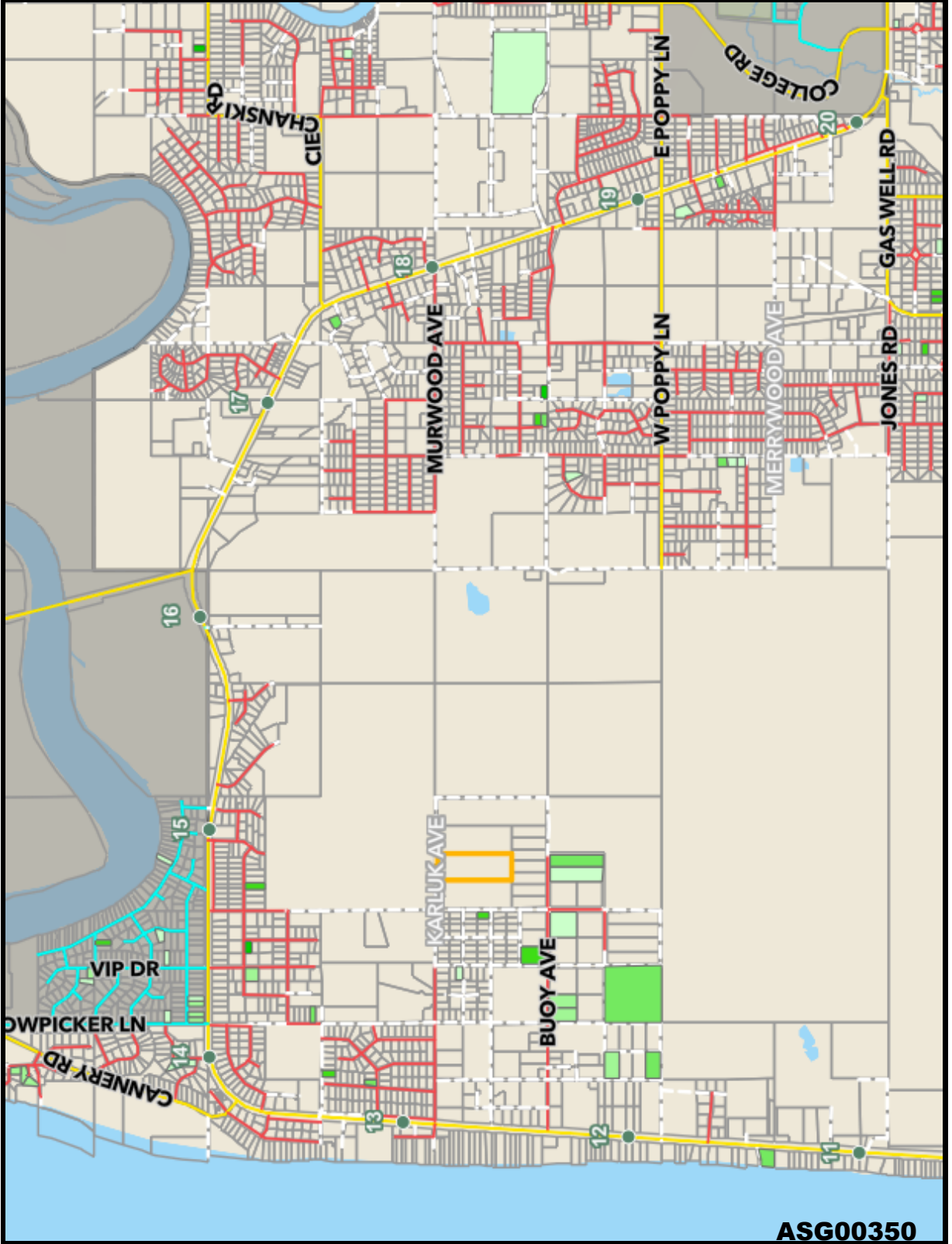
Assessing

2026

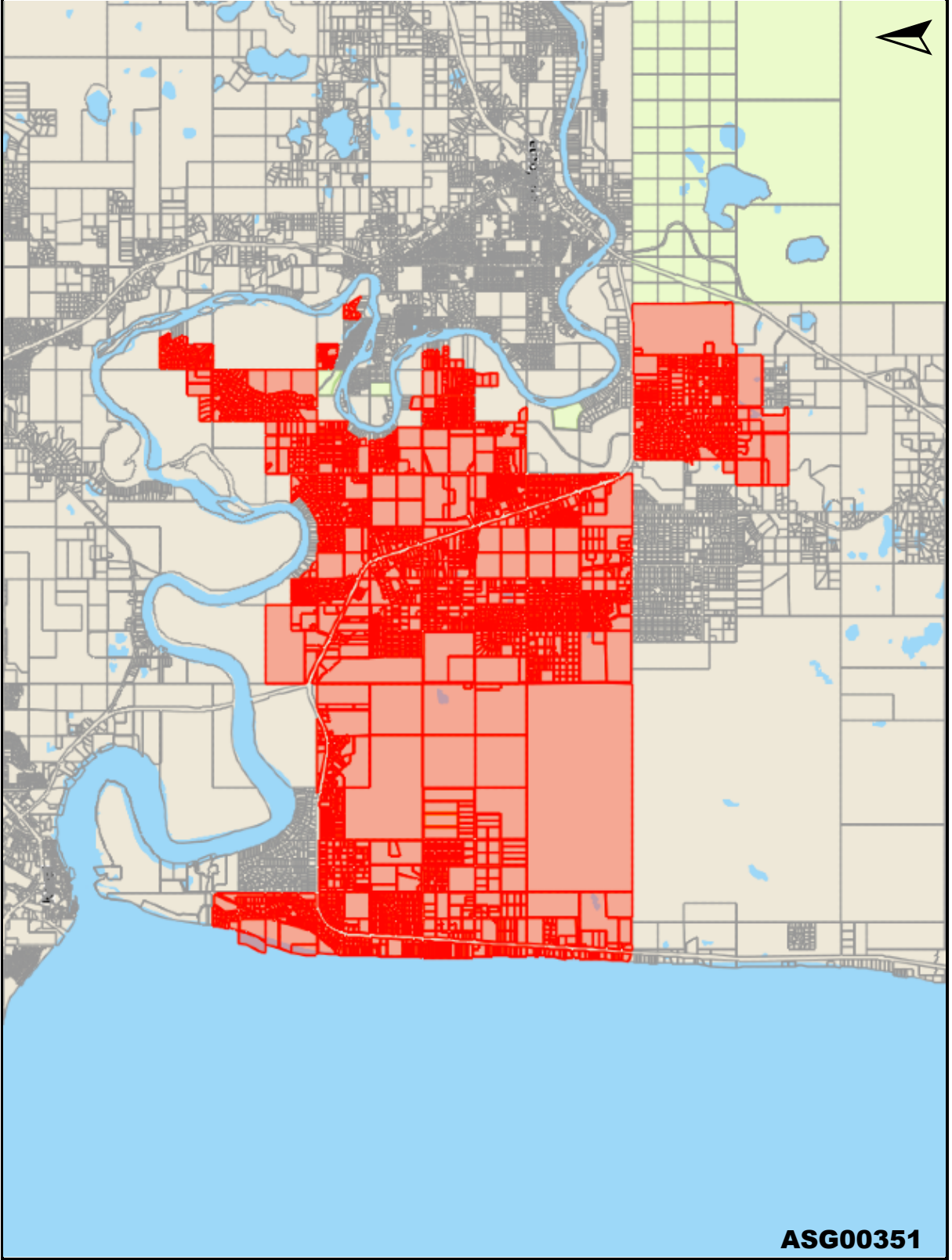
Real Property Assessment Valuation Appeal
Sales Map



KPB PARCEL ID: 05524128



ASG00350



Market Area: 125

ASG00351

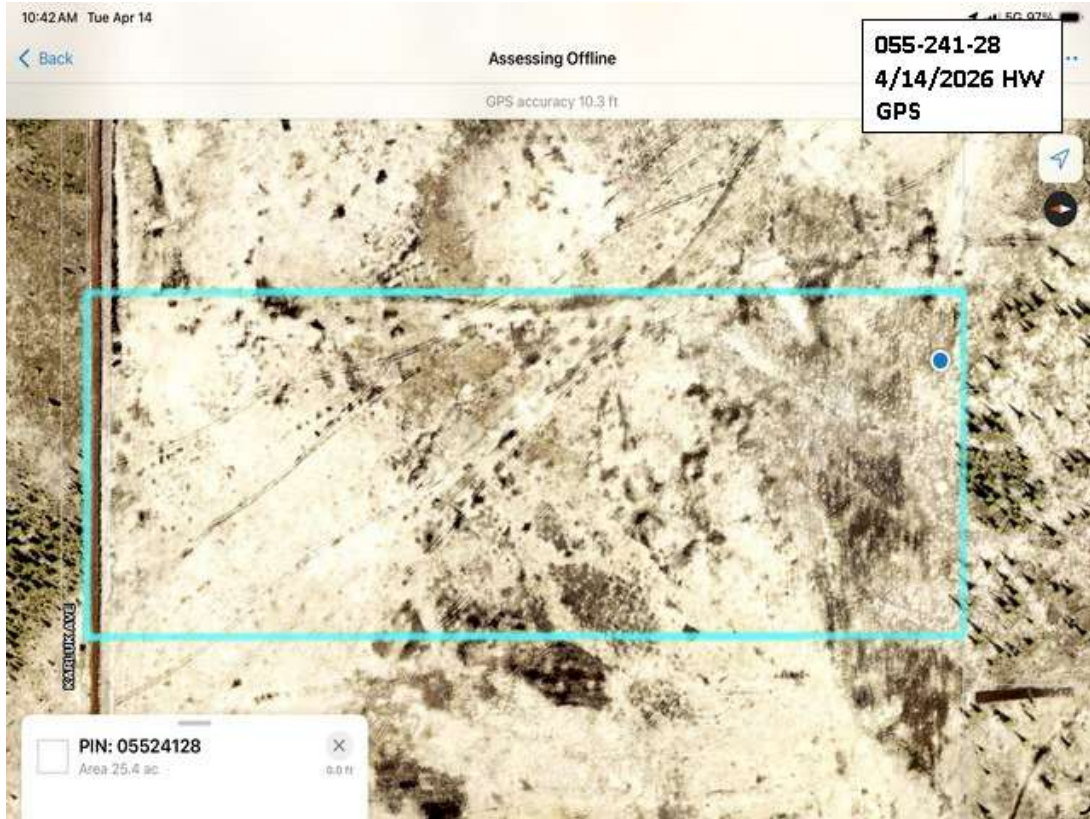


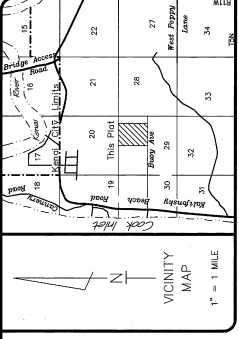
KPB PARCEL ID: 05524128





KPB PARCEL ID: 05524128





CERTIFICATE OF OWNERSHIP and DEDICATION

WE HEREBY CERTIFY THAT WE THE OWNERS OF THE BECA PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY, EASEMENTS, RIGHTS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

David A. Yagui
 Kerry Jeanne Yagui
 P. O. Box 1230
 Kenai, Alaska 99611

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THE 21st DAY of January 2007 FOR David A. Yagui and Kerry Jeanne Yagui.

Deanne Elliott
 DEANNE ELLIOTT
 JACQUELINE ALBERT
 JACQUELINE ALBERT
 ALASKA COMMISSIONER OF PUBLIC SAFETY

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF November 19, 2007 KENAI PENINSULA BOROUGH

Mary A. Bird
 AUTHORIZED OFFICIAL

RECORDED 20
 KENAI REC. DIST.
 DATE: 2-1-07
 TIME: 11:52 AM
 INTERESTED SURVEYS
 8195 KENAI SPUR HWY
 KENAI, ALASKA 99611

KPB FILE No. 2007-250

Kalifonsky Meadow - Subd. No. 3

A plat of Tracts C, D, & E of Kalifonsky Meadow Subdivision, Plat No. 2005-00835-0 recorded in the NE 1/4, Section 29, T5N, R11W, S4M, Kenai Recording District, Kenai Peninsula Borough, AK, Containing 11.074 Acres.

Integrity Surveys, Inc.
 8195 Kenai Spur Hwy
 Kenai, Alaska 99611-8902
 PHONE: (907) 265-9977
 FAX: (907) 265-9977
 PLANNERS

JOB NO.:	27131	DRAWN:	12 December, 2007	CB
SURVEYED:	August, 2007	SCALE:	1" = 200'	
FIELD BK.:	2007-2, 61	DISK:	Kalifonsky Meadows	

- NOTES:**
- 1) Covenants that may effect the development of these tracts are recorded in the Kenai Recording District, Sr. #s 2005-008732-0 and 2005-008733-0.
 - 2) Building setbacks: A setback of 20 feet is required from all street rights-of-way unless a lesser standard is approved by resolution of the appropriate Planning Commission.
 - 3) Roads must meet the design and construction standards established in the Kenai Peninsula Borough Road Maintenance Manual for certification and inclusion in the road maintenance program.
 - 4) The front 10 ft, adjacent to the right-of-way along with an adjacent 10 ft utility easement shall be reserved for the use of a utility to use the easement.
 - 5) Each lot, not less than 200,000 square feet or nominal 5 acres in size and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment system shall be approved by the Kenai Peninsula Borough, Department of Environmental Conservation. Easements of 10 feet or more shall be established into lots less than 5 acres in size. (LN 2005-115)



CERTIFICATE OF SURVEYOR

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, this plat and the monuments shown hereon actually exist as described, and all dimensions and other details are correct to the normal standards of practice of land surveyors in the State of Alaska.

ASG00354

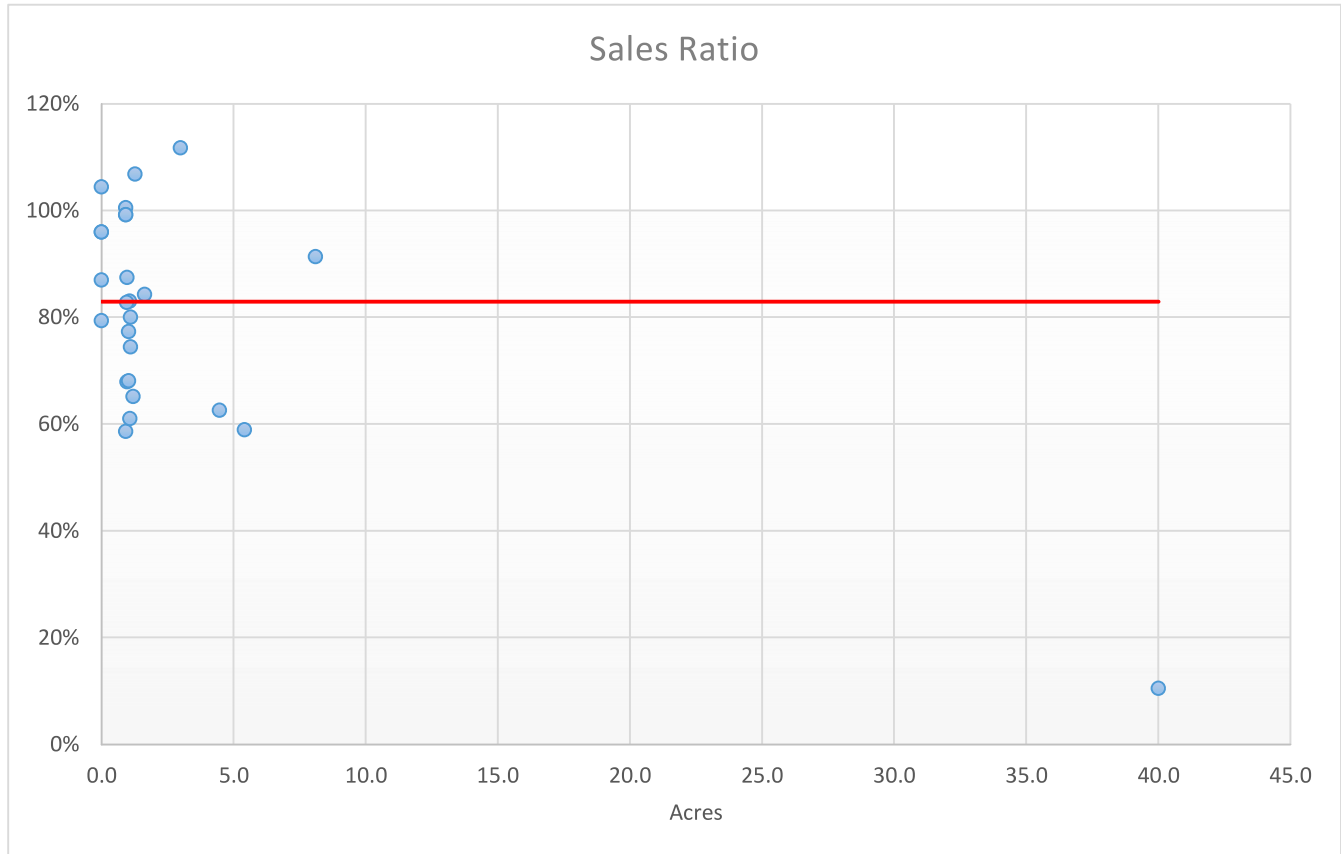
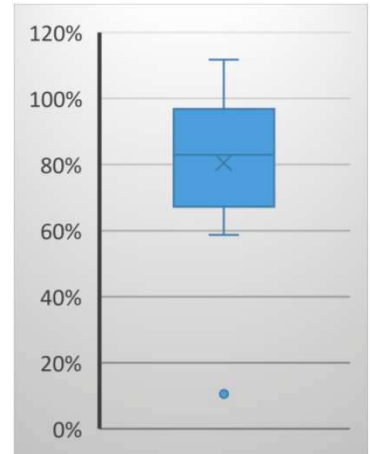
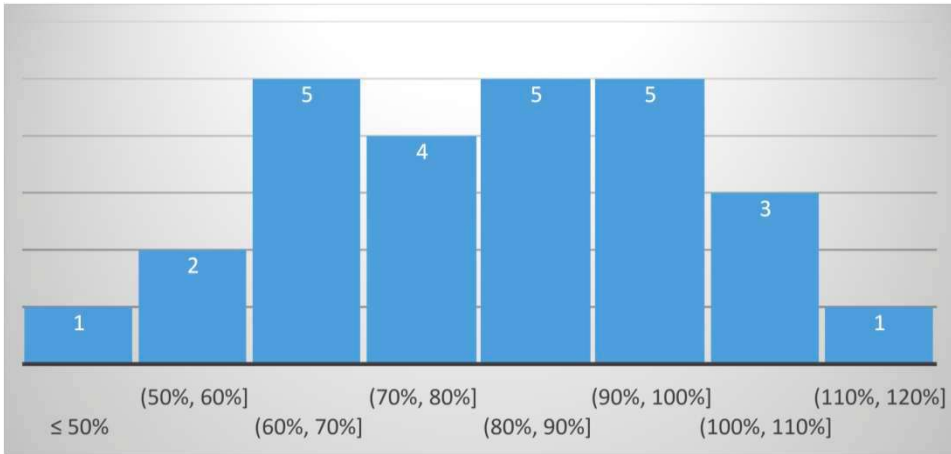
TEND:

Monument (Record)
 2" Alum. Cap (found)
 5/8" Rebar (set)
 Record Datum - Kalifonsky Meadow Subdivision
 Plat # 2005-00835-0

2026 LAND RATIO STUDY

K-BEACH

Ratio Sum	21	Earliest Sale	2/6/2023	Excluded	
Mean	80.53%	Lates Sale	8/1/2025	# of Sales	26
Median	82.91%	Outlier Information		Total AV	\$ 999,900
Wtd Mean	76.38%	Range	1.5	Total SP	\$ 1,309,100
PRD	1.05	Lower Limit	22.93%	Min	10.51%
COD	18.56%	Upper Limit	141.10%	Max	111.75%
St. Dev	0.2115			Min Sale	\$ 19,500
COV	26.27%			Max Sale	\$ 160,000



2026 LAND RATIO STUDY

Mrk Area	Sale Date	LRSN	PIN	Total Acres	Year	Wrk Sh Val	Sale Price	LandType	SaleCd	RATIO
125	11/1/2024	15067	05501151	1.19	2024	\$ 94,500	\$ 145,000	20	C	65.17%
125	9/12/2023	15086	05501170	0.92	2023	\$ 82,100	\$ 140,000	20	C	58.64%
125	8/3/2023	94049	05506029CO05	0.00	2023	\$ 30,700	\$ 35,300	20	Z	86.97%
125	2/5/2025	104607	05506029CO51	0.00	2025	\$ 28,700	\$ 29,900	20	C	95.99%
125	2/5/2025	104610	05506029CO54	0.00	2025	\$ 28,700	\$ 29,900	20	C	95.99%
125	8/1/2025	104612	05506029CO74	0.00	2025	\$ 25,400	\$ 32,000	20	C	79.38%
125	8/23/2024	104614	05506029CO76	0.00	2024	\$ 26,100	\$ 25,000	20	C	104.40%
125	12/11/2023	15654	05514029	4.47	2023	\$ 16,900	\$ 27,000	20	C	62.59%
125	3/28/2023	15665	05514041	40.00	2023	\$ 8,200	\$ 78,000	20	C	10.51%
125	7/9/2025	16080	05522140	0.97	2025	\$ 26,700	\$ 39,300	20	Z	67.94%
125	8/31/2023	16107	05522205	1.03	2023	\$ 25,900	\$ 33,500	20	C	77.31%
125	9/27/2023	82684	05524107	8.10	2023	\$ 68,500	\$ 75,000	20	C	91.33%
125	7/9/2024	90459	05524119	5.41	2024	\$ 69,600	\$ 118,100	20	Z	58.93%
125	1/24/2025	16888	05528237	1.06	2025	\$ 16,600	\$ 20,000	20	C	83.00%
125	5/22/2024	16896	05528245	1.03	2024	\$ 21,800	\$ 32,000	20	C	68.13%
125	11/17/2023	16897	05528246	1.10	2023	\$ 28,000	\$ 35,000	20	C	80.00%
125	9/6/2024	16897	05528246	1.10	2024	\$ 28,000	\$ 37,600	20	C	74.47%
125	8/7/2023	16948	05529065	2.99	2023	\$ 178,800	\$ 160,000	20	C	111.75%
125	6/5/2024	17031	05531047	1.63	2024	\$ 29,500	\$ 35,000	20	C	84.29%
125	6/28/2023	107804	05532072	1.07	2023	\$ 12,200	\$ 20,000	20	C	61.00%
125	3/8/2023	108143	05533135	1.27	2023	\$ 26,700	\$ 25,000	20	C	106.80%
125	2/6/2023	17978	05545019	0.95	2023	\$ 26,500	\$ 32,000	20	C	82.81%
125	8/9/2024	17985	05545026	0.92	2024	\$ 19,600	\$ 19,500	20	C	100.51%
125	8/1/2025	18278	05553009	0.96	2025	\$ 30,600	\$ 35,000	20	C	87.43%
125	3/19/2024	37317	13134081	0.92	2024	\$ 24,800	\$ 25,000	20	C	99.20%
125	7/15/2024	37317	13134081	0.92	2024	\$ 24,800	\$ 25,000	20	C	99.20%

LogID	Contact Name	Created By	Parcel	Notes
2026-04-07T13:40:24	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	CALLED TO SCHEDULE INSPECTION FRIDAY AT 10AM
2026-04-06T12:45:40	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	HE CALLED TO SETUP AN INSPECTION/ MEETING TO TALK ABOUT THE RANCH, THE 360 ACRES. TOLD HIM I WOULD HAVE TO CALL HIM BACK SO I CAN COORDINATE WITH A RES APPRAISER.
2026-04-06T12:42:03	DAVE YRAGUI	VanZandt, Catherine	FORMAL APPEALS	CB TO HW; WARM XFER TO HER
2026-04-02T13:02:20	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	HE WASNT GOING TO APPEAL TAXES THIS YEAR, BUT THE BOROUGH POSTPONED THE TRIAL. SAID HE WAS GOING TO GET A BUNCH OF COMPARABLES AND GO THROUGH THEM ONE AT A TIME. DID NOT SCHEDULE ANY INSPECTIONS.
2026-04-02T13:01:17	DAVE YRAGUI	VanZandt, Catherine	FORMAL APPEALS	CALLED FOR HW; WARM XFER TO HER
2026-04-02T12:02:33	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	CALLED TO ASK IF HE WANTED US TO INSPECT ANYTHING, HE SAID HE WOULD CALL BACK.
2026-04-02T09:00:04	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	CLM
2026-04-01T10:49:25	DAVE YRAGUI	VanZandt, Catherine	FORMAL APPEALS	CB FOR HW; EMAILED HW W/ INFO
2026-04-01T10:20:32	DAVID YRAGUI	Windsor, Heather	FORMAL APPEALS	CLM ASKED IF HE WANTED US TO INSPECT ANYTHING, IF SO TO PLEASE CALL TO SETUP A TIME.
2026-03-10T08:15:51	MARY YRAGUI	VanZandt, Catherine	05524106/24/26/27/2	SAID SHE DID NOT RECEIVE HER ASSESSMENT NOTICES FOR THESE PARCELS; ASKED IF I COULD EMAIL THEM TO HER INSTEAD.

APPEAL HISTORY FOR PARCEL 055-241-28

APPEAL YEAR: 2010

Appeal Type/Status

Appraiser Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
PKNIGHT	03/25/2010	6,000	5,000	-1,000	-17%	Informal Adjustment

Summary:

APPEAL YEAR: 2015

Appeal Type/Status

Appraiser Date Filed

BOE APPEAL	BOE - Closed	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
LCRANE	03/23/2015	7,600	0	7,600	0%	

Summary:

APPEAL YEAR: 2018

Appeal Type/Status

Appraiser Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
DMUELLER	03/30/2018	7,600	7,600	0	0%	Informal Adjustment

Summary: DAVID YRAGUI IN OFFICE REGARDING MULTIPLE PINS STATES BOROUGH HAS PARCELS ASSESSED 90% WETLANDS BUT PARCELS ARE NOT WETLANDS ACCORDING TO ARMY CORP OF ENGINEERS WETLANDS DELENEATION REPORT. TOLD HIM PLANNING IS WORKING ON IT AND NOT OUR CALL WE CANNOT MAKE WETLANDS MAPS. NO CHANGE

APPEAL YEAR: 2022

Appeal Type/Status

Appraiser Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
WANDERSON	03/16/2022	7,600	6,800	-800	-11%	Informal Adjustment

Summary: LAND VALUE ISSUE

APP: ADJUSTED FOR RESTRICTIVE CCRS

APPEAL YEAR: 2024

Appeal Type/Status

Appraiser Date Filed

BOE APPEAL	BOE - Closed	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
HWINDSOR	04/02/2024	6,800	0	6,800	0%	

Summary:

APPEAL YEAR: 2026

Appeal Type/Status

Appraiser Date Filed

ASG00358

APPEAL HISTORY FOR PARCEL 055-241-28

BOE APPEAL	Open	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
HWINDSOR	03/27/2026	6,800	0	6,800	0%	

Summary:



COVENANTS, CONDITIONS & RESTRICTIONS

Kalifonsky Meadow Subdivision

Situated in the NE¼ NW¼ SE¼ E½ SW¼ S½ NW¼

Section 29, T5N R11W, S.M., AK

According to Plat Number 2005-43 Kenai Recording District

RESUBDIVISION

The area of lots herein described shall not be reduced in size by subdivision to create parcels not less than 5 acres in size.

LAND USE, BUILDING TYPE AND BUILDING SETBACKS

No lot shall be used except for single family residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling. Other detached structures such as guest cabins, greenhouses, garages, and work studios may be constructed so long as they do not encroach the screening easements.

Structures are prohibited within the northern ¼ of Tracts C, D, E and F. Hayfields and other similar cultivation is allowed within this area.

DWELLING SIZE AND CONSTRUCTION

The minimum permitted dwelling size for the ground floor area of the main structure, exclusive of one (1) story open porches and garages shall not be less than nine hundred (900) square feet. The exterior of the dwelling must be complete in one (1) year from the start of construction.

ANIMALS

No animals, livestock or poultry of any kind shall be raised, bred, allowed to free range, or be kept on any lot for any commercial purpose. No more than two (2) dogs shall be allowed on any lot.

AUTOMOBILES

No vehicle may be abandoned or allowed to remain on any lot or street offsetting any lot for more than seven (7) days if it is not in good operating condition. No heavy equipment may be parked on any lot or street except during a time that it is working in that subdivision. No lot or street may be used for the storage of any equipment, material or merchandise used or to be sold in a trade or business.

WELL AND SEPTIC

Well and septic should be installed as recommended in the wastewater site plan for the subdivision submitted to the Kenai Peninsula Borough in accordance to Alaska Department of Environmental Conservation regulations.

GARBAGE AND REFUSE DISPOSAL

No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste. All such matter shall be kept in sanitary containers. All incinerators or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition.

COVENANTS, CONDITIONS & RESTRICTIONS
KALIFONSKY MEADOW SUBDIVISION

VEGETATION SCREENING

Vegetation Screening easements will be fifteen (15) feet from all lot lines.

NUISANCE

No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood. No auto repair shops will be allowed.

SIGNS

No sign of any kind shall be displayed to the public view on any lot except one (1) professional sign of not more than eight (8) square foot, one (1) sign of not more than eight (8) square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

SELECTIVE CLEARING OF LOTS

Clearing on all lots shall be selective and not cover more than fifty percent (50%) of the gross lot area, with the remaining area left in its natural state.

TREES

No trees may be removed from any lot except those trees necessary for clearing a construction site for a dwelling to be constructed on that lot. It is the intent of this provision that all persons purchasing a lot shall do their utmost to maintain the trees and the natural wooded surroundings of their properties. In the event of the excess removal of trees on any lot, the owner shall be responsible, at his own expense, for replanting and maintaining live trees.

TERMS

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty (20) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless all the current owners of the subdivision lots, agree to change said covenants in whole or in part.

ENFORCEMENT

Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violations or to recover damages.

SEVERABILITY

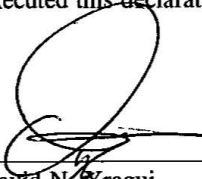
Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.



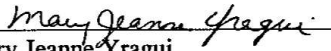
COVENANTS, CONDITIONS & RESTRICTIONS
KALIFONSKY MEADOW SUBDIVISION

The foregoing restrictions and conditions for building and use in the named subdivision are hereby declared and adopted by the owner of the subdivision, and all easements created, granted and reserved are declared to be the act of the owner and all conditions on purchase and ownership of property in the subdivision shall be deemed and considered as covenants running with the land.

IN WITNESS WHEREOF, the undersigned, being the declarant herein, has hereunto executed this declaration in this 29th day of June, 2005



David N. Yragui




Mary Jeanne Yragui

State of Alaska

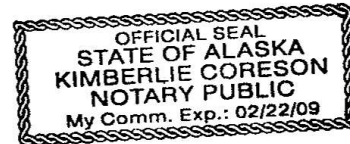
Third Judicial District

THIS IS TO CERTIFY that on this 29th day of June, 2005, before me, the undersigned, duly commissioned and sworn, personally appeared DAVID N. YRAGUI and MARY JEANNE YRAGUI to me known to be the persons described in and who executed the above and foregoing instrument and acknowledged to me that he/she signed and sealed the same freely and voluntarily for the uses and purposes therein. WITNESS my Hand and Official Seal the day and year mentioned on the certificate above written.

My Commission Expires: 2/22/09



Notary in and for Alaska



Return to:
David N. and Mary Jeanne Yragui
P.O. Box 1290
Kenai, AK 99611

Mclane Jobs\survey tools \ccrsdoc





COVENANTS, CONDITIONS & RESTRICTIONS

Kalifonsky Meadow Subdivision

Situated in the NE¼ NW¼ SE¼ E½ SW¼ S½ NW¼

Section 29, T5N R11W, S.M., AK

According to Plat Number 2005-43 Kenai Recording District

RESUBDIVISION

The area of lots herein described shall not be reduced in size by subdivision to create parcels not less than 5 acres in size.

LAND USE, BUILDING TYPE AND BUILDING SETBACKS

No lot shall be used except for single family residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling. Other detached structures such as guest cabins, greenhouses, garages, and work studios may be constructed so long as they do not encroach the screening easements.

Structures are prohibited within the northern ¼ of Tracts C, D, E and F. Hayfields and other similar cultivation is allowed within this area.

DWELLING SIZE AND CONSTRUCTION

The minimum permitted dwelling size for the ground floor area of the main structure, exclusive of one (1) story open porches and garages shall not be less than nine hundred (900) square feet. The exterior of the dwelling must be complete in one (1) year from the start of construction.

ANIMALS

No animals, livestock or poultry of any kind shall be raised, bred, allowed to free range, or be kept on any lot for any commercial purpose. No more than two (2) dogs shall be allowed on any lot.

AUTOMOBILES

No vehicle may be abandoned or allowed to remain on any lot or street offsetting any lot for more than seven (7) days if it is not in good operating condition. No heavy equipment may be parked on any lot or street except during a time that it is working in that subdivision. No lot or street may be used for the storage of any equipment, material or merchandise used or to be sold in a trade or business.

WELL AND SEPTIC

Well and septic should be installed as recommended in the wastewater site plan for the subdivision submitted to the Kenai Peninsula Borough in accordance to Alaska Department of Environmental Conservation regulations.

GARBAGE AND REFUSE DISPOSAL

No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste. All such matter shall be kept in sanitary containers. All incinerators or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition.

NUISANCE

No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood. No auto repair shops will be allowed.

COVENANTS, CONDITIONS & RESTRICTIONS
KALIFONSKY MEADOW SUBDIVISION

SIGNS

No sign of any kind shall be displayed to the public view on any lot except one (1) professional sign of not more than eight (8) square foot, one (1) sign of not more than eight (8) square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

TERMS

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty (20) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless all the current owners of the subdivision lots, agree to change said covenants in whole or in part.

ENFORCEMENT

Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violations or to recover damages.

SEVERABILITY

Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

The foregoing restrictions and conditions for building and use in the named subdivision are hereby declared and adopted by the owner of the subdivision, and all easements created, granted and reserved are declared to be the act of the owner and all conditions on purchase and ownership of property in the subdivision shall be deemed and considered as covenants running with the land.

IN WITNESS WHEREOF, the undersigned, being the declarant herein, has hereunto executed this declaration in this _____ day of June, 2005

David N. Yragui

Mary Jeanne Yragui
Mary Jeanne Yragui

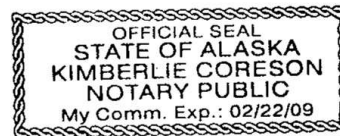
State of Alaska

Third Judicial District

THIS IS TO CERTIFY that on this November 9th, 2006 day of ~~June, 2005~~, before me, the undersigned, duly commissioned and sworn, personally appeared DAVID N. YRAGUI and MARY JEANNE YRAGUI to me known to be the persons described in and who executed the above and foregoing instrument and acknowledged to me that he/she signed and sealed the same freely and voluntarily for the uses and purposes therein. WITNESS my Hand and Official Seal the day and year mentioned on the certificate above written.

My Commission Expires: February 22, 09

Notary in and for Alaska

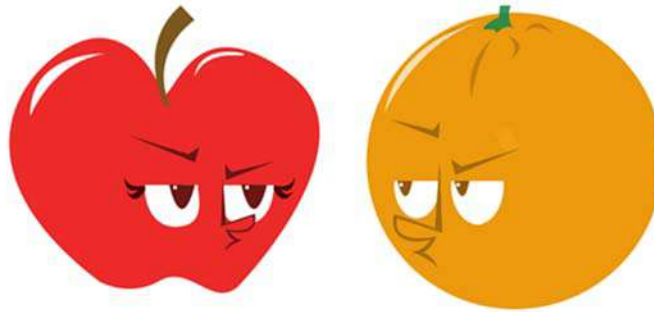


Return to:
David N. and Mary Jeanne Yragui
P.O. Box 1290
Kenai, AK 99611



Price per Acre Comparison

A very popular way to compare land values is to do a simple Price per Acre calculation. Simply stated this is the assessed value divided by the acreage. This will work just fine if the properties you are comparing are exactly the same size and have the exact same influences, otherwise you are just comparing apples to oranges.



Below is a sample comparison of 2 parcels that have the same acreage, with different influences.

5.0 AC Base	\$ 50,000		5.0 AC Base	\$ 50,000
Gravel Maint	\$ -		Paved	\$ 5,000
Elec Yes	\$ -		Elec Yes	\$ -
Gas No	\$ (10,000)		Gas Yes	\$ -
View Limited	\$ 12,000		View Good	\$ 25,000
			Waterfront Pond	\$ 25,000
Land Value	\$ 52,000		Land Value	\$ 105,000
Price/AC	\$ 10,400		Price/AC	\$ 21,000

Below is a sample comparison of 2 parcels that have the same influences, with different acreages.

5.0 AC Base	\$ 50,000		10.0 AC Base	\$ 70,000
Paved	\$ 5,000		Paved	\$ 7,000
Elec Yes	\$ -		Elec Yes	\$ -
Gas Yes	\$ -		Gas Yes	\$ -
View Good	\$ 25,000		View Good	\$ 35,000
Waterfront Pond	\$ 25,000		Waterfront Pond	\$ 35,000
Land Value	\$ 105,000		Land Value	\$ 147,000
Price/AC	\$ 21,000		Price/AC	\$ 14,700

Definitions

Assessment progressivity (regressivity). An appraisal bias such that higher value properties are appraised higher (lower) than low-value properties. See also price-related differential.

Coefficient of dispersion (COD). The average deviation of a group of numbers from the median expressed as a percentage of the median. In ratio studies, the average percentage deviation from the median ratio. *Acceptable range: Land under 30%, residential under 20%.*

Coefficient of variation (COV). The standard deviation expressed as a percentage of the mean. *Acceptable range: 1.25 of the COD.*

Mean: The result of adding all the values of a variable and dividing by the number of values. For example, the arithmetic mean of 3, 5, and 10 is 18 divided by 3, or 6. Also called the arithmetic mean.

Median. The midpoint or middle value when a set of values is ranked in order of magnitude; if the number of values is even, the midpoint or average of the two middle values. *Acceptable range: 90% to 110%*

Price-related differential (PRD). The mean divided by the weighted mean. The statistic has a slight bias upward. Price-related differentials above 1.03 tend to indicate assessment regressivity; price-related differentials below 0.98 tend to indicate assessment progressivity. *Acceptable range: 0.98 to 1.03.*

Progressivity. See assessment progressivity (regressivity)

Regressivity. See assessment progressivity (regressivity)

Standard deviation (St. Dev). The statistical calculated from a set of number by subtracting the mean from each value and squaring the remainders, adding together these squares, dividing by the size of the sample less one, and taking the square root of the result. When the data are normally distributed, one can calculate the percentage of observations within any number of standard deviations of the mean from normal probability table. When the data are not normally distributed, the standard deviation is less meaningful and should be used with caution.

Weighted mean; weighted average (wtd mean). An average in which the observations are weighted based on some criterion. In ratio studies, the weighted mean is a calculated by weighting the ratios based on their sale prices. A shortcut method is to sum the appraisals or assessments, sum of the sales prices, and divided the first result by the second. (International Association of Assessing Officers, 1990)

References

International Association of Assessing Officers. (1990). *Property Appraisal and Assessment Administration*. Chicago: International Association of Assessing Officers.

Influence Definitions

View

- **None:** No view other than immediate surroundings, could have a view if trees on adjoining properties were removed.
- **Limited:** Less than 45° viewable unobstructed, greater than 45° view angle with obstructions, mountain top view, view from 2nd story, able to view beyond adjacent lots, overlooking an area that would provide increased viewing opportunities for wildlife (rule of thumb, distance greater than football field).
- **Good:** 45°-90° view, unobstructed view, at least 1 feature, **mountain, river, lake, inlet etc.** Able to view beyond adjacent lots. (*River, Lake and Inlet frontage property will always have at least a Good or Excellent View*)
- **Excellent:** 90° or greater view, unobstructed, 2 or more features.

Street Access

- **Paved Access:** Paved road & government maintained.
- **Gravel Maintained:** Gravel road & maintained by the borough or another organized entity.
- **Gravel Unmaintained:** Gravel road but is not maintained by the borough (check Arcmap), could be maintained by the subdivision, HOA or private owner(s).
- **Trail:** *No longer used. If can be driven to year round, use gravel unmaintained, otherwise platted.*
- **Platted:** Road platted but not built.
- **Limited/NA:** Section line easement. No platted access. To include water, beach only access.

Utilities

- **Gas & Electric Yes/No:** To be considered as having gas & electric utilities must be at the property, directly across the street from property (not paved), or on the same side of the road and 1 lot away or less than 300 feet away. If street is paved & influence is across the road, parcel to be marked at not having service available.
- **Public/Community Water & Sewer:** Service is provided by municipality or by HOA. City lots are presumed to have this service though certain subdivision do not and need private well/septic influence. If only 1 of the services is available, mark Yes. Add well or septic if necessary for service not available. If street is paved & influence is across the road, parcel to be marked at not having service available.

Water Front

- **Ocean:** Fronts on major body of Saltwater, *Cook Inlet, Kachemak Bay, Resurrection Bay.*
- **River:** Fronts on a major navigable river, *Kenai River, Kasilof River.*
- **Lake:** Fronts on major lake, big enough to get a float plane on & off (approx. 3000') *Mackey Lake, Longmere Lake, Island Lake.*
- **Pond/Stream/Canal:** Fronts on smaller body of water, may be a fair size, but typically not able to get float plane on/off. *Arc Lake, Sport Lake, Echo Lake.* Not generally navigable by boat. *Funny River, Deep Creek, Anchor River, Swanson River.*

Topo

- **Steep:** Topography that is greater than usual incline/decline, making access & building difficult. At least 15 feet in elevation change and no less than 45% average slope (*4.5 feet vertical per 10 feet horizontal*)
- **Ravine:** Ravine or swale, a long deep hollow in the surface with wall height of at least 15 feet and average slope of 500% (*5 feet vertical per 1 foot horizontal*)
- **Other:** Any additional topographical feature that would have an influence on property, value. Topo features not described in the form.
- **Wetlands:** Water within 1 foot of the surface is considered wetlands. A Typical indicator of wetlands is scrubby black spruce.

Protective CCR's / HOA: Covenants, Conditions & Restrictions for individual subdivisions, Homer Owners Association. *Check S Drive or Contact title company.*

Airstrip: Private dirt/grass/gravel strip, off strip access.

Airstrip Improved: Gravel/ Paved, maintained, lights.

Agriculture Rights: Restrictions on property, limiting use of property or portion of property to agriculture use.

Easement: Description of a typical easements. Such as Overhead Power Line, Gas Line or other. Typical easements would include utility easements for providing utilities to local subdivision. Usually the front 10'-20' of the property.

Other: Other features not mentioned in form, describe in notes section.

Notes Section: Further description of influences or describe influences not accounted for in input sheet. Example, a Power Line easement running across property. Private Boat launch for subdivision.

For any properties that are not typical and fall outside of these parameters, See land appraiser for final determination.

AS 29.45.110. Full and True Value.

- (a) The assessor shall assess property at its full and true value as of January 1 of the assessment year, except as provided in this section, AS [29.45.060](#) , and [29.45.230](#). The full and true value is the estimated price that the property would bring in an open market and under the then prevailing market conditions in a sale between a willing seller and a willing buyer both conversant with the property and with prevailing general price levels.

AS 29.45.130. Independent Investigation

- (a) The assessor is not bound to accept a return as correct. The assessor may make an independent investigation of property returned or of taxable property on which no return has been filed. In either case, the assessor may make the assessor's own valuation of the property subject to an ad valorem tax and this valuation is prima facie evidence of the value of the property.
- (b) For investigation, the assessor or the assessor's agent may enter real property during reasonable hours to examine visible personal property and the exterior of a dwelling or other structure on the real property. The assessor or the assessor's agent may enter and examine the interior of a dwelling or other structure or the personal property in it only (1) if the structure is under construction and not yet occupied; (2) with the permission of a person in actual possession of the structure; or (3) in accordance with a court order to compel the entry and inspection. The assessor or the assessor's agent may examine all property records involved. A person shall, on request, furnish to the assessor or the assessor's agent assistance for the investigation and permit the assessor or the assessor's agent to enter a dwelling or other structure to examine the structure or personal property in it during reasonable hours. The assessor may seek a court order to compel entry and production of records needed for assessment purposes.
- (c) An assessor may examine a person on oath. On request, the person shall submit to examination at a reasonable time and place selected by the assessor.

KPB 5.15.070. Board of equalization – Hearing procedure.

- (h) Access to property. If an appellant has refused or failed to provide the assessor, or designee, full access to property or records related to assessment of the property, the appellant is precluded from offering evidence on the issue or issues affected by that lack of access. Before a ruling is issued on the admissibility of such evidence, the appellant shall be provided with a reasonable opportunity by the presiding officer to present its case as to why this sanction should not be imposed, and the assessor shall have a reasonable opportunity to respond.

MARKET VALUE

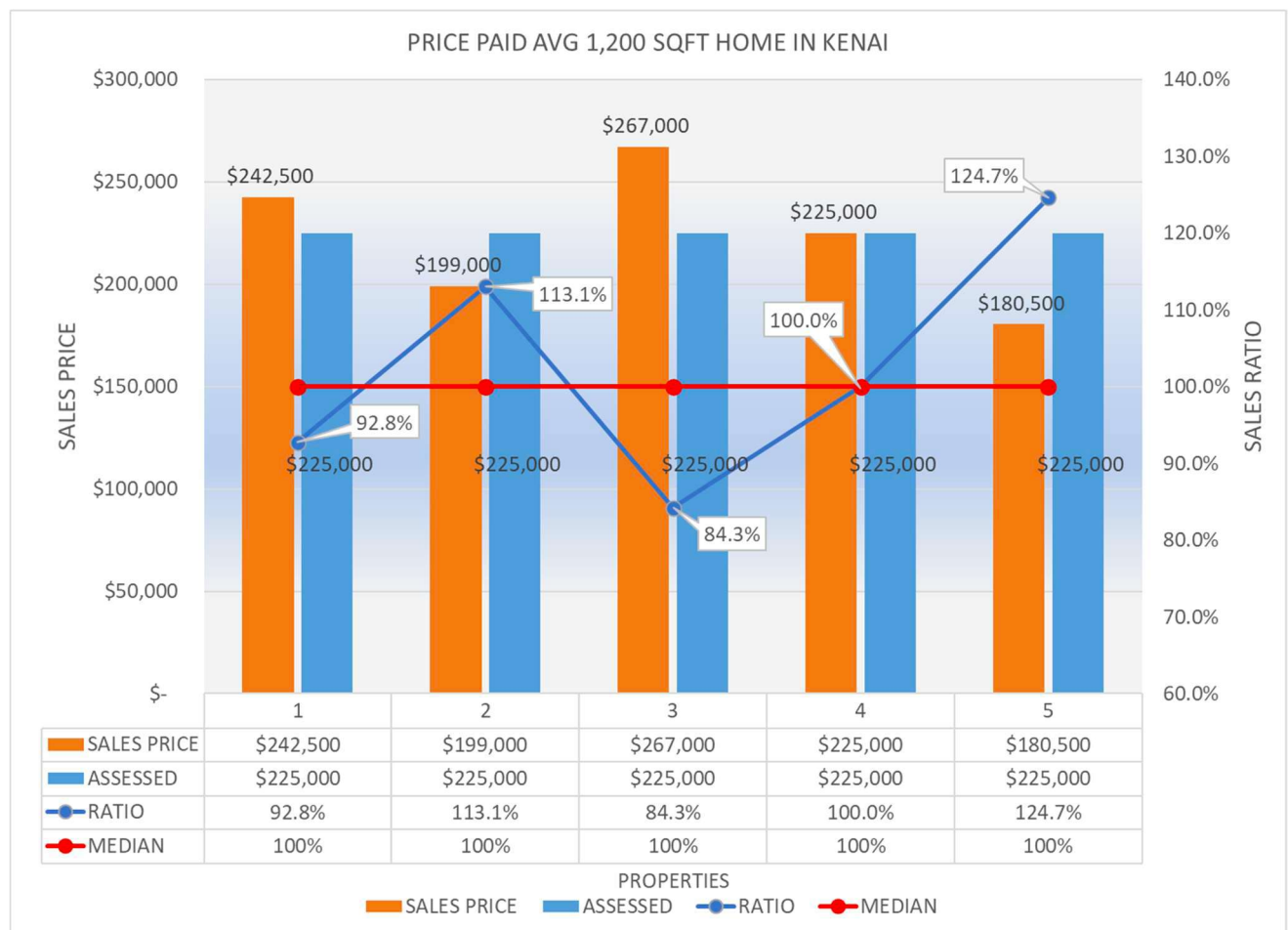
The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in an open and competitive market under all condition's requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress. (Appraisal of Real Estate 11th Edition - Appraisal Institute)

BURDEN OF PROOF

The appellant has the burden of proving or providing any information to show that the assessed values are excessive, improper or unequal. The assessor is accorded broad discretion in deciding among the recognized valuation methods. The assessor's choice of one recognized method of valuation over another is simply the exercise of a discretion committed to the assessor by law.

**A borough has discretion to appraise, by whatever recognized method of valuation it chooses, so long as there is no fraud or clear adoption of a fundamentally wrong principle of valuation. Hoblit vs. Greater Anchorage Area Borough, Sup. Ct. Op. No. 636 (File No. 1214), 473 P.2d 630 (Alaska 1970).*

The assessing department is concerned not only with market value, but also with equity of assessment, which means: making sure that every property is assessed at the same level as all others with respect to market value. For this reason, **the assessor uses a broad scope in its approach to value, using overall trends to value all properties in a given market area.** In contrast, a private appraisal is only concerned with estimating the value of a single property.





APPELLANT: KALIFONSKY MEADOWS LLC
REPRESENTATIVE: DAVID YRAGUI

KPB PARCEL ID: 05524130

TOTAL ACREAGE: 5.0

PHYSICAL ADDRESS(ES) / LOCATION: 50152 BUOY AVE
KALIFORNISKY

LEGAL DESCRIPTION:

T 5N R 11W SEC 29 SEWARD MERIDIAN KN 2008009 KALIFONSKY
MEADOW SUB NO 3 TRACT E2

2026 NOTICED VALUES

RAW LAND	\$50,600.00
TOTAL IMPROVEMENTS:	N/A
ASSESSED VALUE TOTAL:	\$50,600.00
EXEMPTIONS:	N/A



The Kenai Peninsula Borough (KPB) Assessing Department uses a Market Adjusted Cost Approach to value residential structures for assessment purposes. This Cost Approach is derived from the property description, quality, size, and features, and is based upon replacement cost of new, less depreciation (RCN-D). That value is then adjusted by a statistically tested market adjustment.

According to Property Assessment Valuation, the first step in developing a cost approach is to estimate the land value at its highest and best use. KPB does this by reviewing, analyzing, and statistically testing reported land sales in a given market area. That updated land value is then combined with the value of all improvements; the sum of the two is the assessed value. This application is in accordance with Alaska State Statute AS 29.45.110.

ADMINISTRATIVE SUMMARY

Subject property is a 5.0-acre parcel in the K-Beach market area (#125). Land influences unmaintained, limited view, electric and gas utility access and CCR's. Currently 1-acre is being valued as usable and 4-acres as a remaining land type. Highest and best use of the parcel is residential. Subject property was inspected on April 13, 2026, by Appraiser Windsor. After the inspection and review, no changes were made to the file. For the K-Beach market area (#125), 26 sales from the last three years were analyzed. The resulting analysis indicated an increase to the land model was needed.

Land K Beach Market 125

- 26 sales in last 3 years with a median ratio for 82.91% • COD: 18.56 • PRD: 1.05

PROPERTY DETAILS

LAND DETAILS

See definitions section of packet

- Elec Yes
- Gas Yes
- WETLANDS
- Unmaintained/Trail
- CCR'S NEW
- View Limited

PROPERTY RECORD CARD(s)

IMPROVEMENT TYPE

BUILDING TYPE

YEAR BUILT

TOTAL SQ. FT



APPELLANT: KALIFONSKY MEADOWS LLC
REPRESENTATIVE: DAVID YRAGUI

KPB PARCEL ID: 05524130

LEGAL DESCRIPTION: T 5N R 11W SEC 29 SEWARD MERIDIAN KN 2008009 KALIFONSKY MEADOW SUB NO 3 TRACT E2

2026 RECOMMENDED VALUE	
LAND:	\$50,600
IMPROVEMENTS:	0
TOTAL:	\$50,600

ASSESSOR'S RECOMMENDATION

1. Subject property is valued uniformly and equitably with the parcels located within the same market area.
2. The Assessing Department reviewed all physical characteristics of the subject property to ensure all data was accurately captured. Influences are applied correctly and uniformly to the subject property.
3. The Assessing Department uses standardized mass appraisal procedures and techniques to specify and calibrate market models which are applied uniformly to value property within the borough. The modeled values are statistically tested to ensure a level of accuracy and equity of assessment that meets the guidelines established by the Alaska Association of Assessing Officers and the International Association of Assessing Officers, and in compliance with Alaska State Statute.

BOARD ACTION

LAND: _____ IMPROVEMENTS: _____ TOTAL: _____



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

ORIGINAL

2026

92036

50152 BUOY AVE

055-241-30

ADMINISTRATIVE INFORMATION Neighborhood: 125 K-Beach Property Class: 100 Residential Vacant TAG: 58 - CENTRAL EMERGENCY SVS	LEGAL DESCRIPTION: T 5N R 11W SEC 29 Seward Meridian KN 2008009 KALIFONSKY MEADOW SUB NO 3 TRACT E2	ACRES: 5.00 PRIMARY OWNER KALIFONSKY MEADOWS LLC PO BOX 1290 KENAI, AK 99611-1290
--	---	--

Residential Vacant

EXEMPTION INFORMATION	VALUATION RECORD			
Assessment Year	2021	2022	2023	2025
Land	26,100	64,800	77,500	49,700
Improvements	0	0	0	0
Total	26,100	64,800	77,500	49,700
				Worksheet
				50,600
				<u>0</u>
				<u>50,600</u>


LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		1.00	27,000	27,000	27,000	6 View Limited	75	20,250	48,600
							Z CCR'S NEW	15	4,050	
							X Elec Yes			
							P Gas Yes			
							E WETLANDS			
							T Unmaintained/Trail	-10	-2,700	
Remaining/Wetlands	49 User Definable Land Formul		4.00	500	500	2,000	None			2,000
									21,600	50,600

MEMOS

ASG00373



 **KPB Parcel ID: 05524130**

Owner: KALIFONSKY MEADOWS LLC

Legal Description: T 5N R 11W SEC 29
SEWARD MERIDIAN KN 2008009
KALIFONSKY MEADOW SUB NO 3 TRACT E2

Vicinity: Kalifornsky



ASG00374



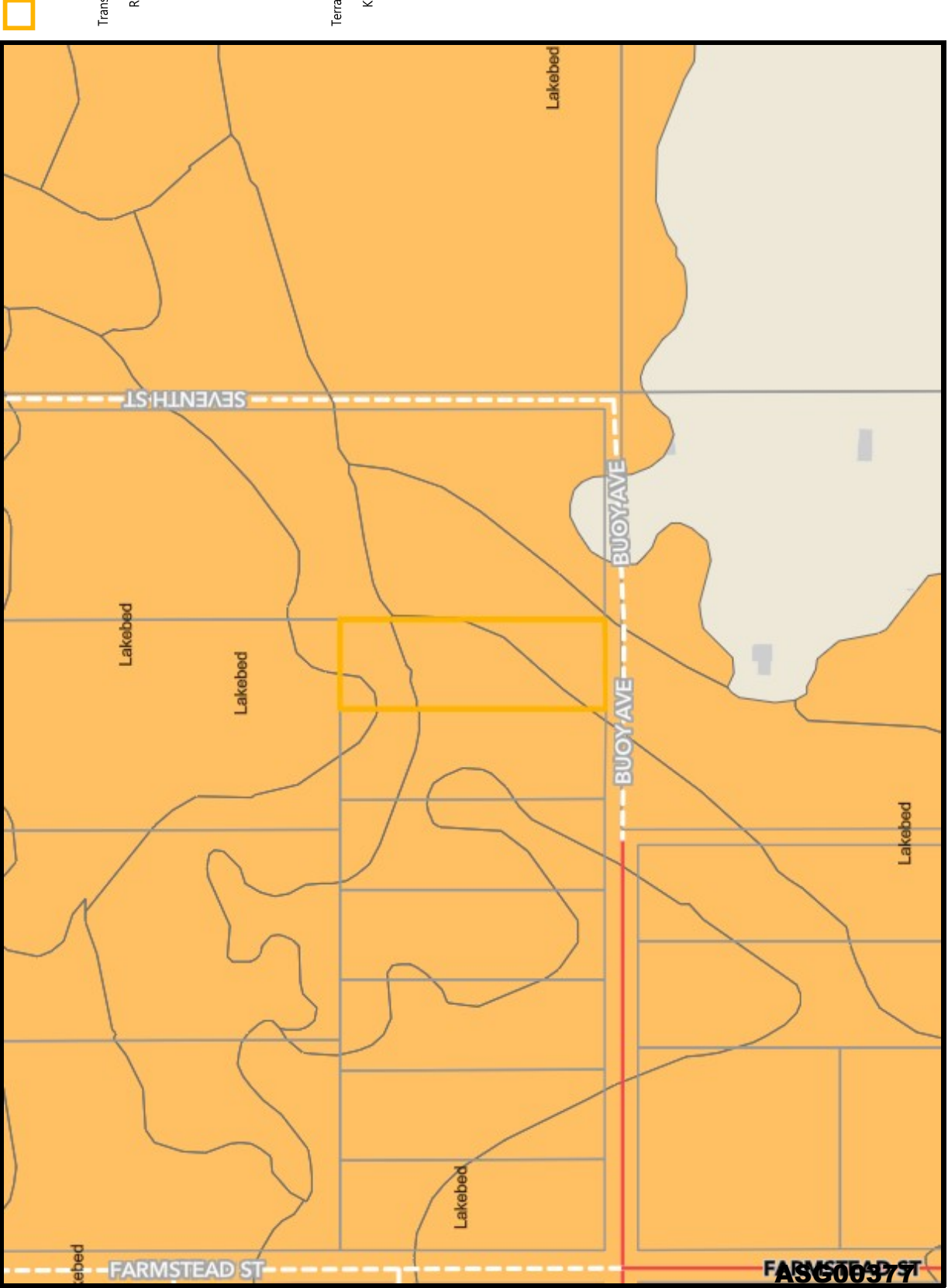
KPB PARCEL ID: 05524130





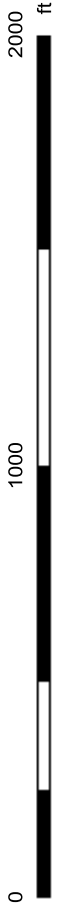
KPB PARCEL ID: 05524130

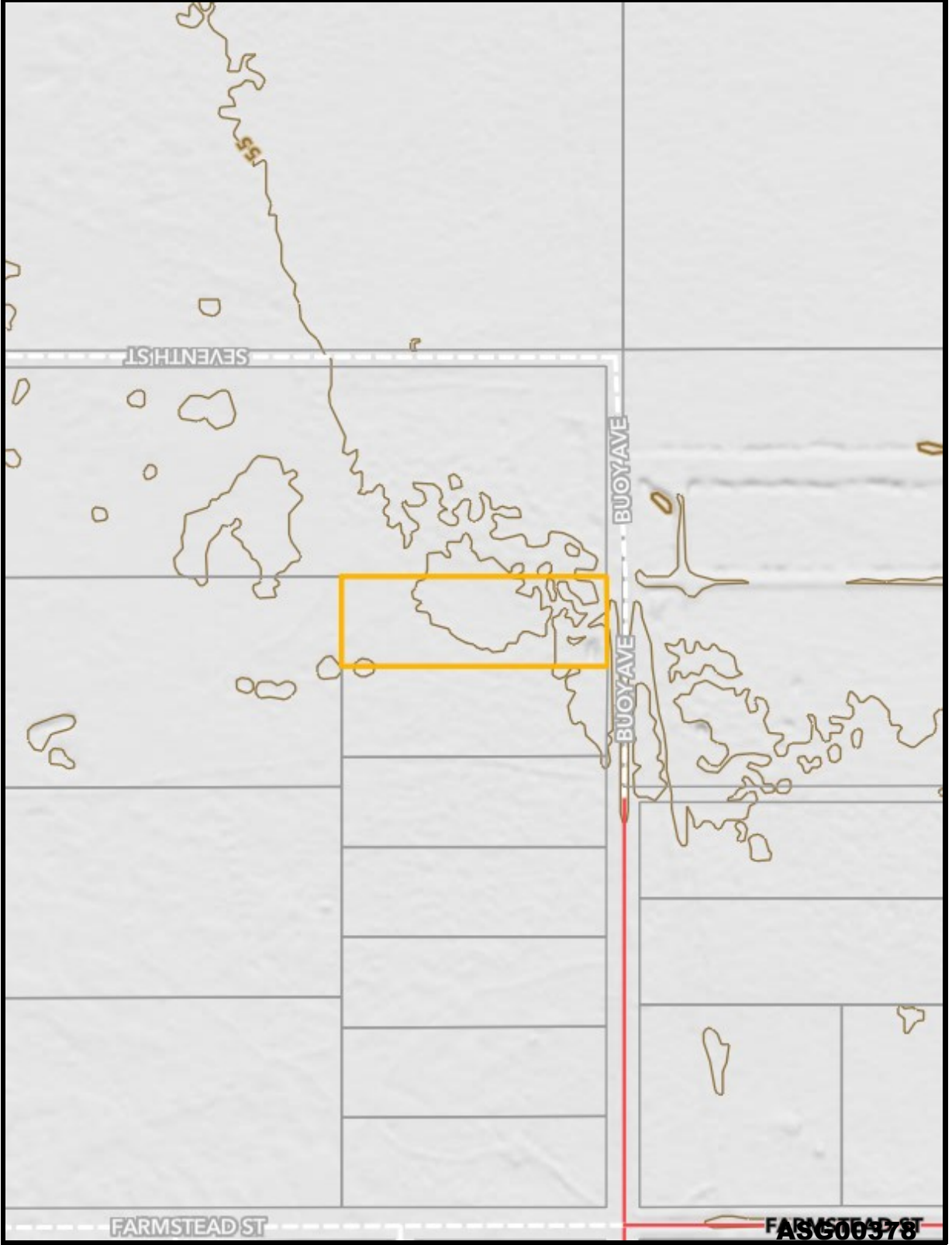




 **KPB PARCEL ID: 05524130**

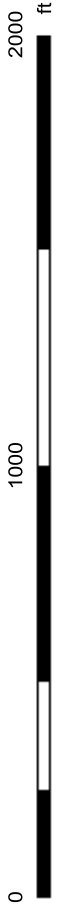
- Transportation
- Roads (by Maintenance)
 - Unbuilt / Platted / Not Maintained
 - Borough (RSA)
 - State
 - Federal
 - Municipal
- Terrain
- KWF Wetlands Assessment
 - DISTURB
 - Depression
 - Discharge Slope
 - Drainageway
 - Floating Island
 - Headwater Fen
 - Kettle
 - LAKE
 - Lakebed
 - Late Snow Plateau
 - Riverine
 - Tidal
 - Wetland / Upland Complex





KPB PARCEL ID: 05524130

- Transportation
- Roads (by Maintenance)
- Unbuilt / Platted / Not Maintained
 - Borough (RSA)
 - State
 - Federal
 - Municipal



FARMSTEAD ST

BUOY AVE

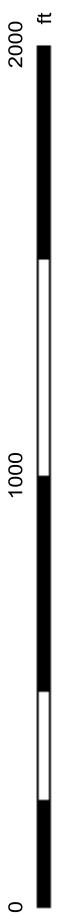
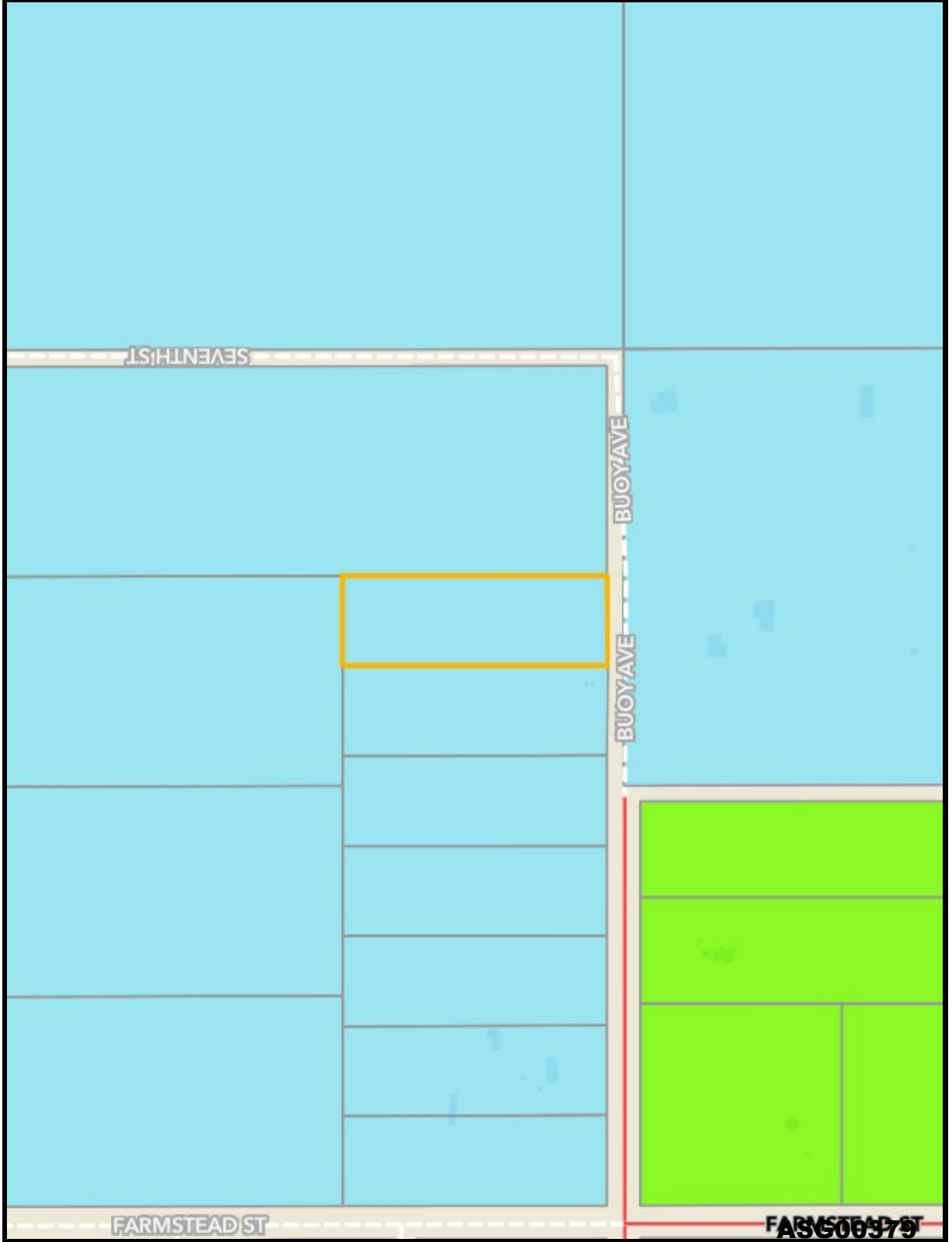
SEVENTH ST

FAS 600578



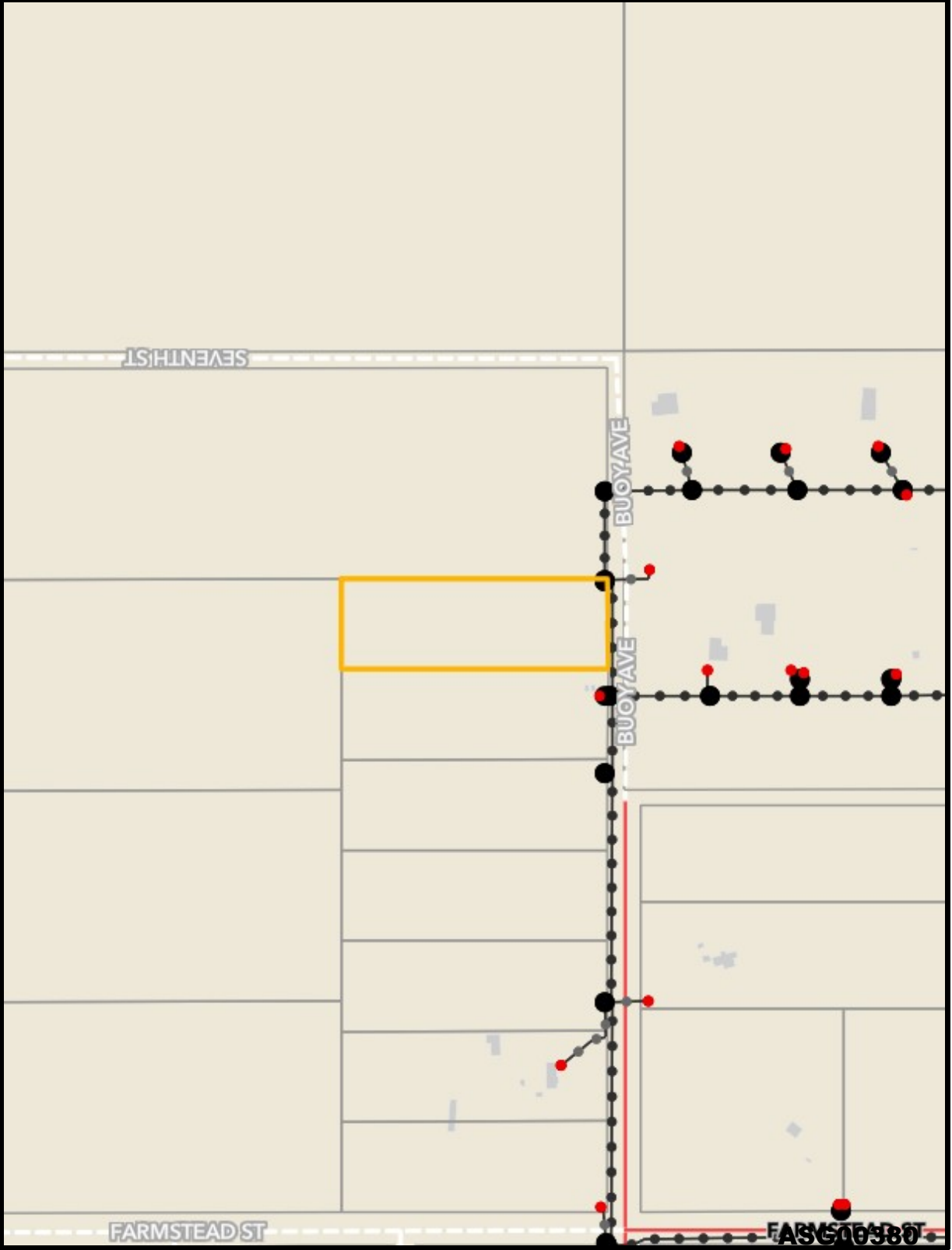
KPB PARCEL ID: 05524130

- Transportation
 - Roads (by Maintenance)
 - Unbuilt / Platted / Not Maintained
 - Borough (RSA)
 - State
 - Federal
 - Municipal
- Land Influence
 - View
 - View Limited
 - View None





 **KPB PARCEL ID: 05524130**



Electric Utilities

HEA

HEA Meters

HEA Structures

HEA Secondary Conductor

HEA Primary Conductor

Transmission Lines

Transportation

Roads (by Maintenance)

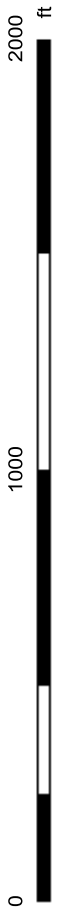
Unbuilt / Platted / Not Maintained

Borough (RSA)

State

Federal

Municipal



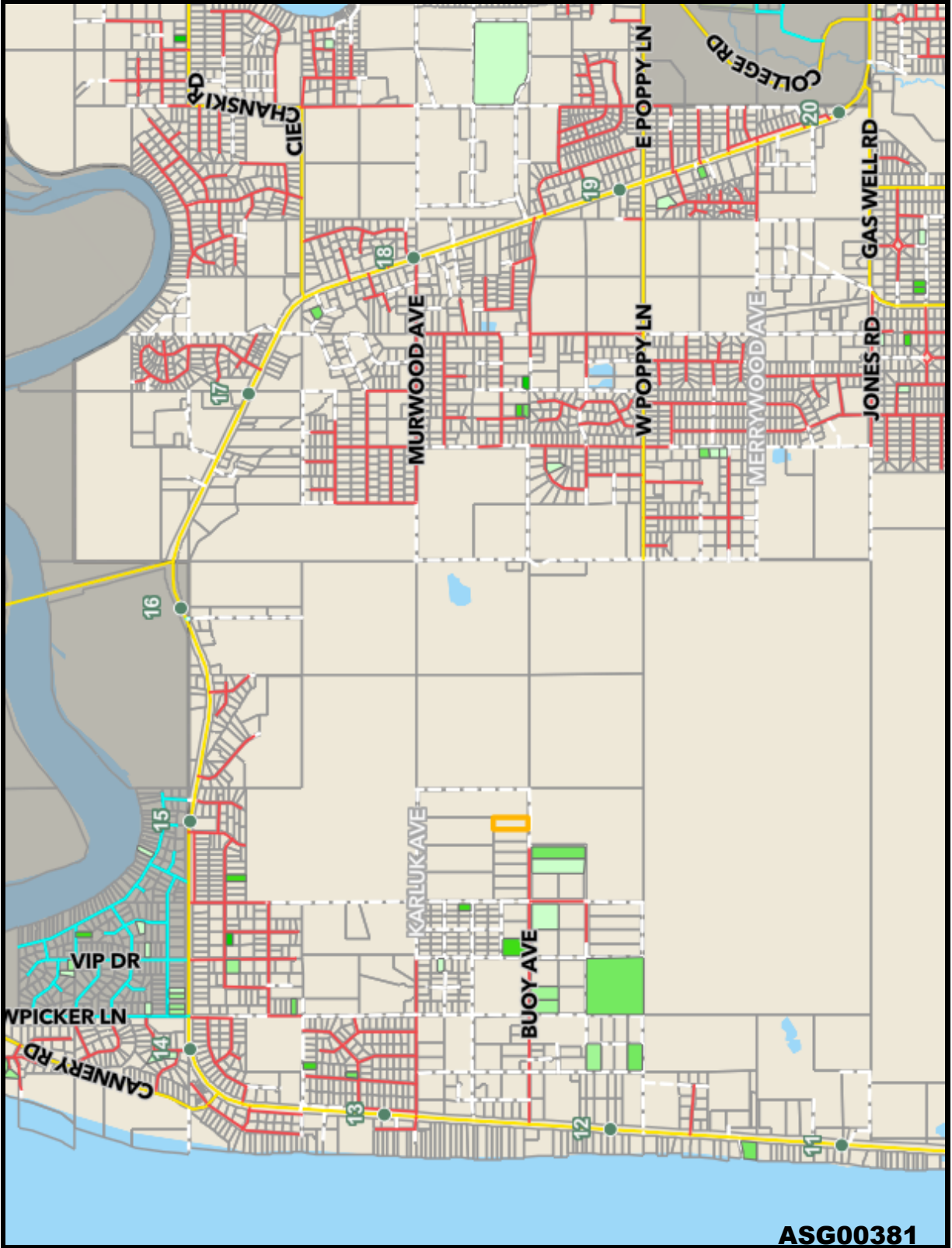


KENAI PENINSULA BOROUGH

Assessing

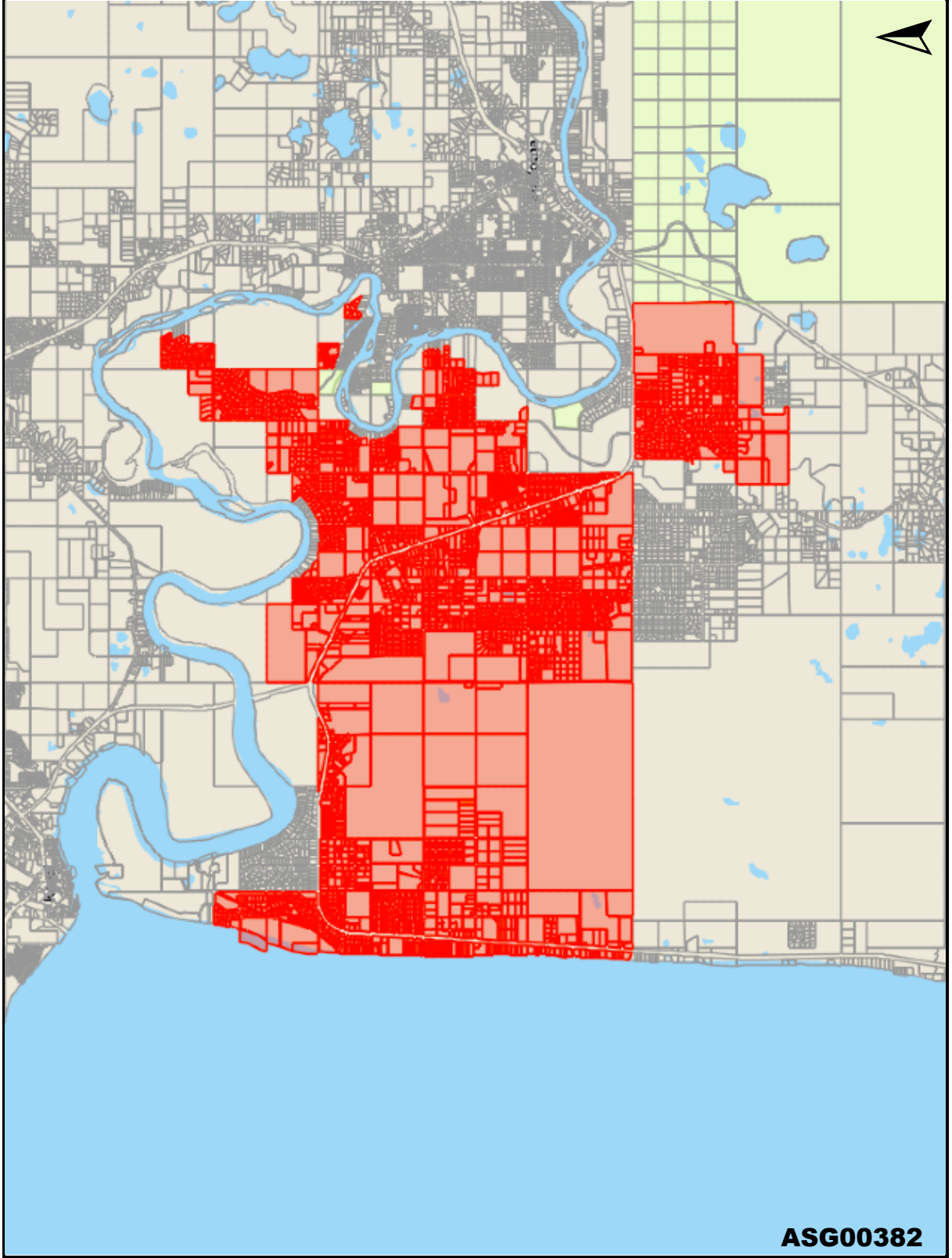
2026

Real Property Assessment Valuation Appeal Sales Map



KPBB PARCEL ID: 05524130

ASG00381



Market Area: 125

ASG00382

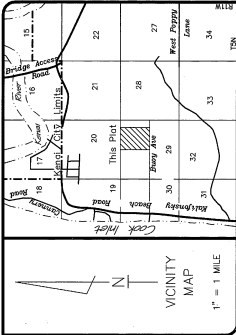
NOTES:

- 1) Covenants that may affect the development of these tracts are recorded in the Kenai Recording District, Sr. #s 2005-006732-0 and 2005-006733-0.
- 2) Building setbacks: A setback of 20 feet is required from all street rights-of-way unless a lesser standard is approved by resolution of the appropriate Planning Commission.
- 3) Roads must meet the design and construction standards established in the Kenai Subdivision Ordinance for certification and inclusion in the road maintenance program.
- 4) The front 10 ft. adjacent to the right-of-way along with an adjacent 10 ft. easement shall be reserved for utility easements. No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.
- 5) The lots, each, are at least 200,000 square feet for onsite wastewater treatment and disposal. Any wastewater treatment or disposal system shall be approved by the Kenai Department of Environmental Conservation. Minimums of 5 feet or nominal 5 acres in size and conditions may not be suitable for onsite wastewater treatment and disposal.
- 6) These parcels cannot be subdivided into lots less than 5 acres in size. (LN 2005-115)



CERTIFICATE OF SURVEYOR

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, this plat and the monuments shown herein actually exist as described, and all dimensions and other details are correct to the normal standards of practice of land surveyors in the State of Alaska.



CERTIFICATE OF OWNERSHIP and DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY, EASEMENTS, RIGHTS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

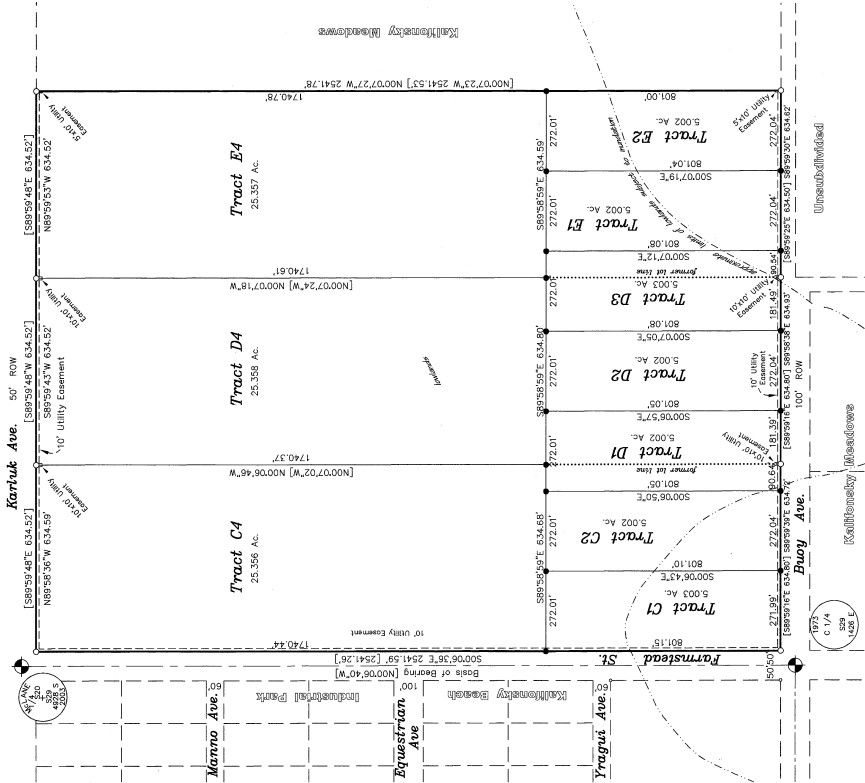
David A. Vagstad
Notary Public
 David A. Vagstad
 Notary Public
 State of Alaska
 No. 125637

P. O. Box 1230
 Kenai, Alaska 99511

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THE 21st DAY of January 2007 FOR David A. Vagstad and Megan Jeanne Vagstad.

Megan Jeanne Vagstad
 MEGAN JEANNE VAGSTAD
 JACQUELINE ELIOTT
 Notary Public
 State of Alaska
 No. 125637



PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF November 12, 2007 KENAI PENINSULA BOROUGH

Megan J. Bird
 AUTHORIZED OFFICIAL

RECORDED 20
 Kenai REC. DIST.
 DATE: 2-1-07 10:56 AM
 TIME: 11:52 AM
 INTEGRITY SURVEYS
 8195 KENAI SPUR HWY
 KENAI, ALASKA 99511

KPB FILE No. 2007-250

Kalifonsky Meadow - Subd. No. 3

A plat of Tracts C, D, & E of Kalifonsky Meadow Subdivision, Plat No. 2005-006732-0 and 2005-006733-0, Section 29, T5N, R11W, S1M, Kenai Recording District, Kenai Peninsula Borough, AK. Containing 111.074 Acres.

Integrity Surveys, Inc.
 8195 Kenai Spur Hwy
 Kenai, Alaska 99511-8902
 PHONE: (907) 265-9977
 FAX: (907) 265-9977
 PLANNERS
 SURVEYORS

SUB NO:	27131	DRANN:	12 December, 2007	CB
SURVEYED:	August, 2007	SCALE:	1" = 200'	
FIELD BK:	2007-2, 61	DISK:	Kalifonsky Meadows	

ASG00383

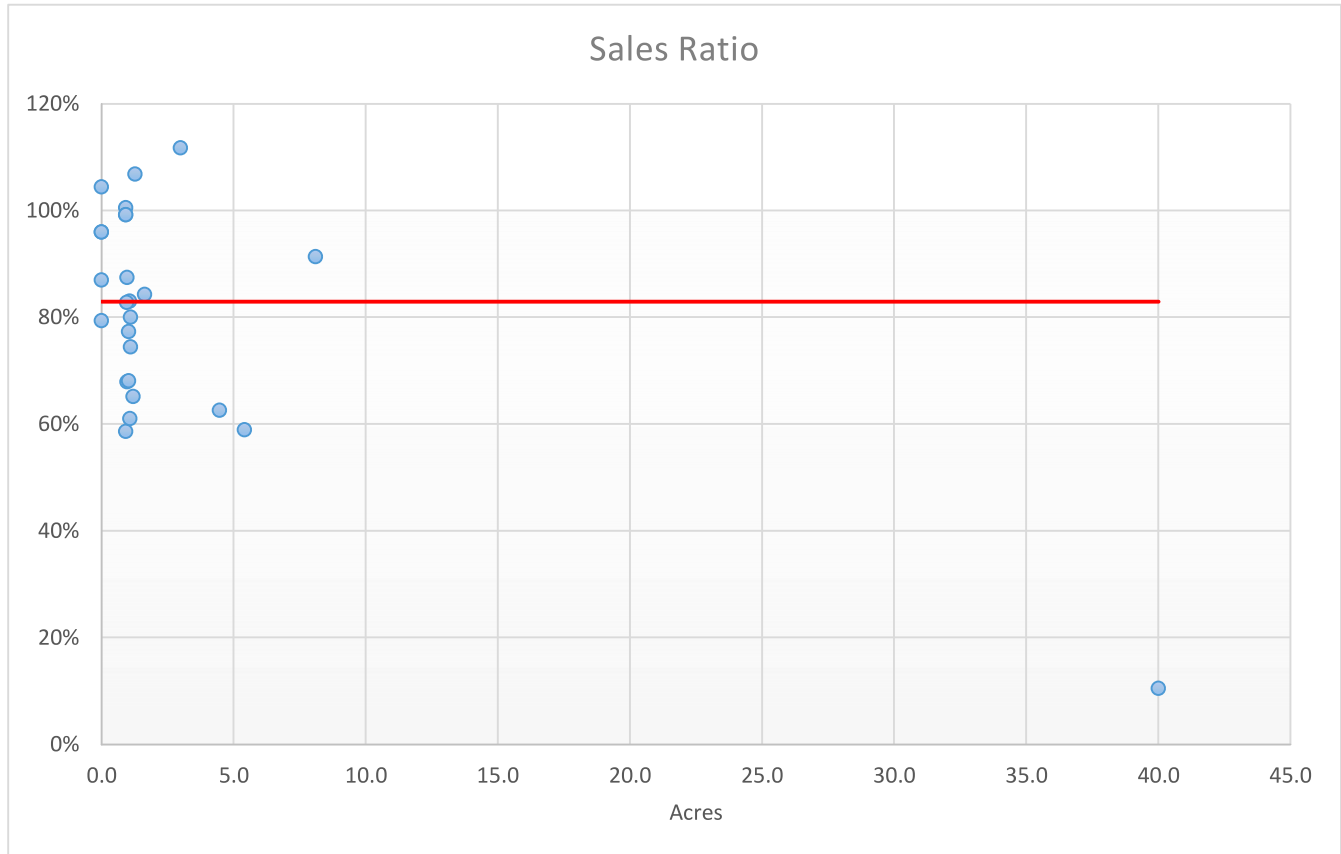
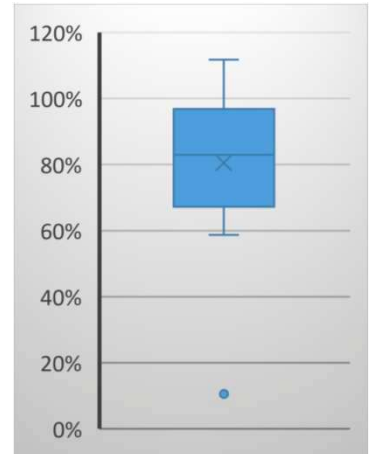
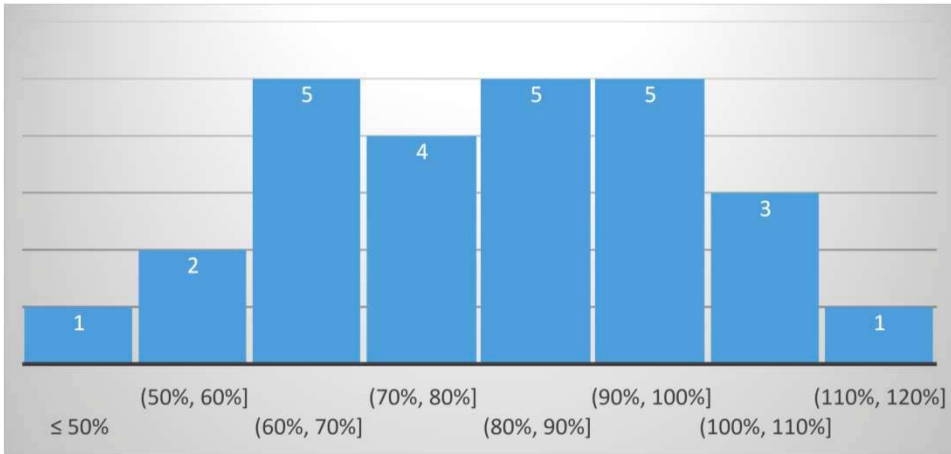
TEND:

- Monument (Record)
- 2" Alum. Cap (bound)
- 5/8" Rebar (set)
- Record Datum - Kalifonsky Meadow Subdivision Plat # 2005-006732-0

2026 LAND RATIO STUDY

K-BEACH

Ratio Sum	21	Earliest Sale	2/6/2023	Excluded	
Mean	80.53%	Lates Sale	8/1/2025	# of Sales	26
Median	82.91%	Outlier Information		Total AV	\$ 999,900
Wtd Mean	76.38%			Range	1.5
PRD	1.05	Lower Limit	22.93%	Min	10.51%
COD	18.56%	Upper Limit	141.10%	Max	111.75%
St. Dev	0.2115			Min Sale	\$ 19,500
COV	26.27%			Max Sale	\$ 160,000



2026 LAND RATIO STUDY

Mrk Area	Sale Date	LRSN	PIN	Total Acres	Year	Wrk Sh Val	Sale Price	LandType	SaleCd	RATIO
125	11/1/2024	15067	05501151	1.19	2024	\$ 94,500	\$ 145,000	20	C	65.17%
125	9/12/2023	15086	05501170	0.92	2023	\$ 82,100	\$ 140,000	20	C	58.64%
125	8/3/2023	94049	05506029CO05	0.00	2023	\$ 30,700	\$ 35,300	20	Z	86.97%
125	2/5/2025	104607	05506029CO51	0.00	2025	\$ 28,700	\$ 29,900	20	C	95.99%
125	2/5/2025	104610	05506029CO54	0.00	2025	\$ 28,700	\$ 29,900	20	C	95.99%
125	8/1/2025	104612	05506029CO74	0.00	2025	\$ 25,400	\$ 32,000	20	C	79.38%
125	8/23/2024	104614	05506029CO76	0.00	2024	\$ 26,100	\$ 25,000	20	C	104.40%
125	12/11/2023	15654	05514029	4.47	2023	\$ 16,900	\$ 27,000	20	C	62.59%
125	3/28/2023	15665	05514041	40.00	2023	\$ 8,200	\$ 78,000	20	C	10.51%
125	7/9/2025	16080	05522140	0.97	2025	\$ 26,700	\$ 39,300	20	Z	67.94%
125	8/31/2023	16107	05522205	1.03	2023	\$ 25,900	\$ 33,500	20	C	77.31%
125	9/27/2023	82684	05524107	8.10	2023	\$ 68,500	\$ 75,000	20	C	91.33%
125	7/9/2024	90459	05524119	5.41	2024	\$ 69,600	\$ 118,100	20	Z	58.93%
125	1/24/2025	16888	05528237	1.06	2025	\$ 16,600	\$ 20,000	20	C	83.00%
125	5/22/2024	16896	05528245	1.03	2024	\$ 21,800	\$ 32,000	20	C	68.13%
125	11/17/2023	16897	05528246	1.10	2023	\$ 28,000	\$ 35,000	20	C	80.00%
125	9/6/2024	16897	05528246	1.10	2024	\$ 28,000	\$ 37,600	20	C	74.47%
125	8/7/2023	16948	05529065	2.99	2023	\$ 178,800	\$ 160,000	20	C	111.75%
125	6/5/2024	17031	05531047	1.63	2024	\$ 29,500	\$ 35,000	20	C	84.29%
125	6/28/2023	107804	05532072	1.07	2023	\$ 12,200	\$ 20,000	20	C	61.00%
125	3/8/2023	108143	05533135	1.27	2023	\$ 26,700	\$ 25,000	20	C	106.80%
125	2/6/2023	17978	05545019	0.95	2023	\$ 26,500	\$ 32,000	20	C	82.81%
125	8/9/2024	17985	05545026	0.92	2024	\$ 19,600	\$ 19,500	20	C	100.51%
125	8/1/2025	18278	05553009	0.96	2025	\$ 30,600	\$ 35,000	20	C	87.43%
125	3/19/2024	37317	13134081	0.92	2024	\$ 24,800	\$ 25,000	20	C	99.20%
125	7/15/2024	37317	13134081	0.92	2024	\$ 24,800	\$ 25,000	20	C	99.20%

LogID	Contact Name	Created By	Parcel	Notes
2026-04-07T13:40:24	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	CALLED TO SCHEDULE INSPECTION FRIDAY AT 10AM
2026-04-06T12:45:40	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	HE CALLED TO SETUP AN INSPECTION/ MEETING TO TALK ABOUT THE RANCH, THE 360 ACRES. TOLD HIM I WOULD HAVE TO CALL HIM BACK SO I CAN COORDINATE WITH A RES APPRAISER.
2026-04-06T12:42:03	DAVE YRAGUI	VanZandt, Catherine	FORMAL APPEALS	CB TO HW; WARM XFER TO HER
2026-04-02T13:02:20	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	HE WASNT GOING TO APPEAL TAXES THIS YEAR, BUT THE BOROUGH POSTPONED THE TRIAL. SAID HE WAS GOING TO GET A BUNCH OF COMPARABLES AND GO THROUGH THEM ONE AT A TIME. DID NOT SCHEDULE ANY INSPECTIONS.
2026-04-02T13:01:17	DAVE YRAGUI	VanZandt, Catherine	FORMAL APPEALS	CALLED FOR HW; WARM XFER TO HER
2026-04-02T12:02:33	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	CALLED TO ASK IF HE WANTED US TO INSPECT ANYTHING, HE SAID HE WOULD CALL BACK.
2026-04-02T09:00:04	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	CLM
2026-04-01T10:49:25	DAVE YRAGUI	VanZandt, Catherine	FORMAL APPEALS	CB FOR HW; EMAILED HW W/ INFO
2026-04-01T10:20:32	DAVID YRAGUI	Windsor, Heather	FORMAL APPEALS	CLM ASKED IF HE WANTED US TO INSPECT ANYTHING, IF SO TO PLEASE CALL TO SETUP A TIME.
2026-03-10T08:15:51	MARY YRAGUI	VanZandt, Catherine	05524106/24/26/27/2	SAID SHE DID NOT RECEIVE HER ASSESSMENT NOTICES FOR THESE PARCELS; ASKED IF I COULD EMAIL THEM TO HER INSTEAD.

APPEAL HISTORY FOR PARCEL 055-241-30

APPEAL YEAR: 2010

Appeal Type/Status

Appraiser Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
PKNIGHT	03/25/2010	29,600	33,200	3,600	12%	Informal Adjustment

Summary:

APPEAL YEAR: 2015

Appeal Type/Status

Appraiser Date Filed

BOE APPEAL	BOE - Closed	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
LCRANE	03/23/2015	26,100	0	26,100	0%	

Summary:

APPEAL YEAR: 2018

Appeal Type/Status

Appraiser Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
DMUELLER	03/30/2018	26,100	26,100	0	0%	Informal Adjustment

Summary: DAVID YRAGUI IN OFFICE REGARDING MULTIPLE PINS STATES BOROUGH HAS PARCELS ASSESSED 90% WETLANDS BUT PARCELS ARE NOT WETLANDS ACCORDING TO ARMY CORP OF ENGINEERS WETLANDS DELENEATION REPORT. TOLD HIM PLANNING IS WORKING ON IT AND NOT OUR CALL WE CANNOT MAKE WETLANDS MAPS. NO CHANGE

APPEAL YEAR: 2022

Appeal Type/Status

Appraiser Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
BANDERSON	03/16/2022	64,800	0	64,800	0%	Main Roll Certification

Summary: LAND VALUE ISSUE
APP: REVIEWED, NO CHANGE WARRENTED.

BOE APPEAL	BOE - Closed	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
BANDERSON	03/31/2022	64,800	0	64,800	0%	

Summary:

APPEAL YEAR: 2023

Appeal Type/Status

Appraiser Date Filed

ASG00387

APPEAL HISTORY FOR PARCEL 055-241-30

BOE APPEAL	BOE - Closed	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
HWINDSOR	04/10/2023	77,500	0	77,500	0%	

Summary:

APPEAL YEAR: 2024

Appeal Type/Status

Appraiser Date Filed

BOE APPEAL	BOE - Closed	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
HWINDSOR	04/02/2024	89,200	0	89,200	0%	

Summary:

APPEAL YEAR: 2025

Appeal Type/Status

Appraiser Date Filed

BOE APPEAL	BOE - Closed	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
HWINDSOR	03/30/2025	90,700	49,700	-41,000	-45%	Board of Equalization

Summary:

APPEAL YEAR: 2026

Appeal Type/Status

Appraiser Date Filed

BOE APPEAL	Open	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
HWINDSOR	03/27/2026	50,600	0	50,600	0%	

Summary:

**COVENANTS, CONDITIONS & RESTRICTIONS****Kalifonsky Meadow Subdivision**Situating in the NE $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ E $\frac{1}{2}$ SW $\frac{1}{4}$ S $\frac{1}{2}$ NW $\frac{1}{4}$

Section 29, T5N R11W, S.M., AK

According to Plat Number 2005-43 Kenai Recording District

RESUBDIVISION

The area of lots herein described shall not be reduced in size by subdivision to create parcels not less than 5 acres in size.

LAND USE, BUILDING TYPE AND BUILDING SETBACKS

No lot shall be used except for single family residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling. Other detached structures such as guest cabins, greenhouses, garages, and work studios may be constructed so long as they do not encroach the screening easements.

Structures are prohibited within the northern $\frac{3}{4}$ of Tracts C, D, E and F. Hayfields and other similar cultivation is allowed within this area.

DWELLING SIZE AND CONSTRUCTION

The minimum permitted dwelling size for the ground floor area of the main structure, exclusive of one (1) story open porches and garages shall not be less than nine hundred (900) square feet. The exterior of the dwelling must be complete in one (1) year from the start of construction.

ANIMALS

No animals, livestock or poultry of any kind shall be raised, bred, allowed to free range, or be kept on any lot for any commercial purpose. No more than two (2) dogs shall be allowed on any lot.

AUTOMOBILES

No vehicle may be abandoned or allowed to remain on any lot or street offsetting any lot for more than seven (7) days if it is not in good operating condition. No heavy equipment may be parked on any lot or street except during a time that it is working in that subdivision. No lot or street may be used for the storage of any equipment, material or merchandise used or to be sold in a trade or business.

WELL AND SEPTIC

Well and septic should be installed as recommended in the wastewater site plan for the subdivision submitted to the Kenai Peninsula Borough in accordance to Alaska Department of Environmental Conservation regulations.

GARBAGE AND REFUSE DISPOSAL

No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste. All such matter shall be kept in sanitary containers. All incinerators or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition.

COVENANTS, CONDITIONS & RESTRICTIONS
KALIFONSKY MEADOW SUBDIVISION

VEGETATION SCREENING

Vegetation Screening easements will be fifteen (15) feet from all lot lines.

NUISANCE

No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood. No auto repair shops will be allowed.

SIGNS

No sign of any kind shall be displayed to the public view on any lot except one (1) professional sign of not more than eight (8) square foot, one (1) sign of not more than eight (8) square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

SELECTIVE CLEARING OF LOTS

Clearing on all lots shall be selective and not cover more than fifty percent (50%) of the gross lot area, with the remaining area left in its natural state.

TREES

No trees may be removed from any lot except those trees necessary for clearing a construction site for a dwelling to be constructed on that lot. It is the intent of this provision that all persons purchasing a lot shall do their utmost to maintain the trees and the natural wooded surroundings of their properties. In the event of the excess removal of trees on any lot, the owner shall be responsible, at his own expense, for replanting and maintaining live trees.

TERMS

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty (20) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless all the current owners of the subdivision lots, agree to change said covenants in whole or in part.

ENFORCEMENT

Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violations or to recover damages.

SEVERABILITY

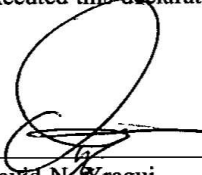
Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.



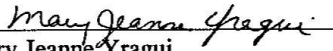
COVENANTS, CONDITIONS & RESTRICTIONS
KALIFONSKY MEADOW SUBDIVISION

The foregoing restrictions and conditions for building and use in the named subdivision are hereby declared and adopted by the owner of the subdivision, and all easements created, granted and reserved are declared to be the act of the owner and all conditions on purchase and ownership of property in the subdivision shall be deemed and considered as covenants running with the land.

IN WITNESS WHEREOF, the undersigned, being the declarant herein, has hereunto executed this declaration in this 29th day of June, 2005



David N. Yragui




Mary Jeanne Yragui

State of Alaska

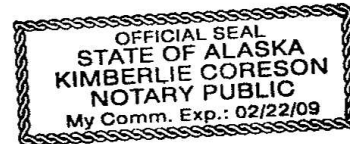
Third Judicial District

THIS IS TO CERTIFY that on this 29th day of June, 2005, before me, the undersigned, duly commissioned and sworn, personally appeared DAVID N. YRAGUI and MARY JEANNE YRAGUI to me known to be the persons described in and who executed the above and foregoing instrument and acknowledged to me that he/she signed and sealed the same freely and voluntarily for the uses and purposes therein. WITNESS my Hand and Official Seal the day and year mentioned on the certificate above written.

My Commission Expires: 2/22/09



Notary in and for Alaska



Return to:
David N. and Mary Jeanne Yragui
P.O. Box 1290
Kenai, AK 99611

Mclane Jobs\survey tools \ccrsdoc





COVENANTS, CONDITIONS & RESTRICTIONS

Kalifonsky Meadow Subdivision

Situated in the NE $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ E $\frac{1}{2}$ SW $\frac{1}{4}$ S $\frac{1}{2}$ NW $\frac{1}{4}$

Section 29, T5N R11W, S.M., AK

According to Plat Number 2005-43 Kenai Recording District

RESUBDIVISION

The area of lots herein described shall not be reduced in size by subdivision to create parcels not less than 5 acres in size.

LAND USE, BUILDING TYPE AND BUILDING SETBACKS

No lot shall be used except for single family residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling. Other detached structures such as guest cabins, greenhouses, garages, and work studios may be constructed so long as they do not encroach the screening easements.

Structures are prohibited within the northern $\frac{3}{4}$ of Tracts C, D, E and F. Hayfields and other similar cultivation is allowed within this area.

DWELLING SIZE AND CONSTRUCTION

The minimum permitted dwelling size for the ground floor area of the main structure, exclusive of one (1) story open porches and garages shall not be less than nine hundred (900) square feet. The exterior of the dwelling must be complete in one (1) year from the start of construction.

ANIMALS

No animals, livestock or poultry of any kind shall be raised, bred, allowed to free range, or be kept on any lot for any commercial purpose. No more than two (2) dogs shall be allowed on any lot.

AUTOMOBILES

No vehicle may be abandoned or allowed to remain on any lot or street offsetting any lot for more than seven (7) days if it is not in good operating condition. No heavy equipment may be parked on any lot or street except during a time that it is working in that subdivision. No lot or street may be used for the storage of any equipment, material or merchandise used or to be sold in a trade or business.

WELL AND SEPTIC

Well and septic should be installed as recommended in the wastewater site plan for the subdivision submitted to the Kenai Peninsula Borough in accordance to Alaska Department of Environmental Conservation regulations.

GARBAGE AND REFUSE DISPOSAL

No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste. All such matter shall be kept in sanitary containers. All incinerators or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition.

NUISANCE

No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood. No auto repair shops will be allowed.

COVENANTS, CONDITIONS & RESTRICTIONS
KALIFONSKY MEADOW SUBDIVISION

SIGNS

No sign of any kind shall be displayed to the public view on any lot except one (1) professional sign of not more than eight (8) square foot, one (1) sign of not more than eight (8) square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

TERMS

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty (20) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless all the current owners of the subdivision lots, agree to change said covenants in whole or in part.

ENFORCEMENT

Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violations or to recover damages.

SEVERABILITY

Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

The foregoing restrictions and conditions for building and use in the named subdivision are hereby declared and adopted by the owner of the subdivision, and all easements created, granted and reserved are declared to be the act of the owner and all conditions on purchase and ownership of property in the subdivision shall be deemed and considered as covenants running with the land.

IN WITNESS WHEREOF, the undersigned, being the declarant herein, has hereunto executed this declaration in this _____ day of June, 2005

David N. Yragui

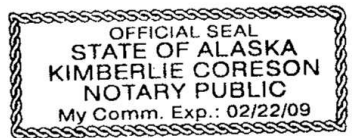
Mary Jeanne Yragui
Mary Jeanne Yragui

State of Alaska

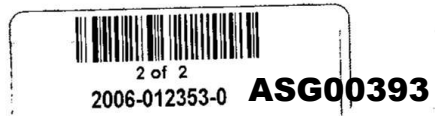
Third Judicial District

THIS IS TO CERTIFY that on this November 9th, 2006 day of ~~June, 2005~~, before me, the undersigned, duly commissioned and sworn, personally appeared DAVID N. YRAGUI and MARY JEANNE YRAGUI to me known to be the persons described in and who executed the above and foregoing instrument and acknowledged to me that he/she signed and sealed the same freely and voluntarily for the uses and purposes therein. WITNESS my Hand and Official Seal the day and year mentioned on the certificate above written.

My Commission Expires: February 22, 09
Kimberlie Coreson
Notary in and for Alaska

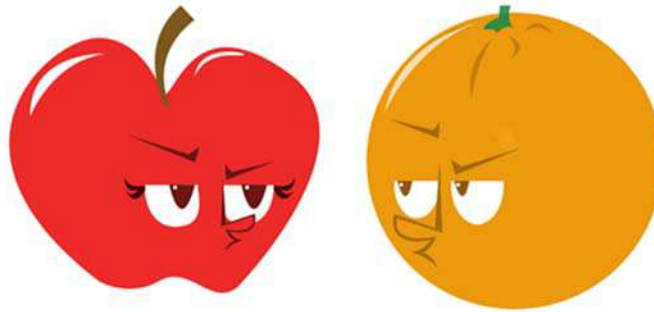


Return to:
David N. and Mary Jeanne Yragui
P.O. Box 1290
Kenai, AK 99611



Price per Acre Comparison

A very popular way to compare land values is to do a simple Price per Acre calculation. Simply stated this is the assessed value divided by the acreage. This will work just fine if the properties you are comparing are exactly the same size and have the exact same influences, otherwise you are just comparing apples to oranges.



Below is a sample comparison of 2 parcels that have the same acreage, with different influences.

5.0 AC Base	\$ 50,000		5.0 AC Base	\$ 50,000
Gravel Maint	\$ -		Paved	\$ 5,000
Elec Yes	\$ -		Elec Yes	\$ -
Gas No	\$ (10,000)		Gas Yes	\$ -
View Limited	\$ 12,000		View Good	\$ 25,000
			Waterfront Pond	\$ 25,000
Land Value	\$ 52,000		Land Value	\$ 105,000
Price/AC	\$ 10,400		Price/AC	\$ 21,000

Below is a sample comparison of 2 parcels that have the same influences, with different acreages.

5.0 AC Base	\$ 50,000		10.0 AC Base	\$ 70,000
Paved	\$ 5,000		Paved	\$ 7,000
Elec Yes	\$ -		Elec Yes	\$ -
Gas Yes	\$ -		Gas Yes	\$ -
View Good	\$ 25,000		View Good	\$ 35,000
Waterfront Pond	\$ 25,000		Waterfront Pond	\$ 35,000
Land Value	\$ 105,000		Land Value	\$ 147,000
Price/AC	\$ 21,000		Price/AC	\$ 14,700

Definitions

Assessment progressivity (regressivity). An appraisal bias such that higher value properties are appraised higher (lower) than low-value properties. See also price-related differential.

Coefficient of dispersion (COD). The average deviation of a group of numbers from the median expressed as a percentage of the median. In ratio studies, the average percentage deviation from the median ratio. *Acceptable range: Land under 30%, residential under 20%.*

Coefficient of variation (COV). The standard deviation expressed as a percentage of the mean. *Acceptable range: 1.25 of the COD.*

Mean: The result of adding all the values of a variable and dividing by the number of values. For example, the arithmetic mean of 3, 5, and 10 is 18 divided by 3, or 6. Also called the arithmetic mean.

Median. The midpoint or middle value when a set of values is ranked in order of magnitude; if the number of values is even, the midpoint or average of the two middle values. *Acceptable range: 90% to 110%*

Price-related differential (PRD). The mean divided by the weighted mean. The statistic has a slight bias upward. Price-related differentials above 1.03 tend to indicate assessment regressivity; price-related differentials below 0.98 tend to indicate assessment progressivity. *Acceptable range: 0.98 to 1.03.*

Progressivity. See assessment progressivity (regressivity)

Regressivity. See assessment progressivity (regressivity)

Standard deviation (St. Dev). The statistical calculated from a set of number by subtracting the mean from each value and squaring the remainders, adding together these squares, dividing by the size of the sample less one, and taking the square root of the result. When the data are normally distributed, one can calculate the percentage of observations within any number of standard deviations of the mean from normal probability table. When the data are not normally distributed, the standard deviation is less meaningful and should be used with caution.

Weighted mean; weighted average (wtd mean). An average in which the observations are weighted based on some criterion. In ratio studies, the weighted mean is a calculated by weighting the ratios based on their sale prices. A shortcut method is to sum the appraisals or assessments, sum of the sales prices, and divided the first result by the second. (International Association of Assessing Officers, 1990)

References

International Association of Assessing Officers. (1990). *Property Appraisal and Assessment Administration*. Chicago: International Association of Assessing Officers.

Influence Definitions

View

- **None:** No view other than immediate surroundings, could have a view if trees on adjoining properties were removed.
- **Limited:** Less than 45° viewable unobstructed, greater than 45° view angle with obstructions, mountain top view, view from 2nd story, able to view beyond adjacent lots, overlooking an area that would provide increased viewing opportunities for wildlife (rule of thumb, distance greater than football field).
- **Good:** 45°-90° view, unobstructed view, at least 1 feature, **mountain, river, lake, inlet etc.** Able to view beyond adjacent lots. (*River, Lake and Inlet frontage property will always have at least a Good or Excellent View*)
- **Excellent:** 90° or greater view, unobstructed, 2 or more features.

Street Access

- **Paved Access:** Paved road & government maintained.
- **Gravel Maintained:** Gravel road & maintained by the borough or another organized entity.
- **Gravel Unmaintained:** Gravel road but is not maintained by the borough (check Arcmap), could be maintained by the subdivision, HOA or private owner(s).
- **Trail:** *No longer used. If can be driven to year round, use gravel unmaintained, otherwise platted.*
- **Platted:** Road platted but not built.
- **Limited/NA:** Section line easement. No platted access. To include water, beach only access.

Utilities

- **Gas & Electric Yes/No:** To be considered as having gas & electric utilities must be at the property, directly across the street from property (not paved), or on the same side of the road and 1 lot away or less than 300 feet away. If street is paved & influence is across the road, parcel to be marked at not having service available.
- **Public/Community Water & Sewer:** Service is provided by municipality or by HOA. City lots are presumed to have this service though certain subdivision do not and need private well/septic influence. If only 1 of the services is available, mark Yes. Add well or septic if necessary for service not available. If street is paved & influence is across the road, parcel to be marked at not having service available.

Water Front

- **Ocean:** Fronts on major body of Saltwater, *Cook Inlet, Kachemak Bay, Resurrection Bay.*
- **River:** Fronts on a major navigable river, *Kenai River, Kasilof River.*
- **Lake:** Fronts on major lake, big enough to get a float plane on & off (approx. 3000') *Mackey Lake, Longmere Lake, Island Lake.*
- **Pond/Stream/Canal:** Fronts on smaller body of water, may be a fair size, but typically not able to get float plane on/off. *Arc Lake, Sport Lake, Echo Lake.* Not generally navigable by boat. *Funny River, Deep Creek, Anchor River, Swanson River.*

Topo

- **Steep:** Topography that is greater than usual incline/decline, making access & building difficult. At least 15 feet in elevation change and no less than 45% average slope (*4.5 feet vertical per 10 feet horizontal*)
- **Ravine:** Ravine or swale, a long deep hollow in the surface with wall height of at least 15 feet and average slope of 500% (*5 feet vertical per 1 foot horizontal*)
- **Other:** Any additional topographical feature that would have an influence on property, value. Topo features not described in the form.
- **Wetlands:** Water within 1 foot of the surface is considered wetlands. A Typical indicator of wetlands is scrubby black spruce.

Protective CCR's / HOA: Covenants, Conditions & Restrictions for individual subdivisions, Homer Owners Association. *Check S Drive or Contact title company.*

Airstrip: Private dirt/grass/gravel strip, off strip access.

Airstrip Improved: Gravel/ Paved, maintained, lights.

Agriculture Rights: Restrictions on property, limiting use of property or portion of property to agriculture use.

Easement: Description of a typical easements. Such as Overhead Power Line, Gas Line or other. Typical easements would include utility easements for providing utilities to local subdivision. Usually the front 10'-20' of the property.

Other: Other features not mentioned in form, describe in notes section.

Notes Section: Further description of influences or describe influences not accounted for in input sheet. Example, a Power Line easement running across property. Private Boat launch for subdivision.

For any properties that are not typical and fall outside of these parameters, See land appraiser for final determination.

AS 29.45.110. Full and True Value.

- (a) The assessor shall assess property at its full and true value as of January 1 of the assessment year, except as provided in this section, AS [29.45.060](#) , and [29.45.230](#). The full and true value is the estimated price that the property would bring in an open market and under the then prevailing market conditions in a sale between a willing seller and a willing buyer both conversant with the property and with prevailing general price levels.

AS 29.45.130. Independent Investigation

- (a) The assessor is not bound to accept a return as correct. The assessor may make an independent investigation of property returned or of taxable property on which no return has been filed. In either case, the assessor may make the assessor's own valuation of the property subject to an ad valorem tax and this valuation is prima facie evidence of the value of the property.
- (b) For investigation, the assessor or the assessor's agent may enter real property during reasonable hours to examine visible personal property and the exterior of a dwelling or other structure on the real property. The assessor or the assessor's agent may enter and examine the interior of a dwelling or other structure or the personal property in it only (1) if the structure is under construction and not yet occupied; (2) with the permission of a person in actual possession of the structure; or (3) in accordance with a court order to compel the entry and inspection. The assessor or the assessor's agent may examine all property records involved. A person shall, on request, furnish to the assessor or the assessor's agent assistance for the investigation and permit the assessor or the assessor's agent to enter a dwelling or other structure to examine the structure or personal property in it during reasonable hours. The assessor may seek a court order to compel entry and production of records needed for assessment purposes.
- (c) An assessor may examine a person on oath. On request, the person shall submit to examination at a reasonable time and place selected by the assessor.

KPB 5.15.070. Board of equalization – Hearing procedure.

- (h) Access to property. If an appellant has refused or failed to provide the assessor, or designee, full access to property or records related to assessment of the property, the appellant is precluded from offering evidence on the issue or issues affected by that lack of access. Before a ruling is issued on the admissibility of such evidence, the appellant shall be provided with a reasonable opportunity by the presiding officer to present its case as to why this sanction should not be imposed, and the assessor shall have a reasonable opportunity to respond.

MARKET VALUE

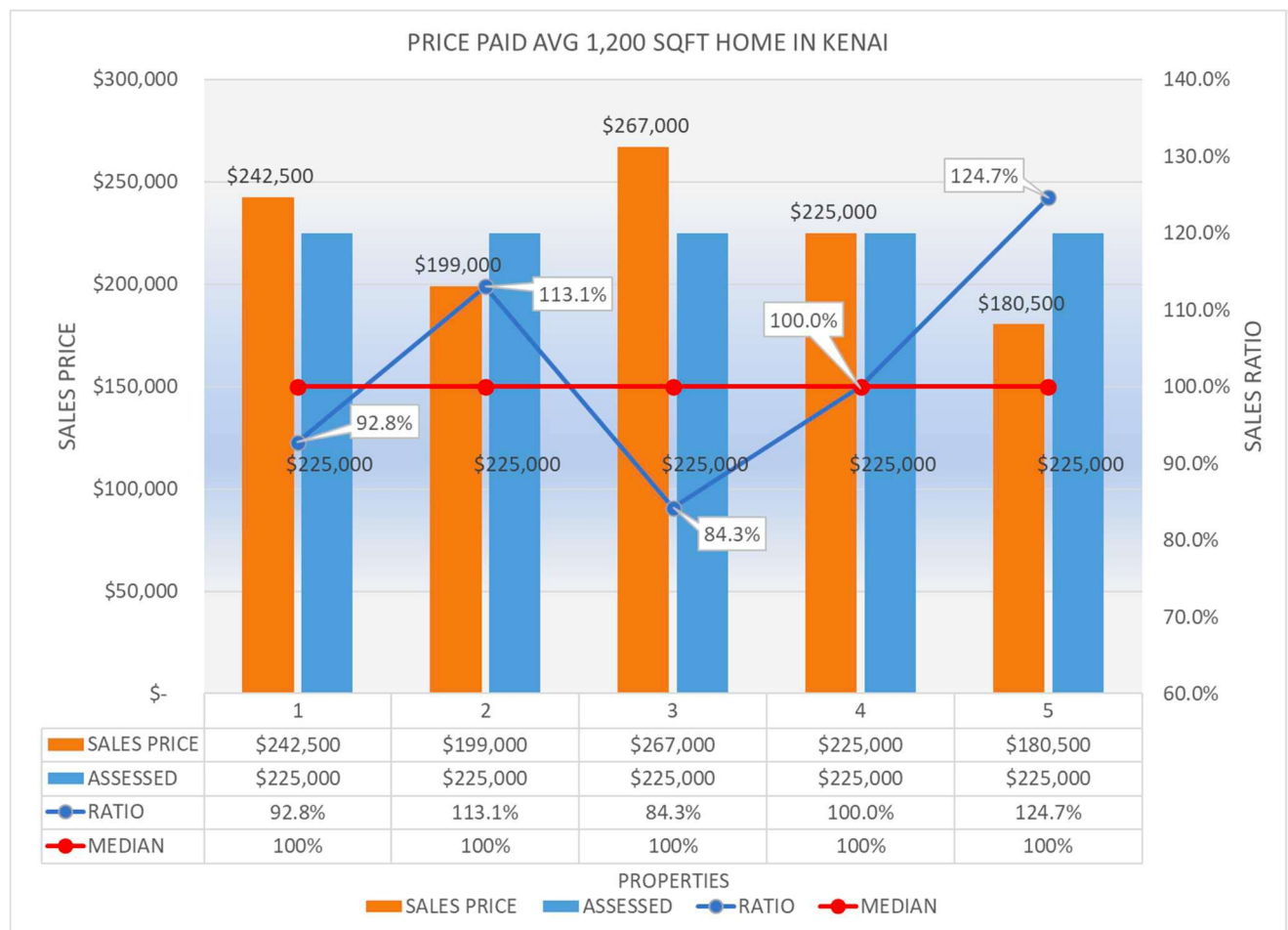
The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in an open and competitive market under all condition's requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress. (Appraisal of Real Estate 11th Edition - Appraisal Institute)

BURDEN OF PROOF

The appellant has the burden of proving or providing any information to show that the assessed values are excessive, improper or unequal. The assessor is accorded broad discretion in deciding among the recognized valuation methods. The assessor’s choice of one recognized method of valuation over another is simply the exercise of a discretion committed to the assessor by law.

**A borough has discretion to appraise, by whatever recognized method of valuation it chooses, so long as there is no fraud or clear adoption of a fundamentally wrong principle of valuation. Hoblit vs. Greater Anchorage Area Borough, Sup. Ct. Op. No. 636 (File No. 1214), 473 P.2d 630 (Alaska 1970).*

The assessing department is concerned not only with market value, but also with equity of assessment, which means: making sure that every property is assessed at the same level as all others with respect to market value. For this reason, **the assessor uses a broad scope in its approach to value, using overall trends to value all properties in a given market area.** In contrast, a private appraisal is only concerned with estimating the value of a single property.





APPELLANT: KALIFONSKY MEADOWS LLC
REPRESENTATIVE: DAVID YRAGUI

KPB PARCEL ID: 05524131

TOTAL ACREAGE: 25.36

PHYSICAL ADDRESS(ES) / LOCATION: NONE
KALIFORNSKY

LEGAL DESCRIPTION:

T 5N R 11W SEC 29 SEWARD MERIDIAN KN 2008009 KALIFONSKY
MEADOW SUB NO 3 TRACT E4

2026 NOTICED VALUES

RAW LAND	\$6,800.00
TOTAL IMPROVEMENTS:	N/A
ASSESSED VALUE TOTAL:	\$6,800.00
EXEMPTIONS:	N/A



The Kenai Peninsula Borough (KPB) Assessing Department uses a Market Adjusted Cost Approach to value residential structures for assessment purposes. This Cost Approach is derived from the property description, quality, size, and features, and is based upon replacement cost of new, less depreciation (RCN-D). That value is then adjusted by a statistically tested market adjustment.

According to Property Assessment Valuation, the first step in developing a cost approach is to estimate the land value at its highest and best use. KPB does this by reviewing, analyzing, and statistically testing reported land sales in a given market area. That updated land value is then combined with the value of all improvements; the sum of the two is the assessed value. This application is in accordance with Alaska State Statute AS 29.45.110.

ADMINISTRATIVE SUMMARY

Subject property is a 25.36-acre parcel in the K-Beach market area (#125). Land influences are platted access, limited view, no electric or gas utility access. Currently 25.36-acres are being classified as remaining land type based on restrictive CCR's. These Restrictive CCR's state that structures are prohibited within the northern ¾ of Tracts C, D, E, and F. Hay fields and other similar cultivation is allowed in this area. Highest and best use of the parcel is residential. Subject property was inspected on 04/21/26, by appraisal staff. After the inspection and review, no changes were made to the influences or values. For the K-Beach market area (#125), 26 sales from the last three years were analyzed. The resulting analysis indicated an increase to the land model was needed.

Land K Beach Market 125

- 26 sales in last 3 years with a median ratio for 82.91% • COD: 18.56 • PRD: 1.05

PROPERTY DETAILS

LAND DETAILS

See definitions section of packet

- WETLANDS
- View Limited
- Platted
- Elec No
- Gas No

PROPERTY RECORD CARD(s)

IMPROVEMENT TYPE

BUILDING TYPE

YEAR BUILT

TOTAL SQ. FT



APPELLANT: KALIFONSKY MEADOWS LLC
REPRESENTATIVE: DAVID YRAGUI

KPB PARCEL ID: 05524131

LEGAL DESCRIPTION: T 5N R 11W SEC 29 SEWARD MERIDIAN KN 2008009 KALIFONSKY MEADOW SUB NO 3 TRACT E4

2026 RECOMMENDED VALUE	
LAND:	\$6,800
IMPROVEMENTS:	0
TOTAL:	\$6,800

ASSESSOR'S RECOMMENDATION

1. Subject property is valued uniformly and equitably with the parcels located within the same market area.
2. The Assessing Department reviewed all physical characteristics of the subject property to ensure all data was accurately captured. Influences are applied correctly and uniformly to the subject property.
3. The Assessing Department uses standardized mass appraisal procedures and techniques to specify and calibrate market models which are applied uniformly to value property within the borough. The modeled values are statistically tested to ensure a level of accuracy and equity of assessment that meets the guidelines established by the Alaska Association of Assessing Officers and the International Association of Assessing Officers, and in compliance with Alaska State Statute.

BOARD ACTION

LAND: _____ IMPROVEMENTS: _____ TOTAL: _____



KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

ORIGINAL

2026

92037

055-241-31

ADMINISTRATIVE INFORMATION Neighborhood: 125 K-Beach Property Class: 100 Residential Vacant TAG: 58 - CENTRAL EMERGENCY SVS	LEGAL DESCRIPTION: T 5N R 11W SEC 29 Seward Meridian KN 2008009 KALIFONSKY MEADOW SUB NO 3 TRACT E4	ACRES: 25.36 PRIMARY OWNER KALIFONSKY MEADOWS LLC PO BOX 1290 KENAI, AK 99611-1290
--	---	---

Residential Vacant

EXEMPTION INFORMATION

VALUATION RECORD

Assessment Year	2021	2022	2023	2024	2025	Worksheet
Land	7,600	6,800	6,800	6,800	6,800	6,800
Improvements	0	0	0	0	0	0
Total	7,600	6,800	6,800	6,800	6,800	6,800

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdjRate	ExtValue	InfluenceCode - Description	\$ or %	AdjAmt	Value
Remaining/Wetlands	49 User Definable Land Formul		25.36	197	197	5,000	6 View Limited	75	3,750	6,800
							E WETLANDS			
							O Gas No	-5	-250	
							V Platfed	-15	-750	
							Y Elec No	-20	-1,000	
ASSESSED LAND VALUE (Rounded) :									1,750	6,800

MEMOS

Land Notes
03/22 LT89 ADJUSTED FOR RESTRICTIVE CCR'S

ASG00402



ASG00403

 **KPB Parcel ID: 05524131**

Owner: KALIFONSKY MEADOWS LLC

Legal Description: T 5N R 11W SEC 29
SEWARD MERIDIAN KN 2008009
KALIFONSKY MEADOW SUB NO 3 TRACT E4

Vicinity: Kalifornsky



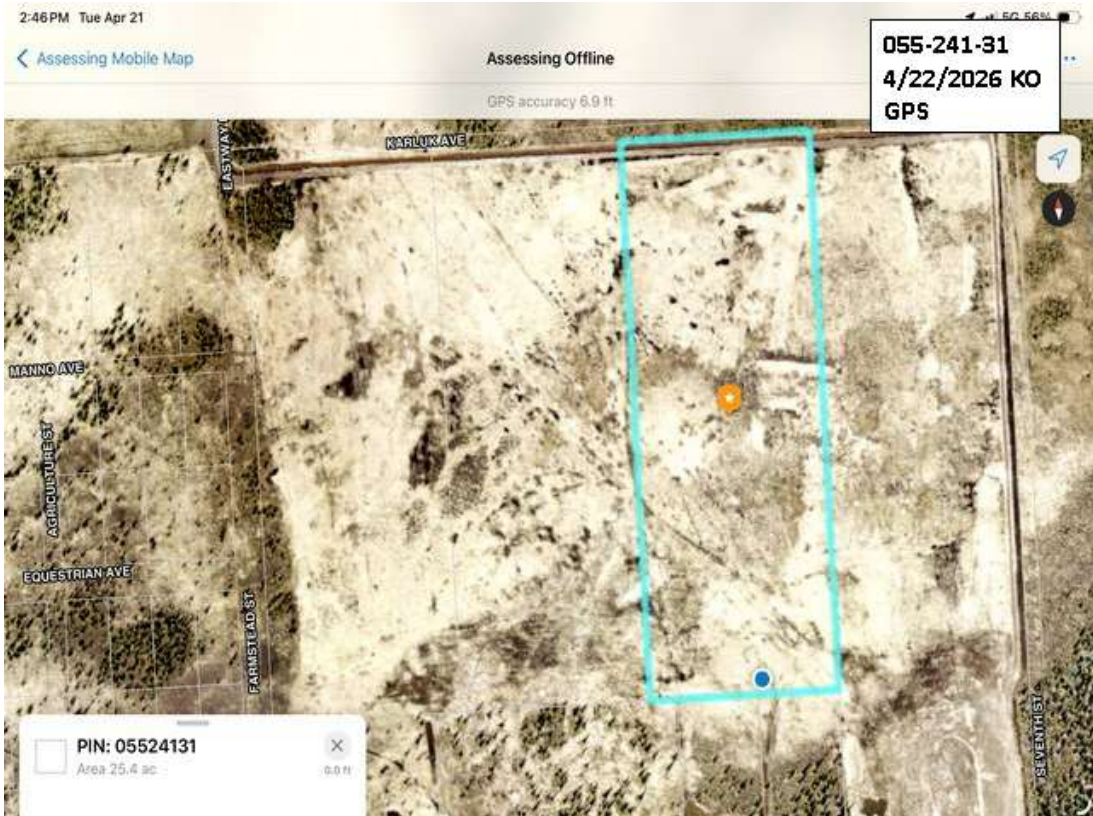
0



KPB PARCEL ID: 05524131



055-241-31
4/21/2026 KO
VIEW



055-241-31
4/22/2026 KO
GPS

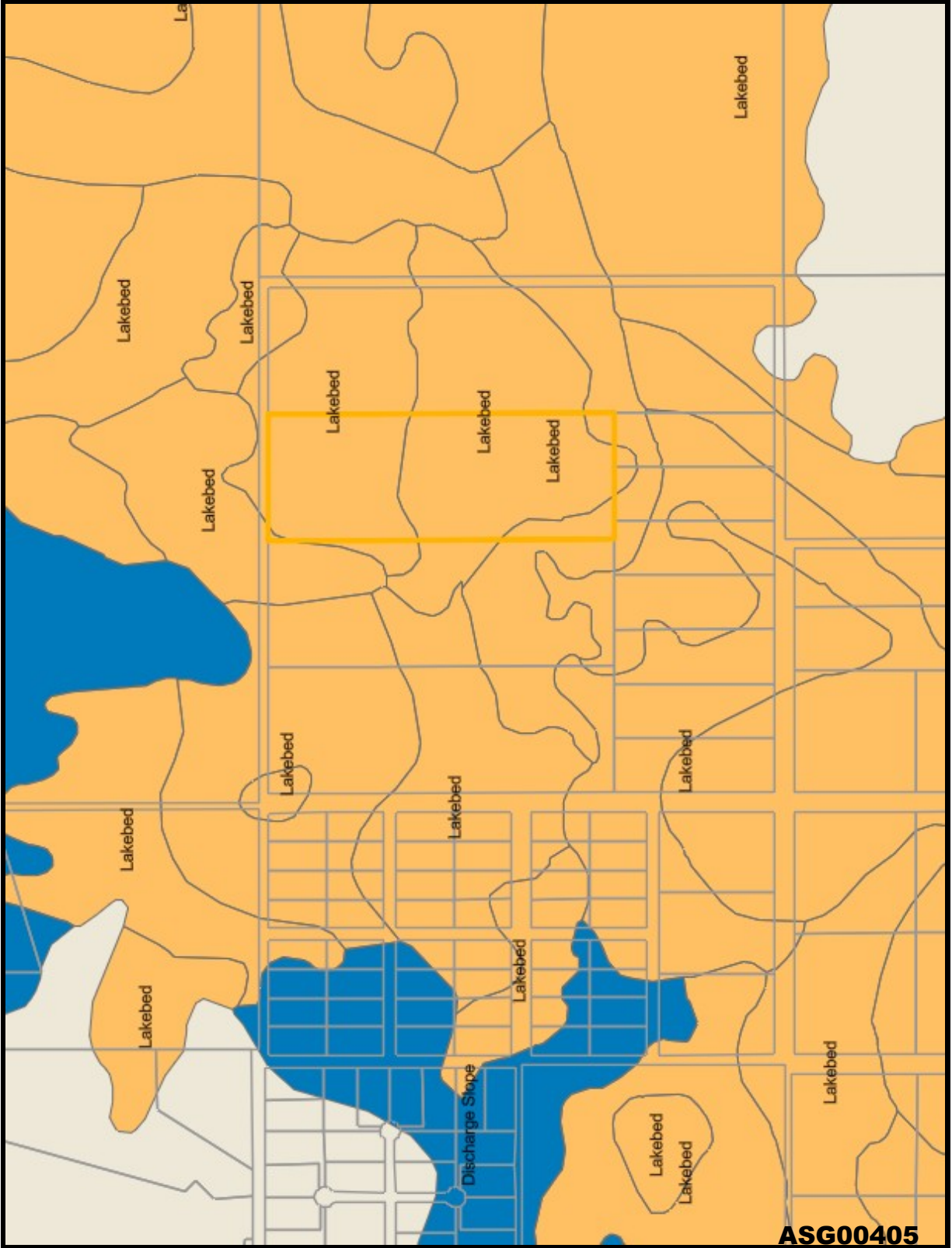
2:46 PM Tue Apr 21

Assessing Mobile Map

Assessing Offline

GPS accuracy 6.9 ft

PIN: 05524131
Area 25.4 ac
0.0 ft



KPB PARCEL ID: 05524131

Terrain

KWF Wetlands Assessment



DISTURB



Depression



Discharge Slope



Drainageway



Floating Island



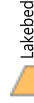
Headwater Fen



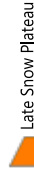
Kettle



LAKE



Lakebed



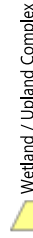
Late Snow Plateau



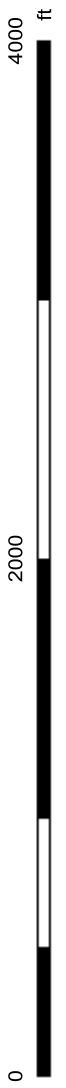
Riverine



Tidal



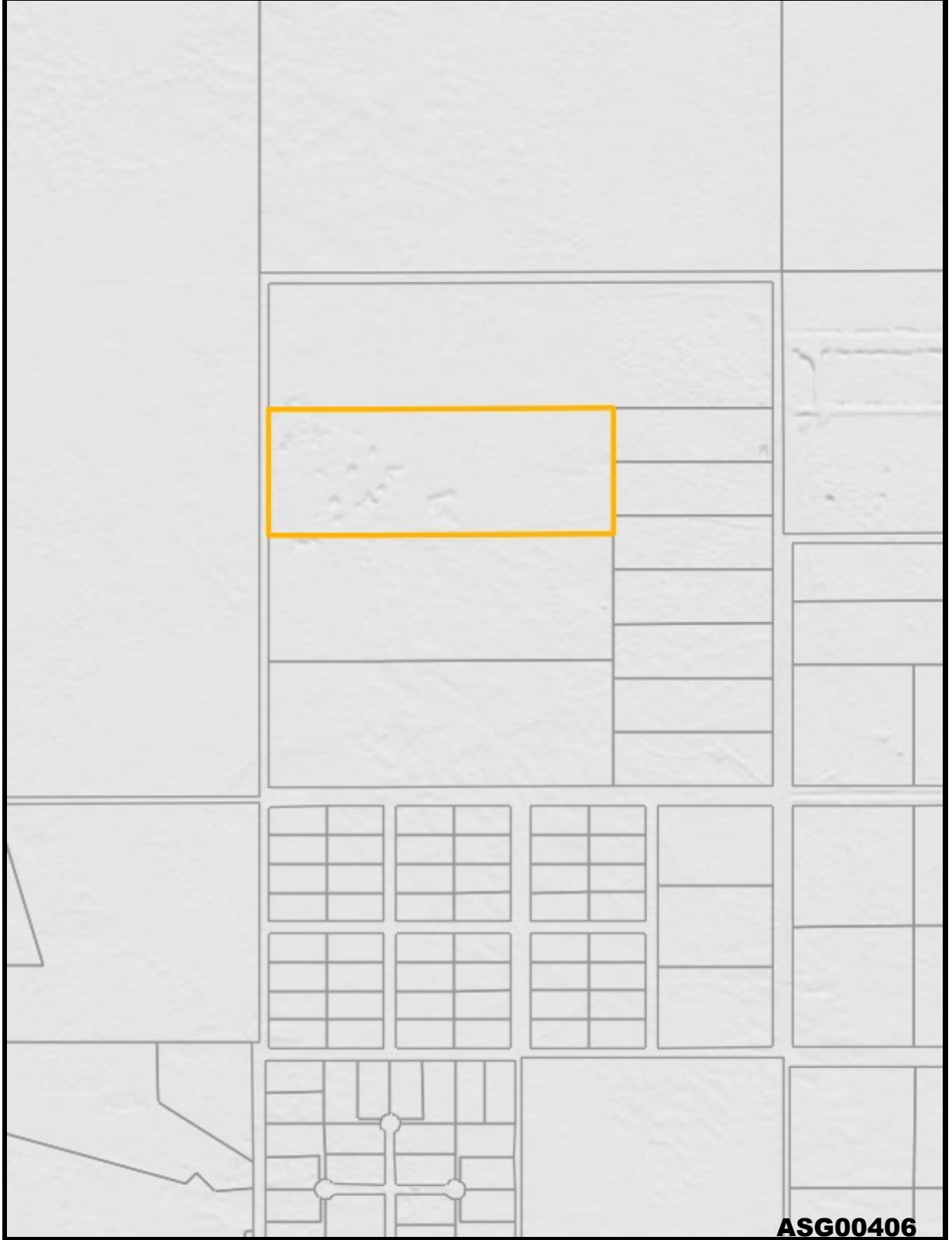
Wetland / Upland Complex



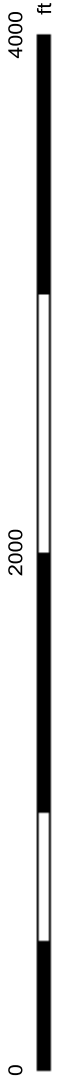
ASG00405



KPB PARCEL ID: 05524131



ASG00406





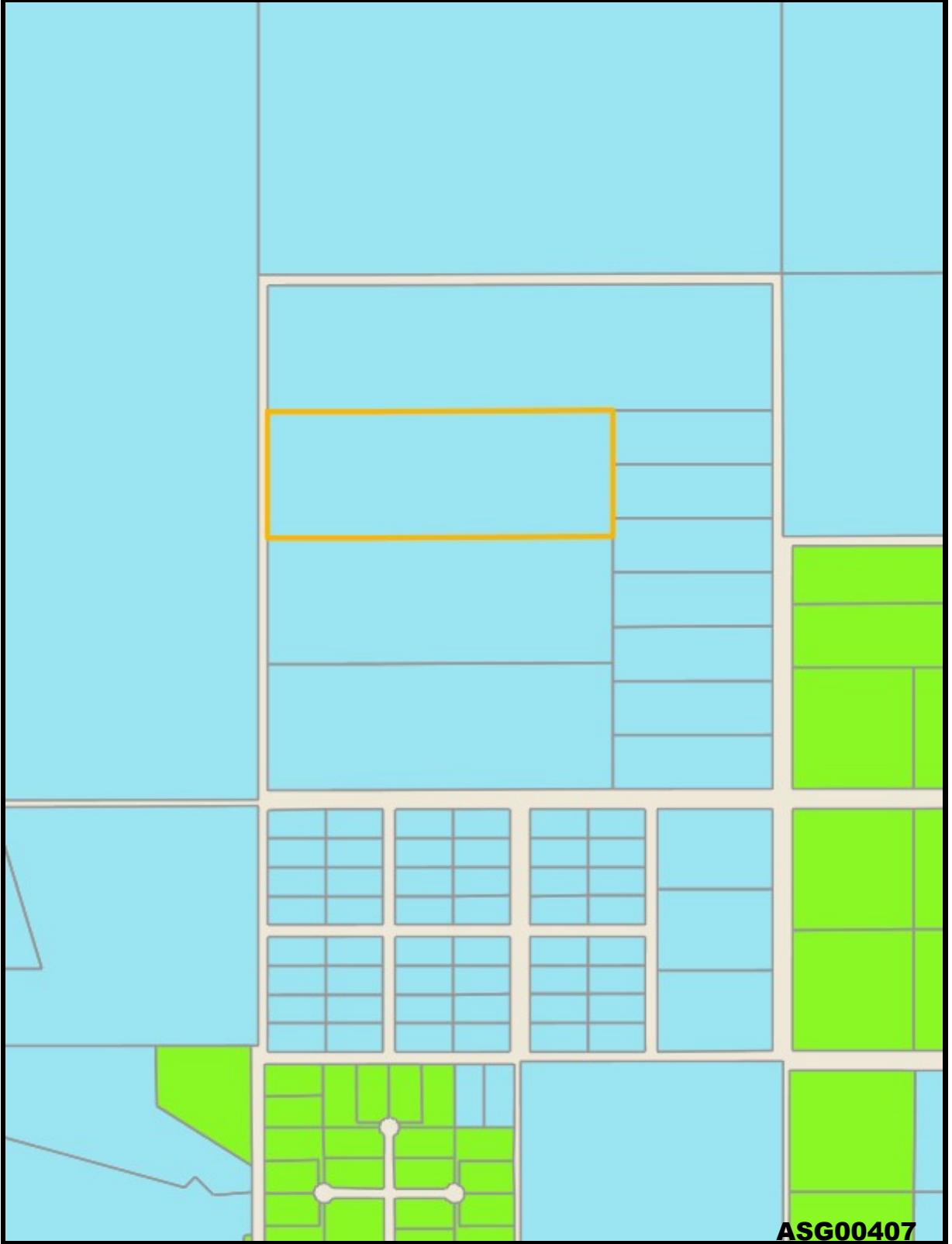


KPB PARCEL ID: 05524131

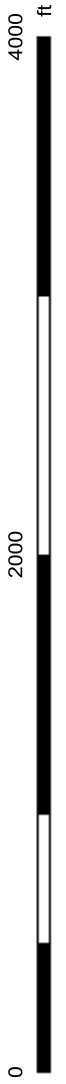
Land Influence

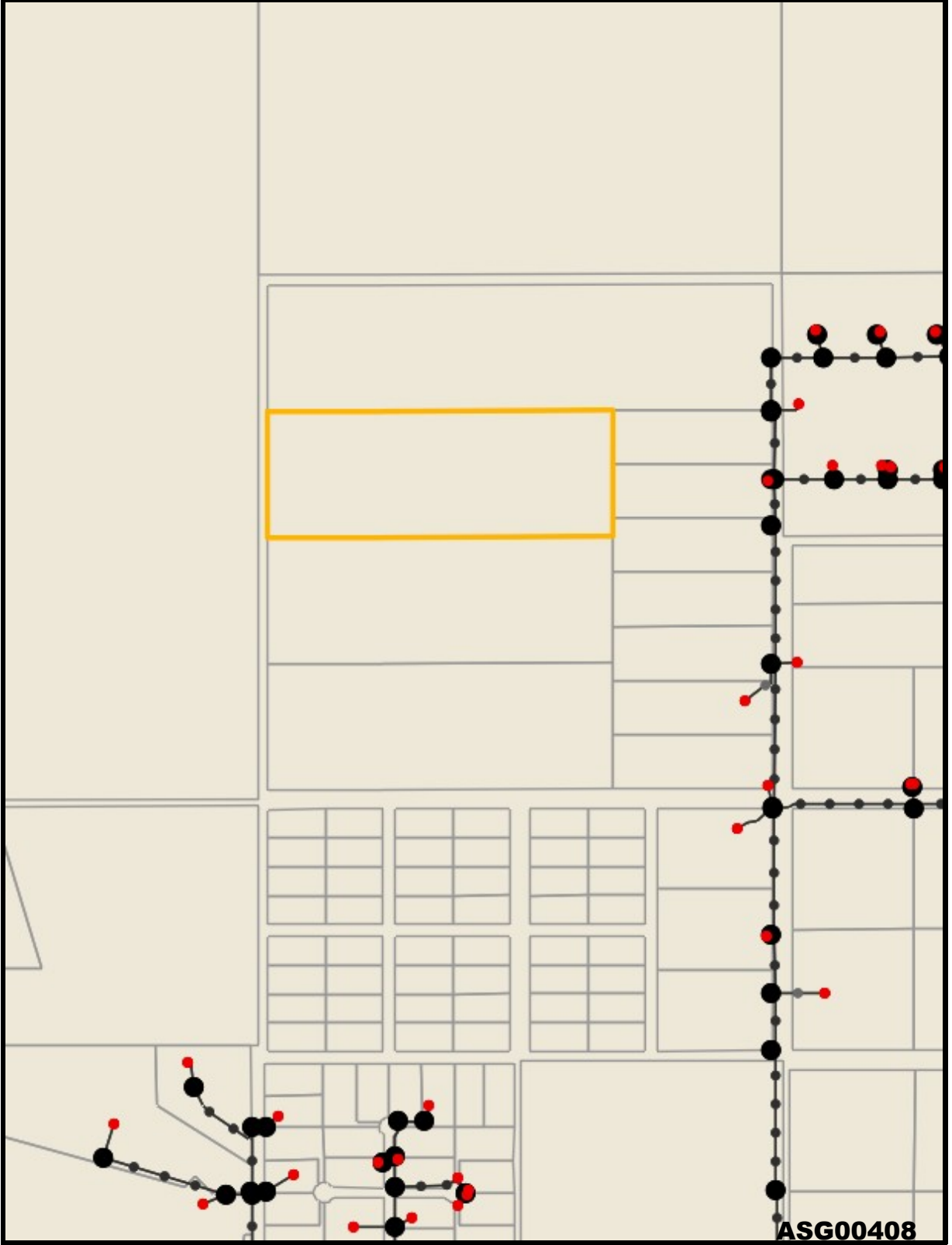
View

-  View Limited
-  View None



ASG00407





 **KPB PARCEL ID: 05524131**

Electric Utilities

HEA

HEAMeters



HEA Structures



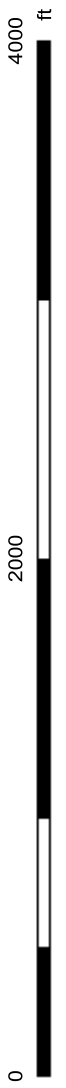
HEA Secondary Conductor



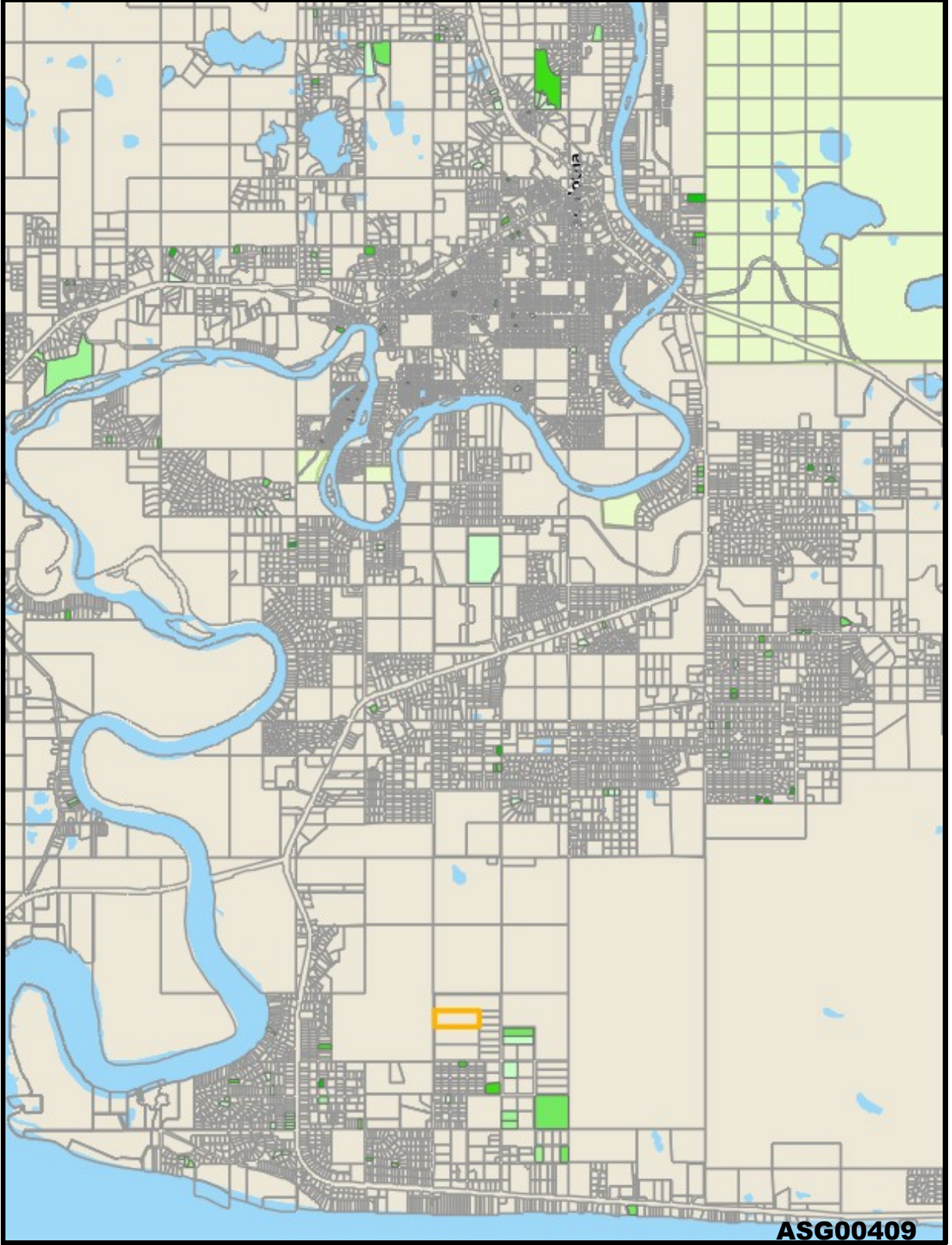
HEA Primary Conductor



Transmission Lines

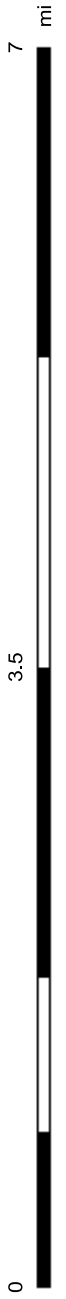


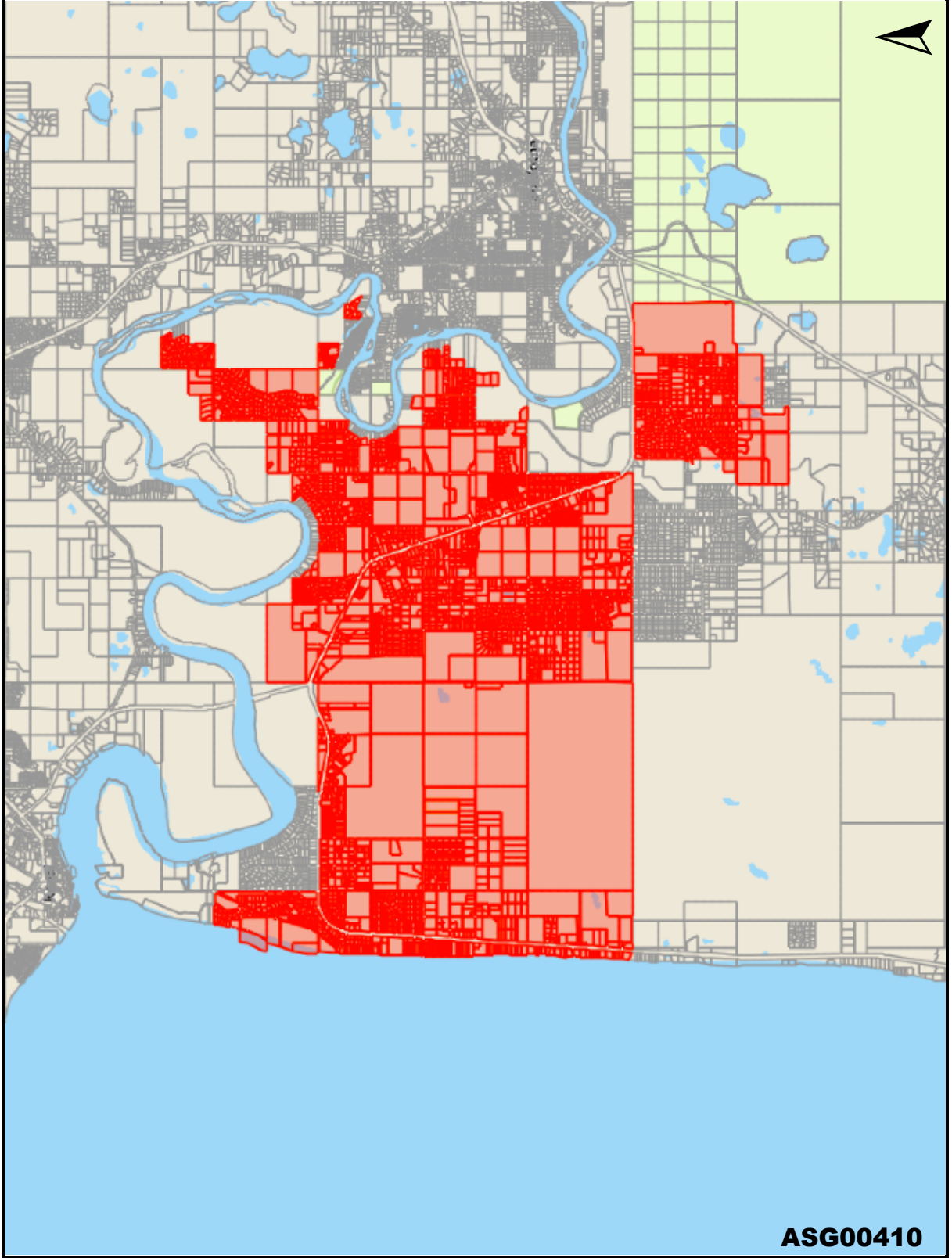
ASG00408



KPB PARCEL ID: 05524131

- Sales
- 2025
 - 2024
 - 2023
 - 2022
 - 2021
- Vacant Land





Market Area: 125

ASG00410

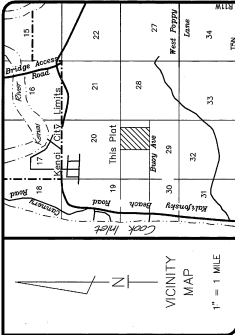
NOTES:

- 1) Covenants that may effect the development of these tracts are recorded in the Kenai Recording District, Sr. #s 2005-006732-0 and 2005-006733-0.
- 2) Building setbacks: A setback of 20 feet is required from all street rights-of-way unless a lesser standard is approved by resolution of the appropriate Planning Commission.
- 3) Roads must meet the design and construction standards established in the Kenai Subdivision Ordinance for certification and inclusion in the road maintenance program.
- 4) The front 10 ft. adjacent to the right-of-way along with an adjacent 10 ft. easement shall be reserved for utility easement purposes. No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.
- 5) The lots, each, are at least 200,000 square feet for onsite wastewater treatment and disposal. Any wastewater treatment or disposal system shall be approved by the Kenai Department of Environmental Conservation. Minimums of 5 feet or nominal 5 acres in size and conditions may not be suitable for onsite wastewater treatment and disposal.
- 6) These parcels cannot be subdivided into lots less than 5 acres in size. (LN 2005-115)



CERTIFICATE OF SURVEYOR

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, this plat and the monuments shown herein actually exist as described, and all dimensions and other details are correct to the normal standards of practice of land surveyors in the State of Alaska.



CERTIFICATE OF OWNERSHIP and DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE BECA PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY, EASEMENTS, RIGHTS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

David A. Vayns
 Mary Joanne Vayns
 P. O. Box 1230
 Kenai, Alaska 99511

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THE 21st DAY of January 2007 FOR David A. Vayns and Mary Joanne Vayns.

Mary Joanne Vayns
 David A. Vayns
 Notary Public for the State of Alaska
 Commission Expires 5-24-11

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF November 19, 2007 KENAI PENINSULA BOROUGH

Mary Joanne Vayns
 AUTHORIZED SIGNIFICANT

RECORDED 20
 Kenai REC. DIST.
 DATE: 2-1-07 10:56 AM
 TIME: 11:52 AM
 INTERESTED PARTIES
 8195 KENAI SPUR HWY
 KENAI, ALASKA 99511

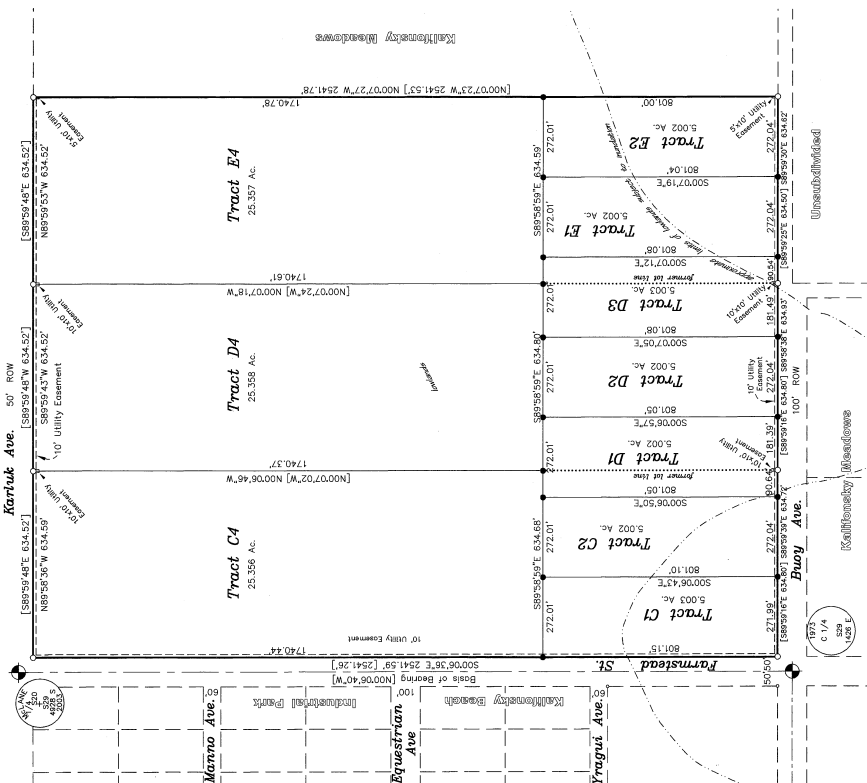
KPB FILE No. 2007-250

Kalifonsky Meadow - Subd. No. 3

A plat of Tracts C, D, & E of Kalifonsky Meadow Subdivision, Plat No. 2005-006732-0 and 2005-006733-0, Section 29, T2N, R1W, S.M., Kenai Recording District, Kenai Peninsula Borough, AK. Containing 111.074 Acres.

Integrity Surveys, Inc.
 8195 Kenai Spur Hwy
 Kenai, Alaska 99511-8902
 Phone: (907) 265-9977
 FAX: (907) 265-9977
 PLANNERS

SUB NO:	27131	DRAWN:	12 December, 2007	CB
SURVEYED:	August, 2007	SCALE:	1" = 200'	
FIELD BK:	2007-2, 61	DISK:	Kalifonsky Meadows	



ASG00411

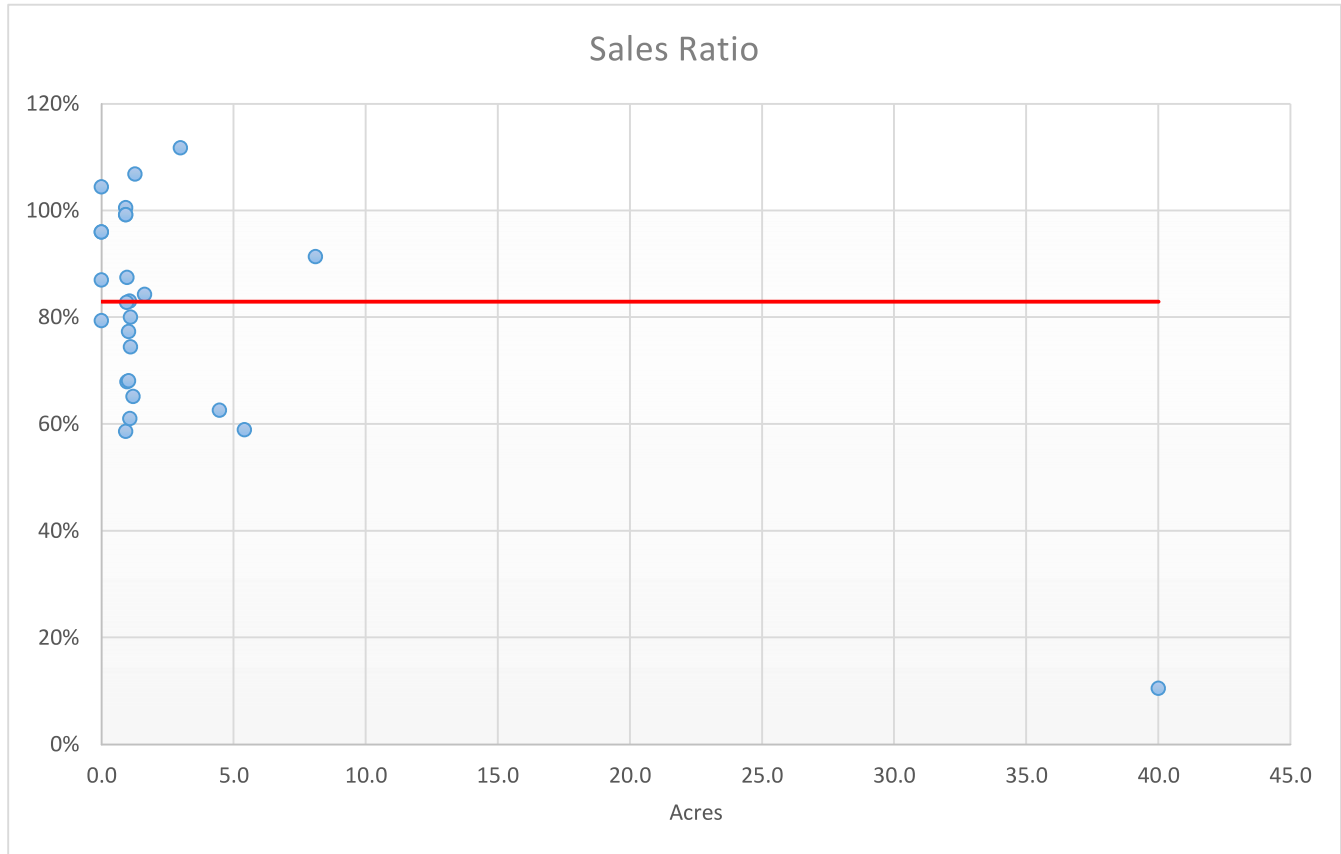
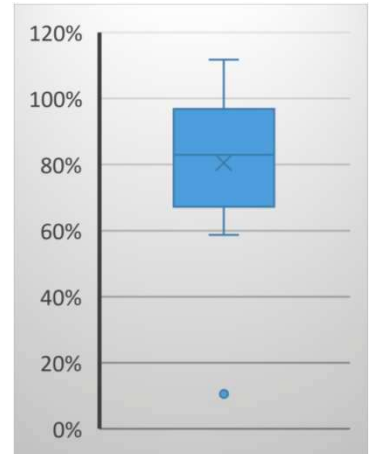
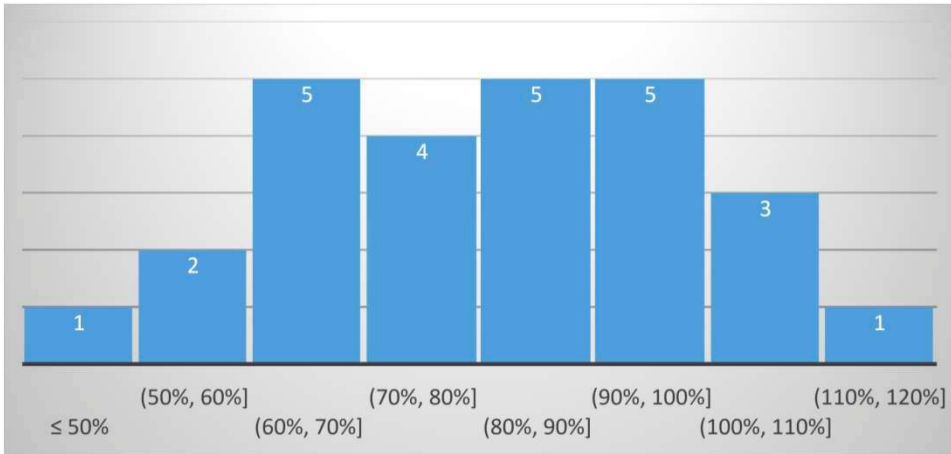
TEND:

Monument (Record)
 2" Alum. Cap (Round)
 5/8" Rebar (set)
 Record Datum - Kalifonsky Meadow Subdivision
 Plat # 2005-006732-0

2026 LAND RATIO STUDY

K-BEACH

Ratio Sum	21	Earliest Sale	2/6/2023	Excluded	
Mean	80.53%	Lates Sale	8/1/2025	# of Sales	26
Median	82.91%	Outlier Information		Total AV	\$ 999,900
Wtd Mean	76.38%			Range	1.5
PRD	1.05	Lower Limit	22.93%	Min	10.51%
COD	18.56%	Upper Limit	141.10%	Max	111.75%
St. Dev	0.2115			Min Sale	\$ 19,500
COV	26.27%			Max Sale	\$ 160,000



2026 LAND RATIO STUDY

Mrk Area	Sale Date	LRSN	PIN	Total Acres	Year	Wrk Sh Val	Sale Price	LandType	SaleCd	RATIO
125	11/1/2024	15067	05501151	1.19	2024	\$ 94,500	\$ 145,000	20	C	65.17%
125	9/12/2023	15086	05501170	0.92	2023	\$ 82,100	\$ 140,000	20	C	58.64%
125	8/3/2023	94049	05506029CO05	0.00	2023	\$ 30,700	\$ 35,300	20	Z	86.97%
125	2/5/2025	104607	05506029CO51	0.00	2025	\$ 28,700	\$ 29,900	20	C	95.99%
125	2/5/2025	104610	05506029CO54	0.00	2025	\$ 28,700	\$ 29,900	20	C	95.99%
125	8/1/2025	104612	05506029CO74	0.00	2025	\$ 25,400	\$ 32,000	20	C	79.38%
125	8/23/2024	104614	05506029CO76	0.00	2024	\$ 26,100	\$ 25,000	20	C	104.40%
125	12/11/2023	15654	05514029	4.47	2023	\$ 16,900	\$ 27,000	20	C	62.59%
125	3/28/2023	15665	05514041	40.00	2023	\$ 8,200	\$ 78,000	20	C	10.51%
125	7/9/2025	16080	05522140	0.97	2025	\$ 26,700	\$ 39,300	20	Z	67.94%
125	8/31/2023	16107	05522205	1.03	2023	\$ 25,900	\$ 33,500	20	C	77.31%
125	9/27/2023	82684	05524107	8.10	2023	\$ 68,500	\$ 75,000	20	C	91.33%
125	7/9/2024	90459	05524119	5.41	2024	\$ 69,600	\$ 118,100	20	Z	58.93%
125	1/24/2025	16888	05528237	1.06	2025	\$ 16,600	\$ 20,000	20	C	83.00%
125	5/22/2024	16896	05528245	1.03	2024	\$ 21,800	\$ 32,000	20	C	68.13%
125	11/17/2023	16897	05528246	1.10	2023	\$ 28,000	\$ 35,000	20	C	80.00%
125	9/6/2024	16897	05528246	1.10	2024	\$ 28,000	\$ 37,600	20	C	74.47%
125	8/7/2023	16948	05529065	2.99	2023	\$ 178,800	\$ 160,000	20	C	111.75%
125	6/5/2024	17031	05531047	1.63	2024	\$ 29,500	\$ 35,000	20	C	84.29%
125	6/28/2023	107804	05532072	1.07	2023	\$ 12,200	\$ 20,000	20	C	61.00%
125	3/8/2023	108143	05533135	1.27	2023	\$ 26,700	\$ 25,000	20	C	106.80%
125	2/6/2023	17978	05545019	0.95	2023	\$ 26,500	\$ 32,000	20	C	82.81%
125	8/9/2024	17985	05545026	0.92	2024	\$ 19,600	\$ 19,500	20	C	100.51%
125	8/1/2025	18278	05553009	0.96	2025	\$ 30,600	\$ 35,000	20	C	87.43%
125	3/19/2024	37317	13134081	0.92	2024	\$ 24,800	\$ 25,000	20	C	99.20%
125	7/15/2024	37317	13134081	0.92	2024	\$ 24,800	\$ 25,000	20	C	99.20%

LogID	Contact Name	Created By	Parcel	Notes
2026-04-07T13:40:24	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	CALLED TO SCHEDULE INSPECTION FRIDAY AT 10AM
2026-04-06T12:45:40	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	HE CALLED TO SETUP AN INSPECTION/ MEETING TO TALK ABOUT THE RANCH, THE 360 ACRES. TOLD HIM I WOULD HAVE TO CALL HIM BACK SO I CAN COORDINATE WITH A RES APPRAISER.
2026-04-06T12:42:03	DAVE YRAGUI	VanZandt, Catherine	FORMAL APPEALS	CB TO HW; WARM XFER TO HER
2026-04-02T13:02:20	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	HE WASNT GOING TO APPEAL TAXES THIS YEAR, BUT THE BOROUGH POSTPONED THE TRIAL. SAID HE WAS GOING TO GET A BUNCH OF COMPARABLES AND GO THROUGH THEM ONE AT A TIME. DID NOT SCHEDULE ANY INSPECTIONS.
2026-04-02T13:01:17	DAVE YRAGUI	VanZandt, Catherine	FORMAL APPEALS	CALLED FOR HW; WARM XFER TO HER
2026-04-02T12:02:33	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	CALLED TO ASK IF HE WANTED US TO INSPECT ANYTHING, HE SAID HE WOULD CALL BACK.
2026-04-02T09:00:04	DAVE YRAGUI	Windsor, Heather	FORMAL APPEALS	CLM
2026-04-01T10:49:25	DAVE YRAGUI	VanZandt, Catherine	FORMAL APPEALS	CB FOR HW; EMAILED HW W/ INFO
2026-04-01T10:20:32	DAVID YRAGUI	Windsor, Heather	FORMAL APPEALS	CLM ASKED IF HE WANTED US TO INSPECT ANYTHING, IF SO TO PLEASE CALL TO SETUP A TIME.
2026-03-10T08:15:51	MARY YRAGUI	VanZandt, Catherine	05524106/24/26/27/2	SAID SHE DID NOT RECEIVE HER ASSESSMENT NOTICES FOR THESE PARCELS; ASKED IF I COULD EMAIL THEM TO HER INSTEAD.

APPEAL HISTORY FOR PARCEL 055-241-31

APPEAL YEAR: 2010

Appeal Type/Status

Appraiser Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
PKNIGHT	03/25/2010	6,000	5,000	-1,000	-17%	Informal Adjustment

Summary:

APPEAL YEAR: 2015

Appeal Type/Status

Appraiser Date Filed

BOE APPEAL	BOE - Closed	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
LCRANE	03/23/2015	7,600	0	7,600	0%	

Summary:

APPEAL YEAR: 2018

Appeal Type/Status

Appraiser Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
DMUELLER	03/30/2018	7,600	7,600	0	0%	Informal Adjustment

Summary: DAVID YRAGUI IN OFFICE REGARDING MULTIPLE PINS STATES BOROUGH HAS PARCELS ASSESSED 90% WETLANDS BUT PARCELS ARE NOT WETLANDS ACCORDING TO ARMY CORP OF ENGINEERS WETLANDS DELENEATION REPORT. TOLD HIM PLANNING IS WORKING ON IT AND NOT OUR CALL WE CANNOT MAKE WETLANDS MAPS. NO CHANGE

APPEAL YEAR: 2022

Appeal Type/Status

Appraiser Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
WANDERSON	03/16/2022	7,600	6,800	-800	-11%	Informal Adjustment

Summary: LAND VALUE ISSUES

APP: ADJUSTED FOR RESTRICTIVE CCRS

APPEAL YEAR: 2024

Appeal Type/Status

Appraiser Date Filed

BOE APPEAL	BOE - Closed	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
HWINDSOR	04/02/2024	6,800	0	6,800	0%	

Summary:

APPEAL YEAR: 2026

Appeal Type/Status

Appraiser Date Filed

ASG00415

APPEAL HISTORY FOR PARCEL 055-241-31

BOE APPEAL	Open	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
HWINDSOR	03/27/2026	6,800	0	6,800	0%	

Summary:

**COVENANTS, CONDITIONS & RESTRICTIONS****Kalifonsky Meadow Subdivision**Sited in the NE $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ E $\frac{1}{2}$ SW $\frac{1}{4}$ S $\frac{1}{2}$ NW $\frac{1}{4}$

Section 29, T5N R11W, S.M., AK

According to Plat Number 2005-43 Kenai Recording District

RESUBDIVISION

The area of lots herein described shall not be reduced in size by subdivision to create parcels not less than 5 acres in size.

LAND USE, BUILDING TYPE AND BUILDING SETBACKS

No lot shall be used except for single family residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling. Other detached structures such as guest cabins, greenhouses, garages, and work studios may be constructed so long as they do not encroach the screening easements.

Structures are prohibited within the northern $\frac{3}{4}$ of Tracts C, D, E and F. Hayfields and other similar cultivation is allowed within this area.

DWELLING SIZE AND CONSTRUCTION

The minimum permitted dwelling size for the ground floor area of the main structure, exclusive of one (1) story open porches and garages shall not be less than nine hundred (900) square feet. The exterior of the dwelling must be complete in one (1) year from the start of construction.

ANIMALS

No animals, livestock or poultry of any kind shall be raised, bred, allowed to free range, or be kept on any lot for any commercial purpose. No more than two (2) dogs shall be allowed on any lot.

AUTOMOBILES

No vehicle may be abandoned or allowed to remain on any lot or street offsetting any lot for more than seven (7) days if it is not in good operating condition. No heavy equipment may be parked on any lot or street except during a time that it is working in that subdivision. No lot or street may be used for the storage of any equipment, material or merchandise used or to be sold in a trade or business.

WELL AND SEPTIC

Well and septic should be installed as recommended in the wastewater site plan for the subdivision submitted to the Kenai Peninsula Borough in accordance to Alaska Department of Environmental Conservation regulations.

GARBAGE AND REFUSE DISPOSAL

No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste. All such matter shall be kept in sanitary containers. All incinerators or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition.

COVENANTS, CONDITIONS & RESTRICTIONS
KALIFONSKY MEADOW SUBDIVISION

VEGETATION SCREENING

Vegetation Screening easements will be fifteen (15) feet from all lot lines.

NUISANCE

No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood. No auto repair shops will be allowed.

SIGNS

No sign of any kind shall be displayed to the public view on any lot except one (1) professional sign of not more than eight (8) square foot, one (1) sign of not more than eight (8) square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

SELECTIVE CLEARING OF LOTS

Clearing on all lots shall be selective and not cover more than fifty percent (50%) of the gross lot area, with the remaining area left in its natural state.

TREES

No trees may be removed from any lot except those trees necessary for clearing a construction site for a dwelling to be constructed on that lot. It is the intent of this provision that all persons purchasing a lot shall do their utmost to maintain the trees and the natural wooded surroundings of their properties. In the event of the excess removal of trees on any lot, the owner shall be responsible, at his own expense, for replanting and maintaining live trees.

TERMS

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty (20) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless all the current owners of the subdivision lots, agree to change said covenants in whole or in part.

ENFORCEMENT

Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violations or to recover damages.

SEVERABILITY

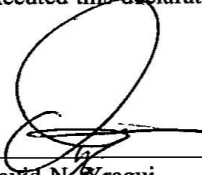
Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.



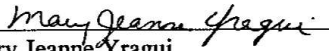
COVENANTS, CONDITIONS & RESTRICTIONS
KALIFONSKY MEADOW SUBDIVISION

The foregoing restrictions and conditions for building and use in the named subdivision are hereby declared and adopted by the owner of the subdivision, and all easements created, granted and reserved are declared to be the act of the owner and all conditions on purchase and ownership of property in the subdivision shall be deemed and considered as covenants running with the land.

IN WITNESS WHEREOF, the undersigned, being the declarant herein, has hereunto executed this declaration in this 29th day of June, 2005



David N. Yragui




Mary Jeanne Yragui

State of Alaska

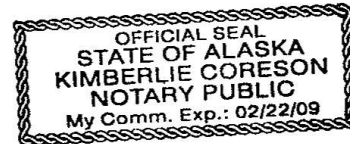
Third Judicial District

THIS IS TO CERTIFY that on this 29th day of June, 2005, before me, the undersigned, duly commissioned and sworn, personally appeared DAVID N. YRAGUI and MARY JEANNE YRAGUI to me known to be the persons described in and who executed the above and foregoing instrument and acknowledged to me that he/she signed and sealed the same freely and voluntarily for the uses and purposes therein. WITNESS my Hand and Official Seal the day and year mentioned on the certificate above written.

My Commission Expires: 2/22/09



Notary in and for Alaska



Return to:
David N. and Mary Jeanne Yragui
P.O. Box 1290
Kenai, AK 99611

Mclane Jobs\survey tools \ccrsdoc





COVENANTS, CONDITIONS & RESTRICTIONS

Kalifonsky Meadow Subdivision

Situated in the NE¼ NW¼ SE¼ E½ SW¼ S½ NW¼

Section 29, T5N R11W, S.M., AK

According to Plat Number 2005-43 Kenai Recording District

RESUBDIVISION

The area of lots herein described shall not be reduced in size by subdivision to create parcels not less than 5 acres in size.

LAND USE, BUILDING TYPE AND BUILDING SETBACKS

No lot shall be used except for single family residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling. Other detached structures such as guest cabins, greenhouses, garages, and work studios may be constructed so long as they do not encroach the screening easements.

Structures are prohibited within the northern ¼ of Tracts C, D, E and F. Hayfields and other similar cultivation is allowed within this area.

DWELLING SIZE AND CONSTRUCTION

The minimum permitted dwelling size for the ground floor area of the main structure, exclusive of one (1) story open porches and garages shall not be less than nine hundred (900) square feet. The exterior of the dwelling must be complete in one (1) year from the start of construction.

ANIMALS

No animals, livestock or poultry of any kind shall be raised, bred, allowed to free range, or be kept on any lot for any commercial purpose. No more than two (2) dogs shall be allowed on any lot.

AUTOMOBILES

No vehicle may be abandoned or allowed to remain on any lot or street offsetting any lot for more than seven (7) days if it is not in good operating condition. No heavy equipment may be parked on any lot or street except during a time that it is working in that subdivision. No lot or street may be used for the storage of any equipment, material or merchandise used or to be sold in a trade or business.

WELL AND SEPTIC

Well and septic should be installed as recommended in the wastewater site plan for the subdivision submitted to the Kenai Peninsula Borough in accordance to Alaska Department of Environmental Conservation regulations.

GARBAGE AND REFUSE DISPOSAL

No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste. All such matter shall be kept in sanitary containers. All incinerators or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition.

NUISANCE

No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood. No auto repair shops will be allowed.

COVENANTS, CONDITIONS & RESTRICTIONS
KALIFONSKY MEADOW SUBDIVISION

SIGNS

No sign of any kind shall be displayed to the public view on any lot except one (1) professional sign of not more than eight (8) square foot, one (1) sign of not more than eight (8) square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

TERMS

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty (20) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless all the current owners of the subdivision lots, agree to change said covenants in whole or in part.

ENFORCEMENT


Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violations or to recover damages.

SEVERABILITY

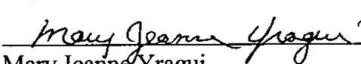
Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

The foregoing restrictions and conditions for building and use in the named subdivision are hereby declared and adopted by the owner of the subdivision, and all easements created, granted and reserved are declared to be the act of the owner and all conditions on purchase and ownership of property in the subdivision shall be deemed and considered as covenants running with the land.

IN WITNESS WHEREOF, the undersigned, being the declarant herein, has hereunto executed this declaration in this _____ day of June, 2005



David N. Yragui

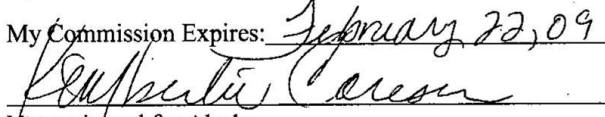


Mary Jeanne Yragui

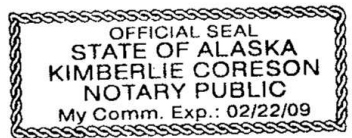
State of Alaska

Third Judicial District

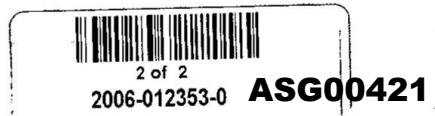
THIS IS TO CERTIFY that on this November 9th, 2006 day of ~~June, 2005~~, before me, the undersigned, duly commissioned and sworn, personally appeared DAVID N. YRAGUI and MARY JEANNE YRAGUI to me known to be the persons described in and who executed the above and foregoing instrument and acknowledged to me that he/she signed and sealed the same freely and voluntarily for the uses and purposes therein. WITNESS my Hand and Official Seal the day and year mentioned on the certificate above written.

My Commission Expires: February 22, 09


Notary in and for Alaska

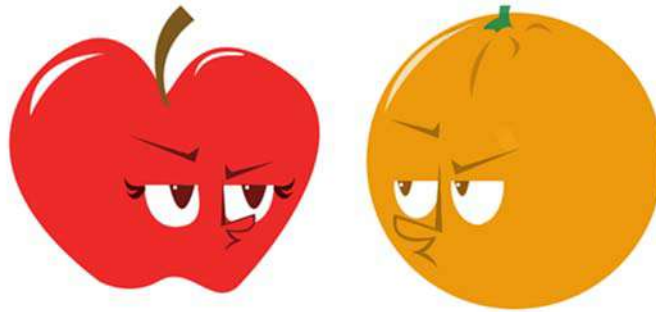


Return to:
David N. and Mary Jeanne Yragui
P.O. Box 1290
Kenai, AK 99611



Price per Acre Comparison

A very popular way to compare land values is to do a simple Price per Acre calculation. Simply stated this is the assessed value divided by the acreage. This will work just fine if the properties you are comparing are exactly the same size and have the exact same influences, otherwise you are just comparing apples to oranges.



Below is a sample comparison of 2 parcels that have the same acreage, with different influences.

5.0 AC Base	\$ 50,000		5.0 AC Base	\$ 50,000
Gravel Maint	\$ -		Paved	\$ 5,000
Elec Yes	\$ -		Elec Yes	\$ -
Gas No	\$ (10,000)		Gas Yes	\$ -
View Limited	\$ 12,000		View Good	\$ 25,000
			Waterfront Pond	\$ 25,000
Land Value	\$ 52,000		Land Value	\$ 105,000
Price/AC	\$ 10,400		Price/AC	\$ 21,000

Below is a sample comparison of 2 parcels that have the same influences, with different acreages.

5.0 AC Base	\$ 50,000		10.0 AC Base	\$ 70,000
Paved	\$ 5,000		Paved	\$ 7,000
Elec Yes	\$ -		Elec Yes	\$ -
Gas Yes	\$ -		Gas Yes	\$ -
View Good	\$ 25,000		View Good	\$ 35,000
Waterfront Pond	\$ 25,000		Waterfront Pond	\$ 35,000
Land Value	\$ 105,000		Land Value	\$ 147,000
Price/AC	\$ 21,000		Price/AC	\$ 14,700

Definitions

Assessment progressivity (regressivity). An appraisal bias such that higher value properties are appraised higher (lower) than low-value properties. See also price-related differential.

Coefficient of dispersion (COD). The average deviation of a group of numbers from the median expressed as a percentage of the median. In ratio studies, the average percentage deviation from the median ratio. *Acceptable range: Land under 30%, residential under 20%.*

Coefficient of variation (COV). The standard deviation expressed as a percentage of the mean. *Acceptable range: 1.25 of the COD.*

Mean: The result of adding all the values of a variable and dividing by the number of values. For example, the arithmetic mean of 3, 5, and 10 is 18 divided by 3, or 6. Also called the arithmetic mean.

Median. The midpoint or middle value when a set of values is ranked in order of magnitude; if the number of values is even, the midpoint or average of the two middle values. *Acceptable range: 90% to 110%*

Price-related differential (PRD). The mean divided by the weighted mean. The statistic has a slight bias upward. Price-related differentials above 1.03 tend to indicate assessment regressivity; price-related differentials below 0.98 tend to indicate assessment progressivity. *Acceptable range: 0.98 to 1.03.*

Progressivity. See assessment progressivity (regressivity)

Regressivity. See assessment progressivity (regressivity)

Standard deviation (St. Dev). The statistical calculated from a set of number by subtracting the mean from each value and squaring the remainders, adding together these squares, dividing by the size of the sample less one, and taking the square root of the result. When the data are normally distributed, one can calculate the percentage of observations within any number of standard deviations of the mean from normal probability table. When the data are not normally distributed, the standard deviation is less meaningful and should be used with caution.

Weighted mean; weighted average (wtd mean). An average in which the observations are weighted based on some criterion. In ratio studies, the weighted mean is a calculated by weighting the ratios based on their sale prices. A shortcut method is to sum the appraisals or assessments, sum of the sales prices, and divided the first result by the second. (International Association of Assessing Officers, 1990)

References

International Association of Assessing Officers. (1990). *Property Appraisal and Assessment Administration*. Chicago: International Association of Assessing Officers.

Influence Definitions

View

- **None:** No view other than immediate surroundings, could have a view if trees on adjoining properties were removed.
- **Limited:** Less than 45° viewable unobstructed, greater than 45° view angle with obstructions, mountain top view, view from 2nd story, able to view beyond adjacent lots, overlooking an area that would provide increased viewing opportunities for wildlife (rule of thumb, distance greater than football field).
- **Good:** 45°-90° view, unobstructed view, at least 1 feature, **mountain, river, lake, inlet etc.** Able to view beyond adjacent lots. (*River, Lake and Inlet frontage property will always have at least a Good or Excellent View*)
- **Excellent:** 90° or greater view, unobstructed, 2 or more features.

Street Access

- **Paved Access:** Paved road & government maintained.
- **Gravel Maintained:** Gravel road & maintained by the borough or another organized entity.
- **Gravel Unmaintained:** Gravel road but is not maintained by the borough (check Arcmap), could be maintained by the subdivision, HOA or private owner(s).
- **Trail:** *No longer used. If can be driven to year round, use gravel unmaintained, otherwise platted.*
- **Platted:** Road platted but not built.
- **Limited/NA:** Section line easement. No platted access. To include water, beach only access.

Utilities

- **Gas & Electric Yes/No:** To be considered as having gas & electric utilities must be at the property, directly across the street from property (not paved), or on the same side of the road and 1 lot away or less than 300 feet away. If street is paved & influence is across the road, parcel to be marked at not having service available.
- **Public/Community Water & Sewer:** Service is provided by municipality or by HOA. City lots are presumed to have this service though certain subdivision do not and need private well/septic influence. If only 1 of the services is available, mark Yes. Add well or septic if necessary for service not available. If street is paved & influence is across the road, parcel to be marked at not having service available.

Water Front

- **Ocean:** Fronts on major body of Saltwater, *Cook Inlet, Kachemak Bay, Resurrection Bay.*
- **River:** Fronts on a major navigable river, *Kenai River, Kasilof River.*
- **Lake:** Fronts on major lake, big enough to get a float plane on & off (approx. 3000') *Mackey Lake, Longmere Lake, Island Lake.*
- **Pond/Stream/Canal:** Fronts on smaller body of water, may be a fair size, but typically not able to get float plane on/off. *Arc Lake, Sport Lake, Echo Lake.* Not generally navigable by boat. *Funny River, Deep Creek, Anchor River, Swanson River.*

Topo

- **Steep:** Topography that is greater than usual incline/decline, making access & building difficult. At least 15 feet in elevation change and no less than 45% average slope (*4.5 feet vertical per 10 feet horizontal*)
- **Ravine:** Ravine or swale, a long deep hollow in the surface with wall height of at least 15 feet and average slope of 500% (*5 feet vertical per 1 foot horizontal*)
- **Other:** Any additional topographical feature that would have an influence on property, value. Topo features not described in the form.
- **Wetlands:** Water within 1 foot of the surface is considered wetlands. A Typical indicator of wetlands is scrubby black spruce.

Protective CCR's / HOA: Covenants, Conditions & Restrictions for individual subdivisions, Homer Owners Association. *Check S Drive or Contact title company.*

Airstrip: Private dirt/grass/gravel strip, off strip access.

Airstrip Improved: Gravel/ Paved, maintained, lights.

Agriculture Rights: Restrictions on property, limiting use of property or portion of property to agriculture use.

Easement: Description of a typical easements. Such as Overhead Power Line, Gas Line or other. Typical easements would include utility easements for providing utilities to local subdivision. Usually the front 10'-20' of the property.

Other: Other features not mentioned in form, describe in notes section.

Notes Section: Further description of influences or describe influences not accounted for in input sheet. Example, a Power Line easement running across property. Private Boat launch for subdivision.

For any properties that are not typical and fall outside of these parameters, See land appraiser for final determination.

AS 29.45.110. Full and True Value.

- (a) The assessor shall assess property at its full and true value as of January 1 of the assessment year, except as provided in this section, AS [29.45.060](#) , and [29.45.230](#). The full and true value is the estimated price that the property would bring in an open market and under the then prevailing market conditions in a sale between a willing seller and a willing buyer both conversant with the property and with prevailing general price levels.

AS 29.45.130. Independent Investigation

- (a) The assessor is not bound to accept a return as correct. The assessor may make an independent investigation of property returned or of taxable property on which no return has been filed. In either case, the assessor may make the assessor's own valuation of the property subject to an ad valorem tax and this valuation is prima facie evidence of the value of the property.
- (b) For investigation, the assessor or the assessor's agent may enter real property during reasonable hours to examine visible personal property and the exterior of a dwelling or other structure on the real property. The assessor or the assessor's agent may enter and examine the interior of a dwelling or other structure or the personal property in it only (1) if the structure is under construction and not yet occupied; (2) with the permission of a person in actual possession of the structure; or (3) in accordance with a court order to compel the entry and inspection. The assessor or the assessor's agent may examine all property records involved. A person shall, on request, furnish to the assessor or the assessor's agent assistance for the investigation and permit the assessor or the assessor's agent to enter a dwelling or other structure to examine the structure or personal property in it during reasonable hours. The assessor may seek a court order to compel entry and production of records needed for assessment purposes.
- (c) An assessor may examine a person on oath. On request, the person shall submit to examination at a reasonable time and place selected by the assessor.

KPB 5.15.070. Board of equalization – Hearing procedure.

- (h) Access to property. If an appellant has refused or failed to provide the assessor, or designee, full access to property or records related to assessment of the property, the appellant is precluded from offering evidence on the issue or issues affected by that lack of access. Before a ruling is issued on the admissibility of such evidence, the appellant shall be provided with a reasonable opportunity by the presiding officer to present its case as to why this sanction should not be imposed, and the assessor shall have a reasonable opportunity to respond.

MARKET VALUE

The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in an open and competitive market under all condition's requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress. (Appraisal of Real Estate 11th Edition - Appraisal Institute)

BURDEN OF PROOF

The appellant has the burden of proving or providing any information to show that the assessed values are excessive, improper or unequal. The assessor is accorded broad discretion in deciding among the recognized valuation methods. The assessor’s choice of one recognized method of valuation over another is simply the exercise of a discretion committed to the assessor by law.

**A borough has discretion to appraise, by whatever recognized method of valuation it chooses, so long as there is no fraud or clear adoption of a fundamentally wrong principle of valuation. Hoblit vs. Greater Anchorage Area Borough, Sup. Ct. Op. No. 636 (File No. 1214), 473 P.2d 630 (Alaska 1970).*

The assessing department is concerned not only with market value, but also with equity of assessment, which means: making sure that every property is assessed at the same level as all others with respect to market value. For this reason, **the assessor uses a broad scope in its approach to value, using overall trends to value all properties in a given market area.** In contrast, a private appraisal is only concerned with estimating the value of a single property.

