



**TAX ASSESSMENT APPEAL HEARING DATE**

**Wednesday, May 28, 2025 9:00 AM**

April 28, 2025

BASARGIN, PETRO N  
46825 E END ROAD  
HOMER, AK 99603

PBASARGIN29@GMAIL.COM

RE: Parcel No(s): 18533046, 18533047, 18533048  
Owner of Record: REUTOV, EVDOKIA  
Appellant: BASARGIN, PETRO N

**HEARING DATE:** The referenced tax assessment appeal is scheduled to be heard by the Board of Equalization on **Wednesday, May 28, 2025 at 9:00 AM**

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

**EVIDENCE DUE DATE:** Pursuant to KPB 5.12.060(C) any evidence or documentation you intend to use during the hearing **MUST** be **received** by the Borough Clerk no later than 5:00 p.m. on **5/13/2025**. Your evidence may be mailed, e-mailed, hand delivered or faxed. Late filed evidence will be denied.

Online Resources:

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

[https://library.municode.com/ak/kenai\\_peninsula\\_borough/codes/code\\_of\\_ordinances?nodeId=TIT5REFI\\_CH5.12REPRPEPTA\\_5.12.055REISOTRIPRNAP](https://library.municode.com/ak/kenai_peninsula_borough/codes/code_of_ordinances?nodeId=TIT5REFI_CH5.12REPRPEPTA_5.12.055REISOTRIPRNAP)

An information packet regarding the appeal processes is also available:

[https://www.kpb.us/images/KPB/ASG/Appeal\\_Process\\_Information\\_Packet.pdf](https://www.kpb.us/images/KPB/ASG/Appeal_Process_Information_Packet.pdf)

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

Michele Turner, CMC, Borough Clerk  
[micheleturner@kpb.us](mailto:micheleturner@kpb.us)

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**From:** Turner, Michele  
**Sent:** Tuesday, May 13, 2025 11:40 AM  
**To:** 'Petro Basargin'  
**Subject:** RE: <EXTERNAL-SENDER>Tax assessment appeal hearings date.

Hello Mr. Basargin,

I have discussed your request to participate via Zoom with the board chair and she has approved your request to participate via Zoom on the original hearing date and time.

Wednesday, May 28, 2025 at 9:00 AM

Join Zoom Meeting

<https://yourkpb.zoom.us/j/84370584725?pwd=a0V5RndMUGJlZ3NnNYUVg1K1hJdz09>

Meeting ID: 843 7058 4725

Passcode: 23192226

Please let me know if you have any questions.

Thank you,

Michele

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**From:** Petro Basargin <pbasargin29@gmail.com>  
**Sent:** Tuesday, May 13, 2025 9:37 AM  
**To:** G\_Notify\_AssemblyClerk <G\_Notify\_AssemblyClerk@kpb.us>  
**Cc:** Turner, Michele <MicheleTurner@kpb.us>  
**Subject:** <EXTERNAL-SENDER>Tax assessment appeal hearings date.

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**CAUTION:** This email originated from outside of the KPB system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.

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Good morning-

The new rescheduled date is not going to work for me due to its during of my first opener for my seasonal job. The original date will work or any Wednesday after that.

Im also requesting participation via zoom as to is still 15 days from the original hearing date. And only received usps notification yesterday for the new rescheduled date.

As you all may not know the month of May is a super busy month for me and all seasonal fisherman that prepare for the salmon season. Our first harvest day is scheduled for the 22nd starting at 7 am for 12 hour period. What a coincidence that the hearing date just happens to be rescheduled for that specific day?

Kind regards-

Thank you for your time and understanding my situation!

Petro N Basargin

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

APR 01 2025

144 N. Binkley Street  
Soldotna, Alaska 99669-7599

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

KPB HOMEK

For Official Use Only

Fees Received \$ **30.00**

☐ Cash

☒ Check # **9159**  
payable to Kenai Peninsula Borough

Applications must be postmarked or received at the Office of the Borough Clerk or authorized office in Homer or Seward by: **5:00 p.m. on April 1, 2024.**

**Filing Fee: Must be included with this appeal form.**

**For Commercial Property: Please include Attachment A**

CREDIT CARDS NOT ACCEPTED FOR FILING FEES

FILING FEE BASED ON TOTAL ASSESSED VALUE PER PARCEL (Each parcel/account appealed must be accompanied by a separate filing fee and form)	
Assessed Value from Assessment Notice	Filing Fee
Less than \$100,000	<b>\$30</b>
\$100,000 to \$499,999	\$100
\$500,000 to \$1,999,999	\$200
\$2,000,000 and higher	\$1,000

Per KPB 5.12.050(B), if the appeal is withdrawn before evidence is due, or if the appellant or agent of the appellant is present for the appellant's hearing before the BOE or participates telephonically pursuant to KPB 5.12.060(T) then the filing fee shall be fully refunded within 30 days after the hearing date.

Account / Parcel Number: **18533046**

NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.

Property Owner:

**Petro**

Legal Description:

**4th R 11W SEC 26 Seward Meridian HM 2023044 CANYON VIEW 2022 LOT 9B**

Physical Address of Property

**46821 EAST End Rd Homer AK 99603**

Contact information for all correspondence relating to this appeal

Mailing Address	<b>46825 E. End Rd. R AK 99603 99603 9758</b>		
Phone (daytime)	<b>907 299 8085</b>	Phone (evening):	<b>299 8085</b>
Email Address:	<b>war in 29@gmail.com</b>		<input checked="" type="checkbox"/> AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice \$ **100**

Appellant's Opinion of Value: \$ **9,500**

Year Property was Purchased **03**

Price Paid \$

Has the property been appraised by a private fee appraiser within the past 3-years?

Yes ☐ No ☒

Has property been advertised FOR SALE within the past 3 years?

Yes ☐ No ☒

Comparable	CEL NO	physical ADDRESS	DATE OF SALE	SA EP
<b>This Property plus 4</b>	<b>18533017</b>	<b>32489 Secluded Cir. 99603</b>	<b>23,100 @ 2.5 Acres</b>	<b>9240 Per Acre</b>
<b>other properties w/ similar certified land value</b>	<b>18533018</b>	<b>32488 Secluded Cir</b>	<b>\$14,500 @ 2.5 Acres = 1,000 Per Acre</b>	
	<b>1853302</b>	<b>32471 Secluded Cir</b>	<b>\$16,300 @ 2.52 Acres = 7006 Per Acre</b>	
	<b>18533030</b>	<b>32253 in and out Ct.</b>	<b>\$16,500 @ 1.82 Acres = 9066 Per Acre</b>	

THE ONLY GROUNDS FOR APPEAL ARE: **UNEQUAL, EXCESSIVE, IMPROPER, OR UNDER VALUATION OF THE PROPERTY** (KPB 5.12.050 (E)). Mark reason for appeal and provide a detailed explanation below for your appeal to be valid. (Attach additional sheets as necessary)

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

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

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

You must provide specific reasons and provide evidence supporting the item checked above.

Property is excessively taxed compared to similar surrounding Properties. Property is Bare w/NO improvements. We are getting taxed out of EXISTANCE at this RATE w/NO and insight. Credit should be applied to 2025 Retro

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

Check the following statement that applies to your intentions:

- ☐ I intend to submit additional evidence within the required time limit of 15
- ☒ My appeal is complete. I have provided all the evidence that I intend to submit based on the evidence submitted.

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

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

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

Signature of Appellant / Agent / Representative

Date

4-1-25

Printed Name of Appellant / Agent / Representative

Tax Year ~~2024~~ **2025**

# Real Property Assessment Valuation Appeal

Kenai Peninsula Borough

Office of the Borough Clerk

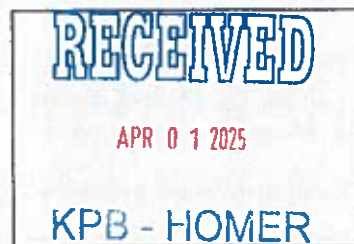
144 N. Binkley Street  
Soldotna, Alaska 99669-7599

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

Applications must be postmarked or received at the Office of the Borough Clerk or authorized office in Homer or Seward by: **5:00 p.m. on April 1, 2024.**

**Filing Fee: Must be included with this appeal form.**

**For Commercial Property: Please include Attachment A**



For Official Use Only

Fees Received: \$ 30.00

☐ Cash

☒ Check # 9160  
payable to Kenai Peninsula Borough

CREDIT CARDS NOT ACCEPTED FOR FILING FEES

FILING FEE BASED ON TOTAL ASSESSED VALUE PER PARCEL (Each parcel/account appealed must be accompanied by a separate filing fee and form)	
Assessed Value from Assessment Notice	Filing Fee
Less than \$100,000	<u>\$30</u>
\$100,000 to \$499,999	\$100
\$500,000 to \$1,999,999	\$200
\$2,000,000 and higher	\$1,000

Per KPB 5.12.050(B), if the appeal is withdrawn before evidence is due, or if the appellant or agent of the appellant is present for the appellant's hearing before the BOE or participates telephonically pursuant to KPB 5.12.060(T) then the filing fee shall be fully refunded within 30 days after the hearing date.

Account / Parcel Number:	<u>18533047</u>	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	<u>Petro N. Basargin &amp; Evdokia V. Rantov</u>	
Legal Description:	<u>T 045 R 11W SEC 26 Seward Meridian HM 2023044</u> <u>CANYON VIEW 2022 LOT 9C</u>	
Physical Address of Property:	<u>46819 East End Rd. Homer AK 99603</u>	

Contact information for all correspondence relating to this appeal:

Mailing Address:	<u>46825 E. End Rd Homer AK 99603-975B</u>		
Phone (daytime):	<u>907 299 8085</u>	Phone (evening):	<u>299 8085</u>
Email Address:	<u>phasargin29@gmail.com</u>		<input checked="" type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 17,500 Appellant's Opinion of Value: \$ 9,500

Year Property was Purchased: 2023 Price Paid: \$ 5,584.70

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

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

Comparable Sales <sup>certified land</sup> Values

PARCEL NO.	Physical ADDRESS	DATE OF SALE	SALE PRICE
18533017	32485 Secluded Cir. 99603	\$23,100 2.5 Acres	\$9,240 per Acre
18533018	32485 Secluded Cir. 99603	\$21,500 2.5 Acres	\$8,600 per Acre
18533024	32471 Secluded Cir. 99603	\$26,300 2.92 Acres	\$9,006.85 per Acre
18533030	32253 In and Out Ct. 99603	\$16,500 1.52 Acres	\$10,855.93 per Acre

This property plus 4 others w/ similar certified land value



THE ONLY GROUNDS FOR APPEAL ARE: **UNEQUAL, EXCESSIVE, IMPROPER, OR UNDER VALUATION OF THE PROPERTY** (KPB 5.12.050 (E)). Mark reason for appeal and provide a detailed explanation below for your appeal to be valid. (Attach additional sheets as necessary)

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

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

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

You must provide specific reasons and provide evidence supporting the item checked above.

Property is excessively taxed compared to similar surrounding Properties. Property is bare w/ NO improvements. We are getting taxed out of EXISTENCE at this RATE w/ NO end insight. Retroactive Credit Needs to be applied to 2015 Bill

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

Check the following statement that applies to your intentions:

☒ I intend to submit additional evidence within the required time

☒ My appeal is complete. I have provided all the evidence that I intend to submit based on the evidence submitted.

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

☒ I am the **owner of record** for the account/parcel number appealed.

☐ I am the **attorney for the owner of record** for the account/parcel number appealed.

☐ The owner of record for this account is a business, trust or other entity. I am **otherwise authorized** to act on behalf of the entity. I have attached a copy of this entity (i.e., copy of articles of incorporation or resolution of the board of directors from an officer of the company, or copy from trust document) as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.

☐ The owner of record is deceased and I am the **personal representative of the estate**. I have attached written proof of my authority to act on behalf of this individual and/or his/her estate (i.e., copy of recorded personal representative documentation). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.

☐ I am **not the owner of record** for this account, but I wish to appeal on behalf of the owner. I have attached a notarized Power of Attorney document signed by the owner of record. If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.

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

Peter N. Basargin  
Signature of Appellant / Agent / Representative

Peter N. Basargin  
Printed Name of Appellant / Agent / Representative

March 25<sup>th</sup> 2015  
Date

Tax Year ~~2024~~ 2025  
**Real Property Assessment Valuation Appeal**  
**Kenai Peninsula Borough**  
**Office of the Borough Clerk**

144 N. Binkley Street  
Soldotna, Alaska 99669-7599

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

Applications must be postmarked or received at the Office of the Borough Clerk or authorized office in Homer or Seward by: **5:00 p.m. on April 1, 2024.**

**Filing Fee: Must be included with this appeal form.**

**For Commercial Property: Please include Attachment A**

RECEIVED

APR 01 2025

KPB - HOMER

For Official Use Only

Fees Received: \$ 100.00

☐ Cash

☒ Check # 9158

payable to Kenai Peninsula Borough

CREDIT CARDS NOT ACCEPTED FOR FILING FEES

FILING FEE BASED ON TOTAL ASSESSED VALUE PER PARCEL (Each parcel/account appealed must be accompanied by a separate filing fee and form)	
Assessed Value from Assessment Notice	Filing Fee
Less than \$100,000	\$30
\$100,000 to \$499,999	<u>\$100</u>
\$500,000 to \$1,999,999	\$200
\$2,000,000 and higher	\$1,000

Per KPB 5.12.050(B), if the appeal is withdrawn before evidence is due, or if the appellant or agent of the appellant is present for the appellant's hearing before the BOE or participates telephonically pursuant to KPB 5.12.060(T) then the filing fee shall be fully refunded within 30 days after the hearing date.

Account / Parcel Number:	18533048	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Petro N. Basargin & Evdokia V. Rentov	
Legal Description:	T 045 R 11W SEC 26 Seward Meridian HM 2023044 CANYON VIEW 2022 Lot 9D	
Physical Address of Property:	46813 East End Rd. Homer, AK 99603	

Contact information for all correspondence relating to this appeal:

Mailing Address:	46835 E. End Rd. Homer AK 99603-9758		
Phone (daytime):	907 299 8085	Phone (evening):	299 8085
Email Address:	pbasargin29@gmail.com		<input checked="" type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 221,300.00 Appellant's Opinion of Value: \$ 186,127.00  
Year Property was Purchased: subdivided 2023 Price Paid: \$ 7,260.37 per Acre lot  
Has the property been appraised by a private fee appraiser within the past 3-years? Yes ☐ No ☒  
Has property been advertised FOR SALE within the past 3-years? Yes ☐ No ☒

Comparable Sales  
Sub lot 9 before  
subdivided to Lot  
9-D

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE
18533008	46825 to 46813 E. End Rd.	2023	\$5,581.90 per Acre
18533024	32471 Secluded Cir		sale \$9,036.90 per Acre

APP005



THE ONLY GROUNDS FOR APPEAL ARE: **UNEQUAL, EXCESSIVE, IMPROPER, OR UNDER VALUATION OF THE PROPERTY** (KPB 5.12.050 (E)). Mark reason for appeal and provide a detailed explanation below for your appeal to be valid. (Attach additional sheets as necessary)

- ☒ My property value is excessive. (Overvalued)
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- ☒ My property value is unequal to similar properties.

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

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

You must provide specific reasons and provide evidence supporting the item checked above.

Attached is assessment from 2023<sup>rd</sup> before subdivision. \$29,600.00 which  
= to \$5,581.90 per acre. 2024 Land Value went from \$5,581.90 per. Acre to  
\$16,700 and improvements went from \$175,500.00 to \$193,300.00. Total increase  
\*\* THE APPELLANT BEARS THE BURDEN OF PROOF (AS 29.45.210(b)) \*\* of \$28,915.10

Check the following statement that applies to your intentions:

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

Continue on Back

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

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

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

  
Signature of Appellant / Agent / Representative

Date

March 24<sup>th</sup> 2025

Petro N. Basargin  
Printed Name of Appellant / Agent / Representative

P.S. The Borough maintenance on roads are very poor  
w/NO improvements, bitches are higher than the road and make  
a mess during rain falls & brake up.

in one year. From 2024 to 2025 uncertified assessment  
again shows huge increase in land value. Double the  
value of my Neighbors per acre and even triple to PIN  
18533007. How is the assessor making these huge increases  
on land value and improvements. Land increased \$3,300  
and improvements increased \$9,000 to a total of \$11,300.00  
thats \$40,215.10 increase in 2 year span. Thats not including  
the other lots we are getting taxed double. After we payed  
for engineering for parv. test and surveyors. We are getting  
taxed out of existance at this rate. The whole point  
of living 22 miles from town is not to pay the ridiculous  
property tax, and not to mention Im "we" are getting  
taxed higher than our Neighbors with bigger lots than ours  
and with shops. Completely NOT Fair and should get retro  
active credits towards 2025 Bill!

PIN 18521004 certified land value \$21,400.00 3.23 Acres  
= \$6,625.38 per Acre

PIN 18533015 certified land value \$24,800.00 5.32 Acres  
= \$4,661.65 per Acre

PIN 18533036 certified land value \$42,100.00 4.87 Acres  
= \$8,644.76 per Acre.

PIN 18533004 certified land value \$31,100.00 7.45 Acres  
= \$4,174.49 per Acre

PIN 18533029 certified land value \$29,300 3.76 Acres  
= \$7,792.55 per Acre

PIN 18533018 certified land value \$24,500.00 2.50 Acres

2023 NOTICE OF ASSESSMENT  
Annual - Real Property

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

Address Service Requested



\*\*\*\*\*AUTO\*\*SCH 5-DIGIT 98669

AA 11190-1/1

P37 T32

|||||

PETRO N BASARGIN  
46825 E END RD  
HOMER AK 99603-9758

MIKE NAVARRE  
BOROUGH MAYOR

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

Toll free within Kenai Peninsula borough only

*fed 26th  
2010-  
paid by Eutokia Rautava*

**THIS IS NOT A TAX BILL**

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

Property ID (PIN): 18533008

Tax Authority: 81 - KACHEMAK EMERGENCY SERVICES

Parcel Address:

46825 EAST END RD

Legal Description:

T 4S R 11W SEC 26 SEWARD MERIDIAN HM 0860090 CANYON VIEW  
SUB NO 2 LOT 9

2023 Assessed Values

*5.318 Acreage ÷ 29,600 = \$5,584.90 per Acre*

Land:	29,600	Improvements*:	175,500		
Total Assessed KP:	205,100	Exempt Value KP:	50,000	Total Taxable KP:	155,100
Total Assessed City:	0	Exempt Value City:	0	Total Taxable City:	0

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

Any improvements located on this property as of January 1, 2023 that are not reflected on this notice must be reported to the Assessor. Improvements omitted from the main tax roll will be placed on a supplemental tax roll at the time of discovery and a tax bill will be sent to you including accrued interest.

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

Any waivers for filing late exemptions after 3/31/2023 will not be approved.

APPEAL DEADLINE: 3/31/2023

TAXES DUE IN FULL: 10/16/2023  
OR

BOARD OF EQUALIZATION  
WILL BEGIN MEETING: 5/22/2023

1st INSTALLMENT DUE: 9/15/2023  
2nd INSTALLMENT DUE: 11/15/2023

APPEAL PROCEDURE AND IMPORTANT TAX INFORMATION ON REVERSE SIDE

2024 NOTICE OF ASSESSMENT  
Annual - Real Property

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



PETER A. MICCICHE  
BOROUGH MAYOR

EVDOKIA V REUTOV  
PETRO N BASARGIN  
48825 E END RD  
HOMER AK 99603-9758

(907) 714-2230 Fax: 714-2393

(800) 478-4441

Toll free within Kenai Peninsula Borough only

**THIS IS NOT A TAX BILL**

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

Property ID (PIN): 18533048

Taxing Authority: 81 - KACHEMAK EMERGENCY SERVICES

Parcel Address: *46813 E. End Rd.*

Legal Description:

T 04S R 11W SEC 26 Seward Meridian HM 2023044 CANYON VIEW  
2022 LOT 9D

*House*

2024 Assessed Values

Land:	16,700	Improvements*:	193,300	Total Taxable KPB:	160,000
Total Assessed KPB:	210,000	Exempt Value KPB:	50,000	Total Taxable KPB:	160,000
Total Assessed City:	0	Exempt Value City:	0	Total Taxable City:	0

*Handwritten notes: +11,115.1 (pink), +17,800.00 from previous year (pink), +6,500 (pink)*

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

Any improvements located on this property as of January 1, 2024 that are not reflected on this notice must be reported to the Assessor. Improvements omitted from the main tax roll will be placed on a supplemental tax roll at the time of discovery and a tax bill will be sent to you including accrued interest.

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

APPEAL DEADLINE: 04/01/2024

TAXES DUE IN FULL: 10/15/2024  
OR

BOARD OF EQUALIZATION

WILL BEGIN MEETING: 05/23/2024

1st INSTALLMENT DUE: 09/16/2024

2nd INSTALLMENT DUE: 11/15/2024

APPEAL PROCEDURE AND IMPORTANT TAX INFORMATION ON REVERSE SIDE



2025 NOTICE OF ASSESSMENT  
Annual - Real Property

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

Address Service Requested



Mailing Date:  
2/28/2025

EVDOKIA V REUTOV  
PETRO N BASARGIN  
46825 E END RD  
HOMER AK 99603-9758

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

Toll free within Kenai Peninsula Borough only

**THIS IS NOT A TAX BILL**

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

Property ID (PIN): 18533048

Taxing Authority: 81 - KACHEMAK EMERGENCY SERVICES

Parcel Address:

Legal Description:

46813 EAST END RD

T 04S R 11W SEC 26 Seward Meridian HM 2023044 CANYON VIEW  
2022 LOT 9D

2025 Assessed Values

Land:	+ 2,300 19,000	Improvements*:	+ 9,000 202,300		+ 11,300
Total Assessed KPB:	221,300	Exempt Value KPB:	50,000	Total Taxable KPB:	171,300
Total Assessed City:	0	Exempt Value City:	0	Total Taxable City:	0

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

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

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

APPEAL DEADLINE: 04/01/2025

TAXES DUE IN FULL: 10/15/2025  
OR

BOARD OF EQUALIZATION

1st INSTALLMENT DUE: 09/15/2025

WILL BEGIN MEETING: 05/19/2025

2nd INSTALLMENT DUE: 11/17/2025

APPEAL PROCEDURE AND IMPORTANT TAX INFORMATION ON REVERSE SIDE

prior to  
sub divided  
AC - 5,584.90

APP0010