



APPELLANT: RCMS INC
REPRESENTATIVE: DAVID YRAGUI

KPB PARCEL ID: 05506029

TOTAL ACREAGE: 120

PHYSICAL ADDRESS(ES) / LOCATION: 50123 BUOY AVE
KALIFORNSKY

LEGAL DESCRIPTION:

T 5N 11W SEC 29 SEWARD MERIDIAN KN SW1/4 SE1/4 & E1/2 SE1/4

2026 NOTICED VALUES

RAW LAND	\$257,800.00
TOTAL IMPROVEMENTS:	N/A
ASSESSED VALUE TOTAL:	\$257,800.00
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 120-acre parcel in the K-Beach market area (#125). Land influences are gravel-maintained access, limited view, electric and gas utility access, an airpark, and easement adjustment. Highest and best use of the parcel is residential. Currently, 49-acres are being valued as usable, 17.81-acres as a remaining land type and 53.19-acres are being classified as zero value and allocated to the condominium lots. Subject property was inspected on April 13th, 2026, 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
- Gravel Main
- Gas Yes
- WETLANDS
- View Limited
- EASEMENT - NEW
- AIR2

PROPERTY RECORD CARD(s)



APPELLANT: RCMS INC

KPB PARCEL ID: 05506029

REPRESENTATIVE: DAVID YRAGUI

LEGAL DESCRIPTION: T 5N 11W SEC 29 SEWARD MERIDIAN KN SW1/4 SE1/4 & E1/2 SE1/4

2026 RECOMMENDED VALUE

LAND:	\$257,800
IMPROVEMENTS:	0
TOTAL:	\$257,800

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

055-060-29

50123 BUOY AVE

2026 15469

ADMINISTRATIVE INFORMATION	LEGAL DESCRIPTION: T 5N 11W SEC. 29 Seward Meridian KN SW1/4 SE1/4 & E1/2 SE1/4	ACRES: 120.00	PRIMARY OWNER RCMS INC PO BOX 1290 KENAI, AK 99611-1290
Neighborhood: 125 K-Beach			
Property Class: 141 Condo Underlying Parcel			
TAG: 58 - CENTRAL EMERGENCY SVS			

Condo Underlying Parcel

EXEMPTION INFORMATION	VALUATION RECORD				Worksheet	
	Assessment Year	2021	2022	2023		2024
Land	123,600	188,000	206,700	237,700	255,600	257,800
Improvements	0	0	0	0	0	0
Total	123,600	188,000	206,700	237,700	255,600	257,800

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		49.00	2,614	2,614	128,100	6 View Limited	75	96,075	253,600
							B AIR2	25	32,025	
							X Elec Yes			
							S Gravel/Main			
							P Gas Yes			
							E WETLANDS			
							8 EASEMENT - NEW	-2	-2,562	
Zero Value Lots	2 Site Value (lump sum amou		53.19	0	0	0	None			0
REMARKS	49 User Definable Land Formul		17.81	236	236	4,200	None			4,200

ASSESSED LAND VALUE (Rounded) :

125,538 **257,800**

58G004
 UNDERLYING PARCEL FOR KALIFONSKY MEADOWS
 AIRPARK CONDOMINIUMS UNITS 1-40 48, 50-54, 73-77
 /25 HW 50' GASLINE EASE

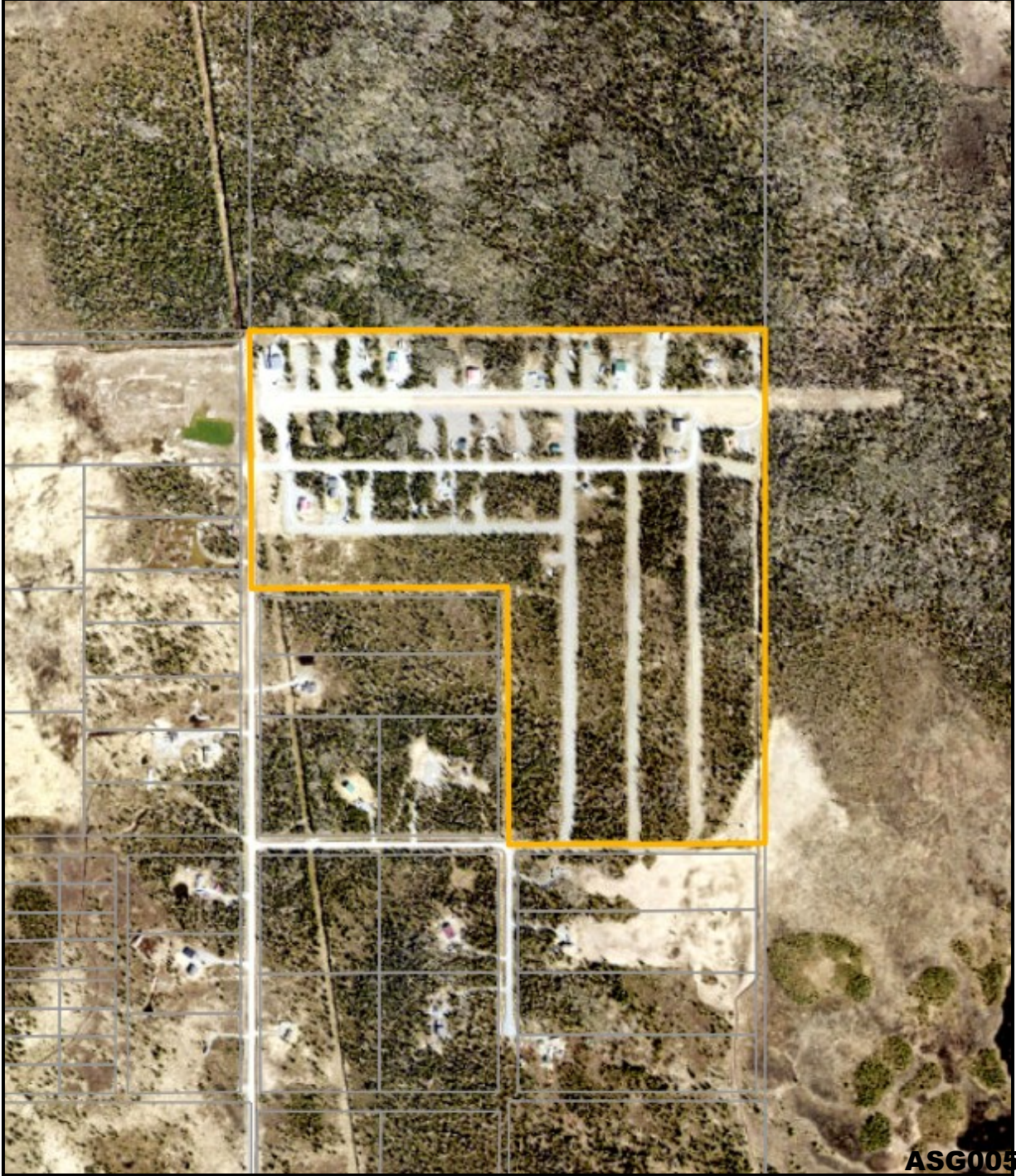



KENAI PENINSULA BOROUGH

Assessing

2026

**Real Property Assessment Valuation
Ortho Imagery and Vicinity Map**

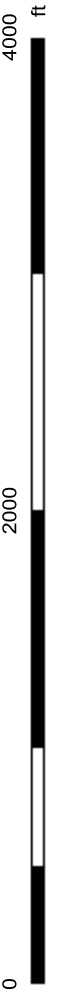


 **KPB Parcel ID: 05506029**

Owner: RCMS INC

Legal Description: T 5N 11W SEC 29 SEWARD
MERIDIAN KN SW1/4 SE1/4 & E1/2 SE1/4

Vicinity: Kalifornsky



ASG005



KPB PARCEL ID: 05506029





KPB PARCEL ID: 05506029





KENAI PENINSULA BOROUGH

Assessing

2026

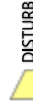
Real Property Assessment Valuation Appeal Wetlands Map



KPB PARCEL ID: 05506029

Terrain

KWF Wetlands Assessment



DISTURB



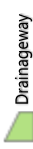
Depression



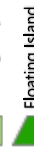
Discharge Slope



Drainageway



Floating Island



Headwater Fen



Kettle



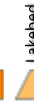
LAKE



Lakebed



Late Snow Plateau



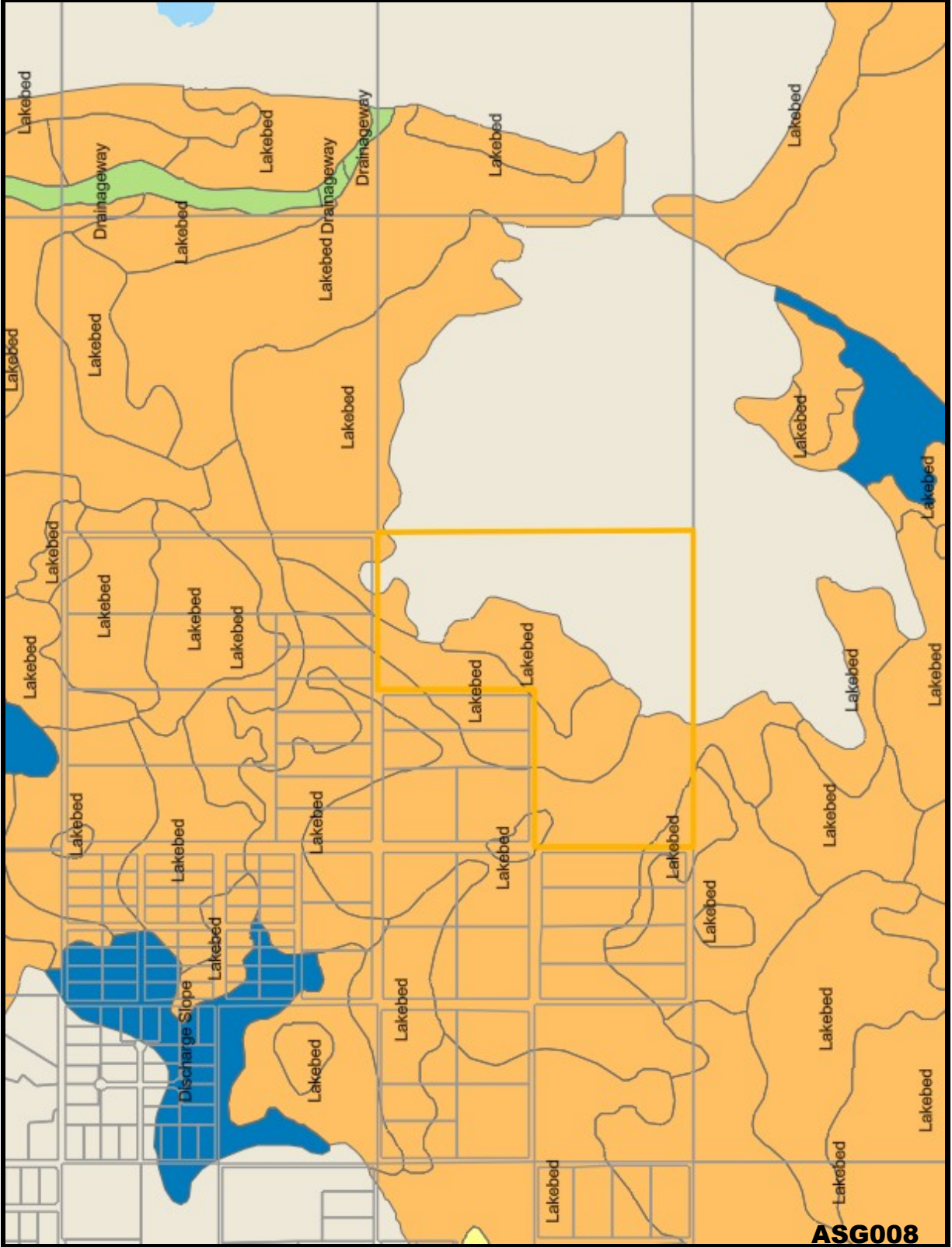
Riverine



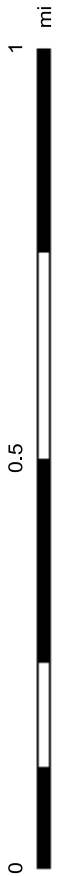
Tidal



Wetland / Upland Complex

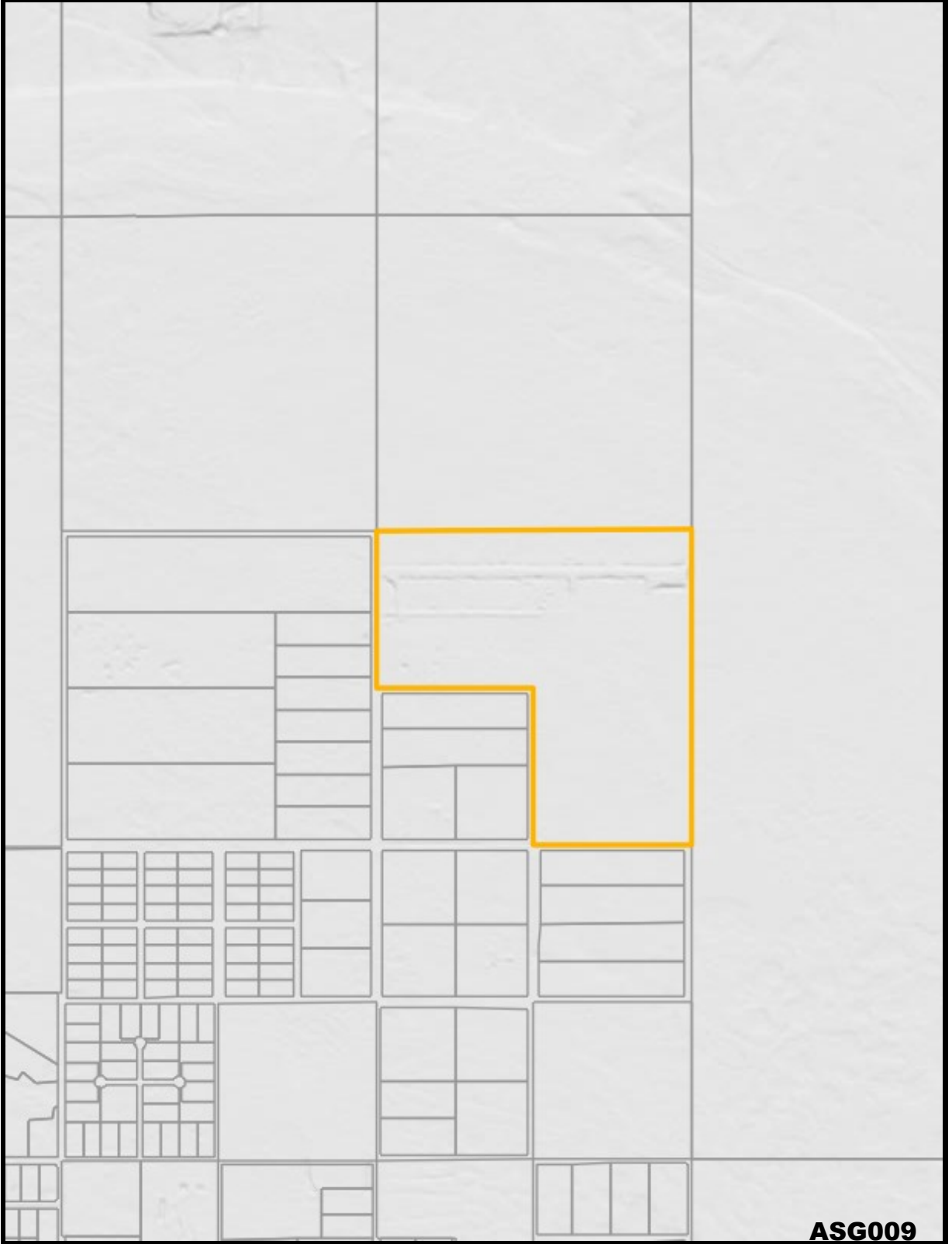


ASG008

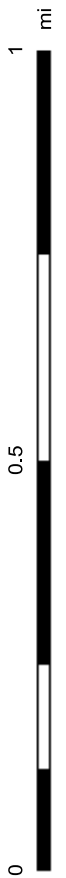




KPB PARCEL ID: 05506029



ASG009

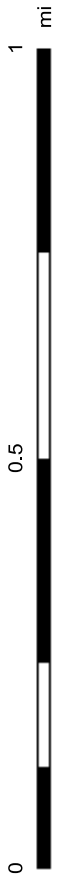
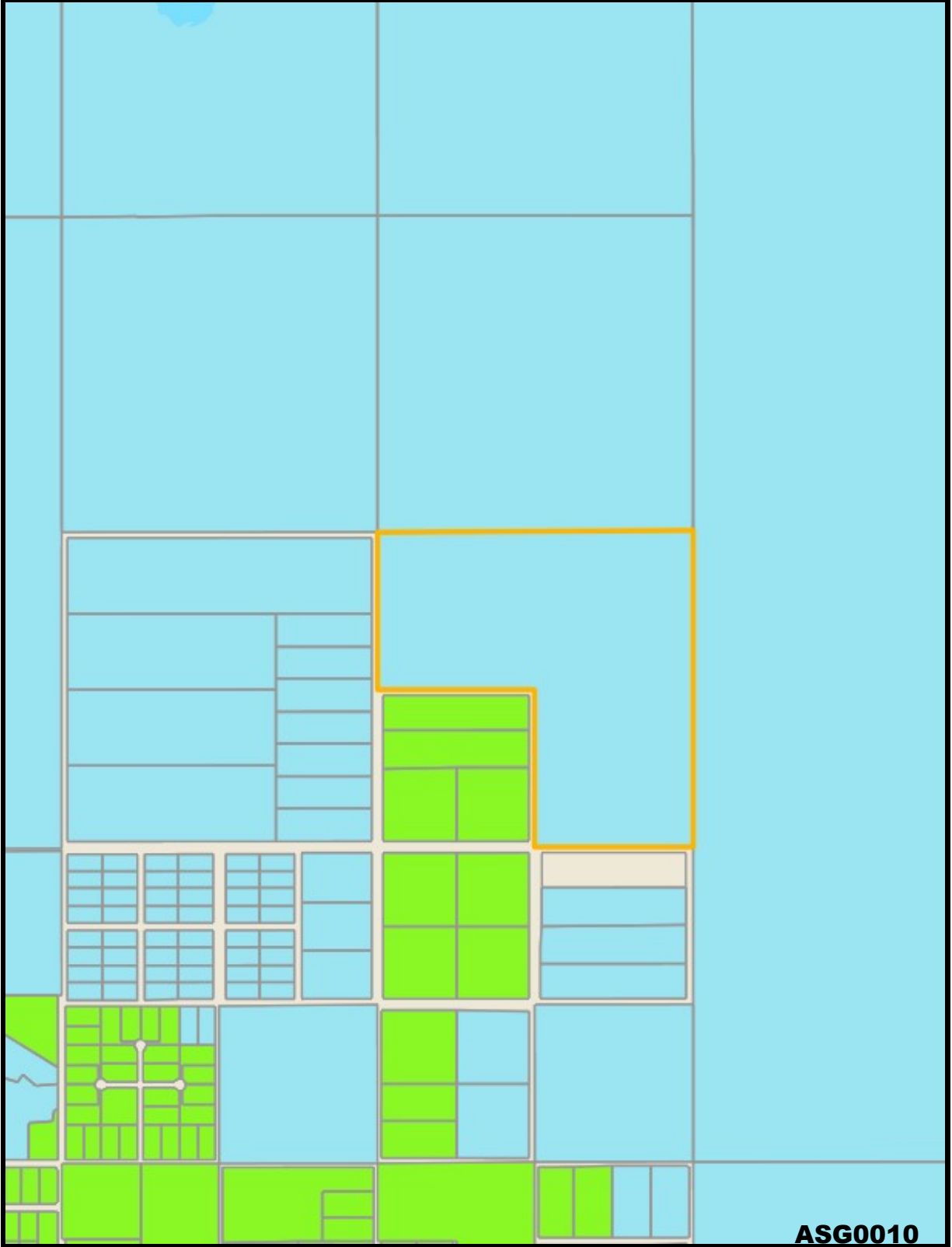


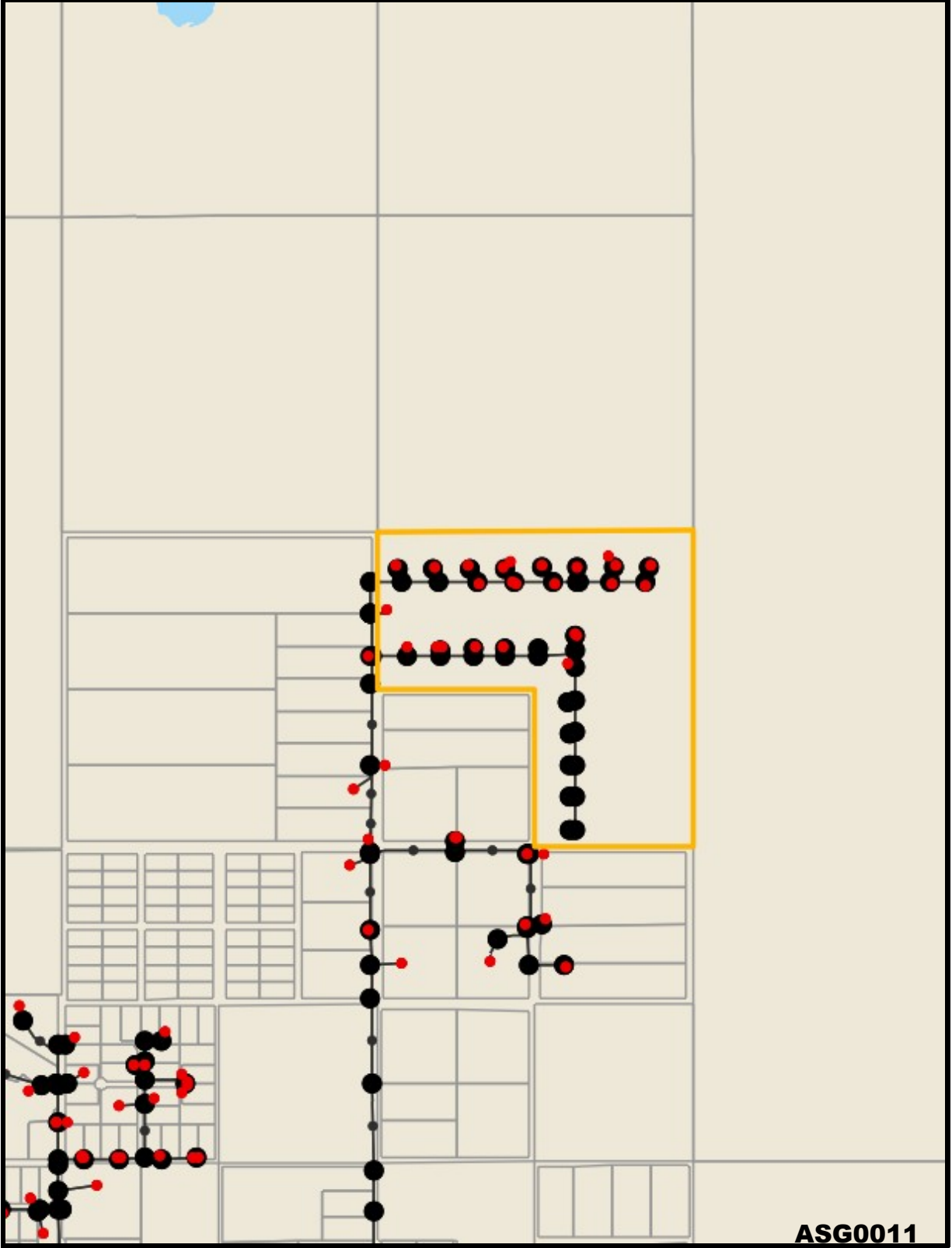


KPB PARCEL ID: 05506029







Land Influence
View

- View Limited (light blue square)
- View None (green square)

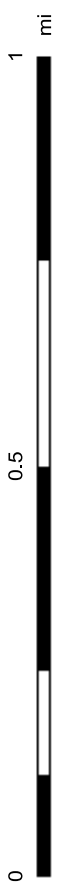


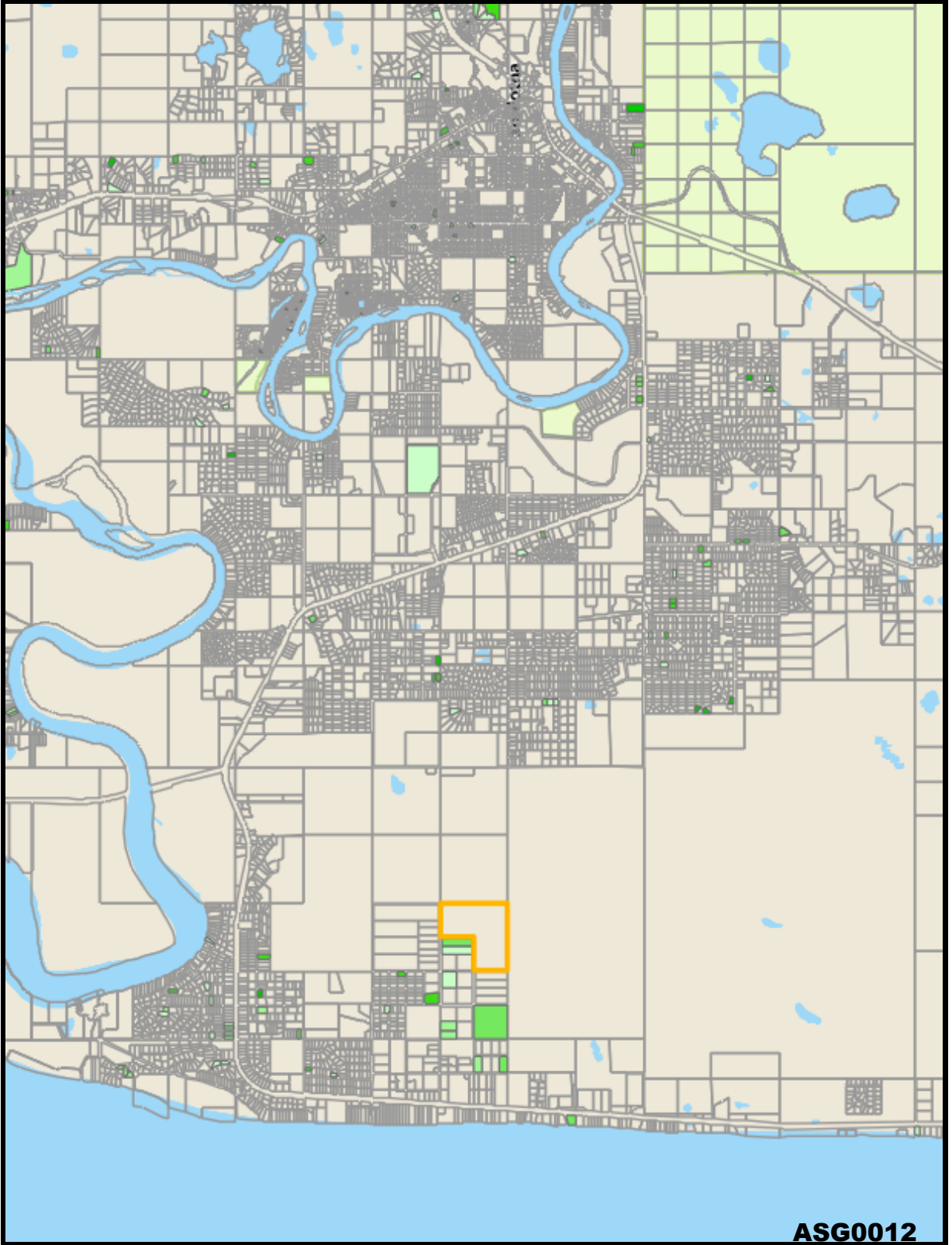


 **KPB PARCEL ID: 05506029**

- Electric Utilities
- HEA 
- HEAMeters 
- HEA Structures 
- HEA Secondary Conductor 
- HEA Primary Conductor 
- Transmission Lines 

ASG0011





KPB PARCEL ID: 05506029

Sales

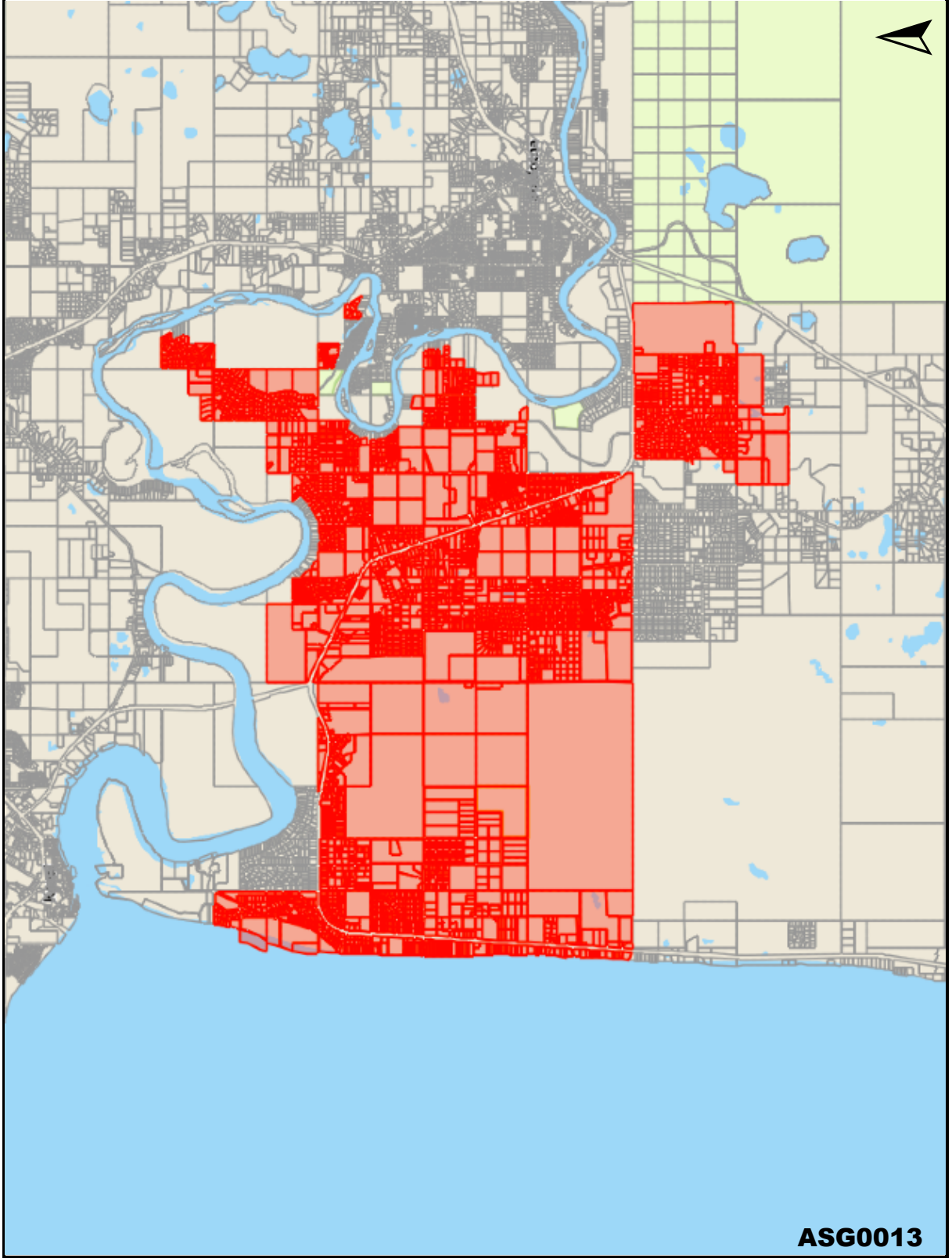
- 2025
- 2024
- 2023
- 2022
- 2021

Vacant Land

ASG0012

0 3.5 7 mi





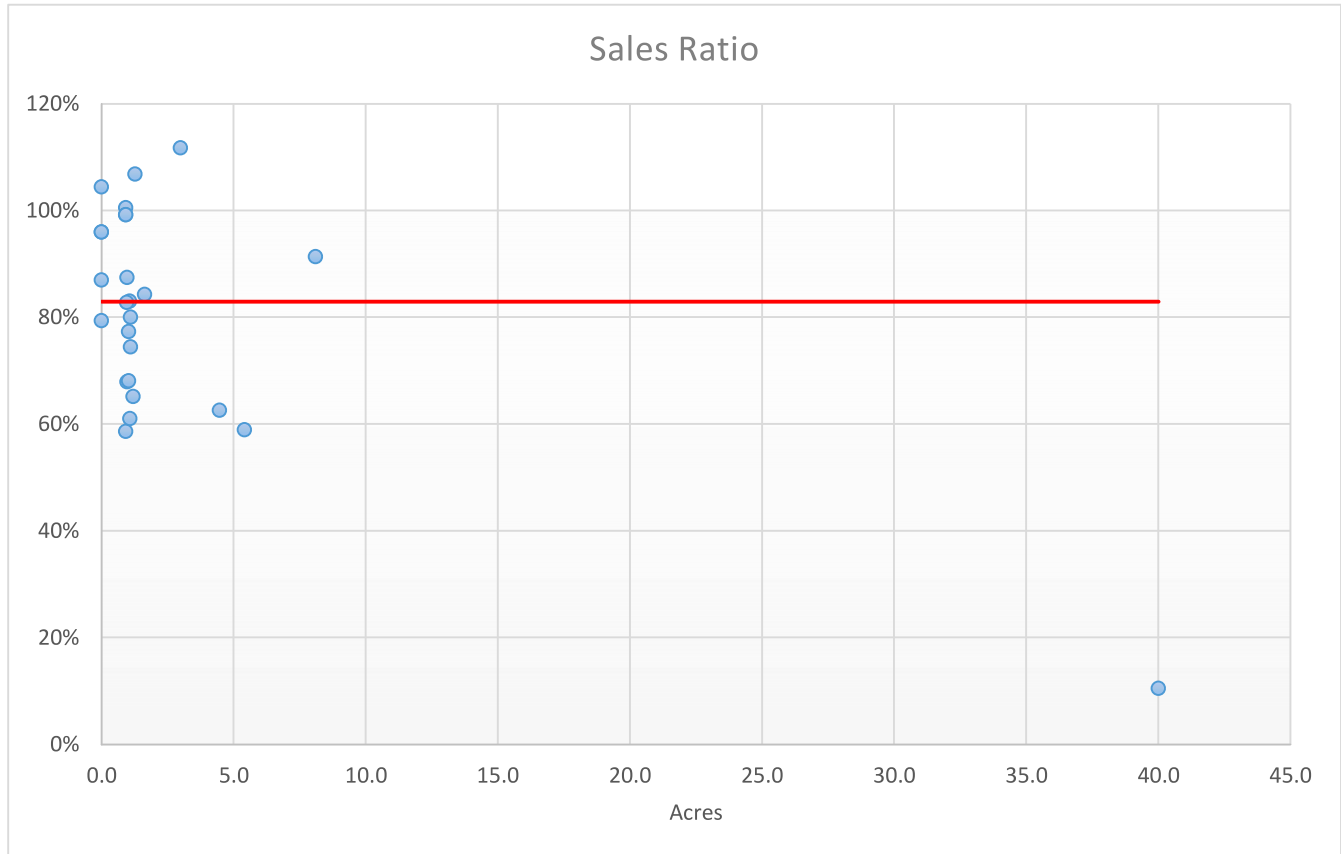
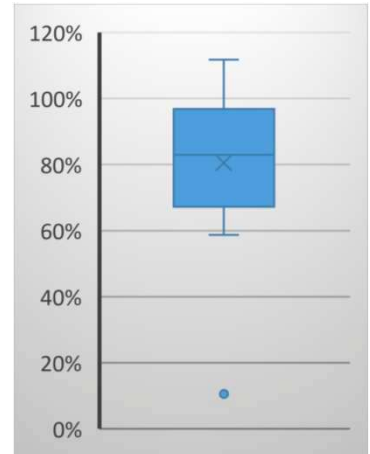
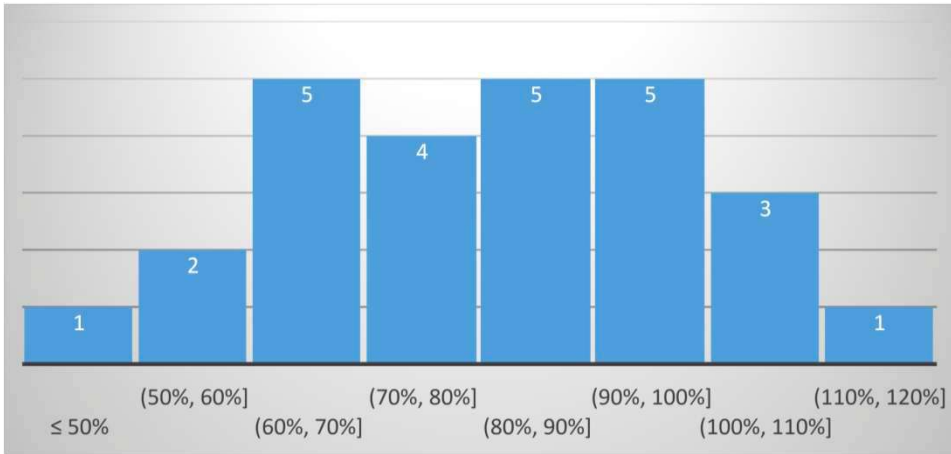
Market Area: 125

ASG0013

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 055-060-29

APPEAL YEAR: 2010

Appeal Type/Status

Appraiser Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
PKNIGHT	03/08/2010	273,900	134,200	-139,700	-51%	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	134,200	0	134,200	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	123,600	123,600	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

BOE APPEAL	Withdrawn - Formal	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
LCRANE	03/30/2018	123,600	123,600	0	0%	Board of Equalization

Summary:

APPEAL YEAR: 2022

Appeal Type/Status

Appraiser Date Filed

BOE APPEAL	BOE - Closed	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
BANDERSON	03/31/2022	188,000	0	188,000	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	206,700	0	206,700	0%	

Summary:

ASG0017

APPEAL HISTORY FOR PARCEL 055-060-29

BOE APPEAL	BOE - Closed	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
JWITT	04/10/2023	206,700	0	206,700	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	04/03/2024	237,700	0	237,700	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	284,600	255,600	-29,000	-10%	Board of Equalization

Summary:

APPEAL YEAR: 2026

Appeal Type/Status

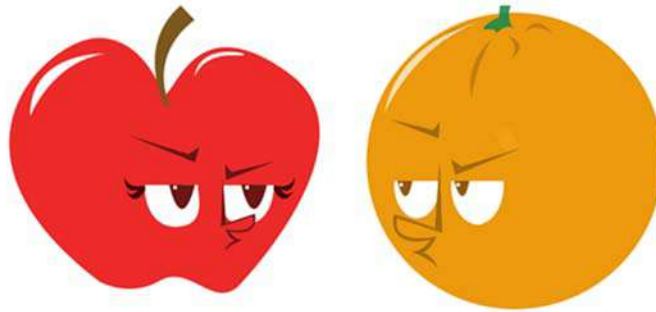
Appraiser Date Filed

BOE APPEAL	Open	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
HWINDSOR	03/27/2026	257,800	0	257,800	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

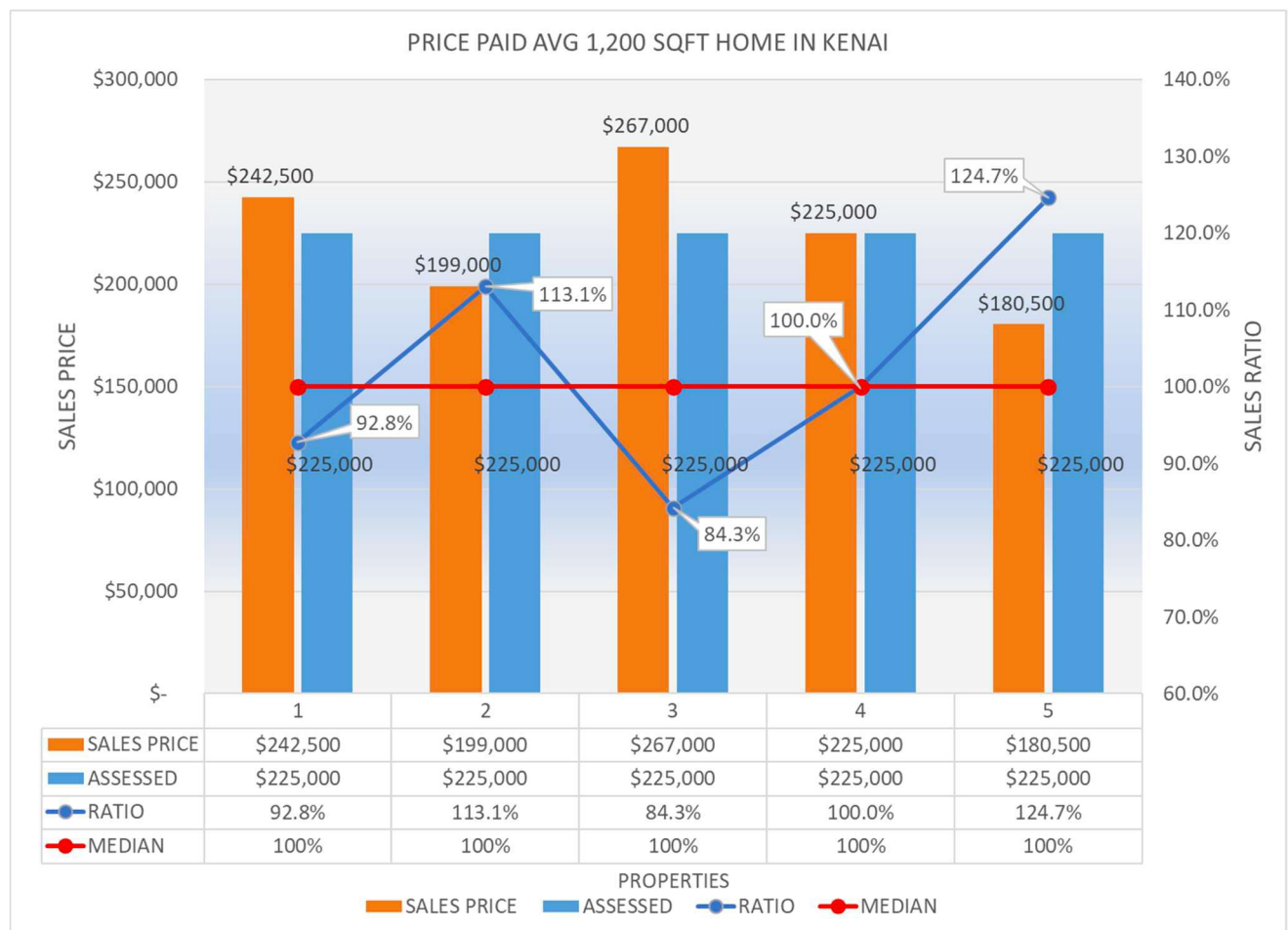
The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in an open and competitive market under all condition's requisite to a fair sale, with the buyer 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: RCMS INC
REPRESENTATIVE: DAVID YRAGUI

KPB PARCEL ID: 05506029CO02

TOTAL ACREAGE: 1.09

PHYSICAL ADDRESS(ES) / LOCATION: 50123 BUOY AVE UNIT 02
K-BEACH AREA

LEGAL DESCRIPTION:

T 5N R 11W SEC 29 SEWARD MERIDIAN KN 2009003 KALIFONSKY
MEADOWS AIRPARK CONDOMINIUMS UNIT 2



2026 NOTICED VALUES

RAW LAND	\$30,700.00
TOTAL IMPROVEMENTS:	\$2,000.00
ASSESSED VALUE TOTAL:	\$32,700.00
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 1.09-acre parcel in the K-Beach market area (#125). Land influences are unmaintained access, view none, electric utility access, and airstrip. The land is being discounted for lack of access to natural gas. Only improvement applied is a driveway. Highest and best use of the parcel is residential. Subject property was inspected on 04/13/2026, 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 analysis of the land model for this market area indicated that an increase of the base rate 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

- View None
- Elec Yes
- AIR2
- Unmaintained/Trail
- Gas No

PROPERTY RECORD CARD(s)



APPELLANT: RCMS INC

KPB PARCEL ID: 05506029CO02

REPRESENTATIVE: DAVID YRAGUI

LEGAL DESCRIPTION: T 5N R 11W SEC 29 SEWARD MERIDIAN KN 2009003 KALIFONSKY MEADOWS AIRPARK
CONDOMINIUMS UNIT 2

2026 RECOMMENDED VALUE

LAND:	\$30,700
IMPROVEMENTS:	\$2,000
TOTAL:	\$32,700

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

055-060-29CO02

2026

Isrn: 94046

50123 BUOY AVE UNIT 02

Card R01

ADMINISTRATIVE INFORMATION

Neighborhood:
125 K-Beach

Property Class:
140 Residential Condo

TAG:
58 - CENTRAL EMERGENCY SERVICES

LEGAL DESCRIPTION:

T 5N R 11W SEC 29 Seward Meridian KN 2009003 KALIFONSKY MEADOWS AIRPARK CONDOMINIUMS UNIT 2

ACRES: 0.00

PRIMARY OWNER

RCMS INC
PO BOX 1290
KENAI, AK 99611-1290

Residential Condo

EXEMPTION INFORMATION

VALUATION RECORD

Assessment Year	2021	2022	2023	2024	2025	Worksheet
Land	15,000	17,600	19,400	22,300	30,100	30,700
Improvements	2,000	2,000	2,000	2,000	2,000	2,000
Total	17,000	19,600	21,400	24,300	32,100	32,700

LAND DATA AND CALCULATIONS

Type	Method	Use	Acre	BaseRate	AdjRate	ExtValue	InfluenceCode	Description	\$ or %	AdjAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		1.09	25,596	25,596	27,900	B	AIR2	25	6,975	30,700
								X Elec Yes			
								Q View None			
								O Gas No	-5	-1,395	
								T Unmaintained/Trail	-10	-2,790	
										2,790	30,700

ASSESSED LAND VALUE (Rounded) :

MEMOS

Building Notes
Land Notes
Resides on Parcel 05506029

05/25 GT NO CHANGE
FRONTS AIRSTRIP

2026 Irsn: 94046

Construction BaseArea floor FinArea Value



PHYSICAL CHARACTERISTICS

Style: N/A
Occupancy
Story Height:
Finished Area
Attic: None

ROOFING

Material: NONE
Type: NONE
Framing: Std for class
Pitch: Not available

FOUNDATION

Footing: N/A
Walls: N/A

DORMERS

None

FLOORING

EXTERIOR COVER

INTERIOR WALLS

HEATING AND PLUMBING

Primary Heat: Undefined
2-Fixt.Baths: 0 0 Kit sink: 0 0
3-Fixt.Baths: 0 0 Water Htr: 0 0
4-Fixt.Baths: 0 0 Extra fix: 0
5-Fixt.Baths: 0 0 TOTAL fix: 0

TOTAL BASE

INTERIOR
Frame/Siding/Roof/Dorme 0
Loft/Cathedral 0
Interior finish 0
Basement finish 0
Heating 0
Plumbing 0
Fireplaces/woodstoves 0
Other (Ex.Liv. AC, Attic, ...) 0
TOTAL INT 0

EXT FEATURES

Description

GARAGES

Att Garage 0
Att Carport 0
Bsmt Garage: 0
Ext Features 0

TOTAL GAR/EXT FEAT 0

Quality Class/Grade

055-060-29CO02 R01

GRADE ADJUSTED VALUE (rounded) 0

SPECIAL FEATURES

Description

SUMMARY OF IMPROVEMENTS

Table with columns: Improvement, Story or Ht, Yr.Blt., Grade, Const, Eff, Const, Count, Base Rate, Adj Rate, W, L, Area, Size, Comp, Pys, Obs, Depr, Fnc, Depr, Loc, % Value, Value. Row 01 DRIVE 0.00 Avg 3000 3000 2,000.00 2,000.00 2,000.00 0 0 1 2,000 0 0 0 0 100 2,000 2,000

TOTAL IMPROVEMENT VALUE (for this card) 2,000



KENAI PENINSULA BOROUGH

Assessing

2026

Real Property Assessment Valuation
Ortho Imagery and Vicinity Map

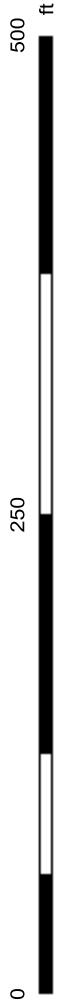
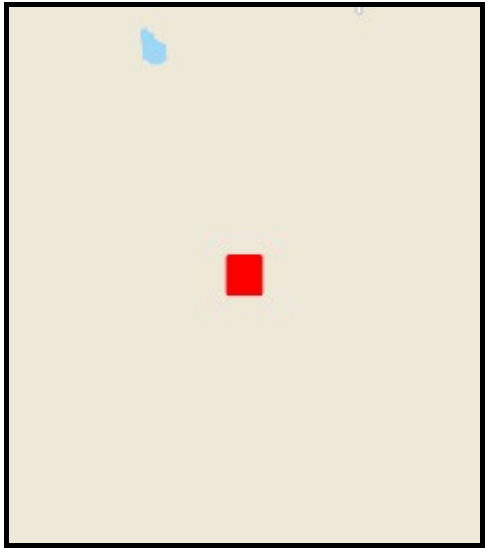


 **KPB Parcel ID: 05506029C002**

Owner: RCMS INC

Legal Description: T 5N R 11W SEC 29
SEWARD MERIDIAN KN 2009003
KALIFONSKY MEADOWS AIRPARK
CONDOMINIUMS UNIT 2

Vicinity: Kalifornsky





KPB PARCEL ID:
05506029CO02





KENAI PENINSULA BOROUGH

Assessing

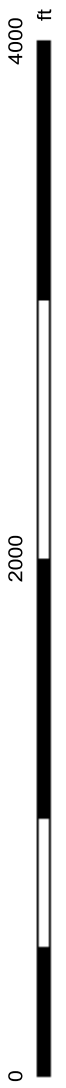
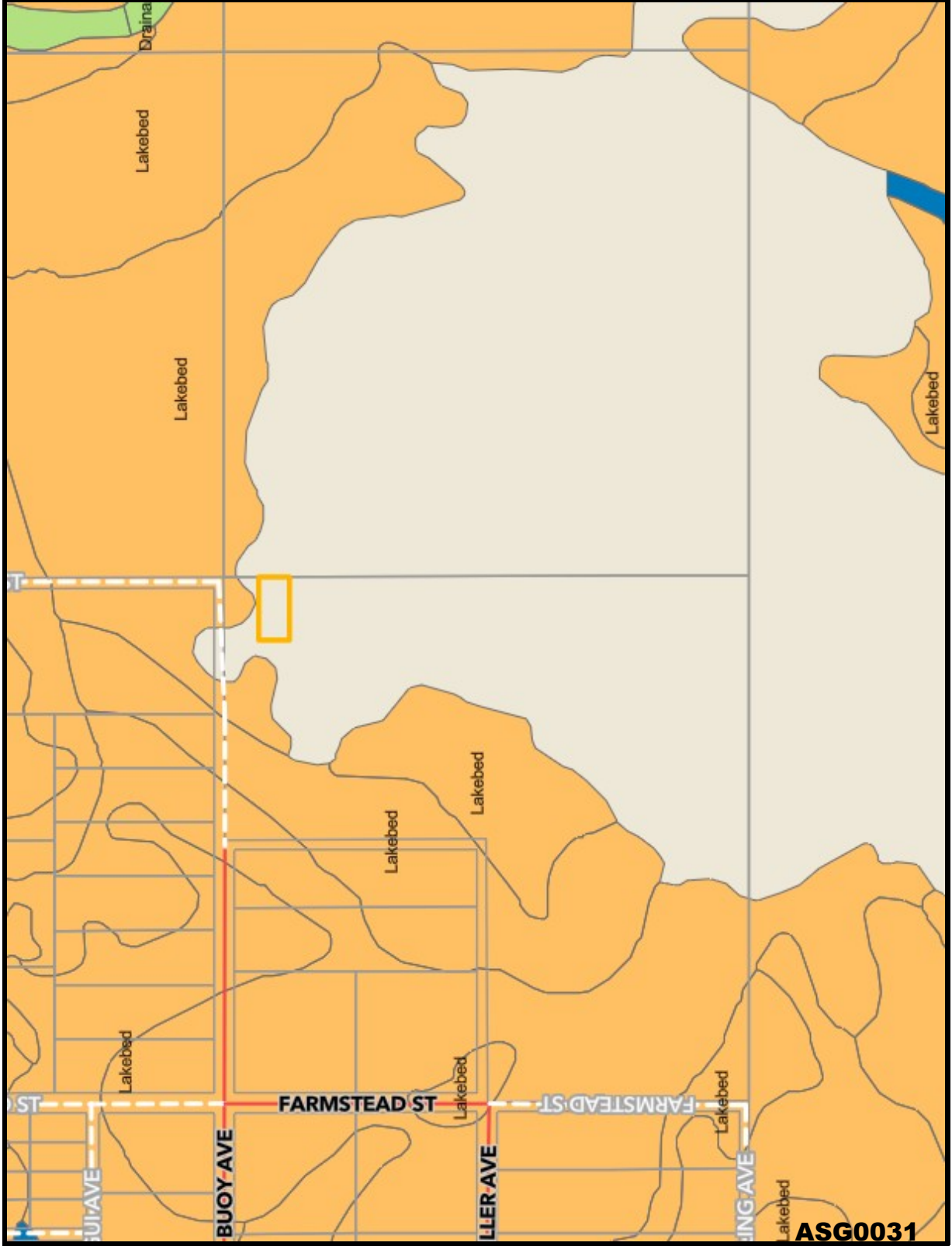
2026

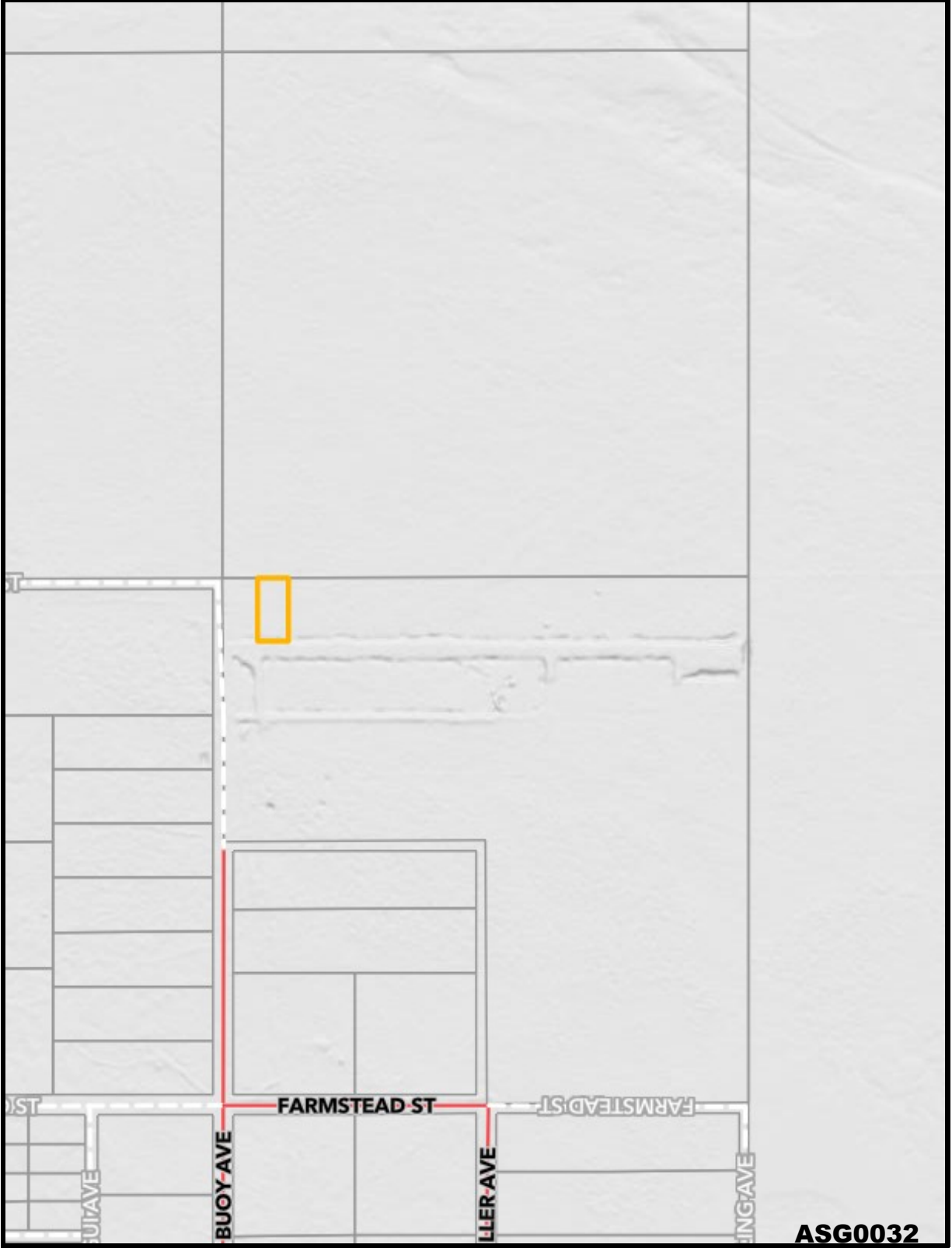
Real Property Assessment Valuation Appeal Wetlands Map






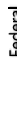

KPB PARCEL ID:
05506029C002

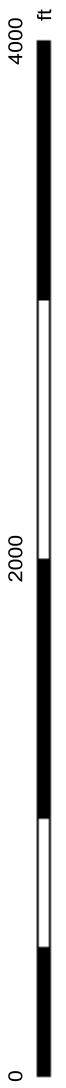
- Transportation
 - Roads (by Maintenance)
 - Unbuilt / Platted / Not Maintained
 - Borough (RSA)
 - State
 - Federal
 - Municipal
- Terrain
 - KWF Wetlands Assessment
 - DISTURB
 - Depression
 - Discharge Slope
 - Drainageway
 - Floating Island
 - Headwater Fen
 - Kettle
 - LAKE
 - Lakebed
 - Late Snow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





 **KPB PARCEL ID:**
05506029CO02

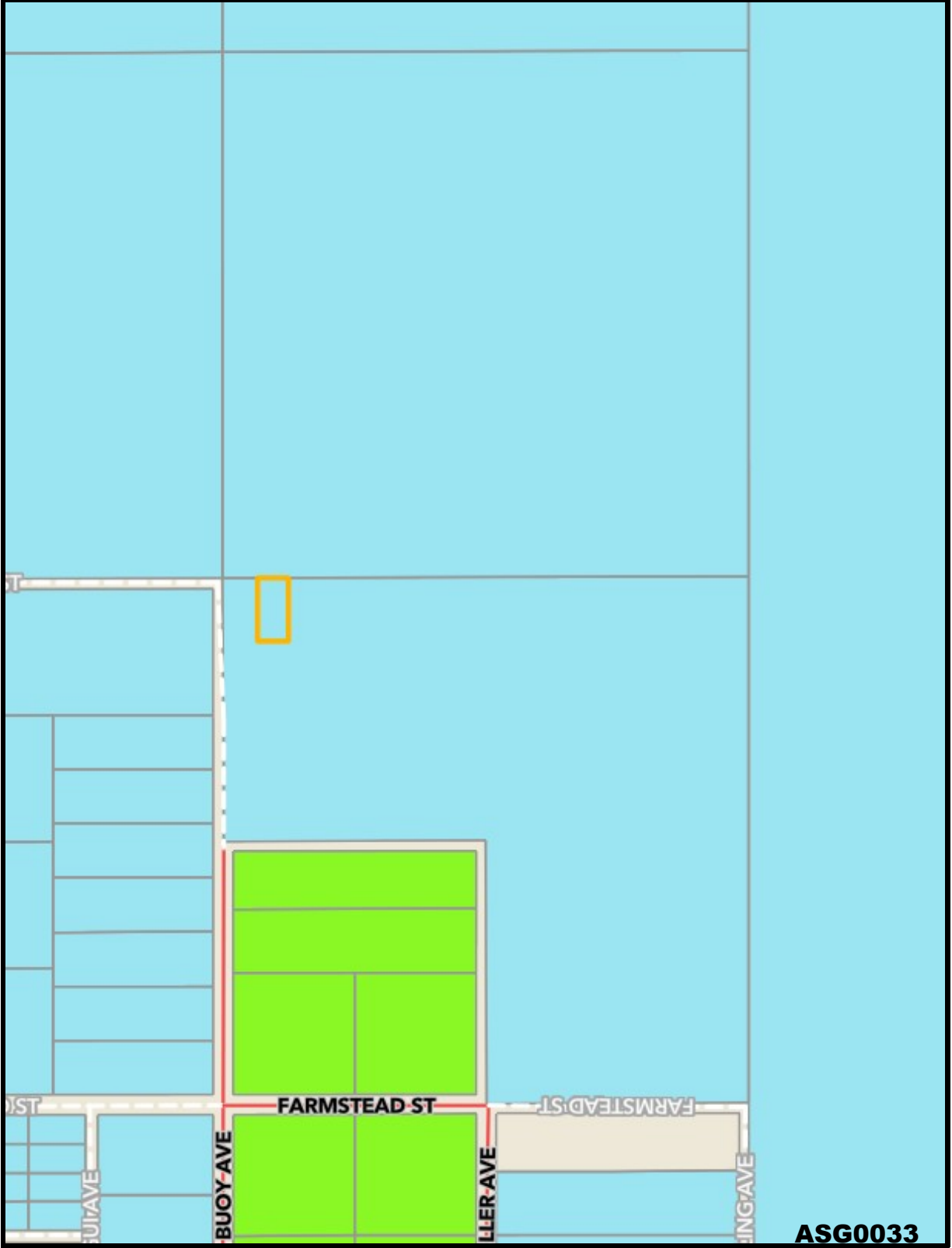
- Transportation
- Roads (by Maintenance)
 -  Unbuilt / Platted / Not Maintained
 -  Borough (RSA)
 -  State
 -  Federal
 -  Municipal





 **KPB PARCEL ID:**
05506029CO02












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

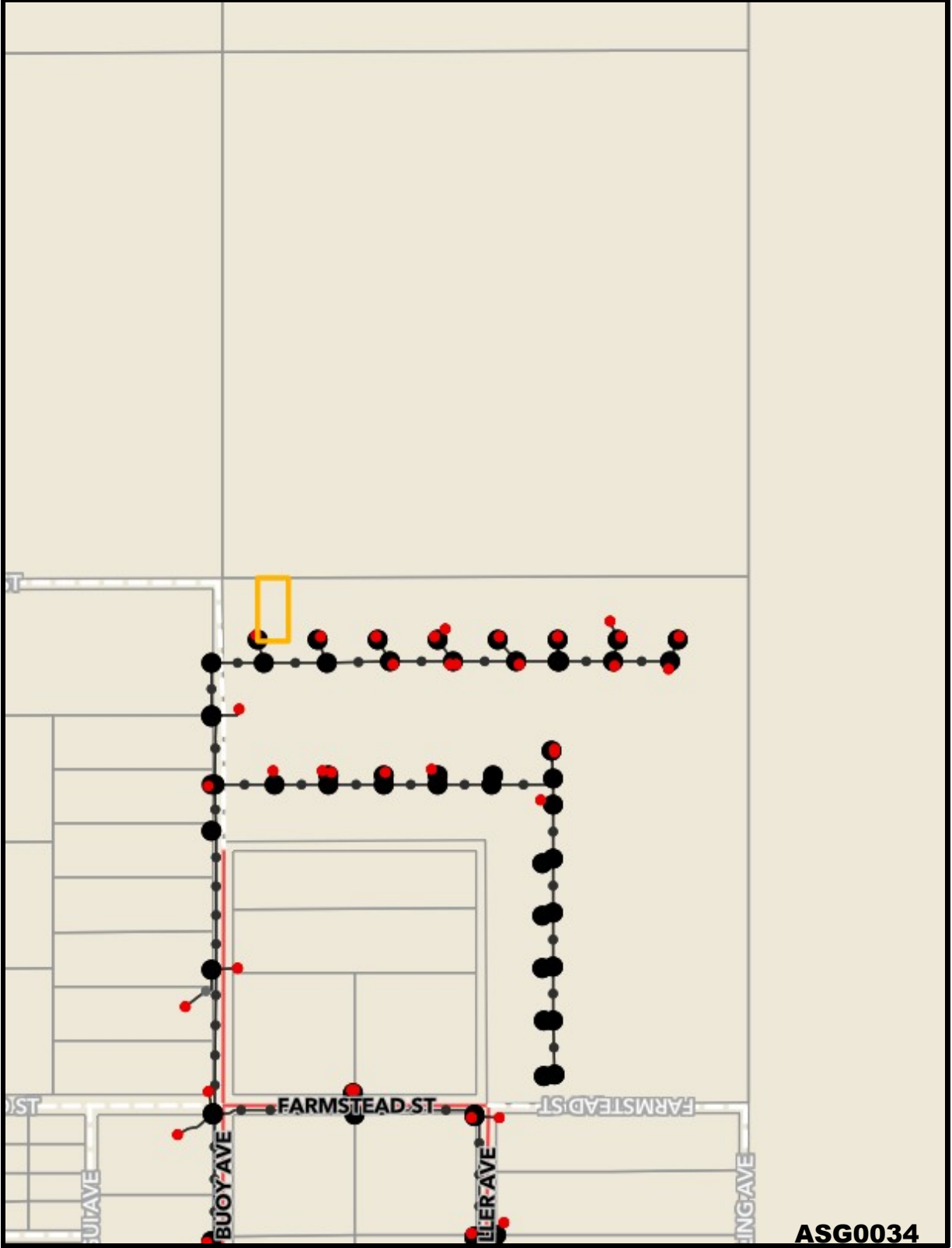


ASG0033

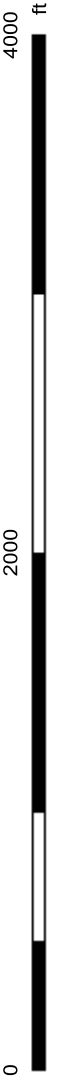


 **KPB PARCEL ID:**
05506029CO02

- 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



ASG0034





KENAI PENINSULA BOROUGH

Assessing

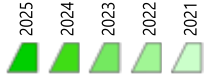
2026

Real Property Assessment Valuation Appeal Sales Map

 **KPB PARCEL ID:**
05506029C002

Sales

Vacant Land



Transportation

Roads (by Maintenance)

Unbuilt / Platted / Not

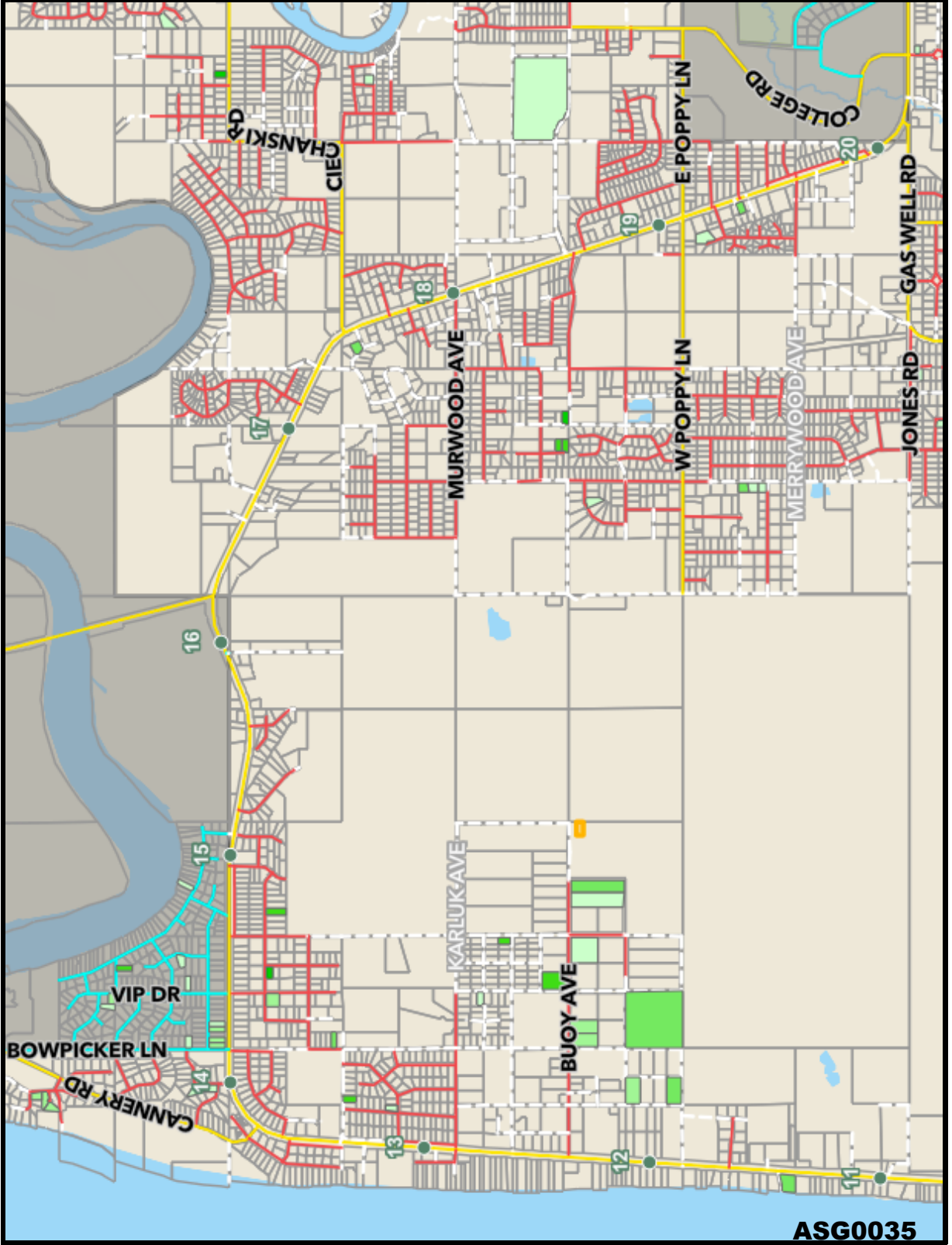
Maintained

Borough (RSA)

State

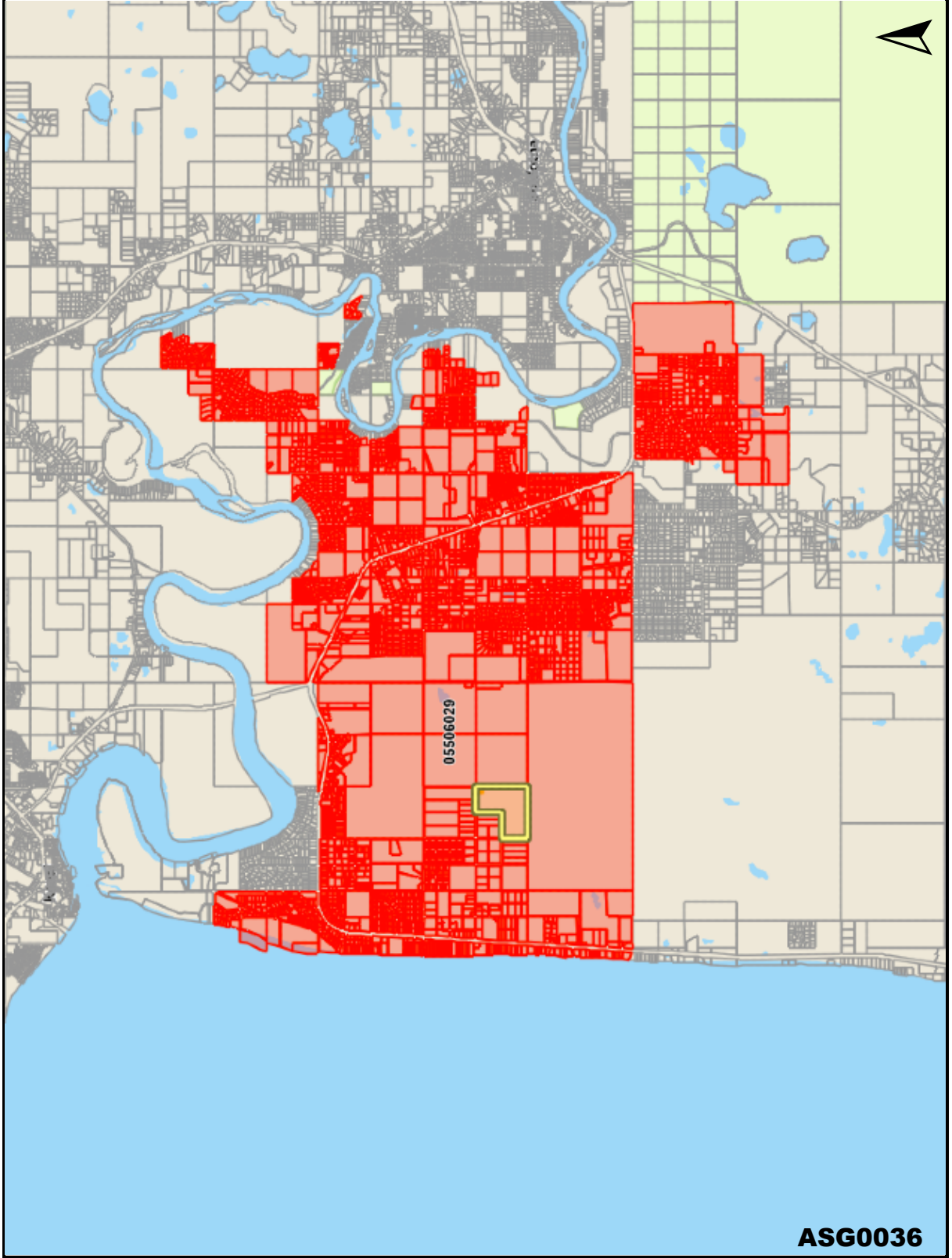
Federal

Municipal



ASG0035





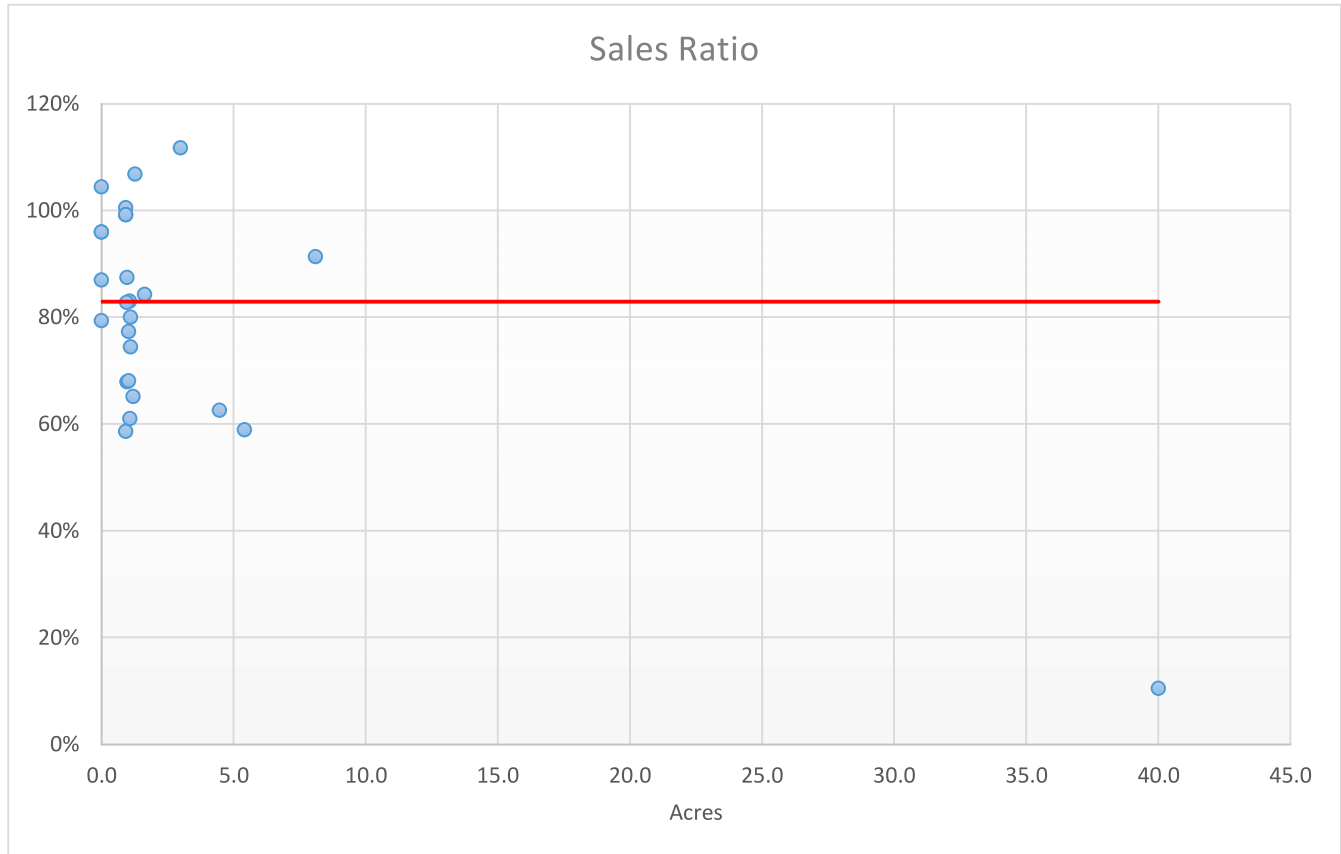
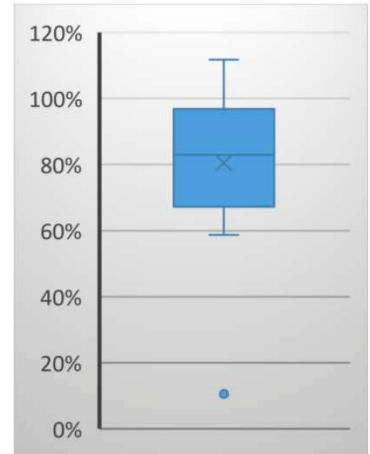
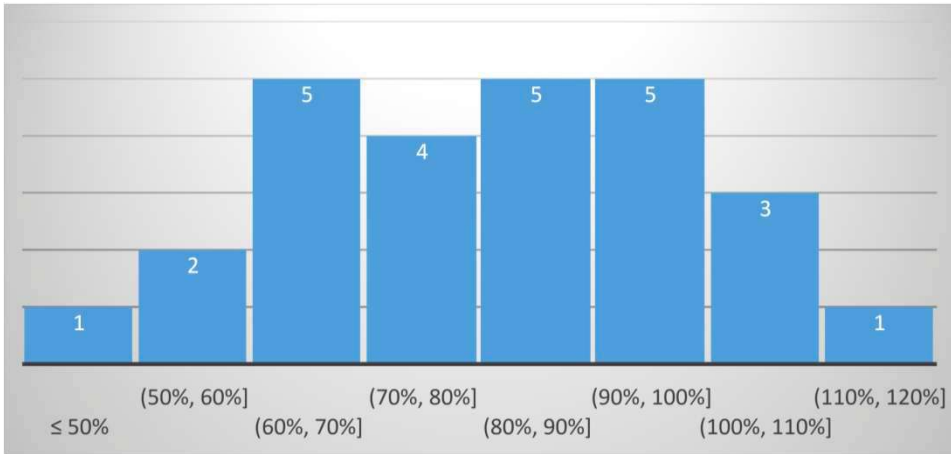
Market Area: 125

ASG0036

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 055-060-29CO02

APPEAL YEAR: 2010

Appeal Type/Status

Appraiser Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
PKNIGHT	03/08/2010	44,000	15,000	-29,000	-66%	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	15,000	0	15,000	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	16,500	16,500	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: 2023

Appeal Type/Status

Appraiser Date Filed

BOE APPEAL	BOE - Closed	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
HWINDSOR	04/10/2023	21,400	0	21,400	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	04/03/2024	24,300	0	24,300	0%	

Summary:

APPEAL YEAR: 2025

Appeal Type/Status

Appraiser Date Filed

ASG0040

APPEAL HISTORY FOR PARCEL 055-060-29C002

BOE APPEAL	BOE - Closed	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
HWINDSOR	03/30/2025	32,100	0	32,100	0%	Board of Equalization

Summary:

APPEAL YEAR: 2026

Appeal Type/Status

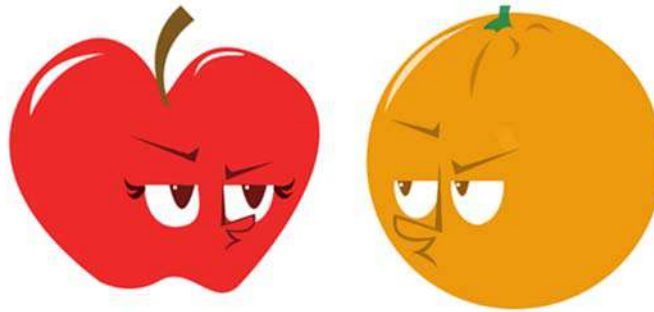
Appraiser Date Filed

BOE APPEAL	Open	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
HWINDSOR	03/27/2026	32,700	0	32,700	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

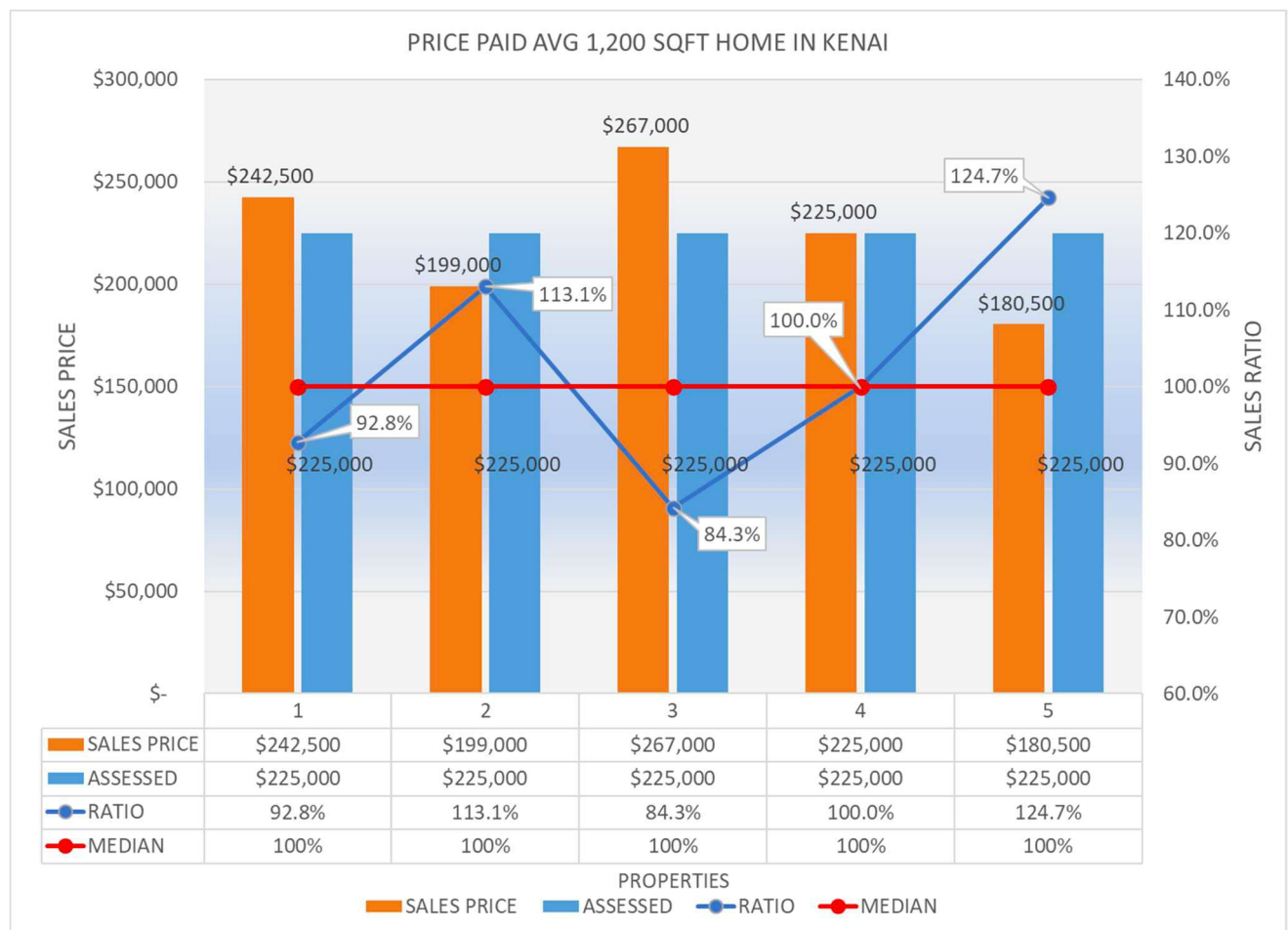
The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in an open and competitive market under all condition's requisite to a fair sale, with the buyer 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: RCMS INC
REPRESENTATIVE: DAVID YRAGUI

KPB PARCEL ID: 05506029CO23

TOTAL ACREAGE: .95

PHYSICAL ADDRESS(ES) / LOCATION: 50123 BUOY AVE UNIT 23
K-BEACH AREA

LEGAL DESCRIPTION:

T 5N R 11W SEC 29 SEWARD MERIDIAN KN 2009003 KALIFONSKY
MEADOWS AIRPARK CONDOMINIUMS UNIT 23

2026 NOTICED VALUES

RAW LAND	\$29,200.00
TOTAL IMPROVEMENTS:	\$2,000.00
ASSESSED VALUE TOTAL:	\$31,200.00
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 0.95-acre parcel in the K-Beach market area (#125). Land influences are unmaintained access, view none, electric utility access, and airstrip. The land is being discounted for lack of access to natural gas. The only improvement applied is a driveway. Prior to 2024, there was a 16' x 30.5' wood deck valued. This deck still appears in the imagery and pictures, but it was changed to no value starting in 2024.

Highest and best use of the parcel is residential. Subject property was inspected on 04/13/2026, 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 analysis of the land model for this market area indicated that an increase of the base rate 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

- View None
- Elec Yes
- AIR2
- Unmaintained/Trail
- Gas No

PROPERTY RECORD CARD(s)



APPELLANT: RCMS INC

KPB PARCEL ID: 05506029CO23

REPRESENTATIVE: DAVID YRAGUI

LEGAL DESCRIPTION: T 5N R 11W SEC 29 SEWARD MERIDIAN KN 2009003 KALIFONSKY MEADOWS AIRPARK
CONDOMINIUMS UNIT 23

2026 RECOMMENDED VALUE

LAND:	\$29,200
IMPROVEMENTS:	\$2,000
TOTAL:	\$31,200

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

055-060-29CO23

2026

Isrn: 94067

50123 BUOY AVE UNIT 23

Card R01

ADMINISTRATIVE INFORMATION

Neighborhood:
125 K-Beach

Property Class:
140 Residential Condo

TAG:
58 - CENTRAL EMERGENCY SERVICES

LEGAL DESCRIPTION:

T 5N R 11W SEC 29 Seward Meridian KN 2009003 KALIFONSKY
MEADOWS AIRPARK CONDOMINIUMS UNIT 23

ACRES: 0.00

PRIMARY OWNER

RCMS INC
PO BOX 1290
KENAI, AK 99611-1290

Residential Condo

EXEMPTION INFORMATION

VALUATION RECORD

Assessment Year	2021	2022	2023	2024	2025	Worksheet
Land	15,000	16,700	18,400	21,100	28,600	29,200
Improvements	6,700	6,500	6,300	2,000	2,000	2,000
Total	21,700	23,200	24,700	23,100	30,600	31,200

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		0.95	27,895	27,895	26,500	B	AIR2	25	6,625	29,200
								Q View None			
								X Elec Yes			
								O Gas No	-5	-1,325	
								T Unmaintained/Trail	-10	-2,650	
										2,650	29,200

ASSESSED LAND VALUE (Rounded) :

MEMOS

Building Notes
7/21 TB NO CHANGE, LTP
Land Notes
Resides on Parcel 05506029

01/19 RC NO CHANGE
05/25 GT NO CHANGES
FRONTS AIRSTRIP.

2026 Irsn: 94067

Construction BaseArea floor FinArea Value

GT

PHYSICAL CHARACTERISTICS

Style: N/A
Occupancy
Story Height:
Finished Area
Attic: None

ROOFING

Material: NONE
Type: NONE
Framing: Std for class
Pitch: Not available

FOUNDATION

Footing: N/A
Walls: N/A

DORMERS

None

FLOORING

EXTERIOR COVER

INTERIOR WALLS

HEATING AND PLUMBING

Primary Heat: Undefined
2-Fxt.Baths: 0 0 Kit sink: 0 0
3-Fxt.Baths: 0 0 Water Htr: 0 0
4-Fxt.Baths: 0 0 Extra fix: 0
5-Fixt.Baths: 0 0 TOTAL fix: 0

TOTAL BASE

INTERIOR

Frame/Siding/Roof/Dorme 0
Loft/Cathedral 0
Interior finish 0
Basement finish 0
Heating 0
Plumbing 0
Fireplaces/woodstoves 0
Other (Ex.Liv. AC, Attic, ...) 0
TOTAL INT 0

EXT FEATURES

Description

GARAGES

Att Garage 0
Att Carport 0
Bsmt Garage: 0
Ext Features 0

TOTAL GAR/EXT FEAT 0

Quality Class/Grade

055-060-29CO23 R01

GRADE ADJUSTED VALUE (rounded) 0

SPECIAL FEATURES

Description

SUMMARY OF IMPROVEMENTS

Table with columns: Improvement, Story or Ht, Yr.Blt., Grade, Const, Eff, Const, Count, Base Rate, Adj Rate, W, L, Area, Size, Comp, Pys, Obs, Depr, Fnc, Depr, Loc, % Value, Value. Row 01 DRIVE 0.00 Avg 3000 3000 2,000.00 2,000.00 2,000.00 0 0 1 2,000 0 0 0 0 100 2,000 2,000

TOTAL IMPROVEMENT VALUE (for this card) 2,000

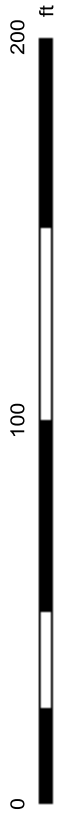
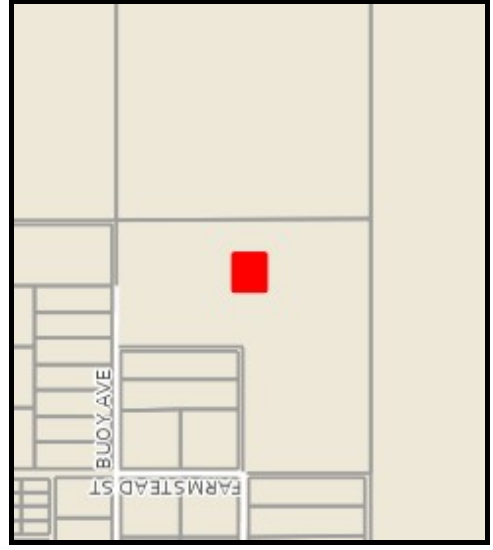


 **KPB Parcel ID: 05506029CO23**

Owner: RCMS INC

Legal Description: T 5N R 11W SEC 29
SEWARD MERIDIAN KN 2009003
KALIFONSKY MEADOWS AIRPARK
CONDOMINIUMS UNIT 23

Vicinity: Kalifornsky



ASG0052



KPB PARCEL ID:
05506029CO23





KENAI PENINSULA BOROUGH

Assessing

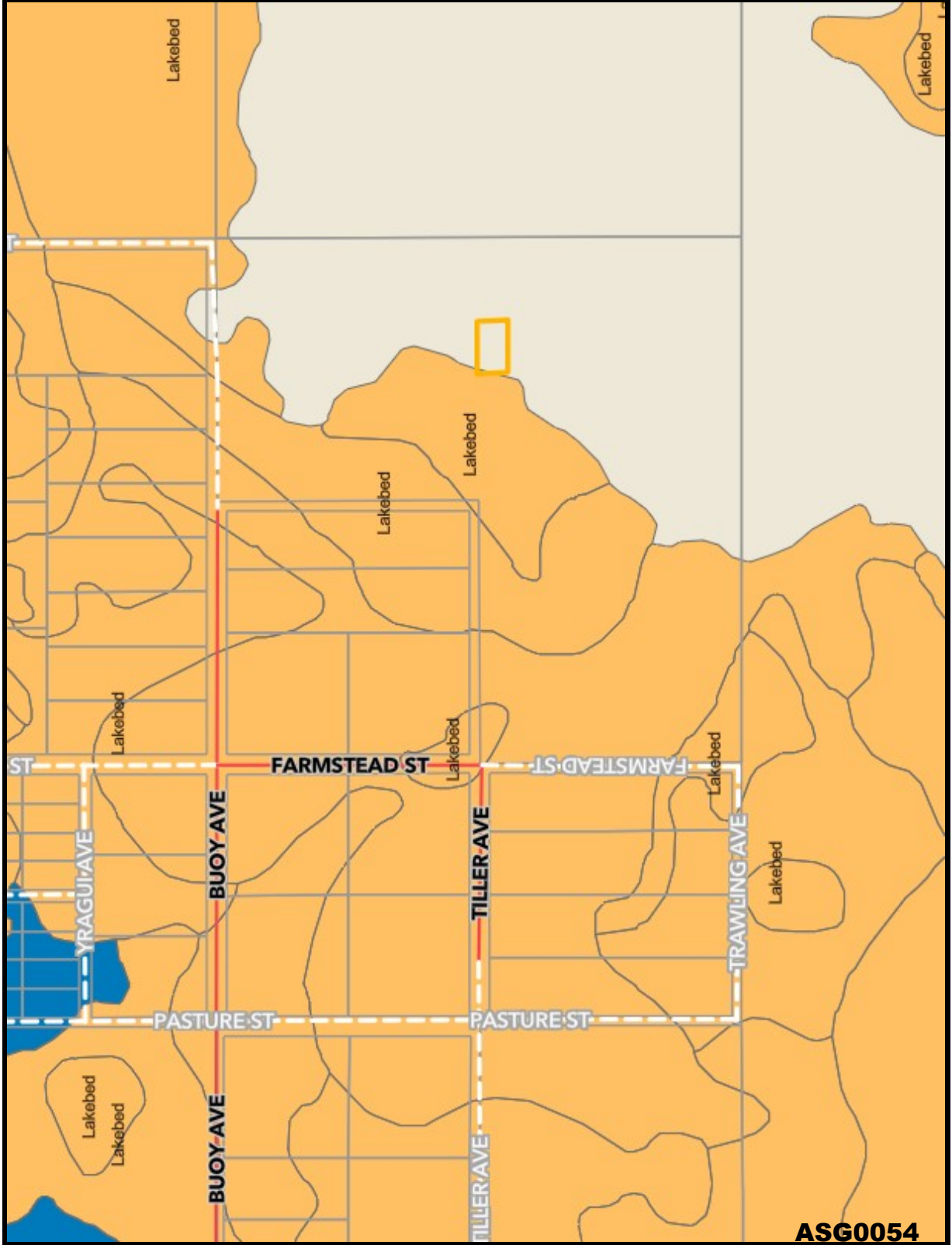
2026

Real Property Assessment Valuation Appeal Wetlands Map

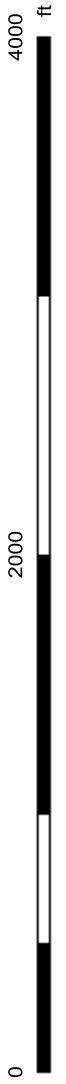


KPB PARCEL ID:
05506029CO23

- 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



ASG0054



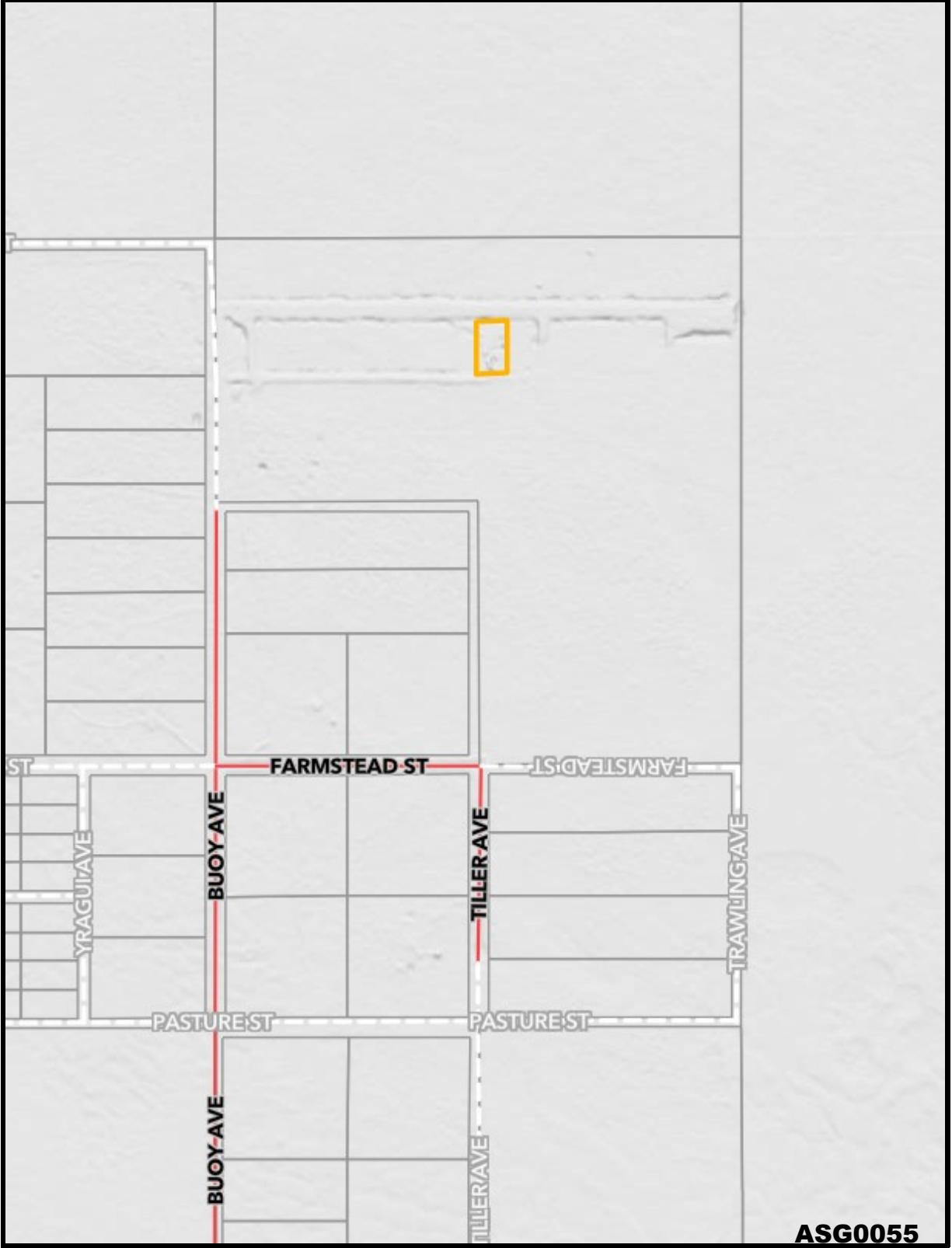


KENAI PENINSULA BOROUGH






Assessing

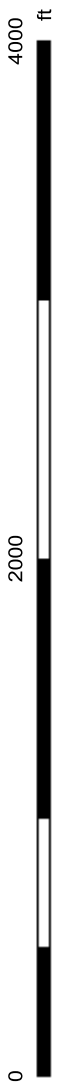
2026

Real Property Assessment Valuation Appeal Terrain Map



 **KPB PARCEL ID:**
05506029CO23

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

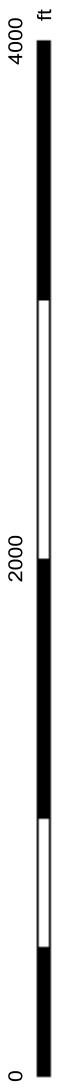


ASG0055



 **KPB PARCEL ID:**
05506029C023












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

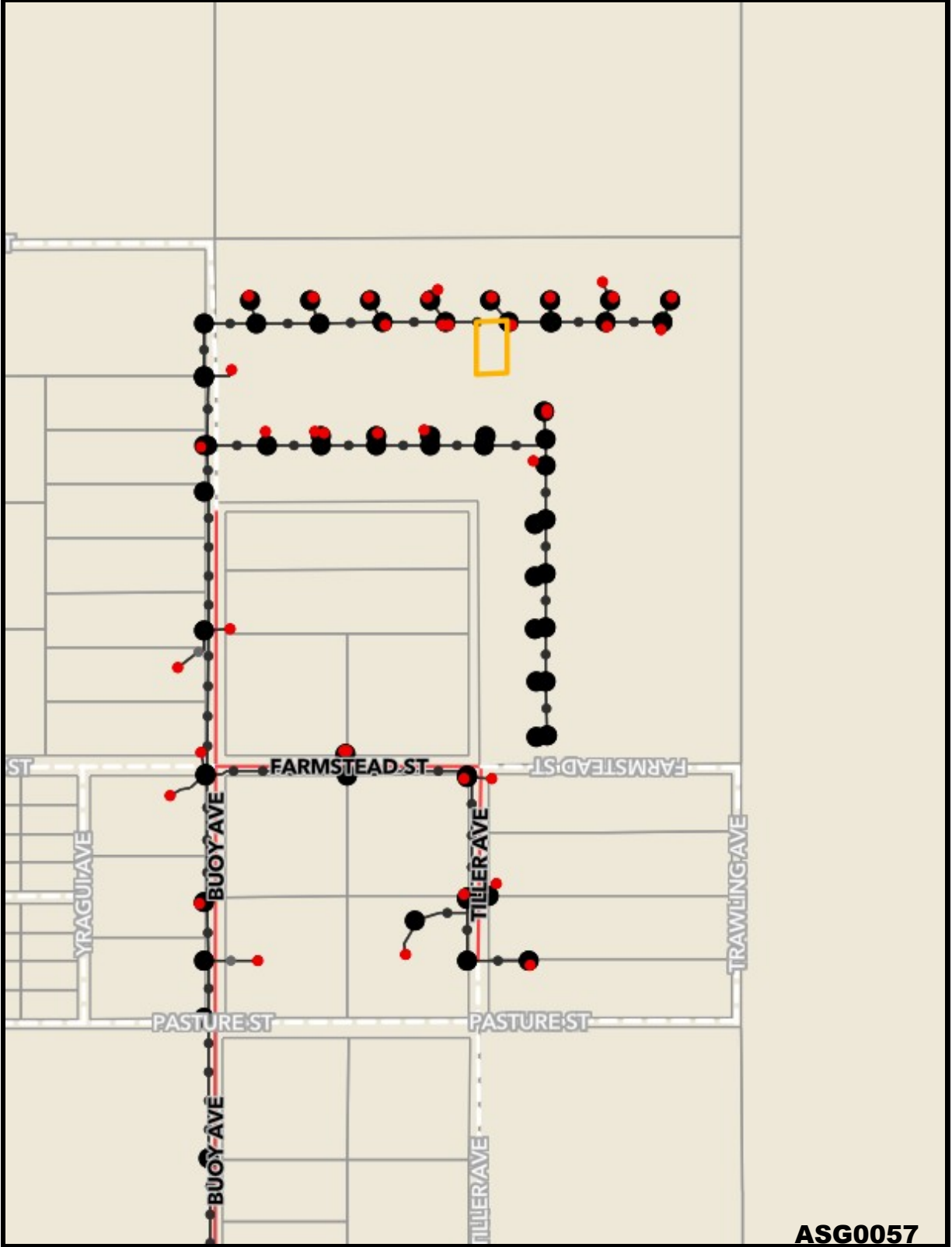


ASG0056

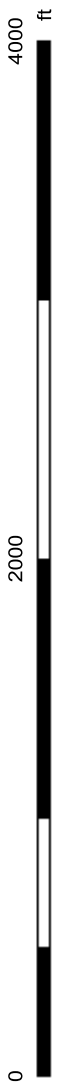


 **KPB PARCEL ID:**
05506029C023

- 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



ASG0057



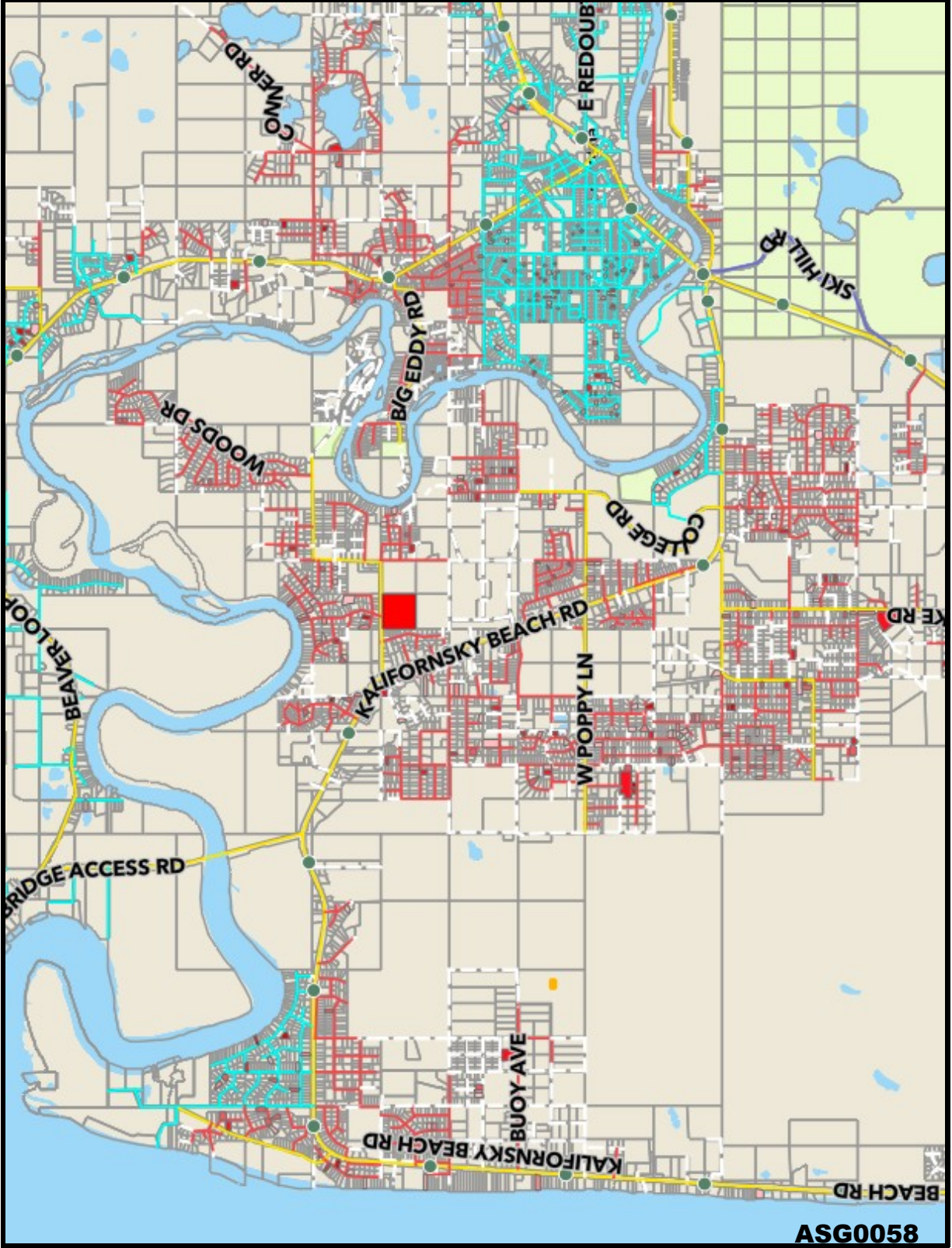


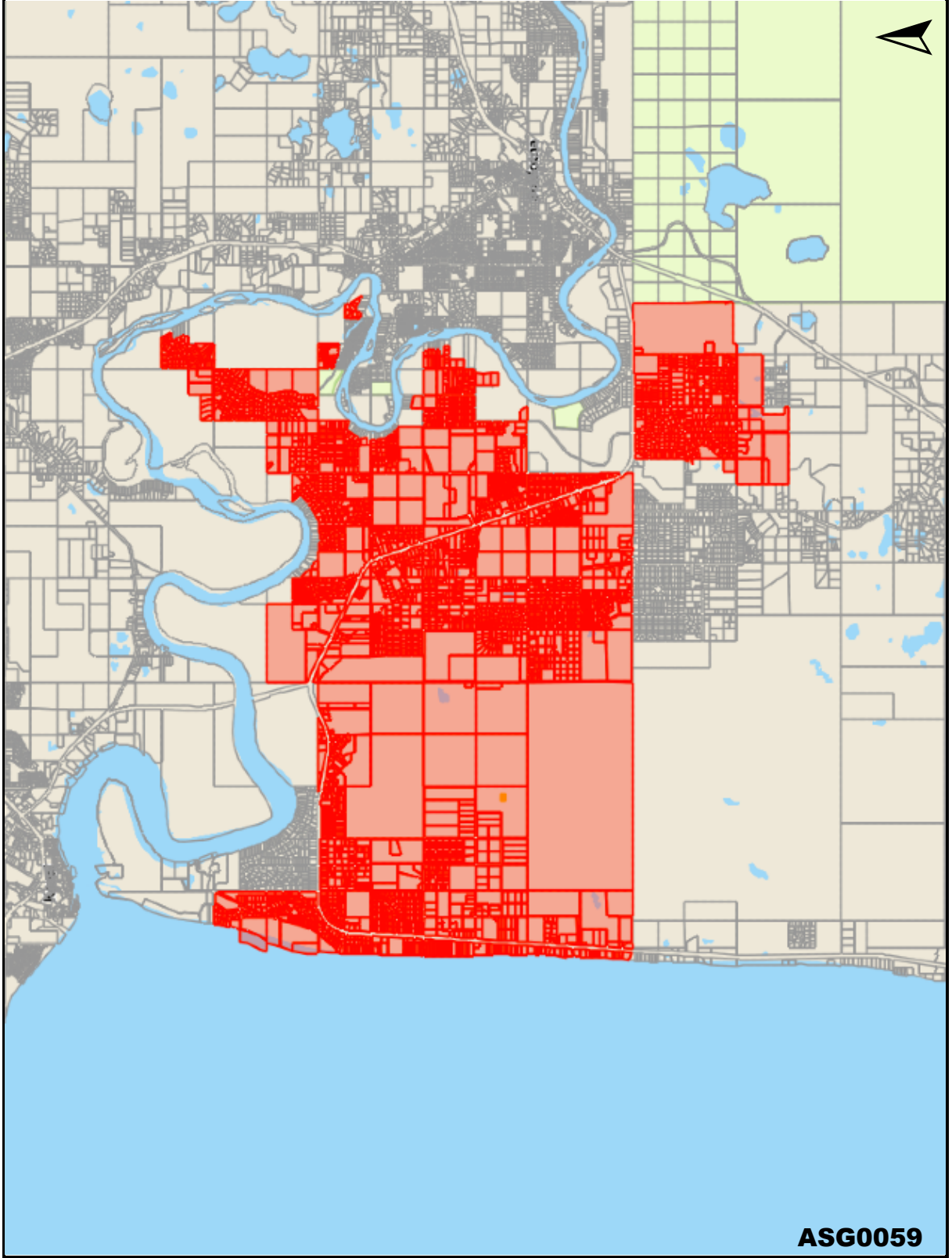
KENAI PENINSULA BOROUGH

Assessing

2026

Real Property Assessment Valuation Appeal Sales Map





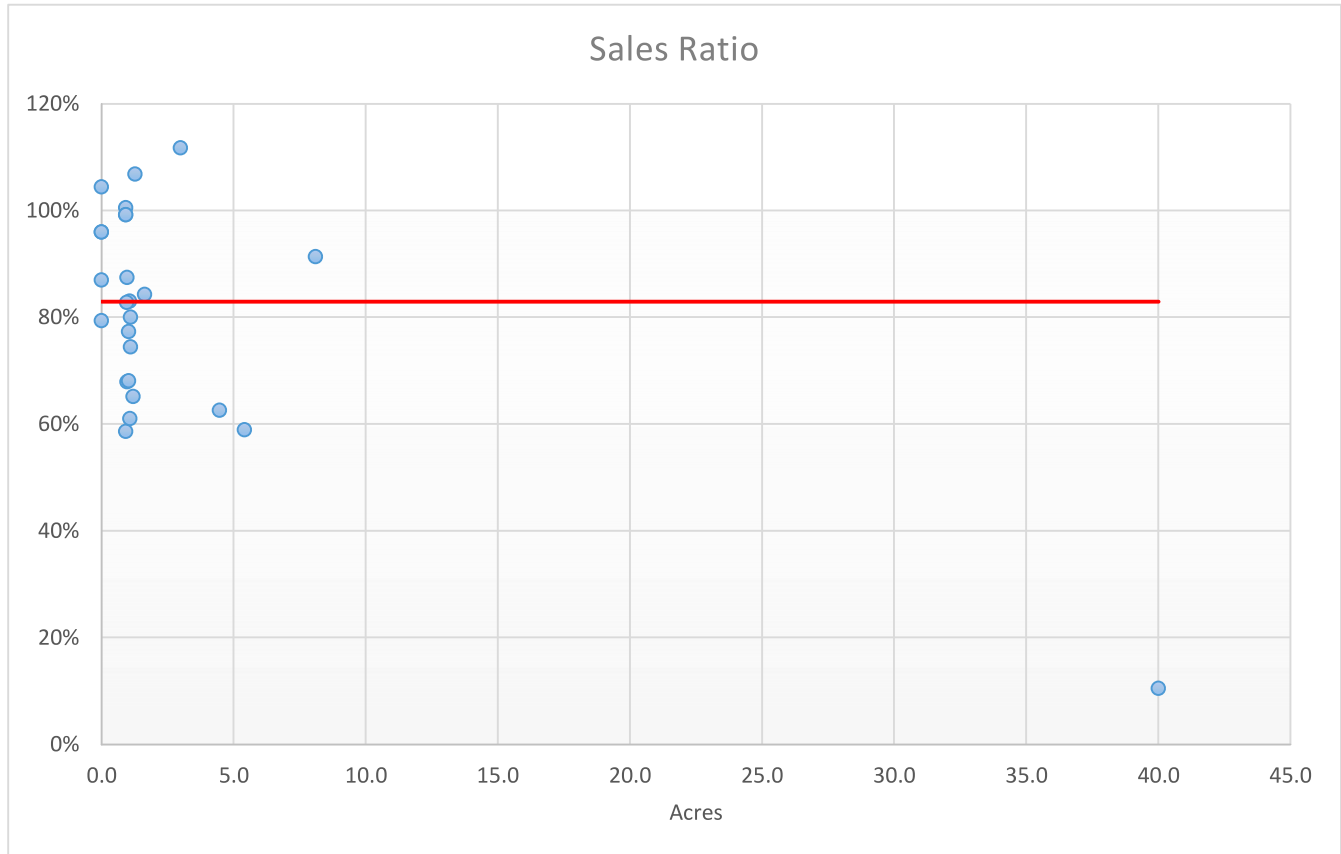
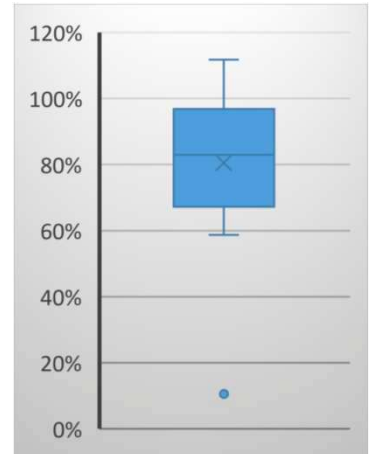
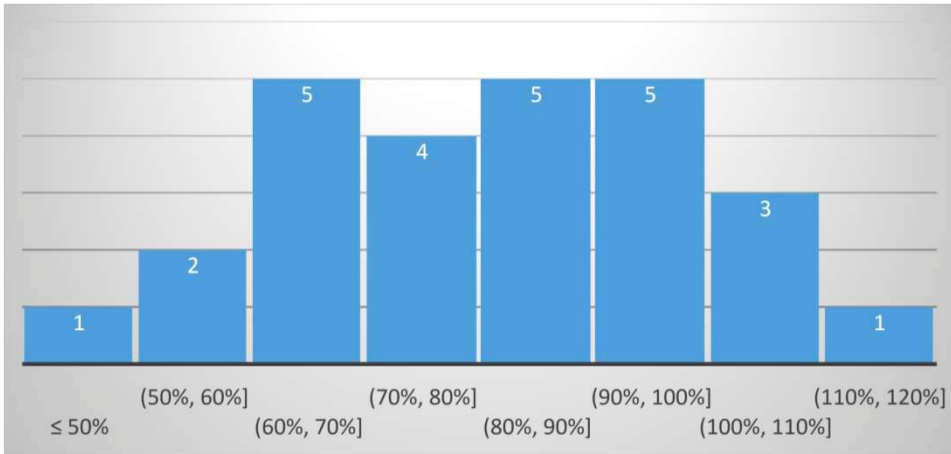
Market Area: 125

ASG0059

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



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.

ASG0061

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%

APPEAL HISTORY FOR PARCEL 055-060-29CO23

APPEAL YEAR: 2010

Appeal Type/Status

Appraiser Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
PKNIGHT	03/08/2010	44,000	15,000	-29,000	-66%	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	15,000	0	15,000	0%	

Summary:

APPEAL YEAR: 2018

Appeal Type/Status

Appraiser Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
DMJELLER	03/30/2018	21,800	21,800	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: 2024

Appeal Type/Status

Appraiser Date Filed

BOE APPEAL	Open	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
AWILCOX	04/02/2024	27,100	0	27,100	0%	

Summary:

BOE APPEAL	BOE - Closed	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
HWINDSOR	04/02/2024	27,100	24,300	-2,800	-10%	Board of Equalization

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	30,600	0	30,600	0%	Board of Equalization

Summary:

ASG0063

APPEAL HISTORY FOR PARCEL 055-060-29CO23

APPEAL YEAR: 2026

Appeal Type/Status

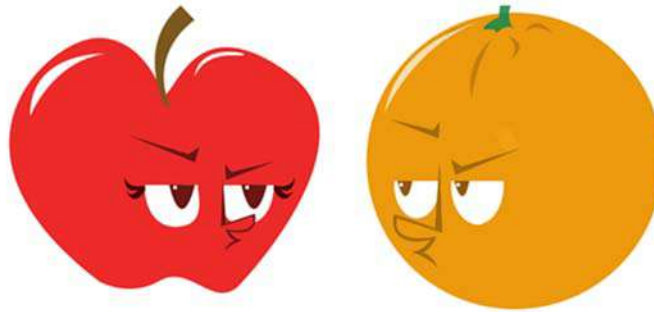
Appraiser Date Filed

BOE APPEAL	Open	Appealed Value	Result Value	Difference	% Chg	Value Change Reason
HWINDSOR	03/27/2026	31,200	0	31,200	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

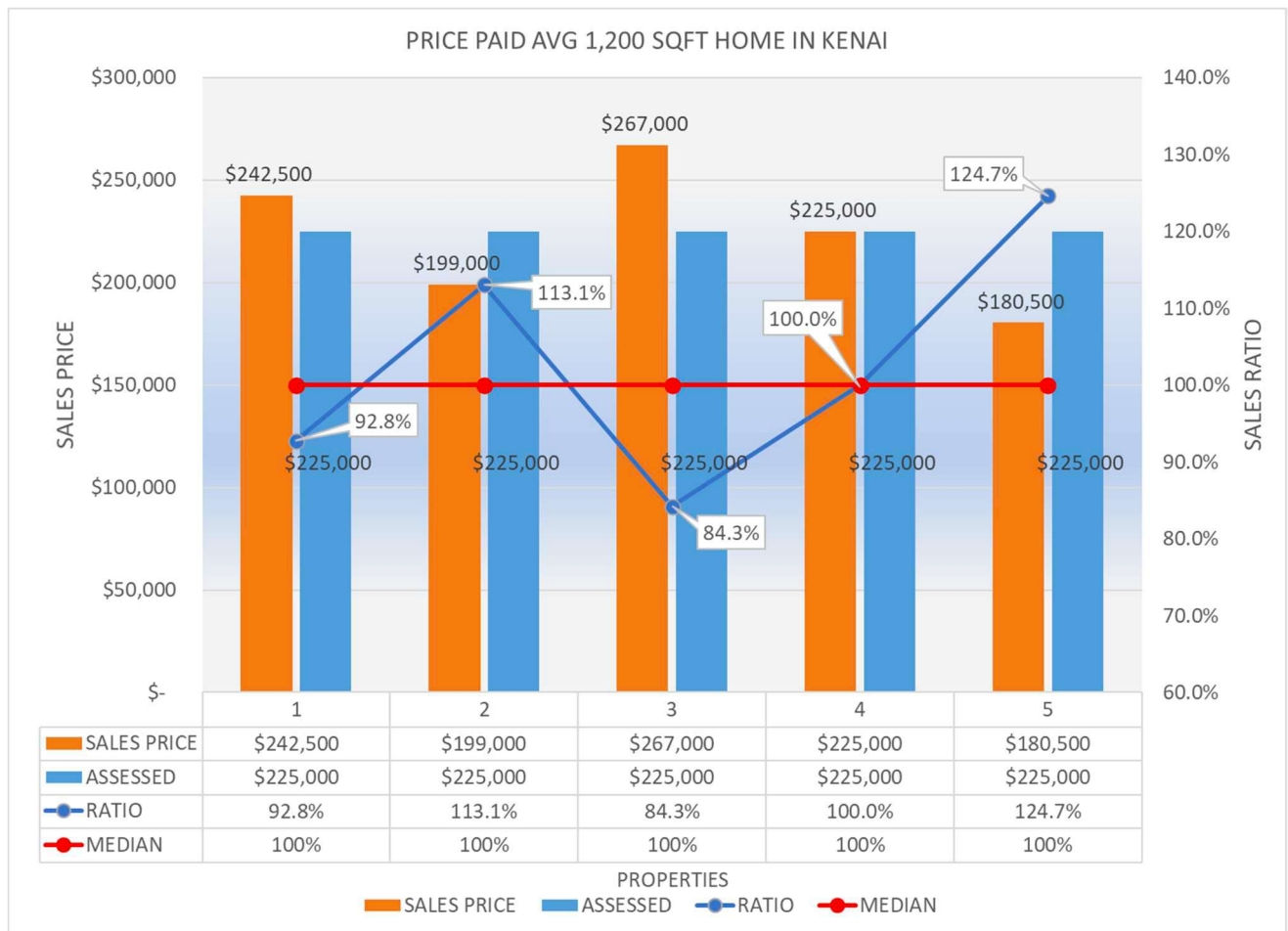
The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in an open and competitive market under all condition's requisite to a fair sale, with the buyer 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: RCMS INC
REPRESENTATIVE: DAVID YRAGUI

KPB PARCEL ID: 05506029CO28

TOTAL ACREAGE: .95

PHYSICAL ADDRESS(ES) / LOCATION: 50123 BUOY AVE UNIT 28
K-BEACH AREA

LEGAL DESCRIPTION:

T 5N R 11W SEC 29 SEWARD MERIDIAN KN 2009003 KALIFONSKY
MEADOWS AIRPARK CONDOMINIUMS UNIT 28



2026 NOTICED VALUES

RAW LAND	\$30,500.00
TOTAL IMPROVEMENTS:	N/A
ASSESSED VALUE TOTAL:	\$30,500.00
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 0.95-acre parcel in the K-Beach market area (#125). Land influences are unmaintained access, view none, electric and gas utility access and airstrip. Highest and best use of the parcel is residential. Subject property was inspected on 04/13/2026, 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 analysis of the land model for this market area indicated that an increase of the base rate 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

- View None
- Elec Yes
- Gas Yes
- AIR2
- Unmaintained/Trail

PROPERTY RECORD CARD(s)



APPELLANT: RCMS INC

KPB PARCEL ID: 05506029CO28

REPRESENTATIVE: DAVID YRAGUI

LEGAL DESCRIPTION: T 5N R 11W SEC 29 SEWARD MERIDIAN KN 2009003 KALIFONSKY MEADOWS AIRPARK
CONDOMINIUMS UNIT 28

2026 RECOMMENDED VALUE

LAND:	\$30,500
IMPROVEMENTS:	0
TOTAL:	\$30,500

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

94072

50123 BUOY AVE UNIT 28

055-060-29C028

ADMINISTRATIVE INFORMATION Neighborhood: 125 K-Beach Property Class: 140 Residential Condo TAG: 58 - CENTRAL EMERGENCY SVS	LEGAL DESCRIPTION: T 5N R 11W SEC 29 Seward Meridian KN 2009003 KALIFONSKY MEADOWS AIRPARK CONDOMINIUMS UNIT 28	ACRES: 0.00 PRIMARY OWNER RCMS INC PO BOX 1290 KENAI, AK 99611-1290
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Residential Condo

EXEMPTION INFORMATION		VALUATION RECORD					Worksheet
Assessment Year	2021	2022	2023	2024	2025		
Land	15,000	18,600	20,500	23,600	29,900	30,500	
Improvements	0	0	0	0	0	0	
Total	15,000	18,600	20,500	23,600	29,900	30,500	

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdiRate	ExtValue	InfluenceCode - Description	\$ or %	AdiAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		0.95	27,895	27,895	26,500	B AIR2	25	6,625	30,500
							Q View None			
							X Elec Yes			
							P Gas Yes			
							T Unmaintained/Traill	-10	-2,650	
ASSESSED LAND VALUE (Rounded) :									3,975	30,500

MEMOS
Resides on Parcel 05506029

ASG0073



 **KPB Parcel ID: 05506029CO28**

Owner: RCMS INC

Legal Description: T 5N R 11W SEC 29
SEWARD MERIDIAN KN 2009003
KALIFONSKY MEADOWS AIRPARK
CONDOMINIUMS UNIT 28

Vicinity: Kalifornsky





KPB PARCEL ID:
05506029CO28





KENAI PENINSULA BOROUGH

Assessing

2026

Real Property Assessment Valuation Appeal Wetlands Map



KPB PARCEL ID:
05506029C028

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

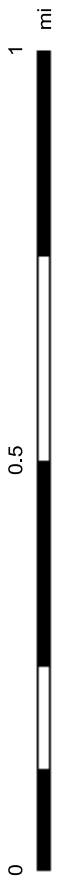
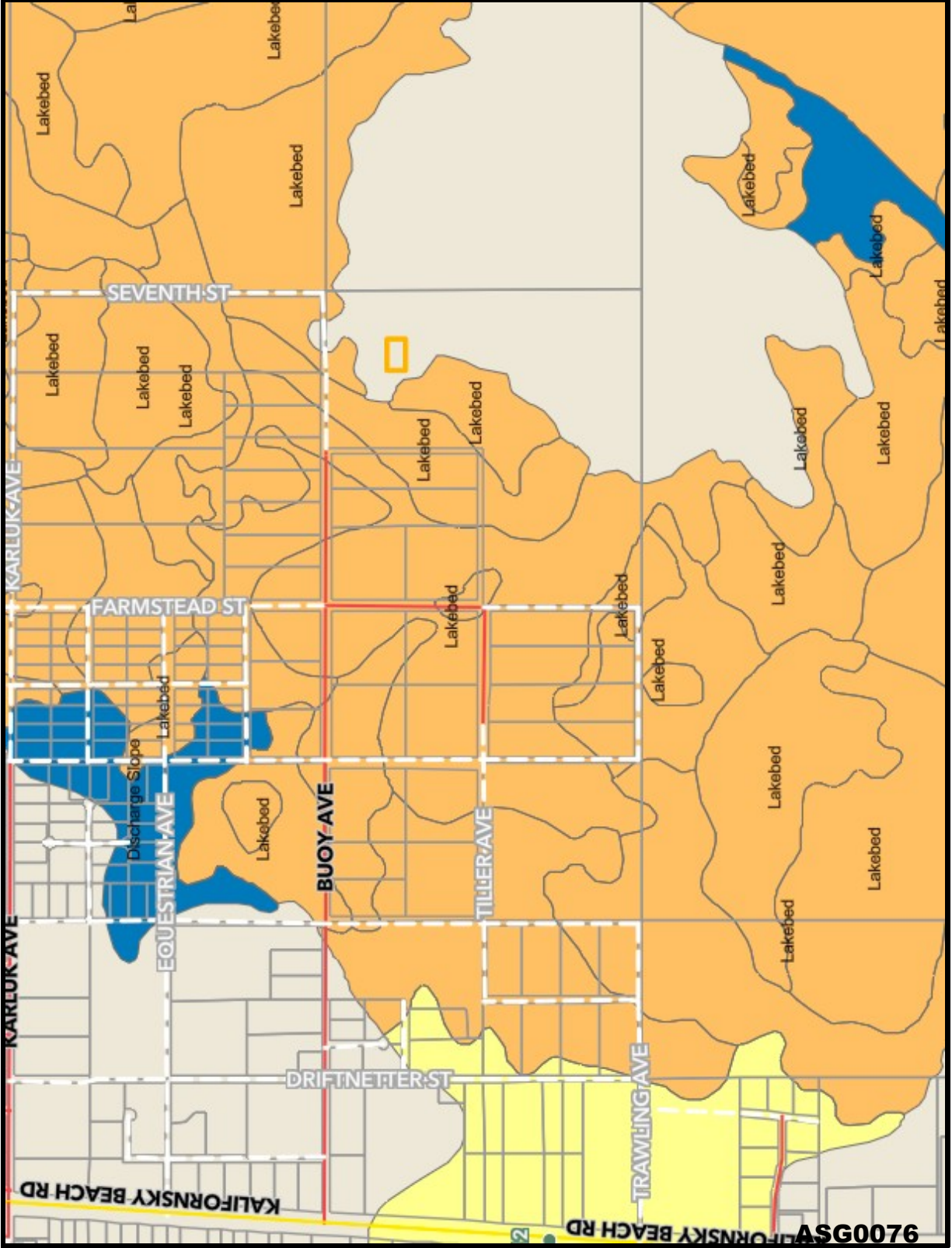
Lakebed

Late Snow Plateau

Riverine

Tidal

Wetland / Upland Complex





KENAI PENINSULA BOROUGH

Assessing

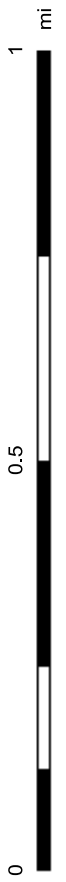
2026

Real Property Assessment Valuation Appeal Terrain Map



KPB PARCEL ID:
05506029CO28

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





KENAI PENINSULA BOROUGH

Assessing

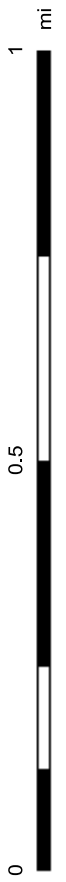
2026

Real Property Assessment Valuation Appeal View Map



KPB PARCEL ID:
05506029CO28

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



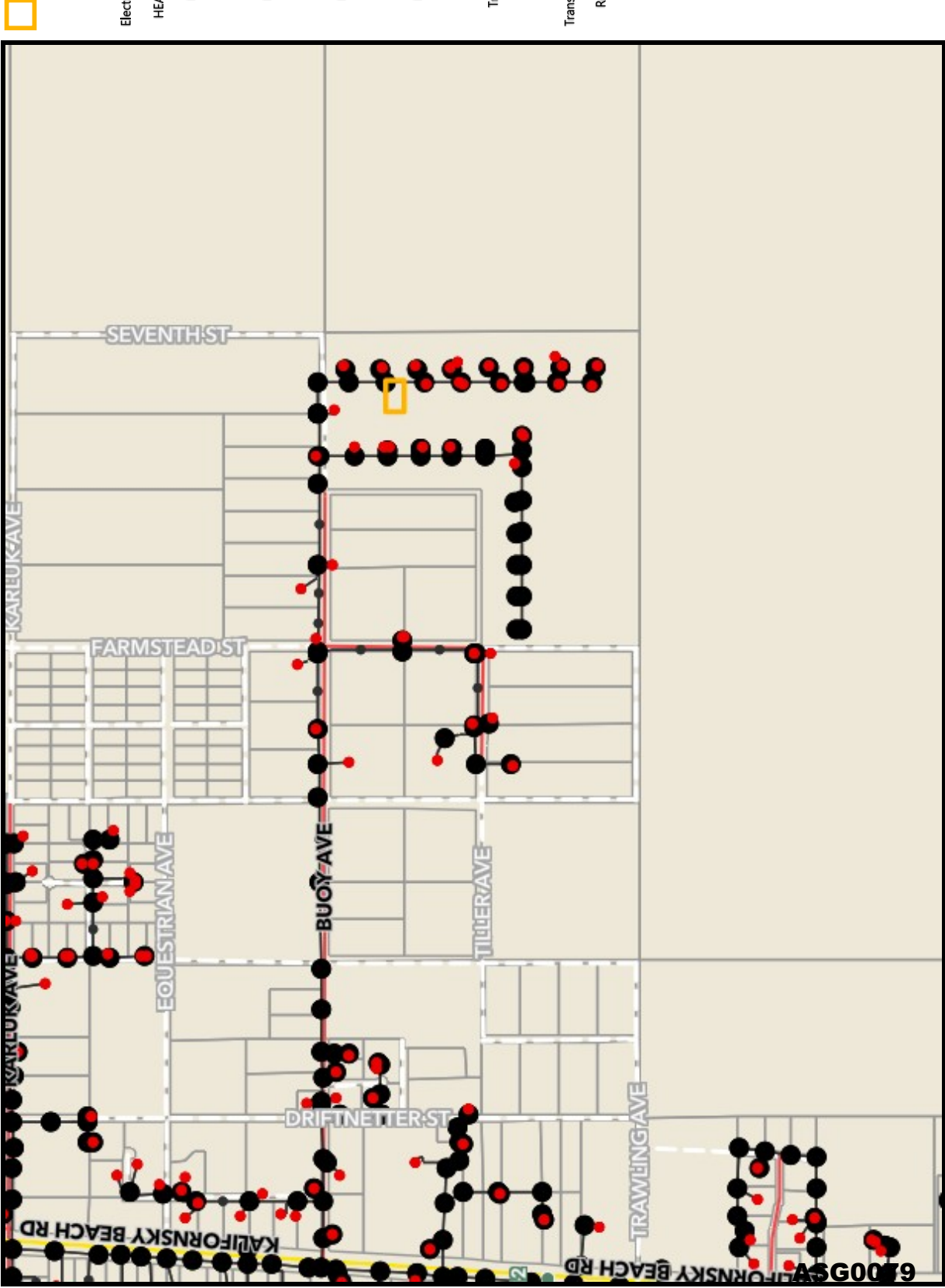


KENAI PENINSULA BOROUGH

Assessing

2026

Real Property Assessment Valuation Appeal Utilities Map



 **KPB PARCEL ID:**
05506029CO28

Electric Utilities

HEA

HEA Meters



HEA Structures



HEA Secondary Conductor



HEA Primary Conductor



Transmission Lines



Transportation

Roads (by Maintenance)

Unbuilt / Platted / Not

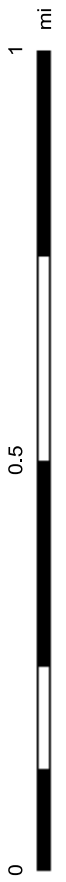
Maintained

Borough (RSA)

State

Federal

Municipal





KENAI PENINSULA BOROUGH

Assessing

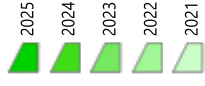
2026

Real Property Assessment Valuation Appeal Sales Map

 **KPB PARCEL ID:**
05506029C028

Sales

Vacant Land



Transportation

Roads (by Maintenance)

Unbuilt / Platted / Not

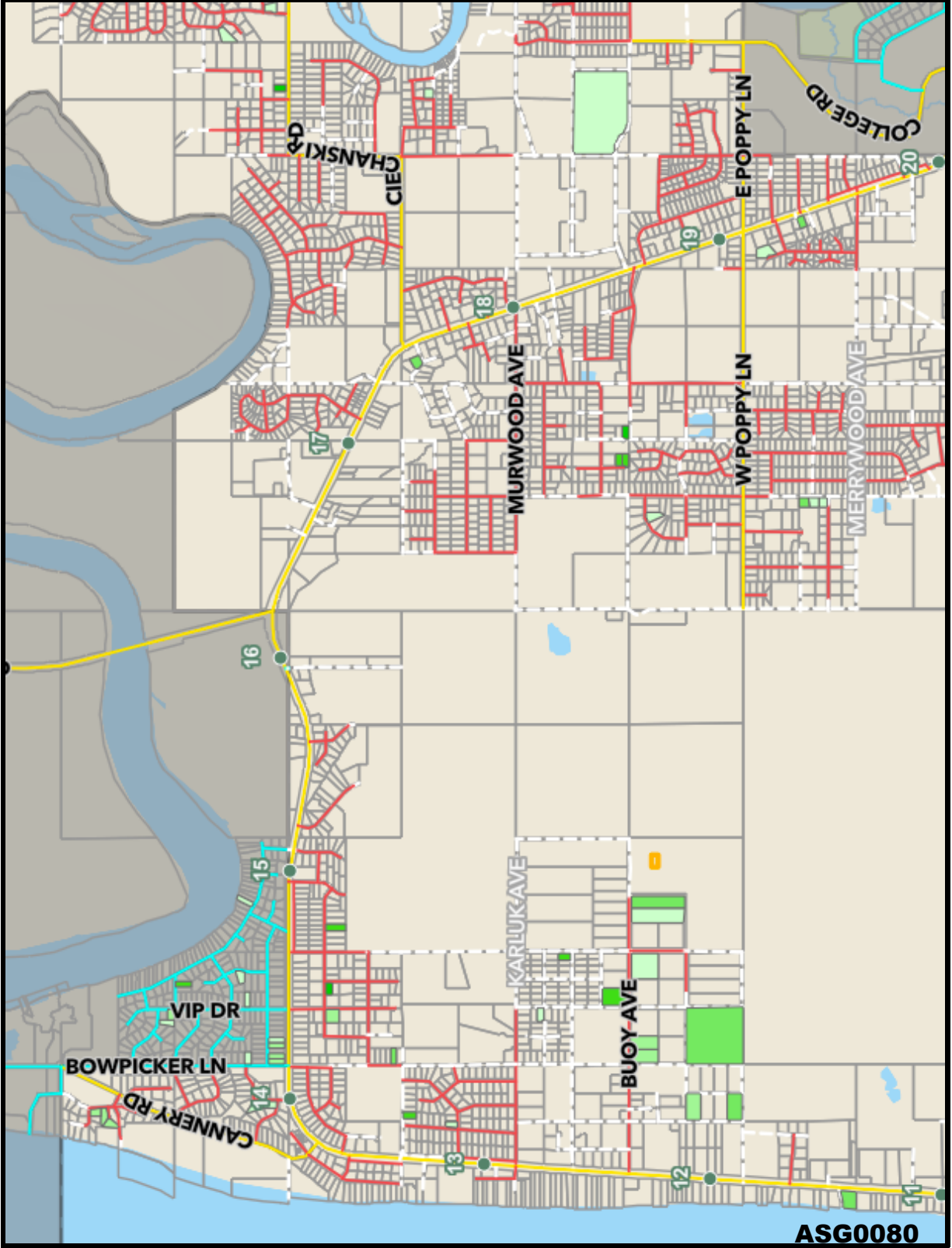
Maintained

Borough (RSA)

State

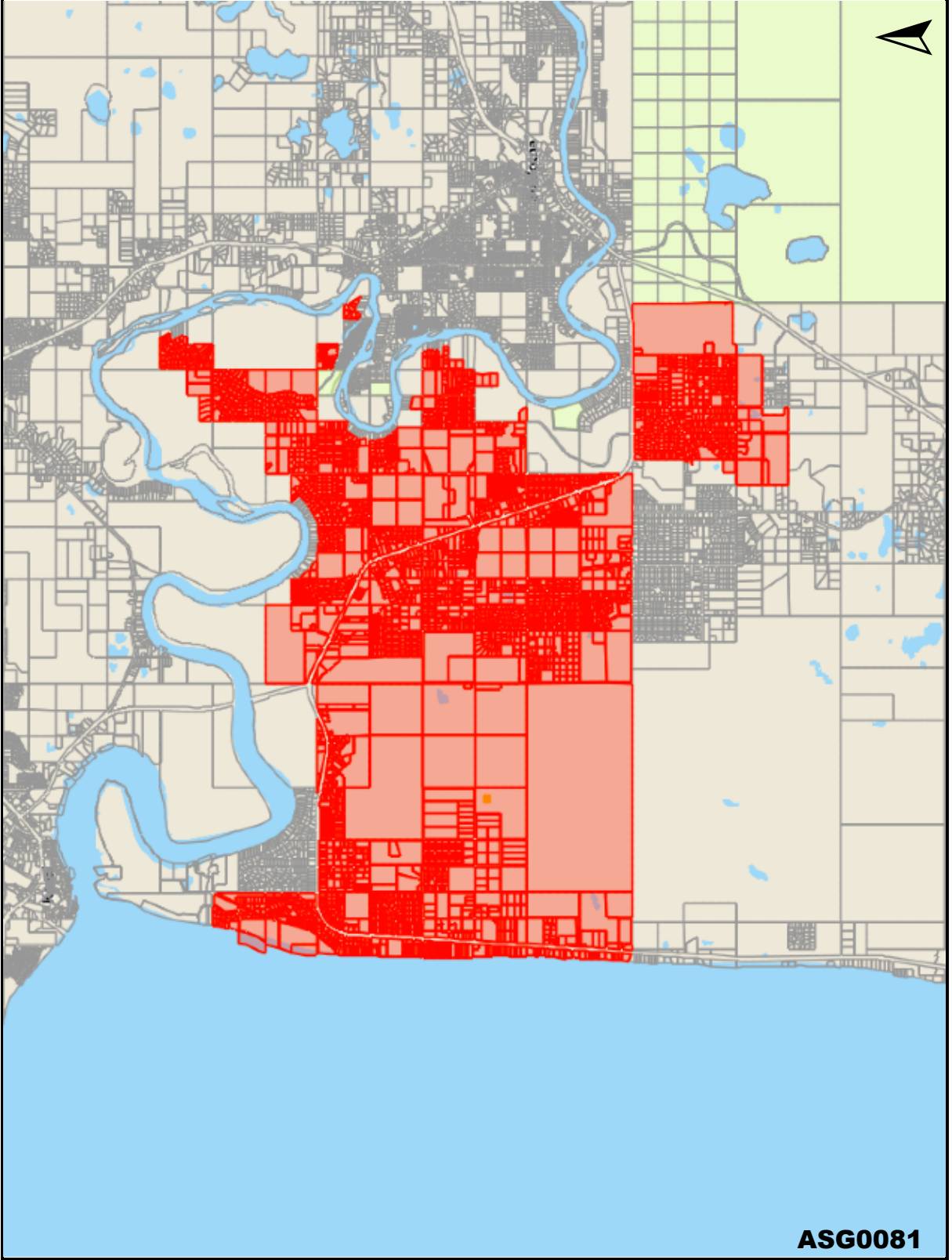
Federal

Municipal



ASG0080





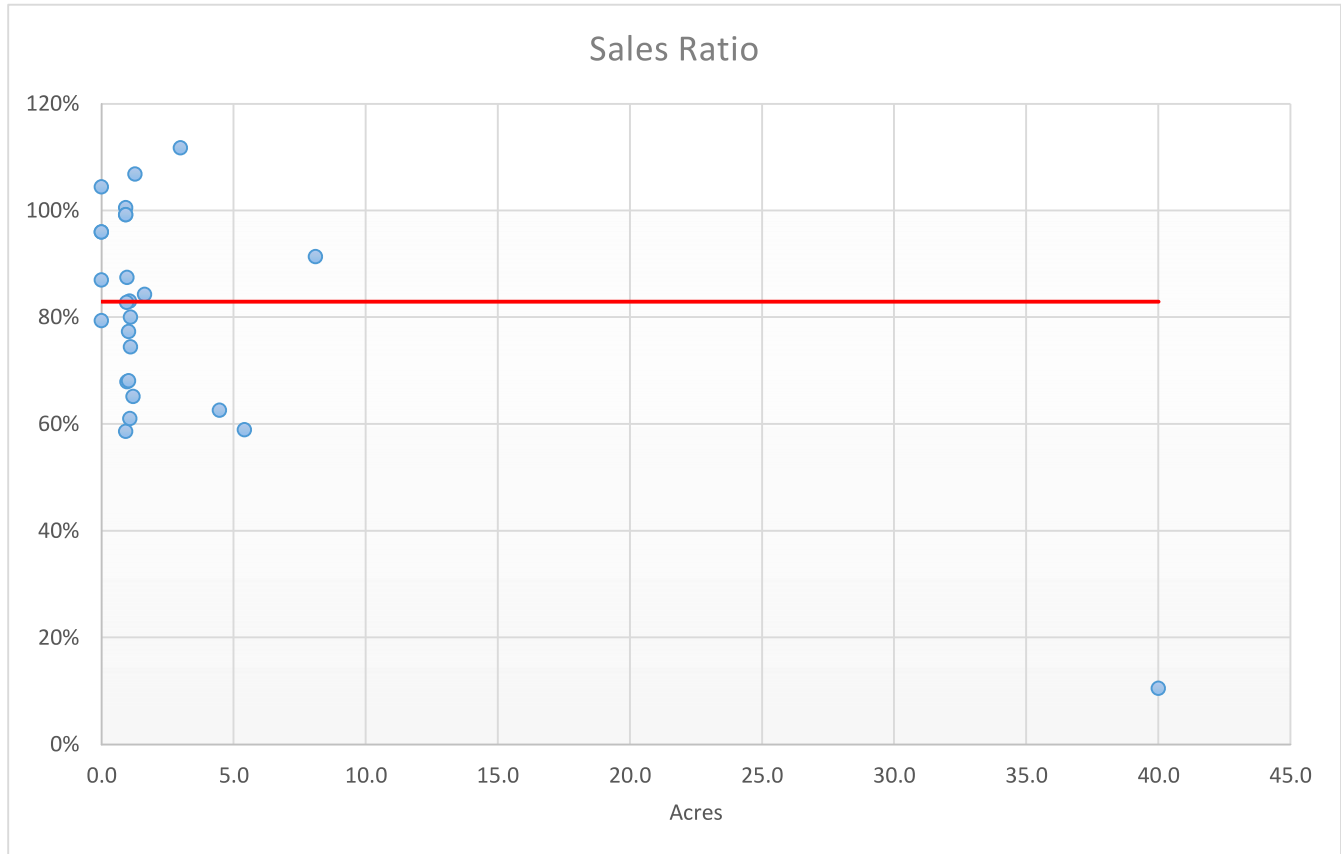
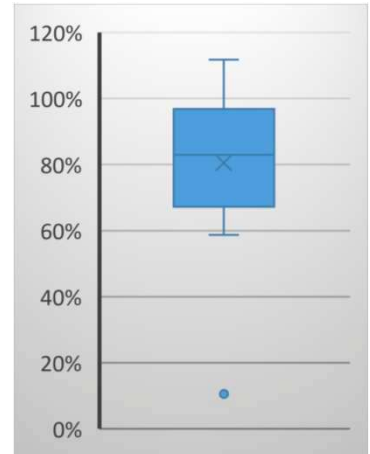
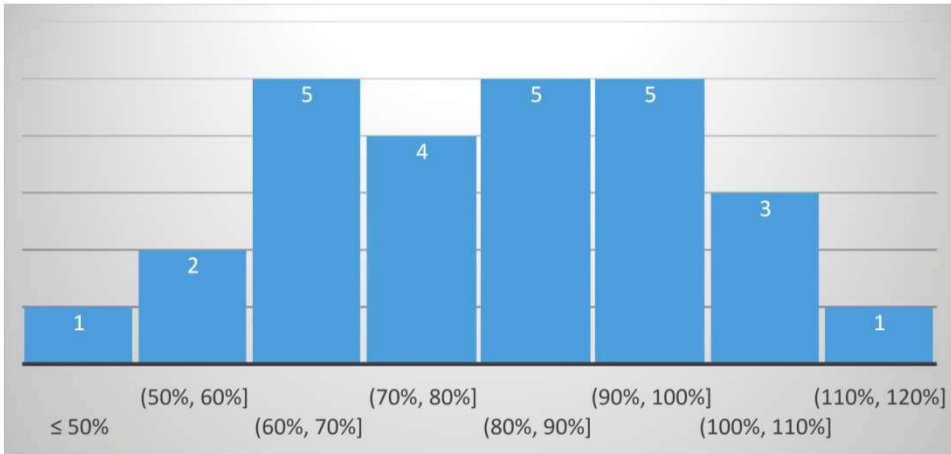
Market Area: 125

ASG0081

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



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.

ASG0083

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%

APPEAL HISTORY FOR PARCEL 055-060-29CO28

APPEAL YEAR: 2010

Appeal Type/Status

Appraiser Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
PKNIGHT	03/08/2010	44,000	15,000	-29,000	-66%	Informal Adjustment

Summary:

APPEAL YEAR: 2018

Appeal Type/Status

Appraiser Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
DMUELLER	03/30/2018	15,000	15,000	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: 2024

Appeal Type/Status

Appraiser Date Filed

BOE APPEAL BOE - Closed		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
HWINDSOR	04/02/2024	23,600	0	23,600	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	29,900	0	29,900	0%	Board of Equalization

Summary:

APPEAL YEAR: 2026

Appeal Type/Status

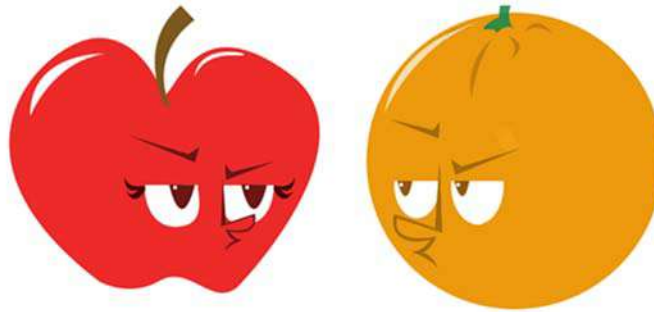
Appraiser Date Filed

BOE APPEAL Open		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
HWINDSOR	03/27/2026	30,500	0	30,500	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

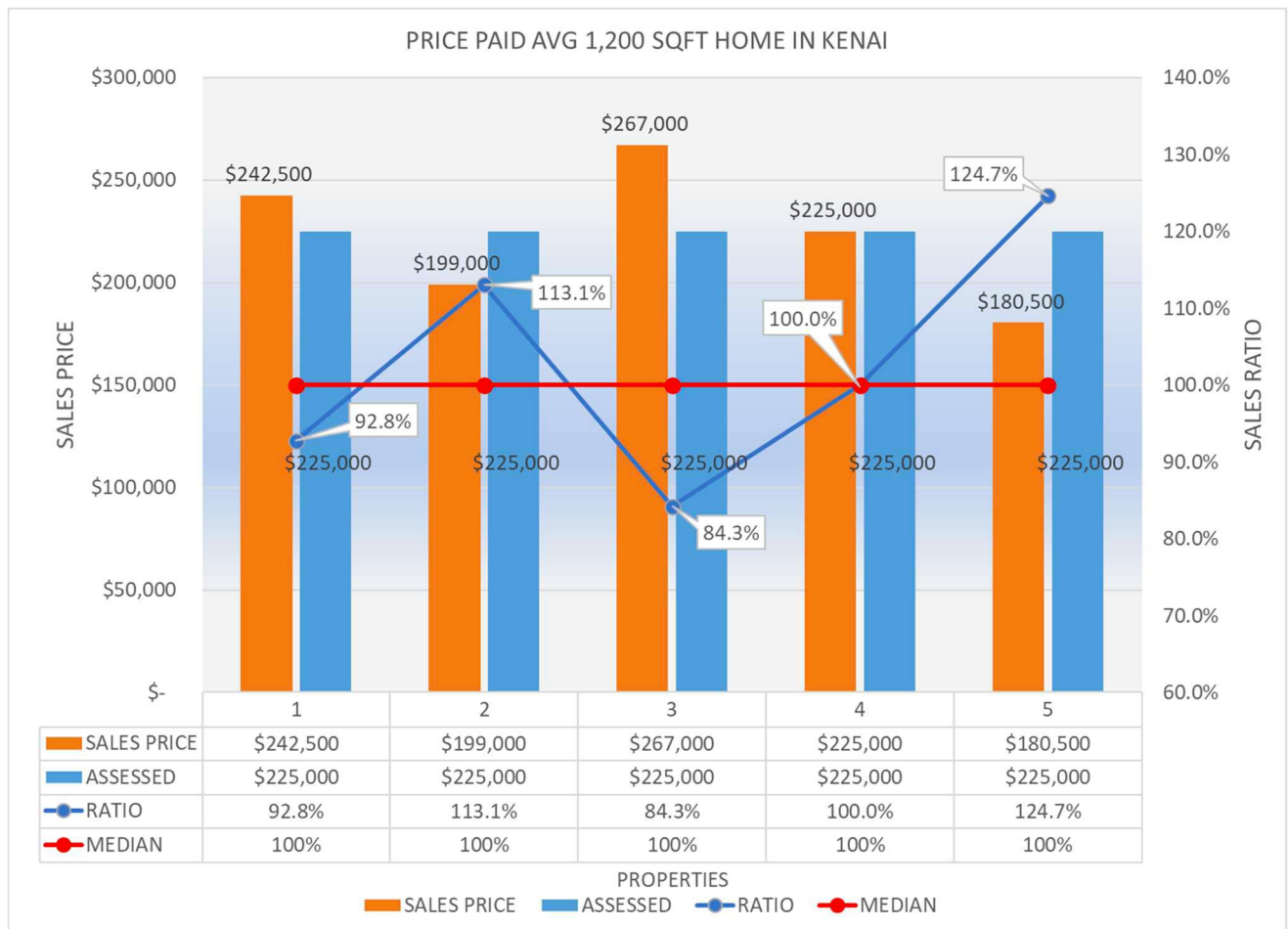
The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in an open and competitive market under all condition's requisite to a fair sale, with the buyer 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: RCMS INC
REPRESENTATIVE: DAVID YRAGUI

KPB PARCEL ID: 05506029CO73

TOTAL ACREAGE: 0.94

PHYSICAL ADDRESS(ES) / LOCATION: 50123 BUOY AVE UNIT 73
K-BEACH AREA

LEGAL DESCRIPTION:

T 5N R 11W SEC 29 SEWARD MERIDIAN KN 2017045 KALIFONSKY
MEADOWS AIRPARK CONDOMINIUMS PHASE 2B UNIT 73



2026 NOTICED VALUES

RAW LAND	\$21,100.00
TOTAL IMPROVEMENTS:	N/A
ASSESSED VALUE TOTAL:	\$21,100.00
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 0.94-acre parcel in the K-Beach market area (#125). Land influences are unmaintained access, view none, electric utility access, and airstrip. The land is being discounted for lack of access to natural gas. Currently .39- acres are being valued as usable and .55-acres as a remaining land type. Highest and best use of the parcel is residential. Subject property was inspected on 04/13/2026, 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 analysis of the land model for this market area indicated that an increase of the base rate 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
- View None
- AIR2
- Unmaintained/Trail
- Gas No

PROPERTY RECORD CARD(s)



APPELLANT: RCMS INC

KPB PARCEL ID: 05506029C073

REPRESENTATIVE: DAVID YRAGUI

LEGAL DESCRIPTION: T 5N R 11W SEC 29 SEWARD MERIDIAN KN 2017045 KALIFONSKY MEADOWS AIRPARK
CONDOMINIUMS PHASE 2B UNIT 73

2026 RECOMMENDED VALUE

LAND:	\$21,100
IMPROVEMENTS:	0
TOTAL:	\$21,100

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: _____



2026

104611

KENAI PENINSULA BOROUGH ASSESSING DEPARTMENT

ORIGINAL

50123 BUOY AVE UNIT 73

055-060-29C073

ADMINISTRATIVE INFORMATION Neighborhood: 125 K-Beach Property Class: 140 Residential Condo TAG: 58 - CENTRAL EMERGENCY SVS	LEGAL DESCRIPTION: T 5N R 11W SEC 29 Seward Meridian KN 2017045 KALIFONSKY MEADOWS AIRPARK CONDOMINIUMS PHASE 2B UNIT 73	ACRES: 0.00 PRIMARY OWNER RCMS INC PO BOX 1290 KENAI, AK 99611-1290
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Residential Condo

EXEMPTION INFORMATION		VALUATION RECORD					Worksheet
Assessment Year	2021	2022	2023	2024	2025		
Land	15,000	16,600	18,300	21,000	20,700	21,100	
Improvements	0	0	0	0	0	0	
Total	15,000	16,600	18,300	21,000	20,700	21,100	

LAND DATA AND CALCULATIONS

Type	Method	Use	Acres	BaseRate	AdiRate	ExtValue	InfluenceCode - Description	\$ or %	AdiAmt	Value
Residential Rural/Res T	49 User Definable Land Formul		0.39	47,436	47,436	18,500	B AIR2	25	4,625	20,400
							X Elec Yes			
							Q View None			
							O Gas No	-5	-925	
							T Unmaintained/Trail	-10	-1,850	
Remaining/Wetlands	49 User Definable Land Formul		0.55	1,273	1,273	700	None			700
ASSESSED LAND VALUE (Rounded) :									1,850	21,100

MEMOS

ASG0094

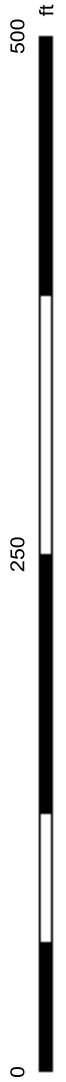
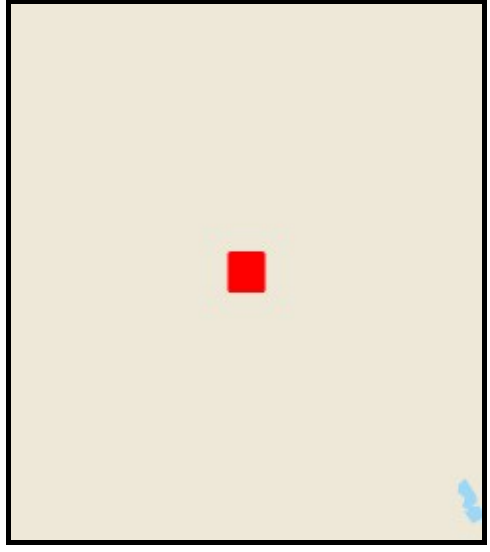


 **KPB Parcel ID: 05506029C073**

Owner: RCMS INC

Legal Description: T 5N R 11W SEC 29
SEWARD MERIDIAN KN 2017045
KALIFONSKY MEADOWS AIRPARK
CONDOMINIUMS PHASE 2B UNIT 73

Vicinity: Kalifornsky



A500095



KPB PARCEL ID:
05506029C073





KENAI PENINSULA BOROUGH

Assessing

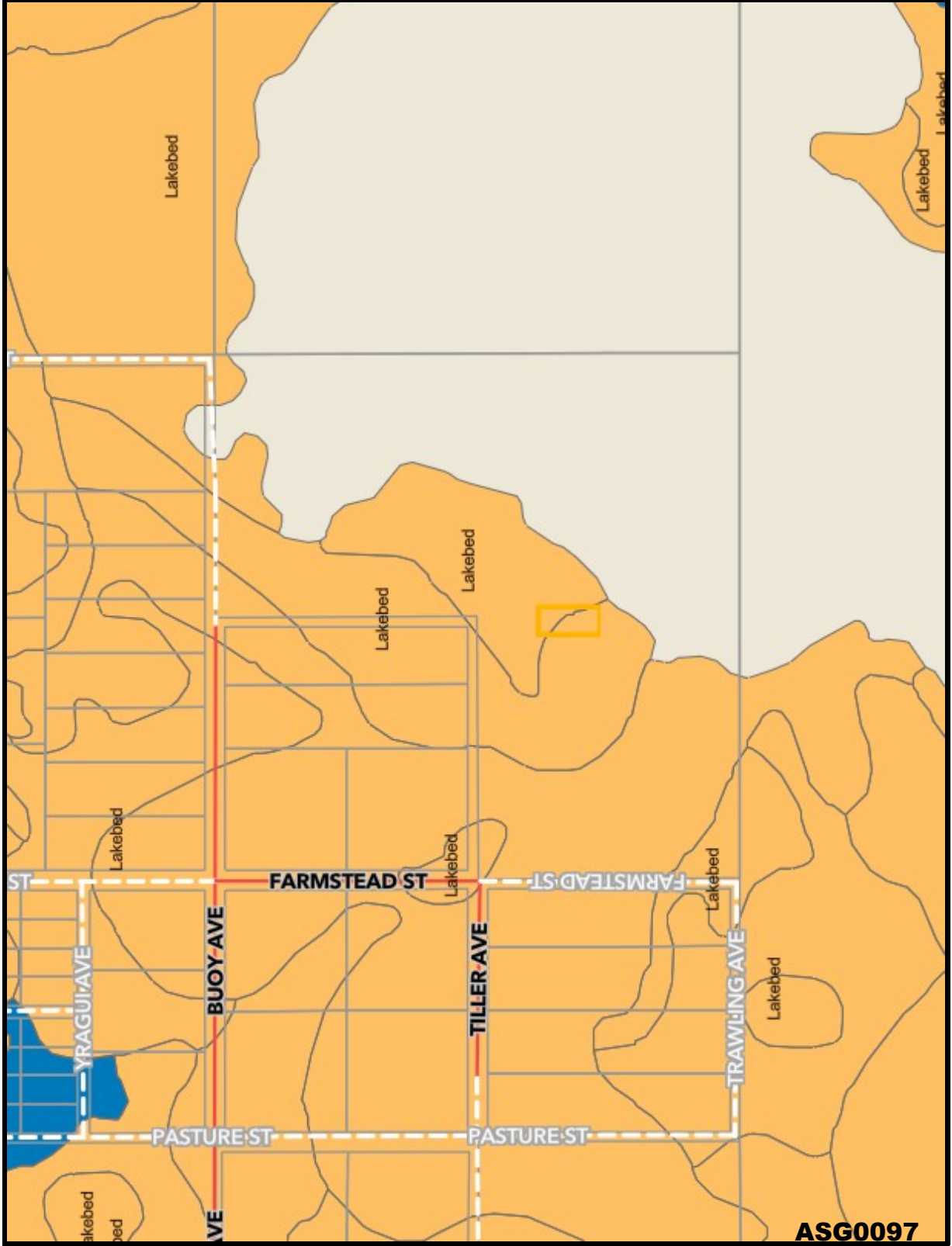
2026

Real Property Assessment Valuation Appeal Wetlands Map



**KPB PARCEL ID:
05506029C073**

- 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



ASG0097



KENAI PENINSULA BOROUGH

Assessing

2026

Real Property Assessment Valuation Appeal Terrain Map



KPB PARCEL ID:
05506029CO73

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










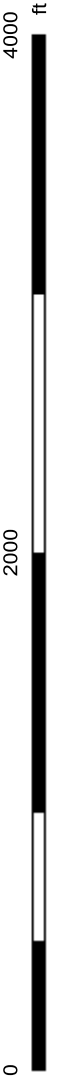
ASG0098





 **KPB PARCEL ID:**
05506029CO73

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

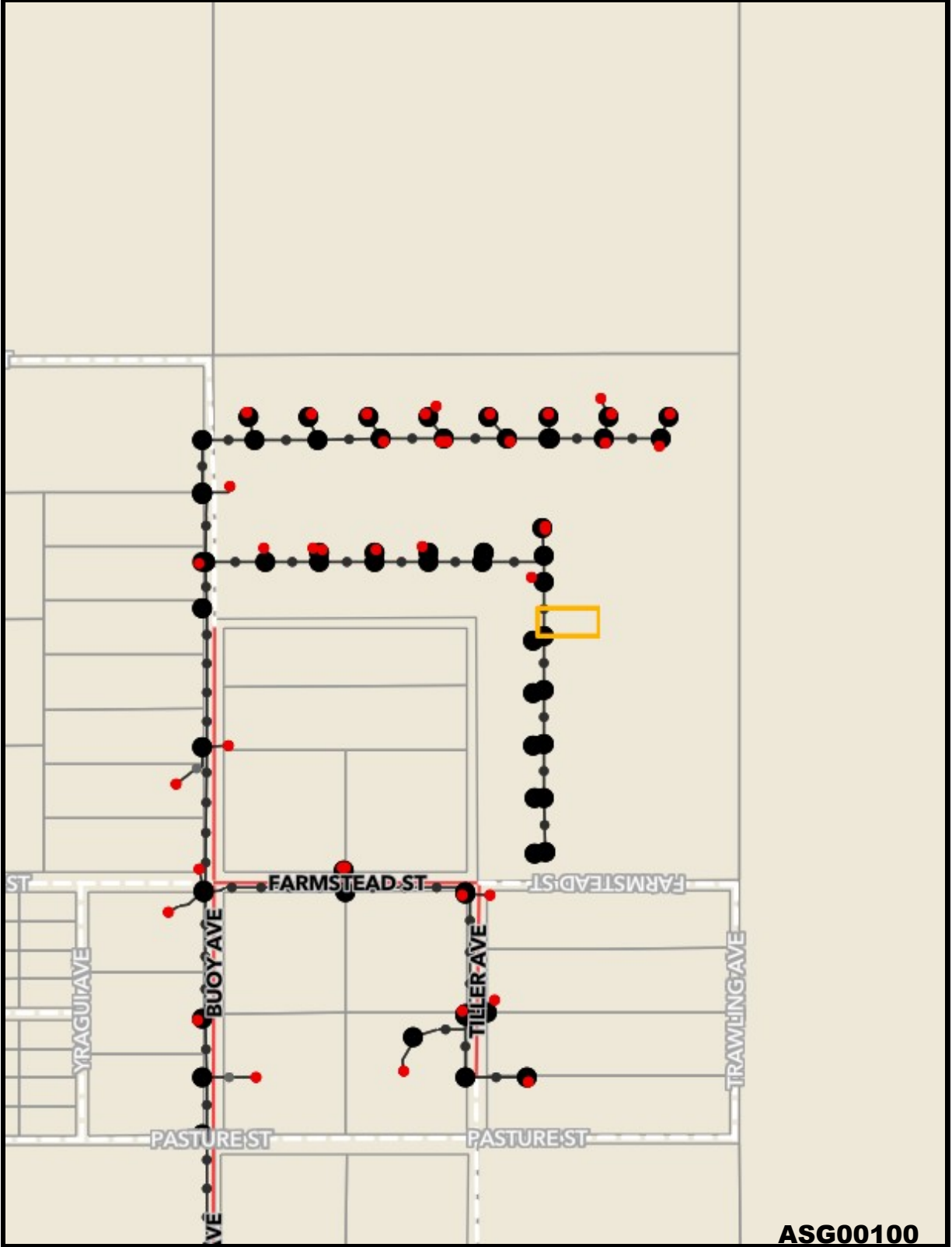


ASG0099

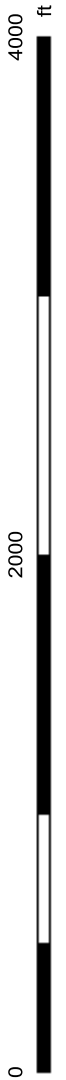


 **KPB PARCEL ID:**
05506029CO73

- 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



ASG00100





KENAI PENINSULA BOROUGH

Assessing






2026

Real Property Assessment Valuation Appeal Sales Map

 **KPB PARCEL ID:
05506029C073**

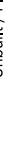
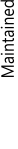
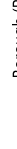

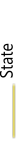

Sales

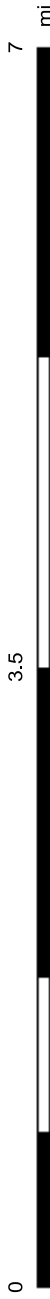
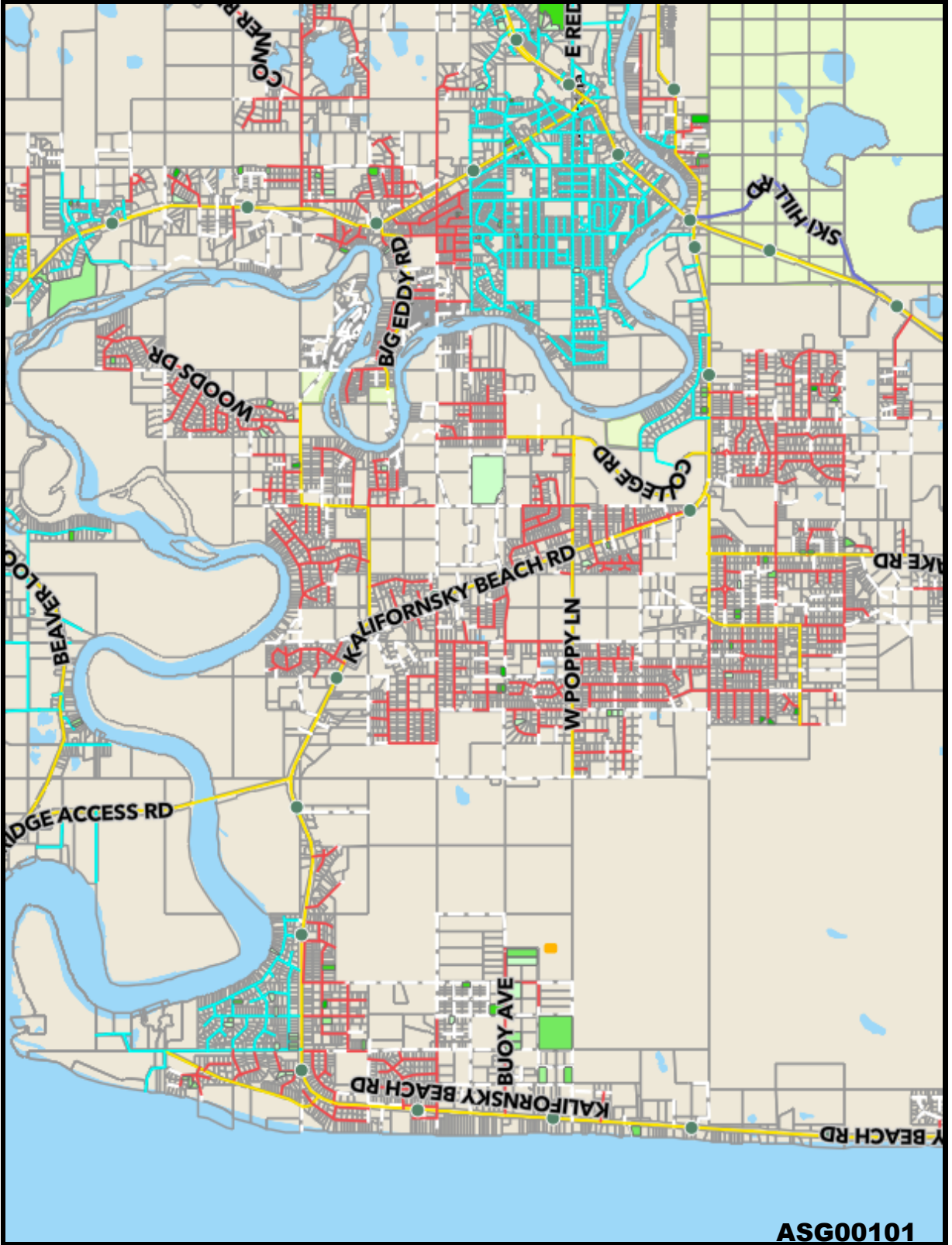
Vacant Land

-  2025
-  2024
-  2023
-  2022
-  2021

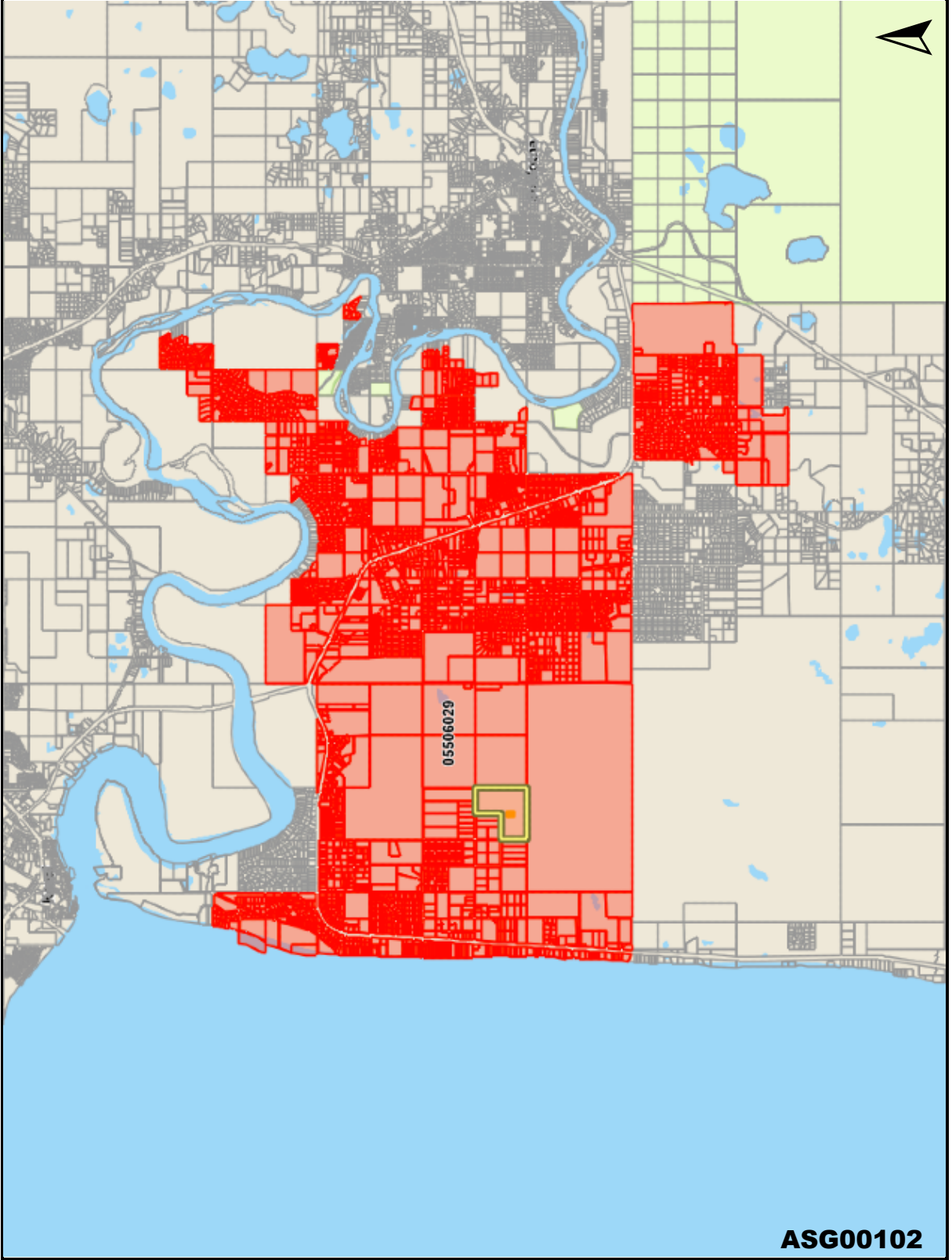
Transportation

Roads (by Maintenance)

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



ASG00101



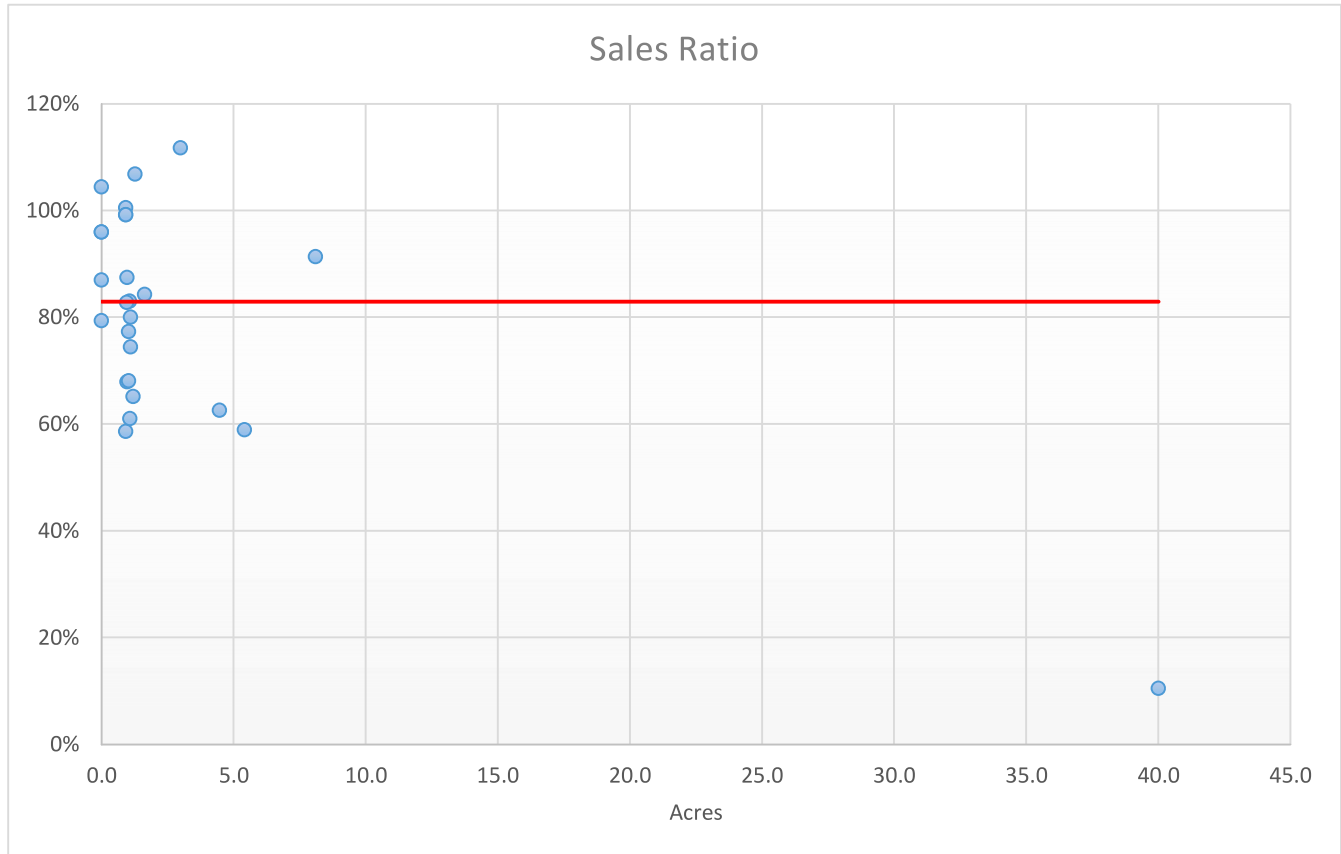
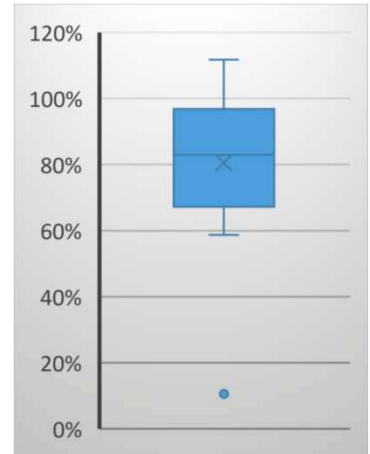
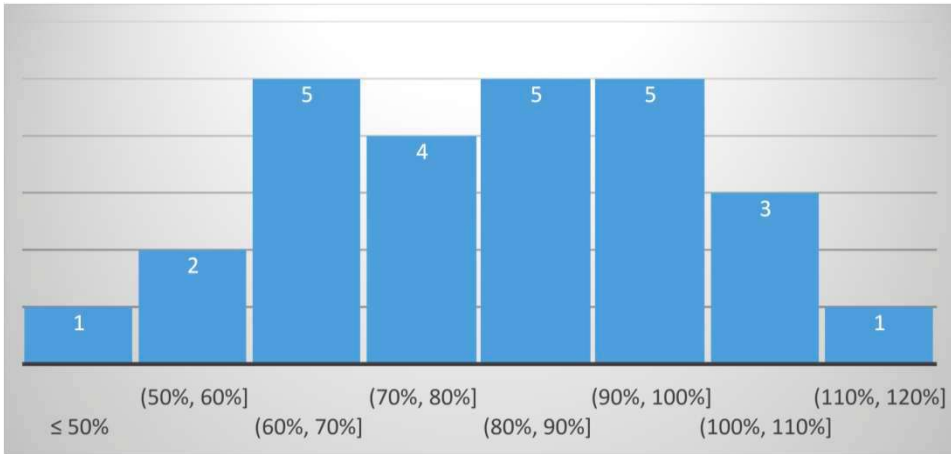
Market Area: 125

ASG00102

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 055-060-29C073

APPEAL YEAR: 2018

Appeal Type/Status
Appraiser Date Filed

INFORMAL		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
DMUELLER	03/30/2018	15,000	15,000	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: 2024

Appeal Type/Status
Appraiser Date Filed

BOE APPEAL BOE - Closed		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
HWINDSOR	04/02/2024	21,000	0	21,000	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	28,500	20,700	-7,800	-27%	Board of Equalization

Summary:

APPEAL YEAR: 2026

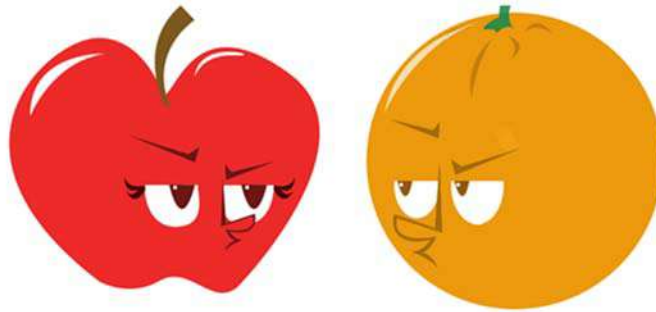
Appeal Type/Status
Appraiser Date Filed

BOE APPEAL Open		Appealed Value	Result Value	Difference	% Chg	Value Change Reason
HWINDSOR	03/27/2026	21,100	0	21,100	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.

