

Kenai Peninsula Borough  
Board of Equalization  
Appeal Hearing Packet

CASE NO. 2025-13  
Pavel Kusnetsov  
Parcel No(s): 18521085

**Thursday, May 22, 2025 at 5:00 p.m.**

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



**TAX ASSESSMENT APPEAL HEARING DATE**

**Thursday, May 22, 2025 5:00 PM**

April 22, 2025

KUSNETSOV, PAVEL  
PO BOX 2627  
HOMER, AK 99603

PKUSNETSOV@YAHOO.COM

RE: Parcel No(s): 18521085  
Owner of Record: KUSNETSOV, PAVEL  
Appellant: KUSNETSOV, PAVEL

**HEARING DATE:** The referenced tax assessment appeal is scheduled to be heard by the Board of Equalization on **Thursday, May 22, 2025 at 5:00 PM**

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

**EVIDENCE DUE DATE:** Pursuant to KPB 5.12.060(C) any evidence or documentation you intend to use during the hearing **MUST** be **received** by the Borough Clerk no later than 5:00 p.m. on **5/7/2025**. Your evidence may be mailed, e-mailed, hand delivered or faxed. Late filed evidence will be denied.

Online Resources:

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

[https://library.municode.com/ak/kenai\\_peninsula\\_borough/codes/code\\_of\\_ordinances?nodeId=TIT5REFI\\_CH5.12REPRPEPRTA\\_5.12.055REISOTRIPRNAP](https://library.municode.com/ak/kenai_peninsula_borough/codes/code_of_ordinances?nodeId=TIT5REFI_CH5.12REPRPEPRTA_5.12.055REISOTRIPRNAP)

An information packet regarding the appeal processes is also available:

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

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

144 N. Binkley Street  
Soldotna, Alaska 99669-7599

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

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

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

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



Fees Received: \$ 200. -  
☐ Cash  
☒ Check # 560  
payable to Kenai Peninsula Borough

SEE

CREDIT CARDS NOT ACCEPTED FOR FILING FEES

FILING FEE BASED ON TOTAL ASSESSED VALUE PER PARCEL (Each parcel/account appealed must be accompanied by a separate filing fee and form)	
Assessed Value from Assessment Notice	Filing Fee
Less than \$100,000	\$30
\$100,000 to \$499,999	\$100
✓ \$500,000 to \$1,999,999	\$200
\$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 5.12.050(T) then the filing fee shall be fully refunded within 30 days after the hearing date.

Account / Parcel Number:	<u>18521085</u>	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.	
Property Owner:	<u>Ravel &amp; Alexandra Kusnetsov</u>		
Legal Description:	<u>48450 EAST END RD</u>		
Physical Address of Property:	<u>T 45 R 11 W SEC 27 Addition HM 2013056</u>		
Contact information for all correspondence relating to this appeal: <u>Darya VU SUB TRACT 4</u>			
Mailing Address:	<u>Po box 2627 Homer AK 99603</u>		
Phone (daytime):	<u>907-299-4881</u>	Phone (evening):	
Email Address:	<u>pkusnetsov@yahoo.com</u>		<input checked="" type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 1,315,800 Appellant's Opinion of Value \$ 915,000.00

Year Property was Purchased: 2024 Price Paid: \$ 900,000

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

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

Comparable Sales:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE

The grounds for appeal are: **UNEQUAL, EXCESSIVE, IMPROPER, OR UNDER VALUATION OF THE PROPERTY** KPB 5 12.050(E)

The appeal must state the grounds for the appeal. KPB 5 12.050(B)

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

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

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

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

Similar properties house size similar Wich has  
shops are between \$400K to \$600K Less in  
Value

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

Check the following statement that applies to your intentions:

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

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

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

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

  
Signature of Appellant / Agent / Representative

03-31-2025  
Date

Pavel Kusnetsov  
Printed Name of Appellant / Agent / Representative