

Kenai Peninsula Borough
Board of Equalization
Appeal Hearing Packet

CASE NO. 2025-04

David Yragui

David & Mary Jeanne Yragui

Personal Residence Trust

Parcel No(s): 05518111

Wednesday, May 22, 2025 at 1:00 p.m.

Betty J. Glick Assembly Chambers, Borough Administration
Building, 144 N. Binkley St., Soldotna



TAX ASSESSMENT APPEAL HEARING DATE
Wednesday, May 21, 2025 1:00 PM

April 21, 2025

YRAGUI, DAVID N
PO BOX 1290
KENAI, AK 99611

DYRAGUI@OUTLOOK.COM

RE: Parcel No(s): 05518111
Owner of Record: YRAGUI DAVID N QUALIFIED PERSONAL RESIDENCE TRUST
Appellant: YRAGUI, DAVID N

HEARING DATE: The referenced tax assessment appeal is scheduled to be heard by the Board of Equalization on **Wednesday, May 21, 2025 at 1:00 PM**

PLEASE NOTE: Hearing dates may change depending on the Board of Equalization's schedule. If your hearing date is rescheduled, that will not change the evidence due date noted below.

EVIDENCE DUE DATE: Pursuant to KPB 5.12.060(C) any evidence or documentation you intend to use during the hearing **MUST** be **received** by the Borough Clerk no later than 5:00 p.m. on **5/6/2025**. Your evidence may be mailed, e-mailed, hand delivered or faxed. Late filed evidence will be denied.

Online Resources:

The Kenai Peninsula Borough Code (pertaining to the conduct of the hearing):

https://library.municode.com/ak/kenai_peninsula_borough/codes/code_of_ordinances?nodeId=TIT5REFI_CH5.12REPRPEPRTA_5.12.055REISOTRIPRNAP

An information packet regarding the appeal processes is also available:

https://www.kpb.us/images/KPB/ASG/Appeal_Process_Information_Packet.pdf

A request for remote participation (via Zoom) must be received by the borough clerk no later than 15 days before the hearing, unless good cause as defined by KPB 5.12.060(T) is shown for filing a late request. If your case is called and you are not available the Board may elect to decide your case based solely on the written material you have presented.

Michele Turner, CMC, Borough Clerk
micheleturner@kpb.us

Tax Year 2025
Real Property Assessment Valuation Appeal
Kenai Peninsula Borough
Office of the Borough Clerk

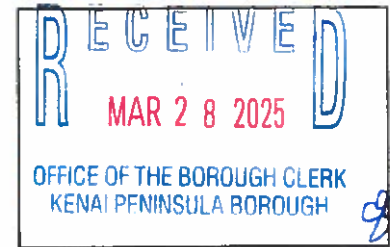
144 N. Binkley Street
Soldotna, Alaska 99669-7599

Phone: (907) 714-2160
Toll Free: 1-800-478-4441

Applications must be postmarked or received at the Office of the Borough Clerk or authorized office in Homer or Seward by: **5:00 p.m. on April 1, 2025.**

The proper filing fee must be included or the appeal will not be accepted.

For Commercial Property: Please include Attachment A



For Official Use Only

Fees Received: \$ 200.-

☐ Cash

☒ Check # 4123
payable to Kenai Peninsula Borough

CREDIT CARDS NOT ACCEPTED FOR FILING FEES

FILING FEE BASED ON TOTAL ASSESSED VALUE PER PARCEL
(Each parcel/account appealed must be accompanied by a separate filing fee and form)

Assessed Value from Assessment Notice	Filing Fee
Less than \$100,000	\$30
\$100,000 to \$499,999	\$100
\$500,000 to \$1,999,999	\$200
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Per KPB 5.12.050(B), if the appeal is withdrawn before evidence is due, or if the appellant or agent of the appellant is present for the appellant's hearing before the BOE or participates telephonically pursuant to KPB 5.12.060(T) then the filing fee shall be fully refunded within 30 days after the hearing date.

Account / Parcel Number:	05518111	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Yragui David N Qualified Personal Residence Trust	
Legal Description:	T05NR11WSEC20 Seward Meridian KN 2010037 Yragui Tract Tract A	
Physical Address of Property:	36515 Eastway Rd	

Contact information for all correspondence relating to this appeal:

Mailing Address:	PO Box 1290 Kenai AK 99611		
Phone (daytime):	9072521891	Phone (evening):	9072834947
Email Address:	dyragui@outlook.com		<input checked="" type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 844300 Appellant's Opinion of Value: \$ 609,100⁰⁰
Year Property was Purchased: 1999 Price Paid: \$ _____
Has the property been appraised by a private fee appraiser within the past 3-years? Yes ☐ No ☒
Has property been advertised FOR SALE within the past 3-years? Yes ☐ No ☒

Comparable Sales:	PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE

The grounds for appeal are: **UNEQUAL, EXCESSIVE, IMPROPER, OR UNDER VALUATION OF THE PROPERTY** KPB 5.12.050(E)
The appeal must state the grounds for the appeal. KPB 5.12.050(B)

- ☒ My property value is excessive. (Overvalued)
☒ My property was valued incorrectly. (Improperly)
☐ My property has been undervalued.
☐ My property value is unequal to similar properties.

The following are **NOT** grounds for appeal:

- The taxes are too high.
- The value changed too much in one year.
- You cannot afford the taxes.

Please provide specific reasons and evidence supporting the item checked above. (Attach additional sheets as necessary)

**** THE APPELLANT BEARS THE BURDEN OF PROOF (AS 29.45.210(b)) ****

Check the following statement that applies to your intentions:

- ☒ I intend to submit additional evidence within the required time limit of 15 days prior to the hearing date.
☐ My appeal is complete. I have provided all the evidence that I intend to submit, and request that my appeal be reviewed based on the evidence submitted.

Check the following statement that applies to who is filing this appeal:

- ☐ I am the **owner of record** for the account/parcel number appealed.
☐ I am the **attorney for the owner of record** for the account/parcel number appealed.
☒ The owner of record for this account is a business, trust or other entity for which I am an **owner or officer, trustee, or otherwise authorized** to act on behalf of the entity. I have attached written proof of my authority to act on behalf of this entity (i.e., copy of articles of incorporation or resolution which designates you as an officer, written authorization from an officer of the company, or copy from trust document identifying you as trustee). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.
☐ The owner of record is deceased and I am the **personal representative of the estate**. I have attached written proof of my authority to act on behalf of this individual and/or his/her estate (i.e., copy of recorded personal representative documentation). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.
☐ I am **not the owner of record** for this account, but I wish to appeal on behalf of the owner. I have attached a notarized Power of Attorney document signed by the owner of record. If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.

Oath of Appellant: I hereby affirm that the foregoing information and any additional information that I submit is true and correct.

Signature of Appellant / Agent / Representative

David N Yragui

Printed Name of Appellant / Agent / Representative

Date

3-28-25

HOWESTAD

Property Tax

KPB offers multiple methods to pay your **property taxes**, 24-hours a day, 7 days a week. We offer online payment through a web portal, and payment via telephone.

Pay Your Property Tax

Credit Card transaction fees are 2.35% of the tax amount paid ...

Contact

Property Taxes fund roughly half of your borough services. Property ...

More results from kpb.us »

Kenai Peninsula Borough Property Tax Division - Tax Payment

Search for tax bills by Owner Name, Parcel Number, or Address. Pay your bill online! Mailing Address: PO Box 3040, Soldotna, Alaska 99669. Phone: 907-714-2304.

Assessing Department

The Assessing Department discovers, lists and values all taxable property in the borough in a fair and uniform manner in accordance with state law and borough ...



Tools -



Ad



Shady Ln

2754 S. 2nd Ave.

Kenai Peninsula Property Tax

City tax office in Soldotna, Alaska :



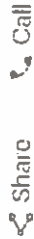
Directions



Reviews



Save



Share



Call

Located in: Kenai Peninsula Borough Administration

Address: 144 N Binkley St, Soldotna, AK 99669

Phone: (907) 714-2304

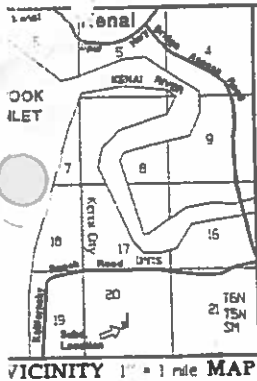
Suggest an edit · Own this business?

Add missing information

Add business hours

Add website

Reviews



YRAGUI TRACT

Located in the unsubdivided remainder Doyle Estates Subd.
Third Addn. KRD 97-102 SV1/4 Section 20, TSN R11V, SM, Alaska.
Kenai Recording District Kenai Peninsula Borough File 2010-056

Prepared for

David N. Yragui
Mary Jeanne Yragui
P.O. Box 1290
Kenai, AK 99511

Prepared by

Johnson Surveying
Box 27
Clan Gulch, AK 99568



SCALE 1" = 100'
23 June, 2010

AREA = 9.903 acres

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 24 May, 2010.

KENAI PENINSULA BOROUGH

By: Margaret August 19, 2010
Authorized Official Date

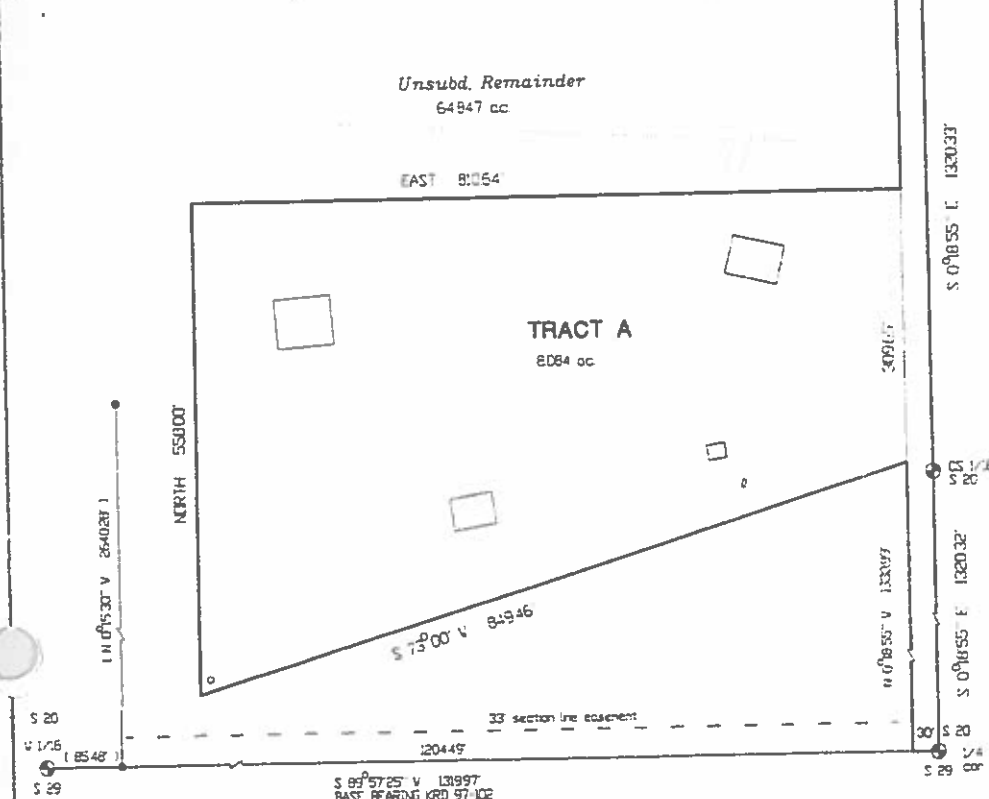
2010-37
RECORDED-FILED
Kenai REC. DIST.
DATE 8-15-2010
TIME 9:51 A.M.
Requested by:
Johnson Surveying
Box 27
Clan Gulch, AK 99568

NOTES

1. A building setback of 20' from all street RDVs is required unless a lesser standard is approved by a resolution of the appropriate planning commission. Front 10' of building is also a utility easement as is the entire setback within 5' of side lot lines.
2. No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
3. This property is subject to a 20' underground electrical utility easement as described in Kenai Records Deed Book 194 Page 784.
4. Exceptions to KPB 2020.030 For extension of Kanik Ave. and KPB 2020.160, block length for Eastway Road, were granted by KPB Planning Commission at the meeting of 28 June 2010.

LEGEND

- 2 1/2" brass cap monument, 1702-S, 1974 Found
- 3" alcap monument, 4728-S, 2003 Found
- 5/8" rebar with 2" alcap record plat KRD 97-102
- 2 1/2" alcap on 5/8" x 8" rebar, set
- 1/2" x 4" rebar with 1" plastic cap, set
- indicates record information KRD 97-102



WASTEWATER DISPOSAL

This lot is at least 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 or disposal system must meet the regulatory requirements of the Alaska Dept. of Environmental Conservation.

OWNERSHIP CERTIFICATE & DEDICATION

We hereby certify that we are the owners of the real property shown and described hereon, and that we hereby accept this plan of subdivision, and by our free consent dedicate all RDVs and grant all easements to the use shown.

David N. Yragui P.O. Box 1290 Kenai AK 99511

Mary Jeanne Yragui P.O. Box 1290 Kenai AK 99511

NOTARY'S ACKNOWLEDGEMENT

For David N. & Mary Jeanne Yragui

Subscribed and sworn to before me this

day of August, 2010

Notary Public for Alaska

My commission expires

302-200-2010-37 APP005



① 2025 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL.
CERTIFIED VALUES FOR 2025 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2025

Update Mailing Address

Property Owner:
**YRAGUI DAVID N QUALIFIED
PERSONAL RE, YRAGUI MARY
JEANNE QUALIFIED PERSONA**

Mailing Address:
**PO BOX 1290
KENAI AK 99611-1290**

Property ID:
05518111

Property Address:
36515 EASTWAY RD

Acreage:
8.0800

Tax Authority Group:
58 - Central Emergency Services

Legal Description

T 05N R 11W SEC 20 Seward Meridian KN 2010037 YRAGUI TRACT TRACT A

Document No.	Date	Owner	Grantee	Type
20100075080	9/2/10	Yragui David N	Yragui David N Qualified Personal Re	Single
20100075060	9/2/10	Yragui David N & Mary Jeanne	Yragui David N	Single

Year	Reason	Land Assessment	Impr. Assessment	Total Assessment
2025	Main Roll Certification	97,800	746,500	844,300
2024	Main Roll Certification	93,400	703,700	797,100
2023	Main Roll Certification	81,100	667,400	748,500
2022	Main Roll Certification	73,800	647,500	721,300
2021	Main Roll Certification	42,600	562,800	605,400
2020	Main Roll Certification	42,600	566,500	609,100
2019	Main Roll Certification	42,600	578,600	621,200
2018	Main Roll Certification	42,600	581,600	624,200
2017	Main Roll Certification	42,600	591,100	633,700
2016	Main Roll Certification	42,600	595,800	638,400
2015	Board of Equalization	42,600	519,400	APP006

3/25/25, 8:55 PM
Year

	Reason	viewKPB Land Assessment	Impr. Assessment	Total Assessment
2015	Main Roll Certification	42,600	540,900	583,500
2014	Main Roll Certification	42,600	519,400	562,000
2013	Main Roll Certification	42,600	536,700	579,300
2012	Board of Equalization	42,600	536,100	578,700
2012	Main Roll Certification	42,600	541,100	583,700
2011	Main Roll Certification	42,600	429,800	472,400

1 20 items per page

1 - 17 of 17 items

Building	Code	Description	Grade	Year	Length	Width	Units	Type	Value
C02	LUTLSTOR	-0-	F	2006	0	0	2640	Sq.ft.	16,600
C02	DOOR	DOOR	L	2006	0	0	0	Sq.ft.	9,300
C02	MEZZUF	Mezzanine-Unfinished	F-	2006	12	12	144	Sq.ft.	1,200
R01	DWELL	Dwelling	G+	2006	0	0	3444	Fin. sq.ft.	508,400
R01	DETGAR	Residential Detached Garage	G	2010	48	32	1536	Sq.ft.	69,500
R01	DETGAR	Residential Detached Garage	G	2006	44	32	1409	Sq.ft.	62,800
R01	POLEBLDG	General Purpose Bldg Wood Pole Frame	L	2014	70	70	4900	Sq.ft.	29,000
R01	POLEBLDG	General Purpose Bldg Wood Pole Frame	F	2003	64	56	3584	Sq.ft.	13,500
R01	SWL	Residential Sewer Water Landscaping	A	n/a	0	0	1	Item	10,500
R01	MACHINE	General Purpose Bldg x Other	A	2002	20	16	320	Sq.ft.	6,700

1 2 10 items per page

1 - 10 of 18 items

APP007


Building	Code	Description	Grade	Year	Length	Width	Units	Type	Value
R01	CONEX	CONTAINER VAN / CONEX	A	n/a	40	8	2	Item	5,000
R01	POLEBLDG	General Purpose Bldg Wood Pole Frame	L	2010	46	22	1012	Sq. ft.	4,200
R01	FLATCP	Carport	F	2010	48	10	480	Sq. ft.	2,500
R01	WDDK	WDDK	L	2011	32	10	320	Sq. ft.	2,100
R01	DRIVE	Gravel Driveway	A	n/a	0	0	1	Item	2,000
R01	FLATCP	Carport	L	2008	52	8	416	Sq. ft.	1,400
R01	CONEX	CONTAINER VAN / CONEX	A	n/a	20	8	1	Item	1,200
R01	LEANTO	Lean-to	A	2010	16	10	160	Sq. ft.	600

KENAI PENINSULA BOROUGH
ASSESSOR'S OFFICE
144 N. BINKLEY STREET
SOLDOTNA, AK 99669-7520
Address Service Requested

2025 NOTICE OF ASSESSMENT
Annual - Real Property



62*1*19548*****AUTO**5-DIGIT 99669
|||||

 YRAGUI DAVID N QUALIFIED PERSONAL R
YRAGUI MARY JEANNE QUALIFIED PERSONAL RESIDENCE TR
PO BOX 1290
KENAI AK 99611-1290

Mailing Date:
2/28/2025

(907) 714-2230 Fax: 714-2393
(800) 478-4441

Toll free within Kenai Peninsula Borough only

THIS IS NOT A TAX BILL

This is a notice of the January 1st assessed value for the following described taxable property.

Property ID (PIN): 05518111

Taxing Authority: 58 - CENTRAL EMERGENCY SERVICES

Parcel Address:

Legal Description:

36515 EASTWAY RD

T 05N R 11W SEC 20 Seward Meridian KN 2010037 YRAGUI
TRACT TRACT A

*QPR QUALIFIED PERSONAL
2010 RESIDENTIAL TRUST*

*CLEARING FOR Hay Field & AIR STRIP 4 YEARS
GAS POWER TELEPHONE
25 YEARS OR MORE - SEWING - DISKING*

2025 Assessed Values

Land:	97,800	Improvements*:	746,500		
Total Assessed KPB:	844,300	Exempt Value KPB:	350,000	Total Taxable KPB:	494,300
Total Assessed City:	0	Exempt Value City:	0	Total Taxable City:	0

AS 29.45.180(a) & KPB 5.12.040 (A) require that a person receiving a Notice of Assessment must advise the Assessor of errors or omissions in the assessment of the person's property, or of disputes in assessed value or taxable status of the property, within 30 days after the mailing of the Notice of Assessment.

Any improvements located on this property as of January 1, 2025 that are not reflected on this notice must be reported to the Assessor. Improvements omitted from the main tax roll will be placed on a supplemental tax roll at the time of discovery and a tax bill will be sent to you including accrued interest.

* Improvements include but are not limited to: Driveway, well, septic, mobile homes, and structures

APPEAL DEADLINE: 04/01/2025

TAXES DUE IN FULL: 10/15/2025
OR

BOARD OF EQUALIZATION

1st INSTALLMENT DUE: 09/15/2025

WILL BEGIN MEETING: 05/19/2025

2nd INSTALLMENT DUE: 11/17/2025

APPEAL PROCEDURE AND IMPORTANT TAX INFORMATION ON REVERSE SIDE

APP009

00123576-AUT10-00025050

The Handyman LLC

QUOTE

804 Magic ave.
Kenai, AK, 99611
Phone 907-398-0821

INVOICE # 0001
DATE 4-26-2025

TO
David Yragui
36315 Eastway Rd
Kenai, AK, 99611
907-252-1891

FOR Restoration of Yragui Homestead
QUOTE # 356

Description	Amount
4x4 Post on Barn	\$2000.00
Replaced Seven Sauna Tubes	\$7000.00
Excavate and replace main septic system	\$55,000.00
Demo and replace back patio concrete slabs	\$80,000.00
Demo and replace garage patio slabs w/ Radiant Heat Tubes	\$60,000.00
Reconstruction of Greenhouse (TBD Materials)	\$90,000.00
Hanger Septic system excavation and replacement	\$30,000.00

Total

\$324,000

Make all checks payable to The Handyman LLC

Payment is due within 30 days.

If you have any questions concerning this invoice, contact Name | Phone | Email

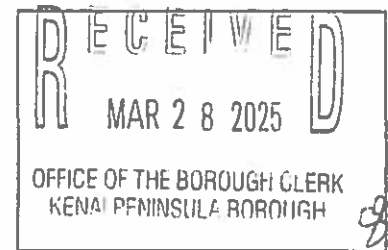
THANK YOU FOR YOUR BUSINESS!

APP0010

Tax Year 2025
Real Property Assessment Valuation Appeal
Kenai Peninsula Borough
Office of the Borough Clerk

144 N. Binkley Street
Soldotna, Alaska 99669-7599

Phone: (907) 714-2160
Toll Free: 1-800-478-4441



Applications must be postmarked or received at the Office of the Borough Clerk or authorized office in Homer or Seward by: **5:00 p.m. on April 1, 2025.**

The proper filing fee must be included or the appeal will not be accepted.

For Official Use Only

Fees Received: \$ 200.-

☐ Cash

☒ Check # 4123
payable to Kenai Peninsula Borough

CREDIT CARDS NOT ACCEPTED FOR FILING FEES

For Commercial Property: Please include Attachment A

FILING FEE BASED ON TOTAL ASSESSED VALUE PER PARCEL (Each parcel/account appealed must be accompanied by a separate filing fee and form)	
Assessed Value from Assessment Notice	Filing Fee
Less than \$100,000	\$30
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Year Property was Purchased: 1999 Price Paid: \$ _____

Has the property been appraised by a private fee appraiser within the past 3-years? Yes ☐ No ☒

Has property been advertised FOR SALE within the past 3-years? Yes ☐ No ☒

Comparable Sales:	PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE



05518111



Enter one of the following criteria into the search field below:

- ### Search Tips

[illegible]

05518111



36515 EASTWAY RD

 Property Image

11/20/2018

Owner: YRAGUI DAVID N QUALIFIED PERSONAL RE YRAGUI MARY JEANNE QUALIFIED PERSONA

\$97800

\$746500

\$844300

Order by

Tax Year 2025
Real Property Assessment Valuation Appeal
Kenai Peninsula Borough
Office of the Borough Clerk

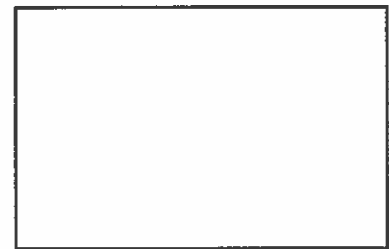
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For Official Use Only

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☐ Cash

☐ Check # _____
payable to Kenai Peninsula Borough

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- ☐ I am the **owner of record** for the account/parcel number appealed.
- ☐ I am the **attorney for the owner of record** for the account/parcel number appealed.
- ☒ The owner of record for this account is a business, trust or other entity for which I am an **owner or officer, trustee, or otherwise authorized** to act on behalf of the entity. I have attached written proof of my authority to act on behalf of this entity (i.e., copy of articles of incorporation or resolution which designates you as an officer, written authorization from an officer of the company, or copy from trust document identifying you as trustee). If you are not *listed by name as the owner of record for this account, this is REQUIRED for confirmation of your right to appeal this account.*
- ☐ The owner of record is deceased and I am **the personal representative of the estate**. I have attached written proof of my authority to act on behalf of this individual and/or his/her estate (i.e., copy of recorded personal representative documentation). *If you are not listed by name as the owner of record for this account, this is REQUIRED for confirmation of your right to appeal this account.*
- ☐ I am **not the owner of record** for this account, but I wish to appeal on behalf of the owner. I have attached a notarized Power of Attorney document signed by the owner of record. *If you are not listed by name as the owner of record for this account, this is REQUIRED for confirmation of your right to appeal this account.*

Oath of Appellant: I hereby affirm that the foregoing information and any additional information that I submit is true and correct.

Signature of Appellant / Agent / Representative

David N Yragui

Printed Name of Appellant / Agent / Representative

Date

3-22-25

BURKE PROPERTY ASSESSMENT

51135 BUOY AVENUE, KENAI, AK

YEAR	REASON	LAND ASSESSMENT	IMPR. ASSESSMENT	TOTAL ASSESSMENT
2025	Main Roll Certification	27,900	189,000	216,900 209,700* corrected 3/13
2024	Main Roll Certification	26,700	149,500	176,200
2023	Main Roll Certification	23,200	149,500	172,700
2022	Main Roll Certification	21,100	149,500	170,600
2021	Main Roll Certification	16,000	150,000	166,000
2020	Main Roll Certification	16,000	150,000	166,000
2019	Main Roll Certification	16,000	149,500	165,500
2018	Main Roll Certification	16,000	149,500	165,500
2017	Main Roll Certification	16,000	149,500	165,500
2016	Main Roll Certification	16,000	149,500	165,500
2015	Main Roll Certification	16,000	147,300	163,300
2014	Main Roll Certification	16,000	172,900	188,900
2013	Main Roll Certification	16,000	172,400	188,400
2012	Main Roll Certification	16,000	173,200	189,200
2011	Main Roll Certification	16,000	167,300	183,300
2010	Main Roll Certification	16,000	171,900	187,900
2009	Main Roll Certification	8,800	176,500	185,300
2008	Main Roll Certification	7,000	166,400	173,400
2007	Main Roll Certification	7,000	168,800	175,800
2006	Main Roll Certification	7,000	149,500	156,500

Fw: Assessment

From: Dave Yragui <DYragui@outlook.com>

Date: Tue 3/25/2025 5:24 PM

To: Jim Munter (jamunter@gmail.com) <jamunter@gmail.com>

From: Toby Burke <kenalbirder@gmail.com>

Sent: Tuesday, March 25, 2025 3:20 PM

To: Dave Yragui <DYragui@outlook.com>

Subject: Assessment

Dave,

See the email below. Why was the override placed on my property starting in 2016 when the water table and flooding was at its worst from 2013 to 2015? Note my override was due to "flooding in your area", not any specific damages particular to my property.

Toby

On Tue, Feb 4, 2025 at 1:03 PM Johnson, Tom <tjohnson@kpb.us> wrote:

GOOD MORNING MR. BURKE

In response to your questions I hope this will help you. If you have further questions please let me know.

1. The override value was added for the 2016 tax year.
2. The override value was removed for the 2025 tax year.
3. The override value was in effect from 2016-2024 a total of 8 years.
4. The override value was placed on your parcel due to the 2015 flooding in your area.
5. The override value was a fixed dollar amount of 145,000 on your home only not including the land.

Tom Johnson - Level I Appraiser #287

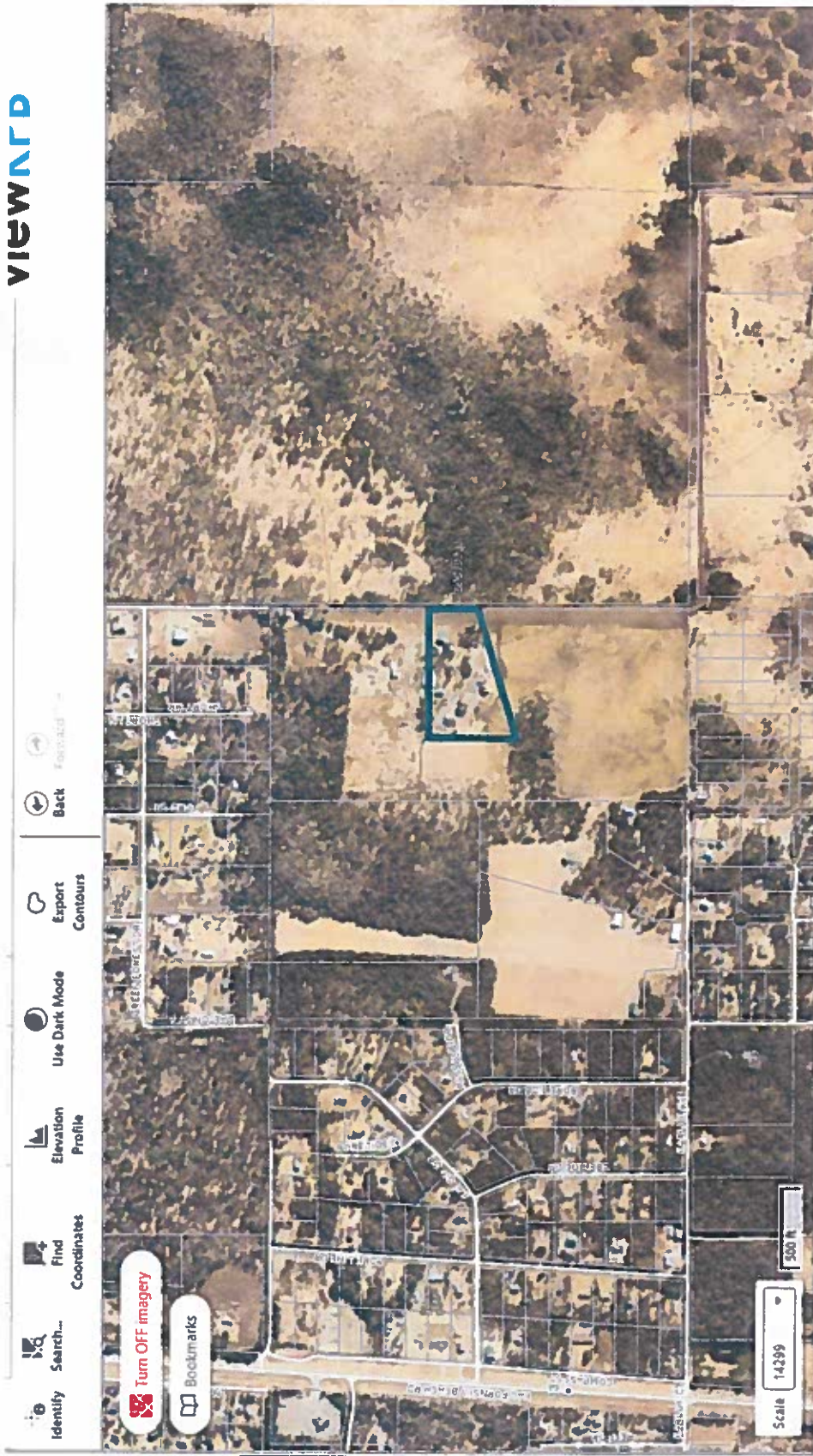
Appraiser II

Office: (907) 714-2230



Kenai Peninsula Borough
144 N. Binkley St. Soldotna, AK 99669
kpb.us

PUBLIC RECORDS LAW DISCLOSURE: This email and responses to this email may be considered a public record under the law.



☆ 05518111

PHYSICAL ADDRESSES 3651S EASTWAY RD

OWNER YRAGUI DAVID N

QUALIFIED PERSONAL

RES DENCE TRUST

MAILING ADDRESS PO BOX 1290

MAILING CITY KENAI

MAILING STATE AK

MAILING ZIP 99611

OWN TYPE Private

USE TYPE Residential

CERTIFIED LAND 93.400

VALUE

CERTIFIED 703.700

IMPROVEMENT

VALUE

CERTIFIED 797.100

ASSESSED VALUE

EXEMPTION 350000

CERTIFIED TAXABLE 447.100

VALUE

LAND VALUE 2025 97.800

(Not Certified)

IMPROVEMENT

VALUE 2025 (Not

Certified)

TOTAL ASSESSED

VALUE 2025 (Not

Certified)

LEGAL

T 05N R 11W SEC 20

SEWARD MERIDIAN

KN 2010037 YRAGUI

TRACT TRACT A

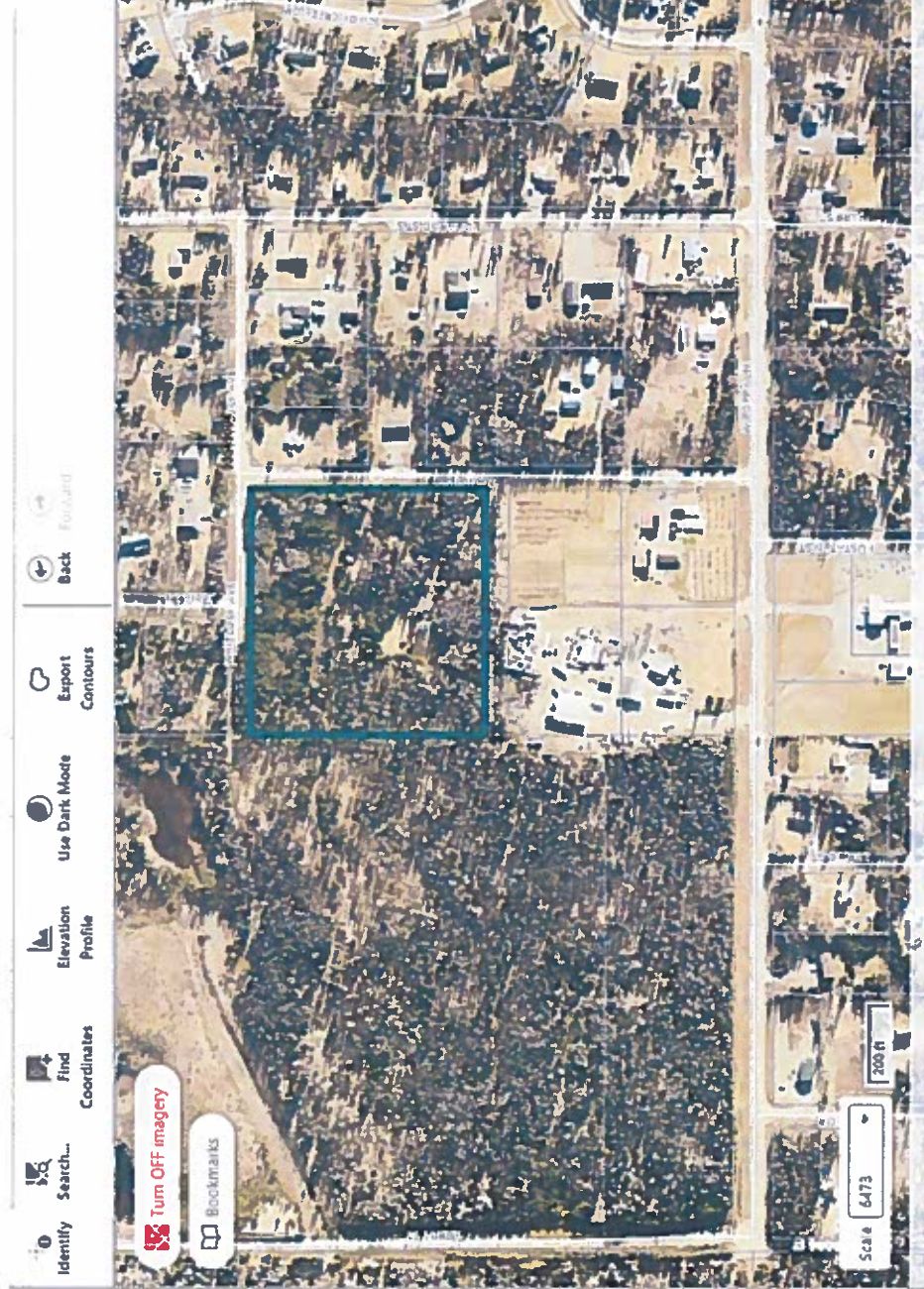
8.0800

YRAGUI TRACT

ACREAGE

SUBNAME

VIEWNIT D



☆ 05549004

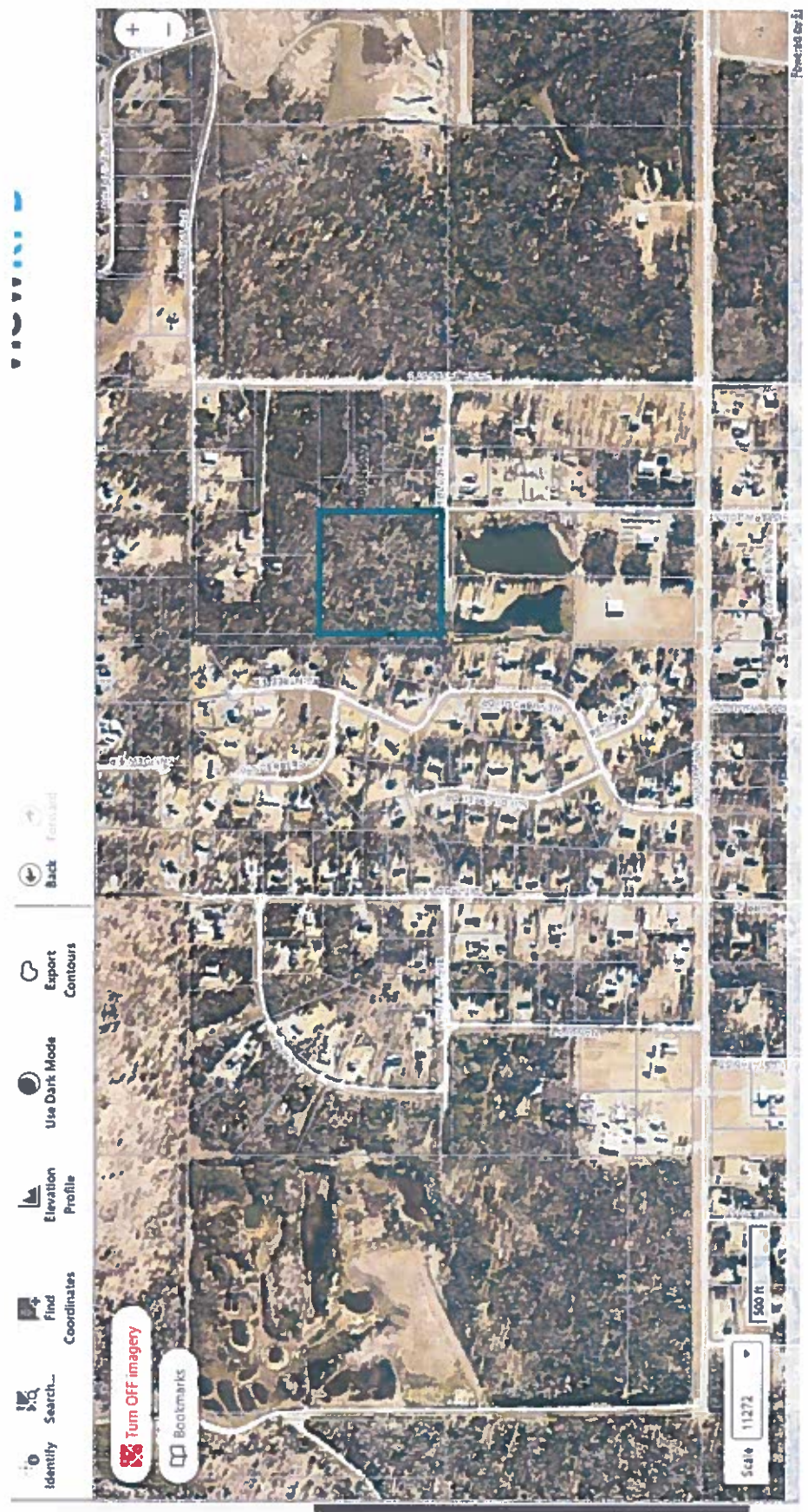
PHYSICAL ADDRESSES		35167 NANCY ST
OWNER	HARRISON SHAWN	
MAILING ADDRESS	PO BOX 2777	
MAILING CITY	SOLDOTNA	
MAILING STATE	AK	
MAILING ZIP	99669	
OWN TYPE	Private	
USE TYPE	Residential	
CERTIFIED LAND VALUE	60.100	
CERTIFIED IMPROVEMENT VALUE	120.200	
CERTIFIED ASSESSED VALUE	180.300	
EXEMPTION	180300	
CERTIFIED TAXABLE VALUE	0	
LAND VALUE 2025 (Not Certified)	62.900	
IMPROVEMENT VALUE 2025 (Not Certified)	127.400	
TOTAL ASSESSED VALUE 2025 (Not Certified)	190.300	
LEGAL		
T 5N R 11W SEC 27		
SEWARD MERIDIAN		
KN 0740008 MABEL		
SMITH SUB TRACT C		
ACREAGE	8.6800	
SUBNAME	MABEL SMITH SUB	

Related Records

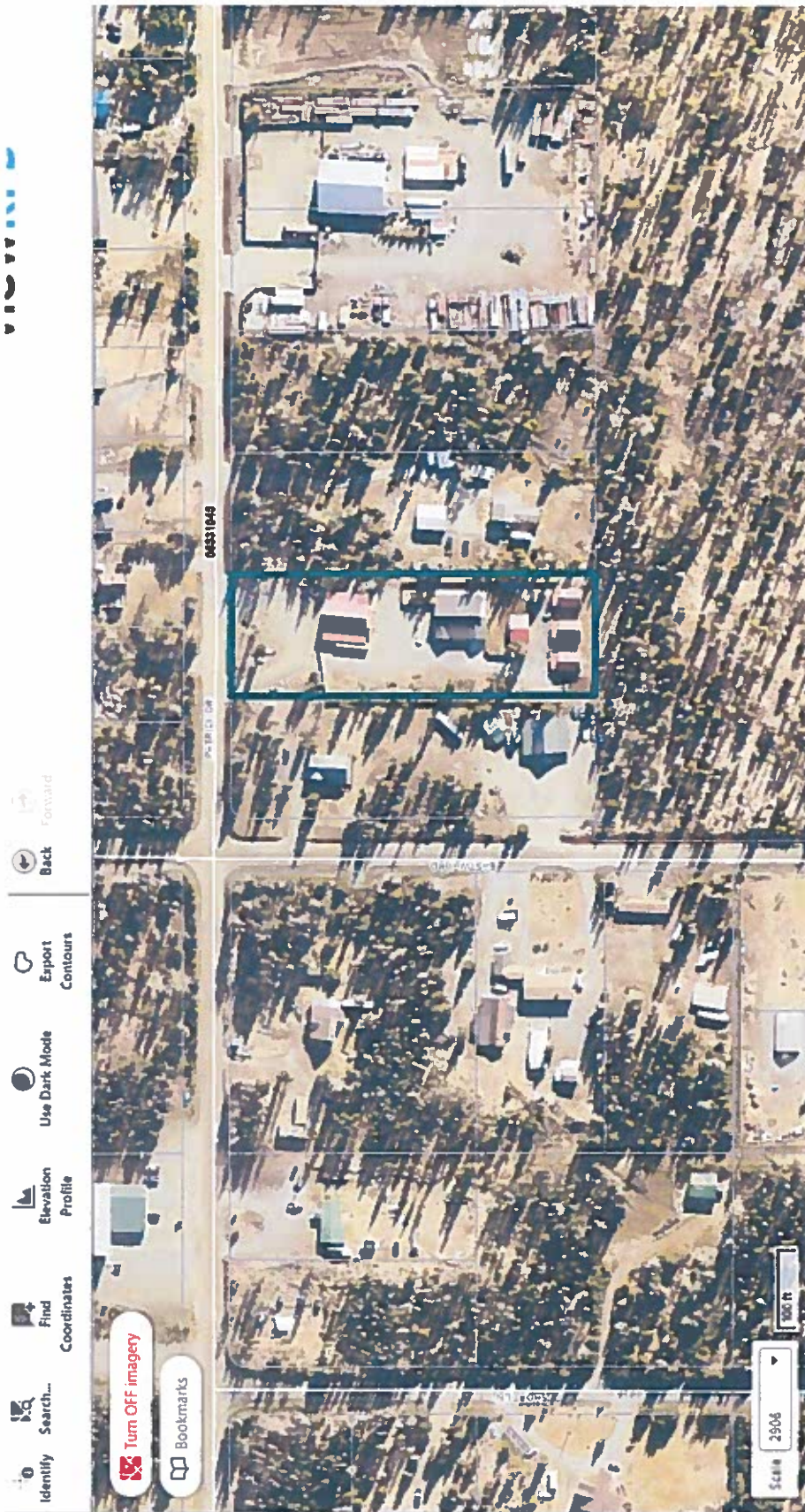
Buildings	Owners
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☆ 05526031

PHYSICAL ADDRESSES	NONE
OWNER	SEXTON RONALD R
MAILING ADDRESS	PO BOX 811
MAILING CITY	SOLDOTNA
MAILING STATE	AK
MAILING ZIP	99669
OWN TYPE	Private
USE TYPE	Vacant
CERTIFIED LAND	61.200
VALUE	0
CERTIFIED IMPROVEMENT	0
VALUE	61.200
ASSESSED VALUE	61.200
EXEMPTION	0
CERTIFIED TAXABLE	61.200
VALUE	64.100
AND VALUE 2025	64.100
Not Certified)	0
IMPROVEMENT	0
VALUE 2025 (Not	64.100
Certified)	64.100
TOTAL ASSESSED	64.100
VALUE 2025 (Not	64.100
Certified)	64.100
EGAL	64.100
CREAGE	9.1100
LIBNAME	DENALI SUB
Related Records	
Buildings	Owners



APP0019



☆	05531045
PHYSICAL ADDRESSES	50465 PATRICK DR
OWNER	KNOPP HELEN TOM
MAILING ADDRESS	50465 PATRICK DR
MAILING CITY	KENAI
MAILING STATE	AK
MAILING ZIP	99611
OWN TYPE	Private
USE TYPE	Residential
CERTIFIED LAND VALUE	30,800
CERTIFIED IMPROVEMENT VALUE	452,100
CERTIFIED ASSESSED VALUE	482,900
EXEMPTION	350000
CERTIFIED TAXABLE VALUE	132,900
LAND VALUE 2025 (Not Certified)	32,200
IMPROVEMENT VALUE 2025 (Not Certified)	494,300
TOTAL ASSESSED VALUE 2025 (Not Certified)	526,500
LEGAL	T 5N R 11W SEC 20 SEWARD MERIDIAN KN 0790095 VIP PARK ESTATES SUB ADDN NO 1 BLK 2 & PORTION BLKS 3 & 5 LOT 2 BLK 2 1.6300 VIP PARK ESTATES SUB ADDN NO 1 BLK
ACREAGE	1.6300
SUBNAME	VIP PARK ESTATES SUB ADDN NO 1 BLK

☆ 05535041

PHYSICAL
ADDRESSES 49780 EIDER DR

OWNER DUKE DANIEL D &
ELIZABETH A

MAILING ADDRESS 49780 EIDER DR

MAILING CITY KENAI

MAILING STATE AK

MAILING ZIP 99611

OWN TYPE Private

USE TYPE Residential

CERTIFIED LAND 39,600

VALUE 417,400

IMPROVEMENT

VALUE 457,200

ASSESSED VALUE

EXEMPTION 50000

CERTIFIED TAXABLE 407,200

VALUE 41,700

AND VALUE 2025

Not Certified

IMPROVEMENT

VALUE 2025 (Not

Certified)

TOTAL ASSESSED

VALUE 2025 (Not

Certified)

LEGAL

T 5N R 11W SEC 21

SEWARD MERIDIAN

KN 0950077 BEAVER

DAM ESTATES PART 5

LOT 24A

3.1000

BEAVER DAM

ESTATES PART 5

VIEW

Identify Search...

Find Coordinates

Elevation Profile

Use Dark Mode

Export Contours

Back

Forward

Turn Off Imagery

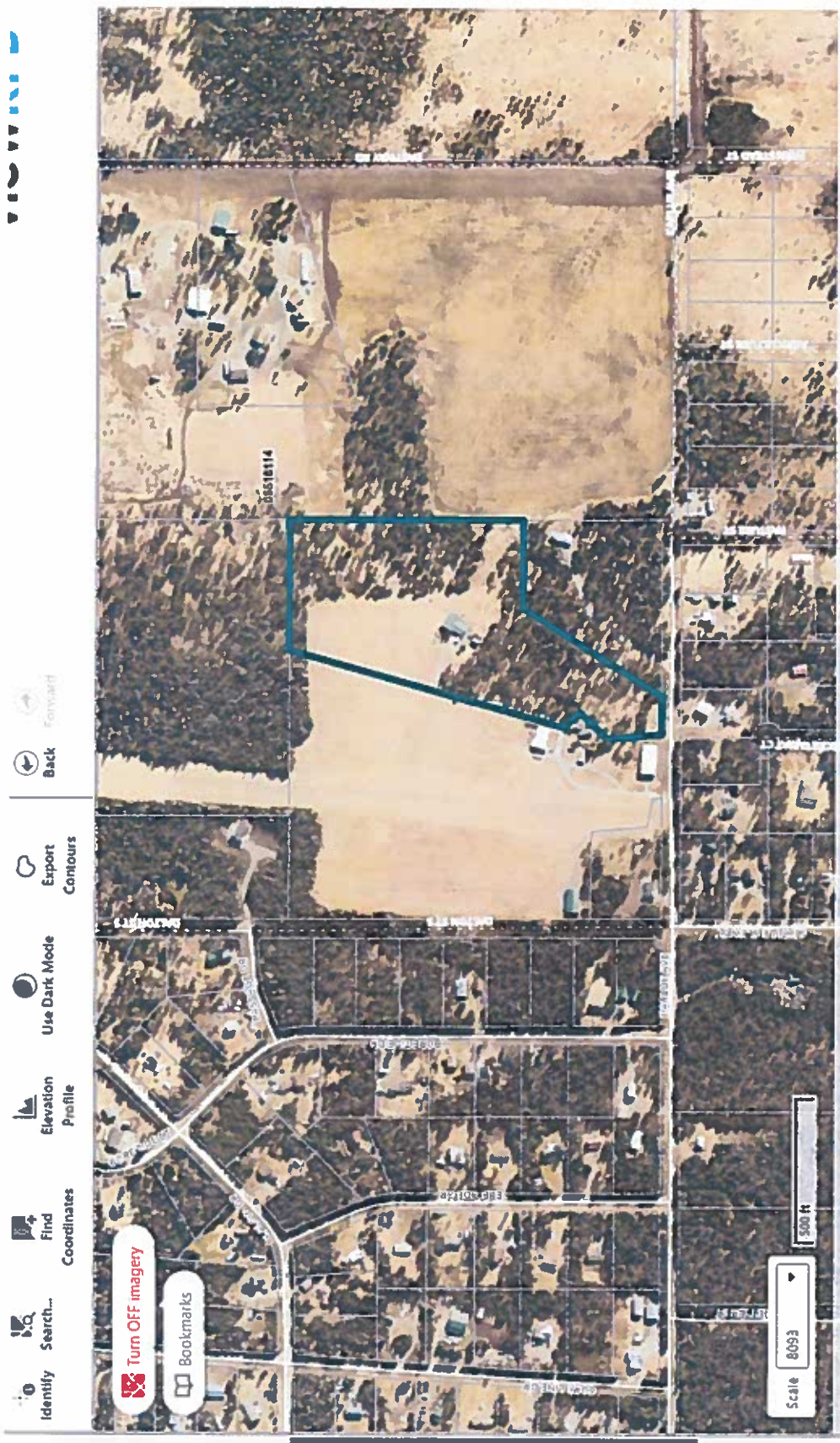
Bookmarks

Scale 5760

200 ft

STWCRUPES

APP0021



☆	05518114
PHYSICAL ADDRESSES	50850 KARLUK AVE
OWNER	DOYLE TRINA
MAILING ADDRESS	PO BOX 582
MAILING CITY	KENAI
MAILING STATE	AK
MAILING ZIP	99611
OWN TYPE	Private
USE TYPE	Residential
CERTIFIED LAND	117,500
VALUE	431,200
IMPROVEMENT	
VALUE	548,700
CERTIFIED	
ASSESSED VALUE	350,000
EXEMPTION	
CERTIFIED TAXABLE	198,700
VALUE	126,700
AND VALUE 2025	
Not Certified	
IMPROVEMENT	466,600
VALUE 2025 (Not certified)	
TOTAL ASSESSED	593,300
VALUE 2025 (Not certified)	
EGAL	
CREAGE	T 5N R 11W SEC 20
UBNAME	SEWARD MERIDIAN
	KN 2014100 DOYLE
	ESTATES SUB
	FOURTH ADDN
	TRACT C-2
	13.2700
	DOYLE ESTATES SUB
	FOURTH ADDN

☆ 04906074
usions to appraisal stati.

PARCEL ID	04906074
PLAT	NONE
PHYSICAL ADDRESSES	4412 N DOGWOOD RD
OWNER	ALBERS STEPHEN JAMES
MAILING ADDRESS	4412 N DOGWOOD RD
MAILING CITY	KENAI
MAILING STATE	AK
MAILING ZIP	99611
OWN TYPE	Private
USE TYPE	Residential
CERTIFIED LAND VALUE	217,600
CERTIFIED IMPROVEMENT VALUE	217,900
CERTIFIED ASSESSED VALUE	435,500
EXEMPTION	350000
CERTIFIED TAXABLE VALUE	85,500
LAND VALUE 2025 (Not Certified)	184,600
IMPROVEMENT VALUE 2025 (Not Certified)	233,200
TOTAL ASSESSED VALUE 2025 (Not Certified)	417,800
LEGAL	T 6N R 10W SEC 31 SEWARD MERIDIAN KN SW1/4 SE1/4
ACREAGE	40.0000

VIEWING

Identify

Search...

Find Coordinates

Elevation Profile

Use Dark Mode

Export Contours

Back

Forward

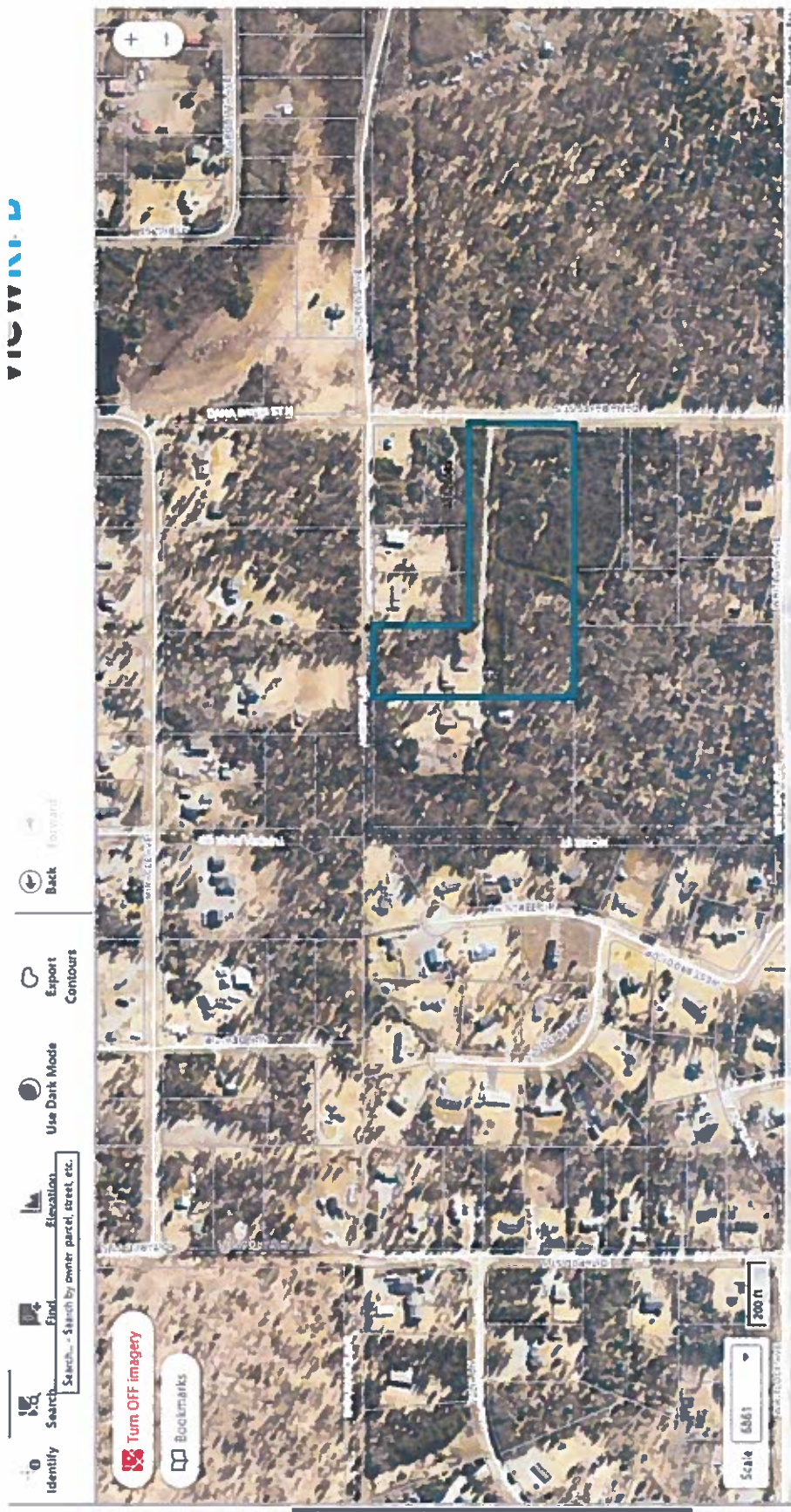
Turn OFF imagery

Bookmarks

Scale 5115

200 ft

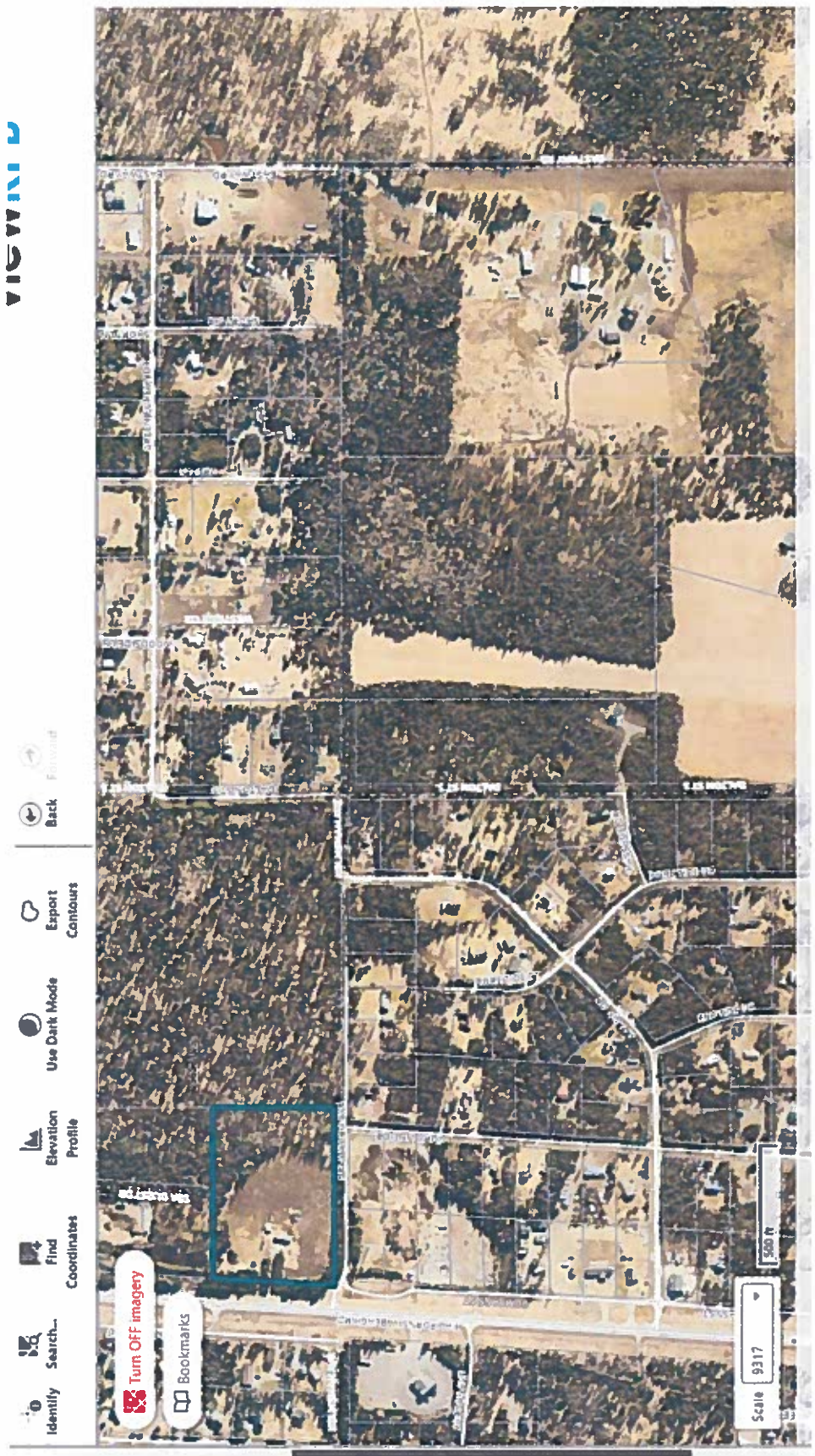
APP0023



☆ 05526063	PHYSICAL ADDRESSES	35405 DANA BAYES ST 5
	OWNER	NUSSBAUM JOHN P
	MAILING ADDRESS	35405 DANA BAYES ST
	MAILING CITY	SOLDOTNA
	MAILING STATE	AK
	MAILING ZIP	99669
	OWN TYPE	Private
	USE TYPE	Residential
	CERTIFIED LAND VALUE	58,100
	CERTIFIED IMPROVEMENT VALUE	276,100
	CERTIFIED ASSESSED VALUE	334,200
	EXEMPTION	334,200
	CERTIFIED TAXABLE VALUE	0
	LAND VALUE 2025 (Not Certified)	60,900
	IMPROVEMENT VALUE 2025 (Not Certified)	296,900
	TOTAL ASSESSED VALUE 2025 (Not Certified)	357,800
	LEGAL	T 5N R 11W SEC 27 SEWARD MERIDIAN KN 2008060 DENALI SUB SEXTON ADDN LOT 2-A
	ACREAGE	7.9900
	SUBNAME	DENALI SUB SEXTON ADDN

Land

☆	05557105
PHYSICAL ADDRESSES	37840 KALIFORNIA
OWNER	BEACH RD
MAILING ADDRESS	PENINSULA RADIO
MAILING CITY	GROUP INC
MAILING STATE	PO BOX 214
MAILING ZIP	AK
OWN TYPE	99603 Private
USE TYPE	Commercial
CERTIFIED LAND	66,400
VALUE	
CERTIFIED	53,600
IMPROVEMENT	
VALUE	
CERTIFIED	120,000
ASSESSED VALUE	
EXEMPTION	0
CERTIFIED TAXABLE	120,000
VALUE	
LAND VALUE 2025	72,800
(Not Certified)	
IMPROVEMENT	54,300
VALUE 2025 (Not Certified)	
TOTAL ASSESSED	127,100
VALUE 2025 (Not Certified)	
LEGAL	
	T 5N R 11W SEC 19
	SEWARD MERIDIAN
	KN 0840308
	CHINULNA POINT
	SUB PT 5 LOT 19 BLK 7
ACREAGE	8.8200
SUBNAME	CHINULNA POINT SUB PT 5



Land

☆ 05530025

PARCEL ID	05530025
LAT	NONE
PHYSICAL ADDRESSES	51043 KARLUK AVE
OWNER	SULLIVAN JR W B
MAILING ADDRESS	PO BOX 943
MAILING CITY	KENAI
MAILING STATE	AK
MAILING ZIP	99611
OWN TYPE	Private
USE TYPE	Vacant
CERTIFIED LAND	63,600
VALUE	63,600
CERTIFIED	2,000
IMPROVEMENT	
VALUE	65,600
ASSESSED VALUE	65,600
EXEMPTION	0
CERTIFIED TAXABLE	0
VALUE	66,600
AND VALUE 2025	2,000
Not Certified)	
IMPROVEMENT	
VALUE 2025 (Not	
ertified)	
TOTAL ASSESSED	68,600
VALUE 2025 (Not	
ertified)	
EGAL	
T 5N R 11W SEC 30	
SEWARD MERIDIAN	
KN - PW NE1/4	
NE1/4 NE1/4 PER PW	
RES 95-5 REC	
459/821	
10,000	

CREAGE

APP0026

hmd

VIEW

Identify Search...

Coordinates

Elevation Profile

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Back

Forward

Turn Off Imagery

Bookmarks

