

Kenai Peninsula Borough
Board of Equalization
Appeal Hearing Packet

CASE NO. 2026-08

Kalifonsky Meadows, LLC

Parcel No(s): 05518011, 05518012, 05518013,
05518019, 05518020, 05518021, 05518028,
05518031, 05518032, 05519005, 05524106,
05524124, 05524126, 05524127, 05524128,
05524130, 05524131

Wednesday, May 27, 2026 at 11:00 a.m.

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



MOTION TO RESCHEDULE HEARING DATE GRANTED
NEW BOARD OF EQUALIZATION HEARING DATE
Wednesday, May 27, 2026 11:00 AM

May 6, 2026

YRAGUI, DAVID N
PO BOX 1290
KENAI, AK 99611

DYRAGUI@OUTLOOK.COM

RE: Parcel No(s): 05518011, 05518012, 05518013, 05518019, 05518020, 05518021, 05518028,
05518031, 05518032, 05519005, 05524106, 05524124, 05524126, 05524127, 05524128,
05524130, 05524131
Owner of Record: KALIFONSKY MEADOWS, LLC
Appellant: YRAGUI, DAVID N

This serves to advise your motion/request to reschedule the Board of Equalization hearing date has been granted.

NEW HEARING DATE: The referenced appeal is scheduled to be heard by the Board of Equalization on **Wednesday, May 27, 2026 at 11:00 AM**

EVIDENCE: Evidence was hand delivered today.

PRE-HEARING REQUESTS AND MOTIONS: Pursuant to KP 5.15.060(C), any pre-hearing request or motion, except for a request for an extension of time under KP 5.15.040, must be submitted to the Clerk in writing no later than seven business days before the scheduled hearing. The non-moving party will have three business days to respond to any request or motion filed with the Clerk. Any request or motion or response thereto must be accompanied by a certificate of service certifying that a true and correct copy of the filing was served on the other party to the appeal by electronic service if the party consents to email service, personal service, or U.S. mail delivery and provide the email or mailing address that was served.

REMOTE PARTICIPATION REQUESTS: KP 5.15.060(E) provides a party may appear by remote participation (via Zoom). The request must be received by the borough clerk no later than 15 days before the hearing.

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



BOARD OF EQUALIZATION HEARING DATE

Thursday, May 21, 2026 11:00 AM

April 24, 2026

YRAGUI, DAVID N
PO BOX 1290
KENAI, AK 99611

DYRAGUI@OUTLOOK.COM

RE: Parcel No(s): 05518011, 05518012, 05518013, 05518019, 05518020, 05518021, 05518028, 05518031, 05518032, 05519005, 05524106, 05524124, 05524126, 05524127, 05524128, 05524130, 05524131
Owner of Record: KALIFONSKY MEADOWS, LLC
Appellant: YRAGUI, DAVID N

HEARING DATE: The referenced appeal is scheduled to be heard by the Board of Equalization on **Thursday, May 21, 2026 at 11:00 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 KP 5.15.060(B) 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 **Wednesday, May 6, 2026**. Your evidence may be mailed, e-mailed, hand delivered or faxed. Late filed evidence will be denied.

PRE-HEARING REQUESTS AND MOTIONS: Pursuant to KP 5.15.060(C), any pre-hearing request or motion, except for a request for an extension of time under KP 5.15.040, must be submitted to the Clerk in writing no later than seven business days before the scheduled hearing. The non-moving party will have three business days to respond to any request or motion filed with the Clerk. Any request or motion or response thereto must be accompanied by a certificate of service certifying that a true and correct copy of the filing was served on the other party to the appeal by electronic service if the party consents to email service, personal service, or U.S. mail delivery and provide the email or mailing address that was served.

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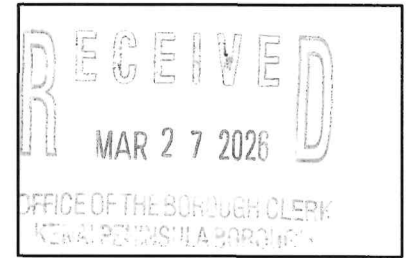
Michele Turner, MMC, Borough Clerk
micheleturner@kpb.us

APP002

Tax Year 2026
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



For Official Use Only

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 March 30, 2026.**

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

Fees Received: \$ 30 MKK

Cash

Check # 3490
payable to Kenai Peninsula Borough

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	<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:	05518011
Property Owner:	Kalifonsky Meadows LLC
Legal Description:	T5NR11 WSec29Seward Meridian KN0730023KalifonskyBeachIndustrialParkSub Lot3 Blk3
Physical Address of Property:	50671 Manno Ave

Contact information for all correspondence relating to this appeal:

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

Value from Assessment Notice: \$ 1460 Appellant's Opinion of Value: \$ _____

Year Property was Purchased: 2004 Price Paid: \$ _____

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

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

Comparable Sales:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE

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

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

The following are NOT grounds for appeal:

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

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

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

Check the following statement that applies to your intentions:

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

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

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- I am the **attorney for the owner of record** for the account/parcel number appealed.
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Oath of Appellant: I hereby affirm that the foregoing information and any additional information that I submit is true and correct.



Signature of Appellant / Agent / Representative

David N Yragui

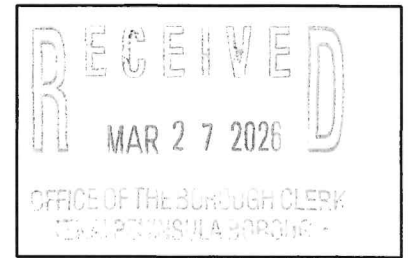
Date 3-26-26

Printed Name of Appellant / Agent / Representative

Tax Year 2026
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



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Fees Received: \$ 30 MKJ

Cash

Check # 3490
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Account / Parcel Number:	05518012		
Property Owner:	Kalifonsky Meadows LLC		
Legal Description:	T5NR11WSec29Seward Meridian KN0730023KalifonskyBeachIndustrialParkSub Lot4 Blk3		
Physical Address of Property:	50643 Manno Ave		

Contact information for all correspondence relating to this appeal:

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

Value from Assessment Notice: \$ 1400 Appellant's Opinion of Value: \$ _____
Year Property was Purchased: 2004 Price Paid: \$ _____

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

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

Comparable Sales:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE

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

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

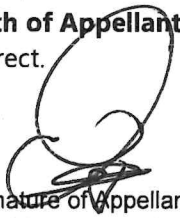
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Oath of Appellant: I hereby affirm that the foregoing information and any additional information that I submit is true and correct.



Signature of Appellant / Agent / Representative

David N Yragui

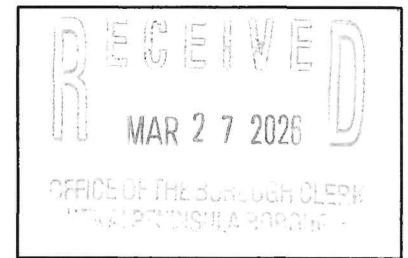
Date 3-26-26

Printed Name of Appellant / Agent / Representative

Tax Year 2026
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



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Fees Received: \$ 30 AKJ

Cash

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Account / Parcel Number:	05518013		
Property Owner:	Kalifonsky Meadows LLC		
Legal Description:	T5NR11WSec29Seward Meridian KN0730023KalifonskyBeachIndustrialParkSub Lot8 Blk3		
Physical Address of Property:	50642 Equestrian Ave		

Contact information for all correspondence relating to this appeal:

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

Value from Assessment Notice: \$ 1400 Appellant's Opinion of Value: \$ _____

Year Property was Purchased: 2004 Price Paid: \$ _____

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

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

Comparable Sales:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE

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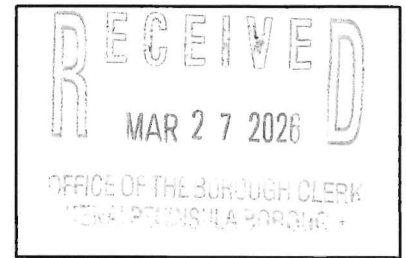
Date 3-26-20

Printed Name of Appellant / Agent / Representative

Tax Year 2026
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



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For Official Use Only

Fees Received: \$ 30 mkl

Cash

Check # 3490
payable to Kenai Peninsula Borough

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Account / Parcel Number:	05518019		
Property Owner:	Kalifonsky Meadows LLC		
Legal Description:	T5NR11WSec29Seward Meridian KN0730023KalifonskyBeachIndustrialParkSub Lot3 Blk2		
Physical Address of Property:	Not given		

Contact information for all correspondence relating to this appeal:

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

Value from Assessment Notice: \$ 1400 Appellant's Opinion of Value: \$ _____

Year Property was Purchased: 2004 Price Paid: \$ _____

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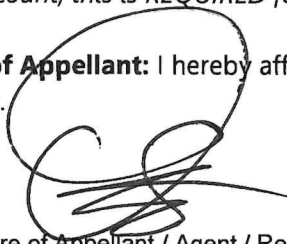
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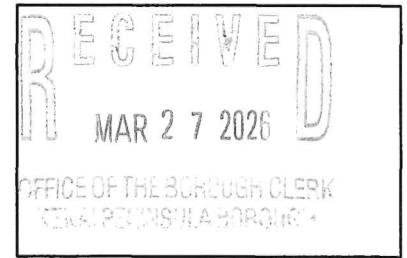
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Legal Description:	T5NR11WSec29Seward Meridian KN0730023KalifonskyBeachIndustrialParkSub Lot4 Blk2		
Physical Address of Property:	35959 Farmstead St		

Contact information for all correspondence relating to this appeal:

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


Signature of Appellant / Agent / Representative
David N Yragui

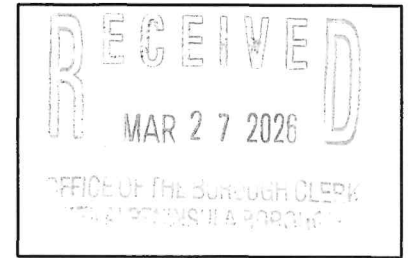
Date 3-26-26

Printed Name of Appellant / Agent / Representative

Tax Year 2026
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



For Official Use Only

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 March 30, 2026.**

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

Fees Received: \$ 30 MKL

Cash

Check # 3490
payable to Kenai Peninsula Borough

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	\$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 5.12.060(T) then the filing fee shall be fully refunded within 30 days after the hearing date.

Account / Parcel Number:	05518021		
Property Owner:	Kalifonsky Meadows LLC		
Legal Description:	T5NR11WSec29Seward Meridian KN0730023KalifonskyBeachIndustrialParkSub Lot8 Blk2		
Physical Address of Property:	50520 Manno Ave		

Contact information for all correspondence relating to this appeal:

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

Value from Assessment Notice: \$ 1400 Appellant's Opinion of Value: \$ _____

Year Property was Purchased: 2004 Price Paid: \$ _____

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

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

Comparable Sales:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE

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

- My property value is excessive. (Overvalued)
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The following are NOT grounds for appeal:

- ↳ The taxes are too high.
- ↳ The value changed too much in one year.
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Please provide specific reasons and evidence supporting the item checked above. (Attach additional sheets as necessary)

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

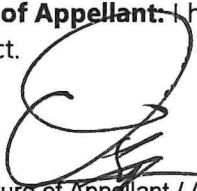
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Oath of Appellant: I hereby affirm that the foregoing information and any additional information that I submit is true and correct.


 Signature of Appellant / Agent / Representative
David N Yragui

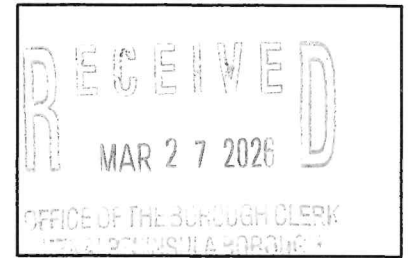
Date 3-26-26

Printed Name of Appellant / Agent / Representative

Tax Year 2026
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



For Official Use Only

Fees Received: \$ 30.

Cash

Check # 3490 *SEE*

payable to Kenai Peninsula Borough

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For Commercial Property: Please include Attachment A

CREDIT CARDS NOT ACCEPTED FOR FILING FEES

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Account / Parcel Number:	05518028
Property Owner:	Kalifonsky Meadows LLC
Legal Description:	T5NR11WSec29Seward Meridian KN0730023KalifonskyBeachIndustrialParkSub Lot4 Blk4
Physical Address of Property:	35959 Farmstead St

Contact information for all correspondence relating to this appeal:

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

Value from Assessment Notice: \$ 1460 Appellant's Opinion of Value: \$ _____

Year Property was Purchased: 2004 Price Paid: \$ _____

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

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

Comparable Sales:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE

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

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


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



Signature of Appellant / Agent / Representative
David N Yragui

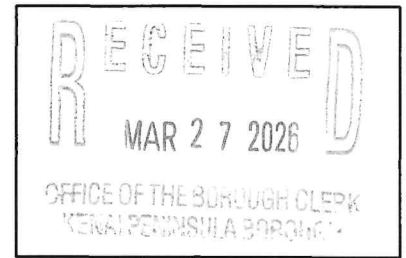
Date 3-26-26

Printed Name of Appellant / Agent / Representative

Tax Year 2026
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



For Official Use Only

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Fees Received: \$ 30 mka

Cash

Check # 3490
payable to Kenai Peninsula Borough

For Commercial Property: Please include Attachment A

CREDIT CARDS NOT ACCEPTED FOR FILING FEES

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Account / Parcel Number:	05518031		
Property Owner:	Kalifonsky Meadows LLC		
Legal Description:	T5NR11WSec29Seward Meridian KN0730023KalifonskyBeachIndustrialParkSub Lot6 Blk4		
Physical Address of Property:	50576 Equestrian Ave		

Contact information for all correspondence relating to this appeal:

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

Value from Assessment Notice: \$ 1400 Appellant's Opinion of Value: \$ _____

Year Property was Purchased: 2005 Price Paid: \$ _____

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

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

Comparable Sales:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE

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

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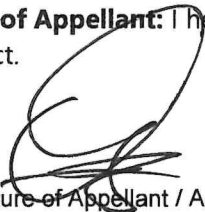
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Oath of Appellant: I hereby affirm that the foregoing information and any additional information that I submit is true and correct.



Signature of Appellant / Agent / Representative
David N Yragui

Date 3-26-26

Printed Name of Appellant / Agent / Representative

Kalifonsky meadows

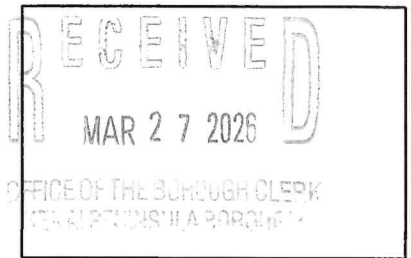
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- Fields

Tax Year 2026
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



For Official Use Only

Fees Received: \$ 30 MKJ

Cash

Check # 3490
payable to Kenai Peninsula Borough

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Account / Parcel Number:	05518032
Property Owner:	Kalifonsky Meadows LLC
Legal Description:	T5NR11WSec29Seward Meridian KN0730023KalifonskyBeachIndustrialParkSub Lot5 Blk4
Physical Address of Property:	50604 Equestrian Ave

Contact information for all correspondence relating to this appeal:

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

Value from Assessment Notice: \$ 1400 Appellant's Opinion of Value: \$ _____

Year Property was Purchased: 2005 Price Paid: \$ _____

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

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

Comparable Sales:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE

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

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David N Yragui

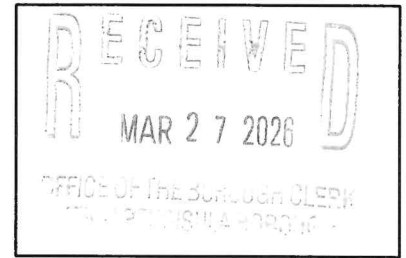
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Printed Name of Appellant / Agent / Representative

Tax Year 2026
Real Property Assessment Valuation Appeal
Kenai Peninsula Borough
Office of the Borough Clerk

144 N. Binkley Street
Soldotna, Alaska 99669-7599

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Cash

Check # 3490
payable to Kenai Peninsula Borough

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Account / Parcel Number:	05519005		
Property Owner:	Kalifonsky Meadows LLC		
Legal Description:	T5NR11WSec29Seward Meridian KN0730023KalifonskyBeachIndustrialParkSub Lot8 Blk5		
Physical Address of Property:	50644 Yragui Ave		

Contact information for all correspondence relating to this appeal:

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

Value from Assessment Notice: \$ 1400 Appellant's Opinion of Value: \$ _____

Year Property was Purchased: 2004 Price Paid: \$ _____

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

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Comparable Sales:

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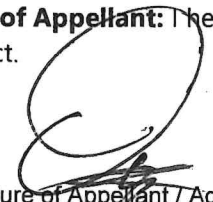
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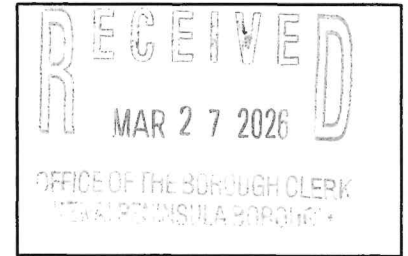
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For Commercial Property: Please include Attachment A

FILING FEE BASED ON TOTAL ASSESSED VALUE PER PARCEL (Each parcel/account appealed must be accompanied by a separate filing fee and form)	
Assessed Value from Assessment Notice	Filing Fee
Less than \$100,000	\$30
\$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:	05524106		
Property Owner:	Kalifonsky Meadows LLC		
Legal Description:	T5NR11WSec29Seward Meridian KN2005043 Kalifonsky Meadow Sub Tract F		
Physical Address of Property:	50074 Buoy Ave		

Contact information for all correspondence relating to this appeal:

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

Value from Assessment Notice: \$ 10,100 Appellant's Opinion of Value: \$ _____
Year Property was Purchased: 2004 Price Paid: \$ _____

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

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

Comparable Sales:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE

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

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

The following are NOT grounds for appeal:

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

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

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

Check the following statement that applies to your intentions:

- I intend to submit additional evidence within the required time limit of 15 days prior to the hearing date.
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- I am the **attorney for the owner of record** for the account/parcel number appealed.
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Oath of Appellant: I hereby affirm that the foregoing information and any additional information that I submit is true and correct.


 Signature of Appellant / Agent / Representative
David N Yragui

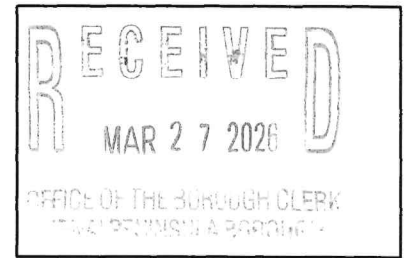
Date 3-26-24

Printed Name of Appellant / Agent / Representative

Tax Year 2026
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



For Official Use Only

Fees Received: \$ 30.

Cash

Check # 3490 *sc*

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 March 30, 2026.**

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

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	\$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 5.12.060(T) then the filing fee shall be fully refunded within 30 days after the hearing date.

Account / Parcel Number:	05524124		
Property Owner:	Kalifonsky Meadows LLC		
Legal Description:	T5NR11WSec29Seward Meridian KN2008009 Kalifonsky Meadow Sub NO 3 Tract C4		
Physical Address of Property:	Not given		

Contact information for all correspondence relating to this appeal:

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

Value from Assessment Notice: \$ 6,800 Appellant's Opinion of Value: \$ _____

Year Property was Purchased: 2004 Price Paid: \$ _____

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

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

Comparable Sales:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE

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

- My property value is excessive. (Overvalued)
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- The taxes are too high.
- The value changed too much in one year.
- You cannot afford the taxes.

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

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

Check the following statement that applies to your intentions:

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- I am the **attorney for the owner of record** for the account/parcel number appealed.
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Oath of Appellant: I hereby affirm that the foregoing information and any additional information that I submit is true and correct.



Signature of Appellant / Agent / Representative
David N Yragui

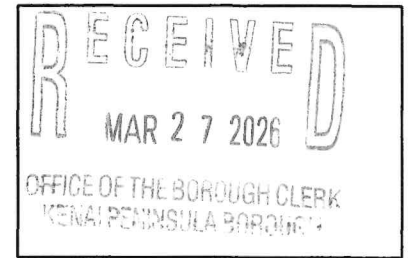
Date 3-26-26

Printed Name of Appellant / Agent / Representative

Tax Year 2026
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



For Official Use Only

Fees Received: \$ 30

Cash

Check # 3490
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 March 30, 2026.**

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

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	\$30
\$100,000 to \$499,999	\$100
\$500,000 to \$1,999,999	\$200
\$2,000,000 and higher	\$1,000

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Account / Parcel Number:	05524126		
Property Owner:	Kalifonsky Meadows LLC		
Legal Description:	T5NR11WSec29Seward Meridian KN2008009 Kalifonsky Meadow Sub NO 3 Tract D2		
Physical Address of Property:	50308 Buoy Ave		

Contact information for all correspondence relating to this appeal:

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

Value from Assessment Notice: \$ 75,700 Appellant's Opinion of Value: \$ _____

Year Property was Purchased: 2004 Price Paid: \$ _____

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

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

Comparable Sales:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE

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

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

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

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

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

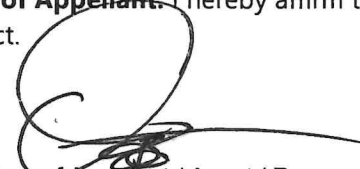
Check the following statement that applies to your intentions:

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

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

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- I am the **attorney for the owner of record** for the account/parcel number appealed.
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Oath of Appellant: I hereby affirm that the foregoing information and any additional information that I submit is true and correct.


Signature of Appellant / Agent / Representative
David N Yragui

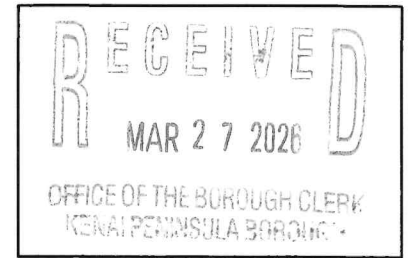
Date 3-26-26

Printed Name of Appellant / Agent / Representative

Tax Year 2026
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



For Official Use Only

Fees Received: \$ 30

Cash

Check # 3490
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 March 30, 2026.**

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

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	\$30
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Account / Parcel Number:	05524127		
Property Owner:	Kalifonsky Meadows LLC		
Legal Description:	T5NR11WSec29Seward Meridian KN2008009 Kalifonsky Meadow Sub NO 3 Tract D3		
Physical Address of Property:	50256 Buoy Ave		

Contact information for all correspondence relating to this appeal:

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

Value from Assessment Notice: \$ 69,300 Appellant's Opinion of Value: \$ _____

Year Property was Purchased: 2004 Price Paid: \$ _____

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

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

Comparable Sales:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE

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

- My property value is excessive. (Overvalued)
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The following are NOT grounds for appeal:

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

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

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

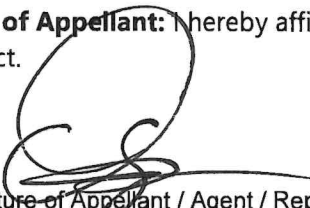
Check the following statement that applies to your intentions:

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


 Signature of Appellant / Agent / Representative
David N Yragui

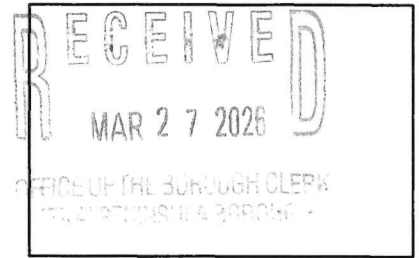
Date 3-26-26

Printed Name of Appellant / Agent / Representative

Tax Year 2026
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



For Official Use Only

Fees Received: \$ 30 MKR

Cash

Check # 3490
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 March 30, 2026.**

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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
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\$500,000 to \$1,999,999	\$200
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Account / Parcel Number:	05524128
Property Owner:	Kalifonsky Meadows LLC
Legal Description:	T5NR11WSec29Seward Meridian KN2008009 Kalifonsky Meadow Sub NO 3 Tract D4
Physical Address of Property:	Not given

Contact information for all correspondence relating to this appeal:

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

Value from Assessment Notice: \$ 6806 Appellant's Opinion of Value: \$ _____

Year Property was Purchased: 2004 Price Paid: \$ _____

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

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

Comparable Sales:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE

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

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

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Signature of Appellant / Agent / Representative

David N Yragui

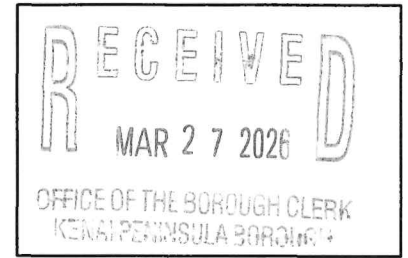
Date 3-26-26

Printed Name of Appellant / Agent / Representative

Tax Year 2026
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



For Official Use Only

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 March 30, 2026.**

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Fees Received: \$ 30mk

Cash

Check # 3490
payable to Kenai Peninsula Borough

For Commercial Property: Please include Attachment A

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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
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Account / Parcel Number:	05524130
Property Owner:	Kalifonsky Meadows LLC
Legal Description:	T5NR11WSec29Seward Meridian KN2008009 Kalifonsky Meadow Sub NO 3 Tract E2
Physical Address of Property:	50152 Buoy Ave

Contact information for all correspondence relating to this appeal:

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

Value from Assessment Notice: \$ 50,600 Appellant's Opinion of Value: \$ _____

Year Property was Purchased: 2004 Price Paid: \$ _____

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

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

Comparable Sales:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE

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

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



Signature of Appellant / Agent / Representative

David N Yragui

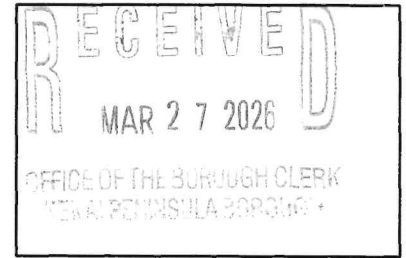
Date 3-26-26

Printed Name of Appellant / Agent / Representative

Tax Year 2026
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 March 30, 2026.**

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

For Official Use Only

Fees Received: \$ #30.- BEE

Cash

Check # 3490
payable to Kenai Peninsula Borough

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	\$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 5.12.060(T) then the filing fee shall be fully refunded within 30 days after the hearing date.

Account / Parcel Number:	05524131		
Property Owner:	Kalifonsky Meadows LLC		
Legal Description:	T5NR11WSec29Seward Meridian KN2008009 Kalifonsky Meadow Sub NO 3 Tract E4		
Physical Address of Property:	Not given		

Contact information for all correspondence relating to this appeal:

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

Value from Assessment Notice: \$ 6800 Appellant's Opinion of Value: \$ _____

Year Property was Purchased: 2004 Price Paid: \$ _____

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

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

Comparable Sales:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE

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

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- My property has been undervalued.
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The following are NOT grounds for appeal:

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

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

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

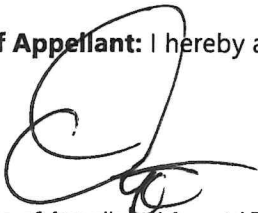
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- My appeal is complete. I have provided all the evidence that I intend to submit, and request that my appeal be reviewed based on the evidence submitted.

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



Signature of Appellant / Agent / Representative
David N Yragui

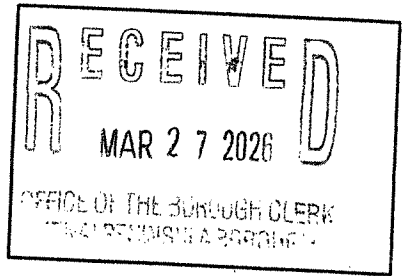
Date 3-26-26

Printed Name of Appellant / Agent / Representative

Tax Year 2026
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



For Official Use Only

Fees Received: \$ 30

Cash

Check # 3490 *SC*

payable to Kenai Peninsula Borough

CREDIT CARDS NOT ACCEPTED FOR FILING FEES

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 March 30, 2026.**

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

For Commercial Property: Please include Attachment A

FILING FEE BASED ON TOTAL ASSESSED VALUE PER PARCEL (Each parcel/account appeal 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 KP.B 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 KP.B 5.12.060(T) then the filing fee shall be fully refunded within 30 days after the hearing date.

Account / Parcel Number:	05524124
Property Owner:	Kalifonsky Meadows LLC
Legal Description:	T5NR11WSec29Seward Meridian KN2008009 Kalifonsky Meadow Sub NO 3 Tract C4
Physical Address of Property:	Not given

Contact information for all correspondence relating to this appeal:

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

Value from Assessment Notice: \$ 6800 Appellant's Opinion of Value: \$ 0

Year Property was Purchased: 2004 Price Paid: \$ _____

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

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

Comparable Sales:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE

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

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

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

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

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

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

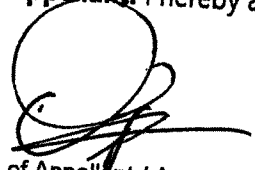
Check the following statement that applies to your intentions:

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

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



Signature of Appellant / Agent / Representative
David N Yragui

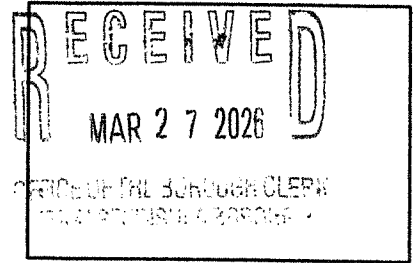
Date 3-26-26

Printed Name of Appellant / Agent / Representative

Tax Year 2026
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



For Official Use Only

Fees Received: \$ 30 MK

Cash

Check # 3490
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 March 30, 2026.**

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

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

Account / Parcel Number:	05524128
Property Owner:	Kalifonsky Meadows LLC
Legal Description:	T5NR11WSec29Seward Meridian KN2008009 Kalifonsky Meadow Sub NO 3 Tract D4
Physical Address of Property:	Not given

Contact information for all correspondence relating to this appeal:

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

Value from Assessment Notice: \$ 6800 Appellant's Opinion of Value: \$ 0
Year Property was Purchased: 2004 Price Paid: \$ _____

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

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

Comparable Sales:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE

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

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

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

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

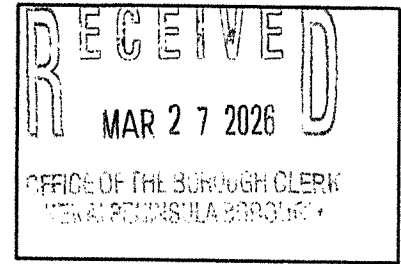
Signature of Appellant / Agent / Representative

David N Yragui

Date 3-26-26

Printed Name of Appellant / Agent / Representative

Tax Year 2026
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 March 30, 2026.**

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For Official Use Only

Fees Received: \$ \$30. *gfc*

Cash

Check # 3490
payable to Kenai Peninsula Borough

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	(30)
\$100,000 to \$499,999	\$100
\$500,000 to \$1,999,999	\$200
\$2,000,000 and higher	\$1,000

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Account / Parcel Number:	05524131
Property Owner:	Kalifonsky Meadows LLC
Legal Description:	T5NR11WSec29Seward Meridian KN2008009 Kalifonsky Meadow Sub NO 3 Tract E4
Physical Address of Property:	Not given

Contact information for all correspondence relating to this appeal:

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

Value from Assessment Notice: \$ 6800 Appellant's Opinion of Value: \$ 0
Year Property was Purchased: 2004 Price Paid: \$ _____

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

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

Comparable Sales:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE

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

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

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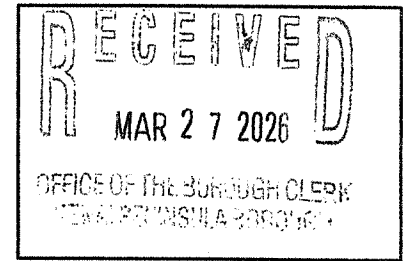
Oath of Appellant: I hereby affirm that the foregoing information and any additional information that I submit is true and correct.

Signature of Appellant / Agent / Representative
David N Yragui

Date 3-26-26

Printed Name of Appellant / Agent / Representative

Tax Year 2026
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

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For Official Use Only

Fees Received: \$ 30.

Cash

Check # 3490 SEE
payable to Kenai Peninsula Borough

CREDIT CARDS NOT ACCEPTED FOR FILING FEES

For Commercial Property: Please include Attachment A

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

Assessed Value from Assessment Notice	Filing Fee
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Account / Parcel Number:	05524106
Property Owner:	Kalifonsky Meadows LLC
Legal Description:	T5NR11WSec29Seward Meridian KN2005043 Kalifonsky Meadow Sub Tract F
Physical Address of Property:	50074 Buoy Ave

Contact information for all correspondence relating to this appeal:

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

Value from Assessment Notice: \$ 10,100 Appellant's Opinion of Value: \$
Year Property was Purchased: 2004 Price Paid: \$

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

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

Comparable Sales:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE

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

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

Signature of Appellant / Agent / Representative
David N Yragui

Date 3-26-24

Printed Name of Appellant / Agent / Representative

Kalifinsky
Meadows
LLC

LLarger Parcels

Kalifonsky Meadows LLC		(purchased large parcel 2004)													
Row	TRACT #	Parcel #	Acres	Appeal final spring 2026	Asses Val spring 2026	Appeal final spring 2025	Asse Value spring 2025								
	KBeach Ind Park Sub														
27	Lot 3 Blk 2	5518019	1		1400	1400	1400								
28	Lot 3 Blk 3	5518011	1		1400	1400	1400								
29	Lot 4 Blk 2	5518020	1		1400	1400	1400								
30	Lot 4 Blk 3	5518012	1		1400	1400	1400								
31	Lot 4 Blk 4	5518028	1		1400	1400	1400								
32	Lot 8 Blk 2	5518021	1		1400	1400	1400								
33	Lot 8 Blk 3	5518013	1		1400	1400	1400								
34	Lot 8 Blk 5	5519005	1		1400	1400	1400								
	Total lots purchased 2004														
35	Lot 5 Blk 4		1												
36	Lot 6 Blk 4	5518032	1		1400	1400	1400								
	Total lots purchased	5518031			1400	1400	1400								
	Total of 10 small lots							\$14,000.00	\$14,000.00	\$14,000.00					
	TRACT #														
6	C4-Field only	5524124	25		6800	6800	6800								
8	D2	5524126	5		75700	74200	95800								
9	D3	5524127	5		69300	68200	95800								
10	D4-Field only	5524128	25		6800	6800	6800								
12	E2	5524130	5		50600	49700	90700								
13	E4-Field only	5524131	25		6800	6800	6800								
14	F-Field	5524106	37		10100	10100	10100								
	300 Acre Large lots remaining				\$226,100.00	\$222,600.00	\$312,800.00								

Kalifonsky Meadows LLC											
(purchased large parcel 2004)											
Row	TRACT #	Parcel #	Acres	Appeal final spring 2025	Asse Value spring 2025	Asse Value spring 2024	Asse Value spring 2023	Appeal final spring 2022	Asse Value spring 2022	Asse Value spring 2021	Asse Value spring 2020
27	Lot 3 Blk 2	5518019	1	1400	1400	1400	1400	1400	1400	1000	1000
28	Lot 3 Blk 3	5518011	1	1400	1400	1400	1400	1400	1400	1000	1000
29	Lot 4 Blk 2	5518020	1	1400	1400	1400	1400	1400	1400	1000	1000
30	Lot 4 Blk 3	5518012	1	1400	1400	1400	1400	1400	1400	1000	1000
31	Lot 4 Blk 4	5518028	1	1400	1400	1400	1400	1400	1400	1000	1000
32	Lot 8 Blk 2	5518021	1	1400	1400	1400	1400	1400	1400	1000	1000
33	Lot 8 Blk 3	5518013	1	1400	1400	1400	1400	1400	1400	1000	1000
34	Lot 8 Blk 5	5519005	1	1400	1400	1400	1400	1400	1400	1000	1000
Total lots purchased 2004											
35	Lot 5 Blk 4		1	1400	1400	1400	1400	1400	1400	1000	1000
36	Lot 6 Blk 4	5518032	1	1400	1400	1400	1400	1400	1400	1000	1000
Total lots purchased											
Total of 10 small lots				\$14,000.00	\$14,000.00	\$14,000.00	\$14,000.00	\$14,000.00	\$14,000.00	\$10,000.00	\$10,000.00
TRACT #											
1	A-1-	5524119	5.4								
6	C4-Field only	5524124	25	6800	6800	6800	6800	6800	98400	3500	3500
8	D2	5524126	5	74200	95800	91600	79600	66700	66700	7600	7600
9	D3	5524127	5	68200	95800	91600	79600	66700	66700	19700	19700
10	D4-Field only	5524128	25	6800	6800	6800	6800	6800	98400	19700	19700
11	E1	5524129	5							7600	7600
12	E2	5524130	5	49700	90700	89200	77500	64800	64800	26100	26100
13	E4-Field only	5524131	25	6800	6800	6800	6800	6800	98400	26100	26100
14	F-Field and Buildable	5524106	37	10100	10100	10400	10400	10400	144200	7600	7600
15	G	5524107	8.104							30100	30100
16	H	5524108	8.969							33200	33200
300 Acre Large lots				222600	312800	303200	325900	275200	683800	216200	216200

Row	TRACT #	Parcel #	Acres	Asse Value spring 2019	Asse Value spring 2018	Asse Value spring 2017	Asse Value spring 2016	Asse Value spring 2015	Asse Value spring 2014
Kalfonsky Meadows LLC									
(Purch large parcel 2004)									
	TRACT #	Parcel #	Acres	Asse Value spring 2019	Asse Value spring 2018	Asse Value spring 2017	Asse Value spring 2016	Asse Value spring 2015	Asse Value spring 2014
	KBeach Ind Park Sub								
27	Lot 3 Blk 2	5518019 1		1000 \$	1,000.00 \$	1,000.00 \$	1,000.00 \$	1,000.00 \$	1,000.00 \$
28	Lot 3 Blk 3	5518011 1		1000 \$	1,000.00 \$	1,000.00 \$	1,000.00 \$	1,000.00 \$	1,000.00 \$
29	Lot 4 Blk 2	5518020 1		1000 \$	1,000.00 \$	1,000.00 \$	1,000.00 \$	1,000.00 \$	1,000.00 \$
30	Lot 4 Blk 3	5518012 1		1000 \$	1,000.00 \$	1,000.00 \$	1,000.00 \$	1,000.00 \$	1,000.00 \$
31	Lot 4 Blk 4	5518028 1		1000 \$	1,000.00 \$	1,000.00 \$	1,000.00 \$	1,000.00 \$	1,000.00 \$
32	Lot 8 Blk 2	5518021 1		1000 \$	1,000.00 \$	1,000.00 \$	1,000.00 \$	1,000.00 \$	1,000.00 \$
33	Lot 8 Blk 3	5518013 1		1000 \$	1,000.00 \$	1,000.00 \$	1,000.00 \$	1,000.00 \$	1,000.00 \$
34	Lot 8 Blk 5	5519005 1		1000 \$	1,000.00 \$	1,000.00 \$	1,000.00 \$	1,000.00 \$	1,000.00 \$
	Total lots purchased 2004								
35	Lot 5 Blk 4	5518032 1		1000 \$	1,000.00 \$	1,000.00 \$	1,000.00 \$	1,000.00 \$	1,000.00 \$
36	Lot 6 Blk 4	5518031 1		1000 \$	1,000.00 \$	1,000.00 \$	1,000.00 \$	1,000.00 \$	1,000.00 \$
	Total lots purchased 2005								
	Total of 10 small lots			\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
	TRACT #								
1	A-1-	5524119 5 4		3500 \$	3,500.00 \$	3,500.00 \$	3,500.00 \$	3,500.00 \$	3,500.00 \$
2	AB	5524120 5 4					10,100.00 \$	10,100.00 \$	10,100.00 \$
3	B-1	5524121 5 4							
4	C1	5524122 5							
5	C2	5524123 5							
6	C4-Field only	5524124 25		7600 \$	7,600.00 \$	7,600.00 \$	7,600.00 \$	7,600.00 \$	7,600.00 \$
7	D1	5524125 5							
8	D2	5524126 5		19700 \$	19,700.00 \$	19,700.00 \$	19,700.00 \$	19,700.00 \$	19,700.00 \$
9	D3	5524127 5		19700 \$	19,700.00 \$	19,700.00 \$	19,700.00 \$	19,700.00 \$	19,700.00 \$
10	D4-Field only	5524128 25		7600 \$	7,600.00 \$	7,600.00 \$	7,600.00 \$	7,600.00 \$	7,600.00 \$
11	E1	5524129 5		26100 \$	26,100.00 \$	26,100.00 \$	26,100.00 \$	26,100.00 \$	26,100.00 \$
12	E2-	5524130 5		26100 \$	26,100.00 \$	26,100.00 \$	26,100.00 \$	26,100.00 \$	26,100.00 \$
13	E4-Field only	5524131 25		7600 \$	7,600.00 \$	7,600.00 \$	7,600.00 \$	7,600.00 \$	7,600.00 \$
14	F-Field and Buildable	5524106 37		30100 \$	30,100.00 \$	30,100.00 \$	30,100.00 \$	30,100.00 \$	30,100.00 \$
15	G	5524107 8.104		33200 \$	33,200.00 \$	33,200.00 \$	33,200.00 \$	33,200.00 \$	33,200.00 \$
16	H	5524108 8.969		35000 \$	35,000.00 \$	35,000.00 \$	35,000.00 \$	35,000.00 \$	35,000.00 \$
17	300 Acre Large lots			216200 \$	216,200.00 \$	259,400.00 \$	236,100.00 \$	236,100.00 \$	238,800.00 \$

pl

Kalif Meadows LLC										
<i>(Purch large parcel 2004)</i>										
Row	TRACT # KBeach Ind Park Sub	Parcel #	Acres	As Value spr 2013	As Value spr 2012	Assess Value spring 2011	Assess Value spring 2010	Assess Value spring 2009	Assess. Value 2008	Asses Value 2007
27	Lot 3 Blk 2	5518019	1	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,800.00	\$ 1,100.00	
28	Lot 3 Blk 3	5518011	1	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,800.00	\$ 400.00	
29	Lot 4 Blk 2	5518020	1	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,800.00	\$ 400.00	
30	Lot 4 Blk 3	5518012	1	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,800.00	\$ 400.00	
31	Lot 4 Blk 4	5518028	1	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,800.00	\$ 400.00	
32	Lot 8 Blk 2	5518021	1	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,800.00	\$ 400.00	
33	Lot 8 Blk 3	5518013	1	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,800.00	\$ 400.00	
34	Lot 8 Blk 5	5519005	1	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 2,300.00	\$ 400.00	
	Total lots purchased 2004									
35	Lot 5 Blk 4	5518032	1	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,800.00	\$ 1,100.00	
36	Lot 6 Blk 4	5518031	1	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,800.00	\$ 1,100.00	
	Total lots purchased 2005									
	Total of 10 small lots									
				\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 18,500.00	\$ 6,100.00	
	TRACT #									
			ACRE							
1	A-1	5524119	5.4	\$ 2,300.00	\$2,300.00	\$ 2,300.00	\$ 2,300.00	\$ 2,900.00	\$ 8,700.00	\$ 10,300.00
2	AB	5524120	5.4	\$ 12,700.00	\$12,700.00	\$ 12,700.00	\$ 12,700.00	\$ 19,400.00	\$ 8,700.00	
3	B-1	5524121	5.4			\$ 41,500.00	\$ 41,500.00	\$ 30,800.00	\$ 8,700.00	\$ 10,300.00
4	C									
4	C1	5524122	5	\$ 35,900.00	\$35,900.00	\$ 35,900.00	\$ 35,900.00	\$ 17,900.00		\$ 25,700.00
5	C2	5524123	5			\$ 24,300.00	\$ 24,300.00	\$ 25,000.00		
6	C4-Field only	5524124	25	\$ 5,000.00	\$5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 6,000.00	\$ 25,700.00	
7	D									
7	D1	5524125	5			\$ 24,300.00	\$ 24,300.00	\$ 18,700.00	\$ 25,700.00	\$ 25,700.00
8	D2	5524126	5	\$ 2,200.00	\$2,200.00	\$ 2,200.00	\$ 2,200.00	\$ 2,800.00		
9	D3	5524127	5	\$ 24,300.00	\$24,300.00	\$ 24,300.00	\$ 24,300.00	\$ 18,700.00		
10	D4-Field only	5524128	25	\$ 5,000.00	\$5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 6,000.00		
11	E									
11	E1	5524129	5	\$ 33,200.00	\$33,200.00	\$ 33,200.00	\$ 33,200.00	\$ 25,000.00	\$ 25,700.00	\$ 25,700.00

APP0050

Boro Assessed Values 2007-2013

P. 2

Row	TRACT # KBeach Ind Park Sub	Parcel #	Acres	As Value spr 2013	As Value spr 2012	Assess Value spring 2011	Assess Value spring 2010	Assess Value spring 2009	Assess. Value 2008	Asses Value 2007
12	E2	5524130	5	\$ 33,200.00	\$33,200.00	\$ 33,200.00	\$ 33,200.00	\$ 29,600.00		
13	E4-Field only	5524131	25	\$ 5,000.00	\$5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 6,000.00		
14	F-Field and Buildable	5524106	37	\$ 33,100.00	\$33,100.00	\$ 33,100.00	\$ 33,100.00	\$ 33,800.00	\$ 25,700.00	\$ 25,700.00
15	G	5524107	8.104	\$ 42,200.00	\$42,200.00	\$ 42,200.00	\$ 42,200.00	\$ 41,400.00	\$ 10,300.00	\$ 10,300.00
16	H	5524108	8.969	\$ 44,500.00	\$44,500.00	\$ 44,500.00	\$ 44,500.00	\$ 43,500.00	\$ 11,200.00	\$ 11,200.00
17	I	na	8.544			\$ -	\$ -			
18	J	5524110	8.542		\$ 43,400.00	\$ 43,400.00	\$ 43,400.00	\$ 42,500.00	\$ 11,200.00	\$ 11,200.00
19	K	na	8.544							
20	L	na	8.545							
21	M	na	8.544							\$ 11,200.00
22	N	na	8.543							
23	O	na	8.107							
24	P	na	8.975							
25	Q	na	8.957							
26	R	na	8.123							
300 Acre Large lots				\$ 278,600.00	\$278,600.00	\$ 498,800.00	\$498,800.00	\$ 454,900.00	\$ 183,100.00	\$ 188,800.00

Tax Year 2026

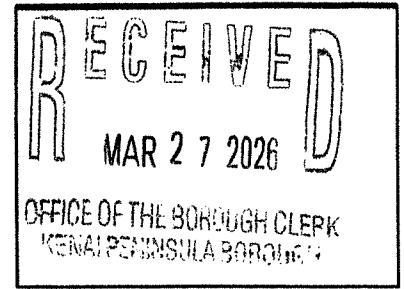
Real Property Assessment Valuation Appeal

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



For Official Use Only

Fees Received: \$ 30

Cash

Check # 3490
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 March 30, 2026.**
The proper filing fee must be included or the appeal will not be accepted.

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	\$30
\$100,000 to \$499,999	\$100
\$500,000 to \$1,999,999	\$200
\$2,000,000 and higher	\$1,000

Per KP.B 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 KP.B 5.12.060(T) then the filing fee shall be fully refunded within 30 days after the hearing date.

Account / Parcel Number:	05524126
Property Owner:	Kalifonsky Meadows LLC
Legal Description:	T5NR11WSec29Seward Meridian KN2008009 Kalifonsky Meadow Sub NO 3 Tract D2
Physical Address of Property:	50308 Buoy Ave

Contact information for all correspondence relating to this appeal:

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

Value from Assessment Notice: \$ 75,700 Appellant's Opinion of Value: \$ ~~75,700~~ 35,000
Year Property was Purchased: 2004 Price Paid: \$ _____

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

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

Comparable Sales:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE

APP0052

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

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

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

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

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

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

Check the following statement that applies to your intentions:

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

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

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

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

Signature of Appellant / Agent / Representative
David N Yragui

Date 3-26-26

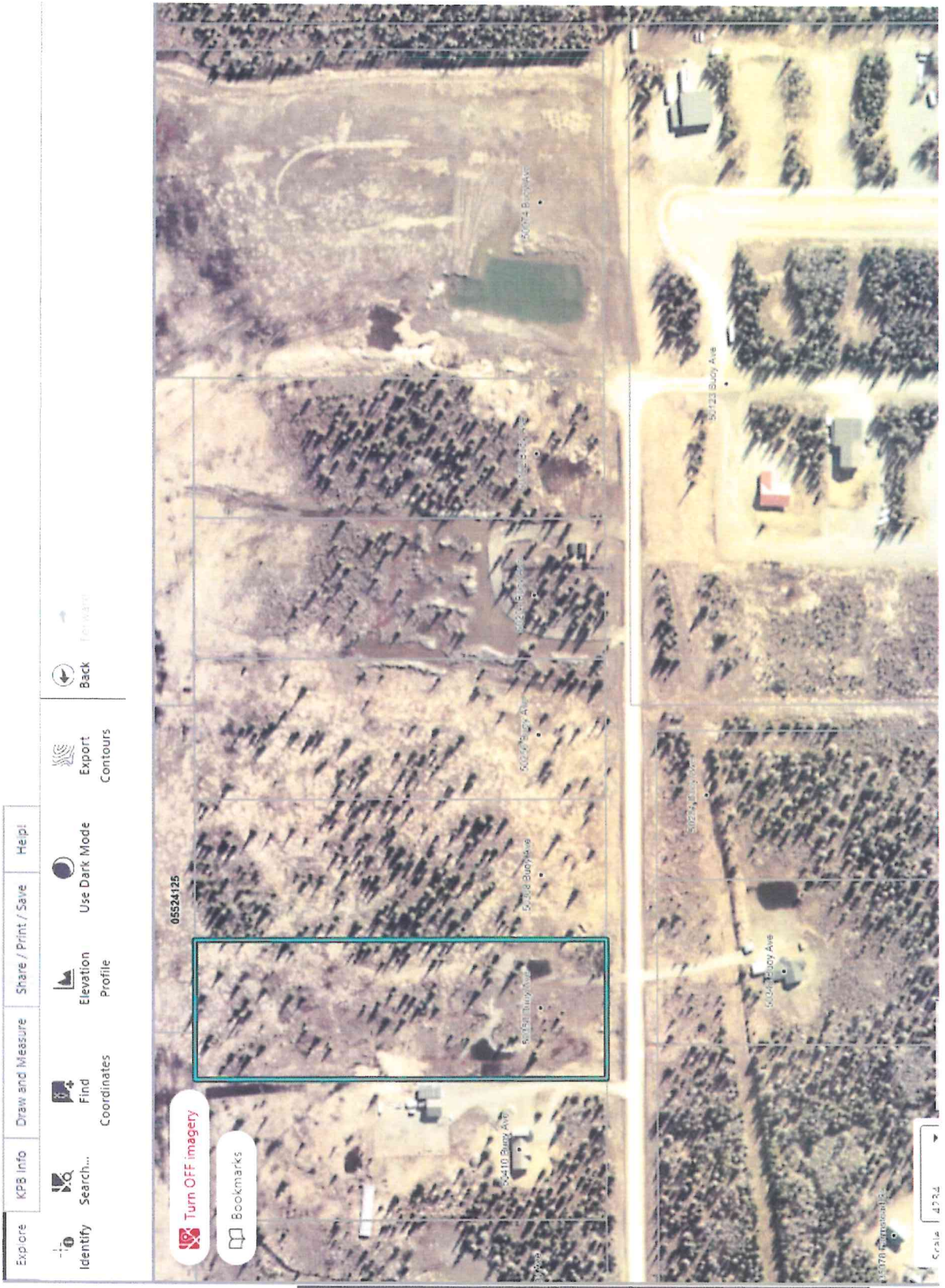
Printed Name of Appellant / Agent / Representative

Assessed Land Value: 41,100
Assessed Improvement Value: 2,000

2025 Certified Values and Parcel Information

PARCEL ID	05524125
PLAT	111927/WWW.KPB.US/LC-00-001015/COM_0819/VOLUSIS/DOCUMENTS/010202-2815284
PHYSICAL ADDRESSES	50358 BUOY AVE
OWNER	SERR, JEFF
MAILING ADDRESS	50410 BUOY AVE
MAILING CITY	KENAI
MAILING STATE	AK
MAILING ZIP	99611
OWN TYPE	Private
USE TYPE	Vacant
2025 CERTIFIED LAND VALUE	40,300
2025 CERTIFIED IMPROVEMENT VALUE	0
2025 CERTIFIED ASSESSED VALUE	40,300
2025 APPLIED EXEMPTION	0
2025 CERTIFIED TAXABLE VALUE	40,300
TRACT DESCRIPTION	T 5N R 11W SEC 29 SEWARD MERIDIAN KN 2008009 KALIFONSKY MEADOW SUB NO 3 TRACT D1
ACREAGE	5.0000
SUBNAME	KALIFONSKY MEADOW SUB NO 3

APP0055



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[Identify](#) [Search...](#) [Find](#) [Elevation](#) [Export](#)
[Coordinates](#) [Profile](#) [Contours](#)
[Back](#) [Export](#)



[☆](#) 05514042
Assessed Land Value: 46,500
Assessed Improvement Value: 0

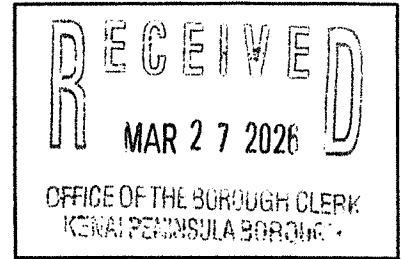
2025 Certified Values and Parcel Information

PARCEL ID	05514042
PLAT	111667/www.kpb.us/c om/poinents/geom_032 /rds/37/document/01 pic=2286493
PHYSICAL ADDRESSES	50545 Buoy Ave
OWNER	LUDTKE JACOB S
MAILING ADDRESS	PO BOX 1332
MAILING CITY	KENAI
MAILING STATE	AK
MAILING ZIP	99611
OWN TYPE	Private
USE TYPE	Vacant
2025 CERTIFIED LAND VALUE	46,500
2025 CERTIFIED IMPROVEMENT VALUE	0
2025 CERTIFIED ASSESSED VALUE	46,500
2025 APPLIED EXEMPTION	0
2025 CERTIFIED TABLE VALUE	46,500
TAX PARCEL DESCRIPTION	T 05N R 11W SEC 29 SEWARD MERIDIAN KN 2018102 J W SUB MATTSON ADDN LOT 2
ACREAGE	4.5400
SUBNAME	J W SUB MATTSON ADDN

APP0056

Related Records

Tax Year 2026
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 March 30, 2026.**

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

For Commercial Property: Please include Attachment A

For Official Use Only

Fees Received: \$ 30
 Cash
 Check # 3490
payable to Kenai Peninsula Borough

CREDIT CARDS NOT ACCEPTED FOR FILING FEES

FILING FEE BASED ON TOTAL ASSESSED VALUE PER PARCEL (Each parcel/account appealed must be accompanied by a separate filing fee and form)	
Assessed Value from Assessment Notice	Filing Fee
Less than \$100,000	\$30
\$100,000 to \$499,999	\$100
\$500,000 to \$1,999,999	\$200
\$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:	05524127
Property Owner:	Kalifonsky Meadows LLC
Legal Description:	T5NR11WSec29Seward Meridian KN2008009 Kalifonsky Meadow Sub NO 3 Tract D3
Physical Address of Property:	50256 Buoy Ave

Contact information for all correspondence relating to this appeal:

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

Value from Assessment Notice: \$ 69,300 Appellant's Opinion of Value: \$ ~~100,000~~ 35,000
Year Property was Purchased: 2004 Price Paid: \$ _____

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

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

Comparable Sales:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE

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

- My property value is excessive. (Overvalued)
- My property was valued incorrectly. (Improperly)
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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.

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

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

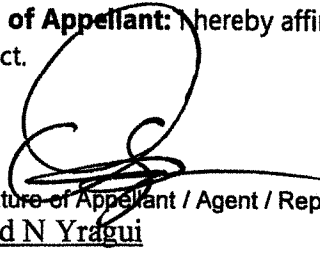
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- I intend to submit additional evidence within the required time limit of 15 days prior to the hearing date.
- My appeal is complete. I have provided all the evidence that I intend to submit, and request that my appeal be reviewed based on the evidence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



Date 3-26-26

Signature of Appellant / Agent / Representative
David N Yragui

Printed Name of Appellant / Agent / Representative

Explore KPB Info Draw and Measure Share / Print / Save Help
Identify Search... Find Elevation Use Dark Mode
Coordinates Profile Export Contours
Back



2025 Certified Values and Parcel Information

PARCEL ID	05524127
PLAT	111927/WWW.KPB.US/G 011-001815.COM_039 VICUB_31/DOCUMENT_011 PLOT=48.13284
PHYSICAL ADDRESSES	50256 Buoy Ave
OWNER	KALIFONSKY MEADOWS LLC
MAILING ADDRESS	PO BOX 1290
MAILING CITY	KENAI
MAILING STATE	AK
MAILING ZIP	99611
OWN TYPE	Private
USE TYPE	Vacant
2025 CERTIFIED LAND VALUE	68,200
2025 CERTIFIED IMPROVEMENT VALUE	0
2025 CERTIFIED ASSESSED VALUE	68,200
2025 APPLIED EXEMPTION	0
2025 CERTIFIED TAXABLE VALUE	68,200
TRACT DESCRIPTION	T-5N R-11W SEC 29 SEWARD MERIDIAN KN 2008009 KALIFONSKY MEADOW SUB NO 3 TRACT D3
ACREAGE	5.0000
SUBNAME	KALIFONSKY MEADOW SUB NO 3

APP0059

Related Records

Explore KPB Info Draw and Measure Share / Print / Save Help
Identity Search... Find Elevation Use Dark Mode
Coordinates Profile Export Contours

Back Forward



2025 Certified Values and Parcel Information

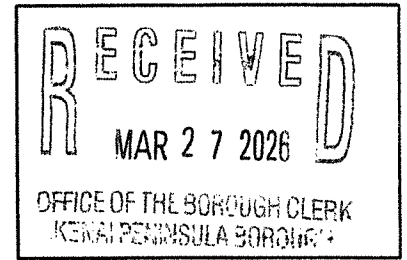
PARCEL ID	05524125
PLAT	https://www.kpb.us/cdm-records.com_qbr_vfca53700document.qd
PHYSICAL ADDRESSES	50358 Buoy Ave
OWNER	SERR JEFF
MAILING ADDRESS	50410 BUOY AVE
MAILING CITY	KENAI
MAILING STATE	AK
MAILING ZIP	99611
OWN TYPE	Private
USE TYPE	Vacant
2025 CERTIFIED LAND VALUE	40,300
2025 CERTIFIED IMPROVEMENT VALUE	0
2025 CERTIFIED ASSESSED VALUE	40,300
2025 APPLIED EXEMPTION	0
2025 CERTIFIED TAXABLE VALUE	40,300
TRACT DESCRIPTION	T 5N R 11W SEC 29 SEWARD MERIDIAN KN 2008009 KALIFONSKY MEADOW SUB NO 3 TRACT D1
ACREAGE	5.0000
SUBNAME	KALIFONSKY MEADOW SUB NO 3

APP0060

Tax Year 2026
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



For Official Use Only

Fees Received: \$ 30mk

Cash

Check # 3490
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 March 30, 2026.**

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

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	\$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 5.12.060(T) then the filing fee shall be fully refunded within 30 days after the hearing date.

Account / Parcel Number:	05524130
Property Owner:	Kalifonsky Meadows LLC
Legal Description:	T5NR11WSec29Seward Meridian KN2008009 Kalifonsky Meadow Sub NO 3 Tract E2
Physical Address of Property:	50152 Buoy Ave

Contact information for all correspondence relating to this appeal:

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

Value from Assessment Notice: \$ 50,600 Appellant's Opinion of Value: \$ 38000
Year Property was Purchased: 2004 Price Paid: \$ _____

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

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

Comparable Sales:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE

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

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

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

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

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

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

Check the following statement that applies to your intentions:

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

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

- I am the **owner of record** for the account/parcel number appealed.
- I am the **attorney for the owner of record** for the account/parcel number appealed.
- The owner of record for this account is a business, trust or other entity for which I am an **owner or officer, trustee, or otherwise authorized** to act on behalf of the entity. I have attached written proof of my authority to act on behalf of this entity (i.e., copy of articles of incorporation or resolution which designates you as an officer, written authorization from an officer of the company, or copy from trust document identifying you as trustee). *If you are not listed by name as the owner of record for this account, this is REQUIRED for confirmation of your right to appeal this account.*
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Oath of Appellant: I hereby affirm that the foregoing information and any additional information that I submit is true and correct.

Signature of Appellant / Agent / Representative
David N Yragui

Date 3-26-26

Printed Name of Appellant / Agent / Representative

Explore KPB Info Draw and Measure Share / Print / Save Help
Identify Search... Find Elevation Use Dark Mode
Coordinates Profile Export Contours
Back Refresh



☆ 05524130
2026 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL.

Assessed Land Value: 50,600
Assessed Improvement Value: 0

2025 Certified Values and Parcel Information

PARCEL ID	05524130
PLAT	https://www.kpb.us/vertigisstudio/web/?app=ee8eef8b5c55417a8d2635a13658a76f
PHYSICAL ADDRESSES	50152 Budy Ave
OWNER	KALIFONSKY MEADOWS LLC
MAILING ADDRESS	PO BOX 1290
MAILING CITY	KENAI
MAILING STATE	AK
MAILING ZIP	99611
OWN TYPE	Private
USE TYPE	Vacant
2025 CERTIFIED LAND VALUE	49,700
2025 CERTIFIED IMPROVEMENT VALUE	0
2025 ASSESSED VALUE	49,700
2025 UNAPPLIED EXEMPTION	0
2025 CERTIFIED TAX PARCEL DESCRIPTION	49,700
T 5N R 11W SEC 29 SEWARD MERIDIAN KN 2008009 KALIFONSKY MEADOW SUB NO 3 TRACT B2	
APPEAL	0

APP0063

Explore KPB Info Draw and Measure Share / Print / Save Help!
Identify Search... Find Coordinates Elevation Profile Export Contours Back Forward



☆ 05524125

Assessed Land Value: 41,100
Assessed Improvement Value: 2,000

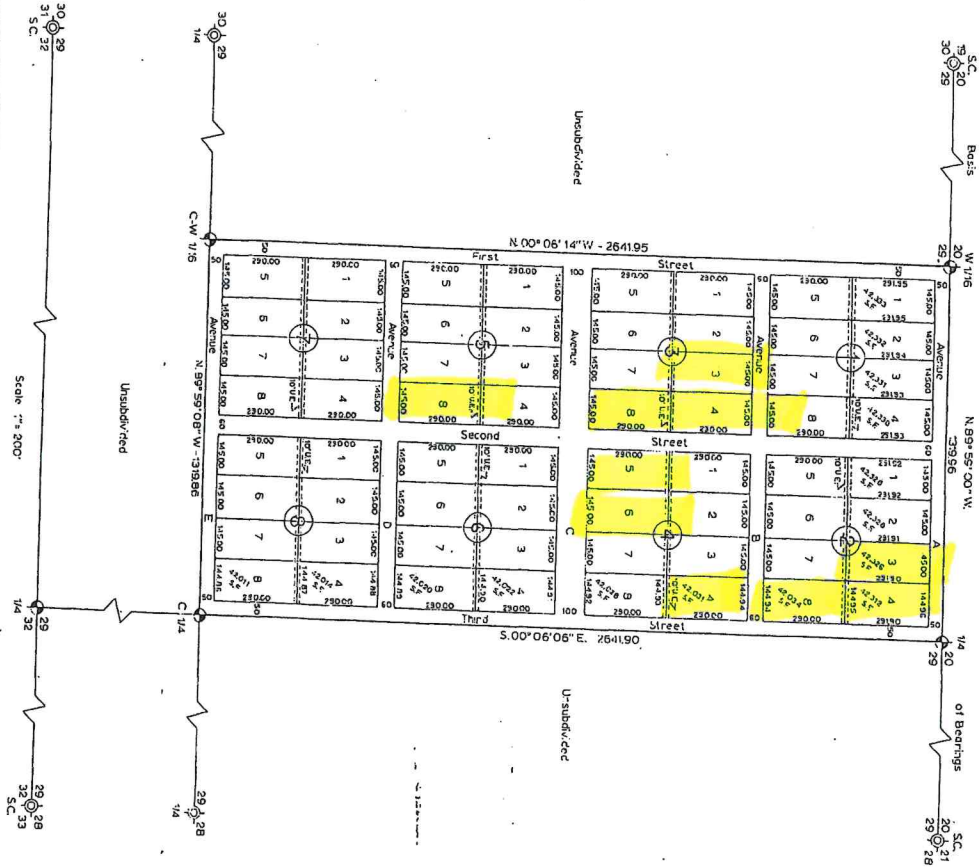
2025 Certified Values and Parcel Information

PARCEL ID	05524125
PLAT	0110951/WWW.K9D.US.C 0110951/WWW.K9D.US.C 0110951/WWW.K9D.US.C 0110951/WWW.K9D.US.C
PHYSICAL ADDRESSES	50358 Buoy Ave
OWNER	SERR, JEFF
MAILING ADDRESS	50410 BUOY AVE
MAILING CITY	KENAI
MAILING STATE	AK
MAILING ZIP	99611
OWN TYPE	Private
USE TYPE	Vacant
2025 CERTIFIED LAND VALUE	40,300
2025 CERTIFIED IMPROVEMENT VALUE	0
2025 CERTIFIED ASSESSED VALUE	40,300
2025 APPLIED EXEMPTION	0
2025 CERTIFIED TAXABLE VALUE	40,300
TRACT DESCRIPTION	T 5N R 11W SEC 29 SEWARD MERIDIAN KN 2008009 KALIFONSKY MEADOW SUB NO 3 TRACT D1
ACREAGE	5.0000
SUBNAME	KALIFONSKY MEADOW SUB NO 3

APP0064

Kalifinsky
Meadow LLC

1 acre parcels



Scale 1" = 200'

LEGEND

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

Set brass cap monument this survey

Rebar set at all other corners

73-1036
 RECORDED - FILED
 3130 - 23
 4797 - P
 73-23



Notes

1. Proposed Land Use: Industrial & Commercial

2. Dredge and/or fill will be required for development of the water table is near the surface.

3. Lot Area: 42,050.51 acres otherwise noted.

Total Area: 8005 Acres

KALIFONSKY BEACH INDUSTRIAL PARK
 BRUTON ENTERPRISES, BOX 6068 ANCHORAGE, ALASKA, OWNER
 SUBDIVISION OF THE E1/2, NW 1/4, S29, T5N, R17W, 5th Ed.

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

DRAWN: J.A.E. DATE: 08/14/73 SCALE: AS SHOWN DWG. NO. 72-14
 CHECKED: C.A.H. AND: KANS B-4 SHEET 1 OF 1

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we own the entire of said property, and request the approval of this plan showing such property for public utilities, roadways and or streets dedicated to for public use.

Date: 8/14/73

Owner: *[Signature]*

NOTARY'S ACKNOWLEDGEMENT

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

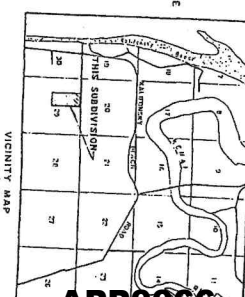
My commission expires: 1973

[Signature]
 Notary Public for Alaska

PLAT APPROVAL

Plat approved by the commission this 14th day of August, 1973.

[Signature]
 Mayor

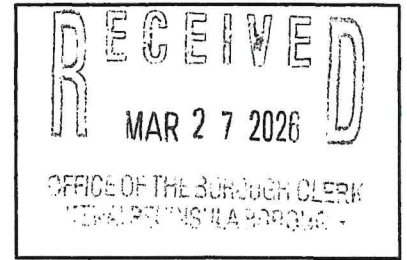


APP0066

Tax Year 2026
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



For Official Use Only

Fees Received: \$ 30 m.k.f.
 Cash
 Check # 3490
 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 March 30, 2026.**

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For Commercial Property: Please include Attachment A

CREDIT CARDS NOT ACCEPTED FOR FILING FEES

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Assessed Value from Assessment Notice	Filing Fee
Less than \$100,000	\$30
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Account / Parcel Number:	05518019
Property Owner:	Kalifonsky Meadows LLC
Legal Description:	T5NR11WSec29Seward Meridian KN0730023KalifonskyBeachIndustrialParkSub Lot3 Blk2
Physical Address of Property:	Not given

Contact information for all correspondence relating to this appeal:

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

Value from Assessment Notice: \$ 1400 Appellant's Opinion of Value: \$ 1400⁰⁰

Year Property was Purchased: 2004 Price Paid: \$ _____

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

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

Comparable Sales:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE

90% reduction

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)

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- My property has been undervalued.
- My property value is unequal to similar properties.

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

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

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

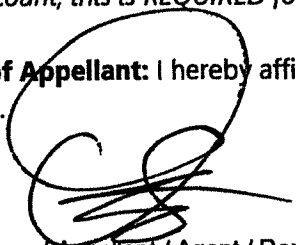
Check the following statement that applies to your intentions:

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

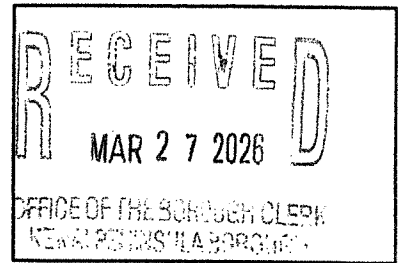


Signature of Appellant / Agent / Representative
David N Yragui

Date 3-26-26

Printed Name of Appellant / Agent / Representative

Tax Year 2026
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 March 30, 2026.**

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

For Official Use Only

Fees Received: \$ 30 MKY

Cash

Check # 3490
payable to Kenai Peninsula Borough

CREDIT CARDS NOT ACCEPTED FOR FILING FEES

For Commercial Property: Please include Attachment A

FILING FEE BASED ON TOTAL ASSESSED VALUE PER PARCEL <small>(Each parcel/account appealed must be accompanied by a separate filing fee and form)</small>	
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 KP.B 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 KP.B 5.12.060(T) then the filing fee shall be fully refunded within 30 days after the hearing date.

Account / Parcel Number:	05518011
Property Owner:	Kalifonsky Meadows LLC
Legal Description:	T5NR11WSec29Seward Meridian KN0730023KalifonskyBeachIndustrialParkSub Lot3 Blk3
Physical Address of Property:	50671 Manno Ave

Contact information for all correspondence relating to this appeal:

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

Value from Assessment Notice: \$ 1460 Appellant's Opinion of Value: \$ 140⁰⁰
Year Property was Purchased: 2004 Price Paid: \$ _____

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

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

Comparable Sales:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE

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

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

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

Signature of Appellant / Agent / Representative
David N Yragui

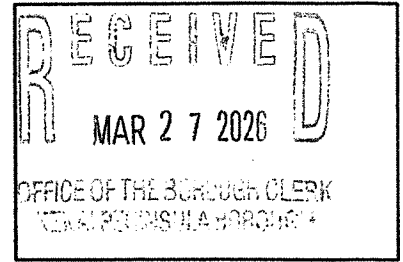
Date 3-26-26

Printed Name of Appellant / Agent / Representative

Tax Year 2026
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



For Official Use Only

Fees Received: \$ 30 MK

Cash

Check # 3490
payable to Kenai Peninsula Borough

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Account / Parcel Number:	05518020
Property Owner:	Kalifonsky Meadows LLC
Legal Description:	T5NR11WSec29Seward Meridian KN0730023KalifonskyBeachIndustrialParkSub Lot4 Blk2
Physical Address of Property:	35959 Farmstead St

Contact information for all correspondence relating to this appeal:

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

Value from Assessment Notice: \$ 1400 Appellant's Opinion of Value: \$ 1400
Year Property was Purchased: 2004 Price Paid: \$ _____

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

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

Comparable Sales:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE

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 Signature of Appellant / Agent / Representative
David N Yragui

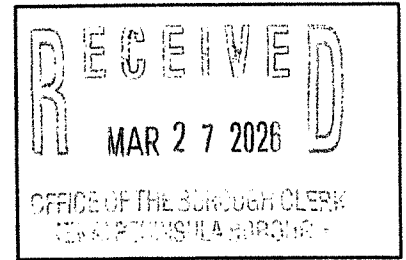
Date 3-26-26

Printed Name of Appellant / Agent / Representative

Tax Year 2026
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



For Official Use Only

Fees Received: \$ 30 MKJ

Cash

Check # 3490
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 March 30, 2026.**

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

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	\$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 5.12.060(T) then the filing fee shall be fully refunded within 30 days after the hearing date.

Account / Parcel Number:	05518012
Property Owner:	Kalifonsky Meadows LLC
Legal Description:	T5NR11WSec29Seward Meridian KN0730023KalifonskyBeachIndustrialParkSub Lot4 Blk3
Physical Address of Property:	50643 Manno Ave

Contact information for all correspondence relating to this appeal:

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

Value from Assessment Notice: \$ 1400 Appellant's Opinion of Value: \$ 1400⁰⁰
Year Property was Purchased: 2004 Price Paid: \$ _____

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

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

Comparable Sales:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE

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

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

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

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

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

Check the following statement that applies to your intentions:

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

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



Signature of Appellant / Agent / Representative
David N Yragui

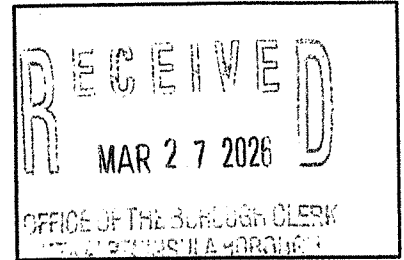
Date 3-26-26

Printed Name of Appellant / Agent / Representative

Tax Year 2026
Real Property Assessment Valuation Appeal
Kenai Peninsula Borough
Office of the Borough Clerk

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For Official Use Only

Fees Received: \$ 30.

Cash

Check # 3490 \$22

payable to Kenai Peninsula Borough

CREDIT CARDS NOT ACCEPTED FOR FILING FEES

For Commercial Property: Please include Attachment A

Assessed Value from Assessment Notice	Filing Fee
Less than \$100,000	\$30
\$100,000 to \$499,999	\$100
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Account / Parcel Number:	05518028
Property Owner:	Kalifonsky Meadows LLC
Legal Description:	T5NR11 WSec29Seward Meridian KN0730023KalifonskyBeachIndustrialParkSub Lot4 Blk4
Physical Address of Property:	35959 Farmstead St

Contact information for all correspondence relating to this appeal:

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

Value from Assessment Notice: \$ 1460 Appellant's Opinion of Value: \$ 140⁰⁰
Year Property was Purchased: 2004 Price Paid: \$ _____

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

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

Comparable Sales:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE

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

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Signature of Appellant / Agent / Representative
David N Yragui

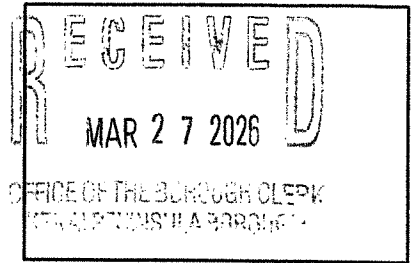
Date 3-26-26

Printed Name of Appellant / Agent / Representative

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Kenai Peninsula Borough
Office of the Borough Clerk

144 N. Binkley Street
Soldotna, Alaska 99669-7599

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Toll Free: 1-800-478-4441



For Official Use Only

Fees Received: \$ 30 *mkj*

Cash

Check # 3490
payable to Kenai Peninsula Borough

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Account / Parcel Number:	05518032
Property Owner:	Kalifonsky Meadows LLC
Legal Description:	T5NR11WSec29Seward Meridian KN0730023KalifonskyBeachIndustrialParkSub Lot5 Blk4
Physical Address of Property:	50604 Equestrian Ave

Contact information for all correspondence relating to this appeal:

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

Value from Assessment Notice: \$ 1400 Appellant's Opinion of Value: \$ 140⁰⁰
Year Property was Purchased: 2005 Price Paid: \$ _____

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

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

Comparable Sales:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE

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

Signature of Appellant / Agent / Representative
David N Yragui

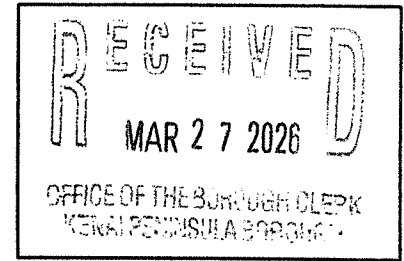
Date 3-26-26

Printed Name of Appellant / Agent / Representative

Tax Year 2026
Real Property Assessment Valuation Appeal
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144 N. Binkley Street
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For Official Use Only

Fees Received: \$ 30 mtd

Cash

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Account / Parcel Number:	05518031
Property Owner:	Kalifonsky Meadows LLC
Legal Description:	T5NR11WSec29Seward Meridian KN0730023KalifonskyBeachIndustrialParkSub Lot6 Blk4
Physical Address of Property:	50576 Equestrian Ave

Contact information for all correspondence relating to this appeal:

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

Value from Assessment Notice: \$ 1400 Appellant's Opinion of Value: \$ 140⁰⁰
Year Property was Purchased: 2005 Price Paid: \$ _____

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

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

Comparable Sales:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE

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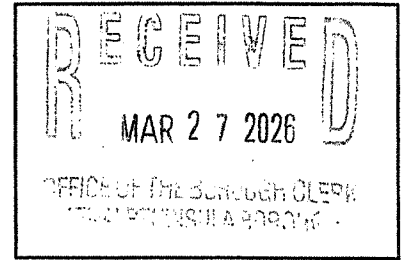
Date 3-26-26

Printed Name of Appellant / Agent / Representative

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Account / Parcel Number:	05518021
Property Owner:	Kalifonsky Meadows LLC
Legal Description:	T5NR11WSec29Seward Meridian KN0730023KalifonskyBeachIndustrialParkSub Lot8 Blk2
Physical Address of Property:	50520 Manno Ave

Contact information for all correspondence relating to this appeal:

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

Value from Assessment Notice: \$ 1400 Appellant's Opinion of Value: \$ 1400⁰⁰
Year Property was Purchased: 2004 Price Paid: \$ _____

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

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

Comparable Sales:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE

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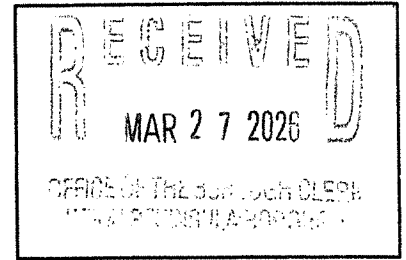
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David N Yragui

Date 3-26-26

Printed Name of Appellant / Agent / Representative

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Property Owner:	Kalifonsky Meadows LLC
Legal Description:	T5NR11WSec29Seward Meridian KN0730023KalifonskyBeachIndustrialParkSub Lot8 Blk3
Physical Address of Property:	50642 Equestrian Ave

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Mailing Address:	PO Box 1290 Kenai Ak 99611		
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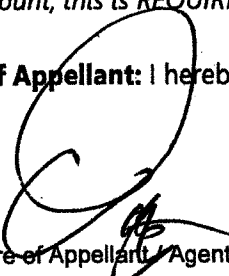
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- The owner of record for this account is a business, trust or other entity for which I am an **owner or officer, trustee, or otherwise authorized** to act on behalf of the entity. I have attached written proof of my authority to act on behalf of this 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.*
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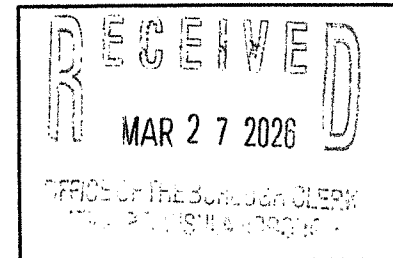
Oath of Appellant: I hereby affirm that the foregoing information and any additional information that I submit is true and correct.

Signature of Appellant / Agent / Representative

 David N Yragui

Date 3-26-20

Printed Name of Appellant / Agent / Representative

Tax Year 2026
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 March 30, 2026.**
The proper filing fee must be included or the appeal will not be accepted.

For Official Use Only

Fees Received: \$ 30. *see*

Cash

Check # 3490
payable to Kenai Peninsula Borough

CREDIT CARDS NOT ACCEPTED FOR FILING FEES

For Commercial Property: Please include Attachment A

FILING FEE BASED ON TOTAL ASSESSED VALUE PER PARCEL (Each parcel/account appealed/origin 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 5.12.060(T) then the filing fee shall be fully refunded within 30 days after the hearing date.

Account / Parcel Number:	05519005		
Property Owner:	Kalifonsky Meadows LLC		
Legal Description:	T5NR11WSec29Seward Meridian KN0730023KalifonskyBeachIndustrialParkSub Lot8 Blk5		
Physical Address of Property:	50644 Yragui Ave		

Contact information for all correspondence relating to this appeal:

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

Value from Assessment Notice: \$ 1400 Appellant's Opinion of Value: \$ 1400⁰⁰
Year Property was Purchased: 2004 Price Paid: \$ _____

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

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

Comparable Sales:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE

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

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

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

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

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

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

Check the following statement that applies to your intentions:

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

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

- I am the **owner of record** for the account/parcel number appealed.
- I am the **attorney for the owner of record** for the account/parcel number appealed.
- The owner of record for this account is a business, trust or other entity for which I am an **owner or officer, trustee, or otherwise authorized** to act on behalf of the entity. I have attached written proof of my authority to act on behalf of this entity (i.e., copy of articles of incorporation or resolution which designates you as an officer, written authorization from an officer of the company, or copy from trust document identifying you as trustee). If you are not *listed by name as the owner of record for this account, this is REQUIRED for confirmation of your right to appeal this account.*
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Oath of Appellant: I hereby affirm that the foregoing information and any additional information that I submit is true and correct.

Signature of Appellant / Agent / Representative
David N Yragui

Date 3-26-26

Printed Name of Appellant / Agent / Representative



☆ 05518002

Assessed Land Value: 1,400
Assessed Improvement Value: 0

2025 Certified Values and Parcel Information

PARCEL ID 05518002
PLAT [D111025/100001KPB0518002](#)
[gov.com/arcgis.com_0518002](#)
[13658a76f/05518002/05518002](#)
QID# 13658255

PHYSICAL ADDRESSES
OWNER KENAI RIVER TRUST
MAILING ADDRESS 200 W 34TH AVE
MAILING CITY ANCHORAGE
MAILING STATE AK
MAILING ZIP 99503
OWN TYPE Private
USE TYPE Vacant
2025 CERTIFIED LAND VALUE 1,400
2025 CERTIFIED IMPROVEMENT VALUE 0
2025 CERTIFIED ASSESSED VALUE 1,400
2025 APPLIED EXEMPTION 0
2025 CERTIFIED TAXABLE VALUE 1,400
TAX PARCEL DESCRIPTION T 5N R 11W SEC 29 SEWARD MERIDIAN KN 0750023 KALIFONSKY BEACH INDUSTRIAL PARK SUB LOT 2 BLK 1 09700 KALIFONSKY BEACH INDUSTRIAL PARK SUB

APP0088

Related Records



APP0089

DY

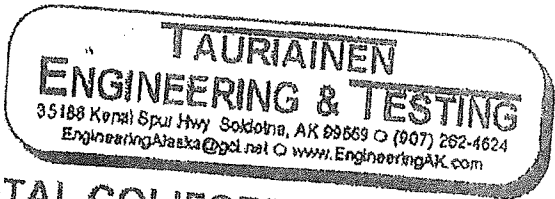
From:
Sent:
To:
Subject:
Attachments:

engineeringalaska@gci.net
Tuesday, August 8, 2023 6:00 PM
yragui@acsalaska.net
Coliform Results
2023_08_08_17_58_36.pdf

POSITIVE for total coliform bacteria and E. Coli.

Please see attached.

Tauriainen Engineering & Testing
(907) 262-4624
engineeringalaska@gci.net



****CASH OR CHECKS ONLY****
PLEASE READ INSTRUCTIONS ON BACK
- PRINT ALL INFORMATION

TOTAL COLIFORM BACTERIA DRINKING WATER ANALYSIS

Client Name DAVID N. VRAAGU
Mailing Address PO. BOX 1290
KENAI AK 99641

Lab Use Only
Lab Number 2023-1195
Phone 907-252-1891
Email VRAAGU@ALASKAALASKA.NET

Sample Information: Residential Water System Public Water System ID No. _____
Legal Desc. / Phys. Add.: _____
Water System Name: _____
Sampled: Date: Aug 7th 2023 Time: 8:00 See Below By: DRY
Sample Type: Routine Triggered Special Purpose
 Repeat Sample for previous unsatisfactory sample with lab number _____
 Untreated Treated (chlorine, UV, etc.)
Disinfection: _____
Relinquished: Date: 8-7-23 Time: 9:23 AM By: DRY
Received: Date: 8-7-23 Time: 9:23 AM By: DKC
Condition: Satisfactory Rejected
 Comments: _____ Paid: 914881

Client Fill Out Below:

#	Location	Time Collected	Collected by initials	For Lab Use Only				Comments
				Clear	Yellow	Yellow/F	Final Result	
1	BEJOLKI	8:00 AM	DRY		X		U	CLEAR WATER
2	BEJOLKI	8:00 AM	DRY			X	F	BROWN WATER
3								
4								

This report is for the exclusive use of the party to whom it is addressed. Taurainen Engineering & Testing Inc. accepts no responsibility or liability except for the due performance of analysis consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing in the local area under similar conditions, circumstances, and limitations.

↓ To Be filled out by lab ↓

Sample Test Started: 7 Aug 23 **Time Test Started:** 1545 **Analyst:** ST
 Satisfactory. Negative for Total Coliform & E. Coli
 Confirmed E. Coli
 U - Unsatisfactory: Positive for Total Confirmation
 SR - Sample Rejected: Over 30 hours old, not sufficient sample

Sample Test Analyzed: 8 Aug 23 **Time Test Analyzed:** 1545 **Analyst:** ST
Comments: _____
Actions: _____

1. L.D. Water Runs 12022 Quarterly AK-Beach/Randy-Galliban-Multi-Coli

Support KDLL - donate today

Mayor vows to solve K-Beach flooding, as residents say they've had enough

KDLL | By [Riley Board](#)

Published May 24, 2023 at 6:18 PM AKDT



Flooding on Patrick Drive, off K-Beach Road

An area off Kalifornsky Beach Road is partially underwater after experiencing extra heavy snow during the winter. But the issue isn't new this year, and residents say they're tired of mismanagement and the impacts of flooding near their homes.

About 1,300 acres south of K-Beach road just outside of Kenai have been affected by the flooding, the remnants of heavy rain from the fall and snow in the winter, according to a May 12 press release from the office of Borough Mayor Peter Michels. But the

issue has plagued the neighborhood for years, due to its location in a low swampland and a lack of drainage across K-Beach road out to Cook Inlet.

The flooding dominated the public comment period during last Tuesday's borough assembly meeting. Kalifornsky resident Laura Burke said the issue is a violation of the borough's obligation to its residents.

"Since 2013, the lamentable lack of fully functioning roadside ditches has been clearly evident, and a very sore topic among residents of the greater Kalifornsky area in particular," she said. "Fully functioning roadside ditches are the exception, not the norm."

Burke said residents of this area pay for borough services through taxes, but don't receive adequate infrastructure or maintenance in return.

Other residents commented on unusable property, untraversable roads, and badly maintained ditches. One compared K-Beach road to a dam, holding water on the east side of the roadway.

Another K-Beach homeowner, Nissa Fowler, said the flooding has damaged her septic system and required her to vacate her home.

"My well is corrupt. So are my neighbors," she said. "My septic might not be functional for a very long time. We have families in our neighborhood who need to flush their toilets sometimes -- foreseeably, that won't happen until the water is gone."

Fowler also mentioned a lack of disclosures to new residents about the history of flooding in the area.

During the assembly meeting, Micciche emphasized his commitment to solving the issue.

"Words are not enough, we need action, and action is what you're gonna get, and the assembly has supported action that we took," he said. "We agree that water must find a way out to the Inlet."

...ing... some say they're not enough
during this flooding event, then work on a drainage project as soon as conditions allow.

"This project will work backwards from the Cook Inlet to the upper reaches of the impacted area. We're working with state agencies to create a long-term solution," he said. "We're assembling the DOT, Department of Natural Resources, the Department of Environmental Conservation and the Army Corps of Engineers to deliver a larger project to provide adequate drainage across K-Beach Road to Cook Inlet, a long-term problem that requires a comprehensive, long-term solution."

Micciche's press release also warns residents, in the meantime, not to take matters into their own hands by creating dams or moving water, because it could negatively affect their neighbors.

Tags

Local News

Kenai Peninsula News

Kaitumsky Beach Road

Peter Micciche

Flooding



Riley Board

Riley Board is a Report For America participant and senior reporter at KDLT covering rural communities on the central Kenai Peninsula

See stories by Riley Board

Related Content



Office of the Borough Mayor

144 N. Binkley Street, Soldotna, Alaska 99669 • (907) 714-2150 • (907) 714-2377 Fax

Peter A. Micciche
Borough Mayor

May 11, 2023

Dear Commissioners Anderson, Boyle and Brune, and USACE Chief Bowker,

I am writing to request your assistance in the determination of a way forward on long-standing water management and flooding issues in the areas between mile posts 16 and 7 of K-Beach Road. The issues are flooding, compromised and failing road integrity (both state and local), failing septic systems, and contaminated well water. These long-standing conditions are creating legitimate public health, safety, and welfare concerns, which are within the purview of the 2nd class Kenai Peninsula Borough (KPB) outlined in Title 29. However, the KPB and state agencies have clearly not been willing in the past to work towards reasonable solutions meeting obligations to KPB residents and Alaskan constituents. It is time that we work collaboratively in an attempt to solve these long-standing problems, since the KPB is simply not authorized to act effectively without the cooperation of the various state agencies and landowners.

Aside from the difficulties currently being experienced by KPB residents and damage to State and KPB infrastructure during this Spring 2023 flood event, similar significant events have occurred that negatively impacted KPB and State of Alaska (SOA) for the last 30+ years. High-water impacts were experienced in 1990, 2012, 2013, and 2022. K-Beach Road is currently close to compromise or failure in the Dogfish area and failed catastrophically in 1990 and in 2012. While our local M&O is doing a great job at patching failing road infrastructure, we have clearly not identified nor solved root causes related to adequate drainage and water passage. Miles of roadside ditching full to capacity and a long stretch of inadequate drainage passage to Cook Inlet remains an obvious long-standing problem during high precipitation events.

Conditions in this area are complex. We are in need of technical experts to collectively identify comprehensive solutions. At the source of the flooding, we have soil and vegetation types that are indicative of typical wetlands; however, the variability of the groundwater elevation in the shallow unconfined aquifer is highly variable, typically well below the surface >5ft. Periodically, emergent groundwater leads to surface flooding. Channelized water leads to surface flooding across the landscape in a manner that is difficult to predict due to the flat 0.2% slope in the area. There is also no clear outlet to Cook Inlet until waters have already significantly flooded subdivisions, and the result has been a slow, dispersed, and delayed flood.

Subdivisions are currently flooded with dozens of individual homes experiencing possible to likely septic effluent escaping into surrounding surface waters and contaminating drinking

water. We are actively collecting data on the actual number of impacted homes. It has reached the point now where many residents, some with heavy equipment, are taking matters into their own hands. They have dug trenches and ditches, in some cases cutting drainage into and across roads and making them impassable. Some residents seem to be operating without consideration of flooding their downstream neighbors or of state and federal water conveyance laws which are not being enforced.

This past week, I have personally inspected the repeated impacts of inadequate drainage with my KPB team. It is apparent to me that we need to do better.

We are requesting the following:

- 1) Immediate AKDOT and agency participation in a spring/summer 2023 KPB project providing ROW passage of waters from the Eastway area to Cook Inlet.
- 2) Longer-term state agency participation and expertise in obtaining adequate drainage through K-Beach Road in the areas further south to reduce standing water upstream of K-Beach Road to protect resident properties and the integrity of the state road.
- 3) Technical assistance on evaluating activity in KPB rights-of-way and on adjacent private property.
- 4) Enforcement of State water law where appropriate to decrease irresponsible citizen conveyance as we work together to understand solutions to the hydrology of the area.

To accomplish this, we request a convening of technical water experts from DNR, DOT, DEC, the USACE, and the KPB. Meetings including a core group of Kenai Peninsula Borough Directors will help us define the scope of the issues. I envision this will result in an action plan that we can implement, some elements immediately and some over time.

I honestly feel that we should have all responded more aggressively to this long-standing situation in the past that is negatively impacting our constituents. Every gallon of water we can responsibly direct to Cook Inlet is a gallon not flowing through the basements and crawlspaces of our residents, contaminating wells, causing septic systems to fail, destroying KPB roads, or contributing to another failure of K-Beach Road infrastructure.

Thank you and I look forward to hearing from you or from those you direct to respond and assist.



Mayor Peter Micciche
Kenai Peninsula Borough
pmicciche@kpb.us
907-714-2150



Office of the Borough Mayor

Peter A. Micciche
Borough Mayor

May 12, 2023

Dear K-Beach Flood Area Friends and Constituents,

Many of you are experiencing high-water challenges within your subdivision, some for the first time and others have been here before. I just wanted to reach out to you and say I've been in your shoes; it was a difficult time for me then and I know it is for you now. It is time to act decisively and I am committed to supporting you with all the authority and agency contacts available to me and steadily moving toward solving this issue. My goal is that this is the last year you will be dealing with these issues at this level.

During this difficult time of flooding in your area, I want you to know that I am personally invested in mitigating this situation. My administration will use all of the resources available to us to help you. Just because we don't have the authority to fix a problem does not mean that we can just stand by and do nothing. The days of the borough ignoring problems just because it's not in our purview are over.

As some of you probably know, I have personally been out to your area regularly with several of my directors to assess the situation and put a plan in place to help mitigate the flooding. This boots on the ground approach is how, working together, we fix this situation which has not been adequately mitigated in the past.

You can be assured that I am using my relationships with state officials to instigate a permanent solution to the flooding to preserve your property. I have already reached out to DNR, DOT, and DEC among others. The KPB team and I are identifying options for relief and creating partnerships with state agencies to find a lasting solution. To put it in simple terms, this water must find a path to Cook Inlet without passing through your basement and crawl spaces.

Here is what we are doing:

- Documenting water flows on the ground and from aerial assessments during this spring's event to understand what will deliver the actual results needed to improve the situation in the future.
- Executing a drainage project throughout the area this year as soon as water conditions allow. I have increased the scope to include larger culverts, deeper ditches, cross culverts and a path to Cook Inlet. Instead of beginning at the top of your area, an approach which has negatively impacted many

APP0097

January 5, 2026

Dear Mr. Uhlin,

Per my request to meet with the Road Service Area Board on January 13, 2026, I am writing to formally share my concerns regarding the lack of effective drainage at the Chine Street culvert.

It was my understanding that the drainage project was intended to begin at the downstream end—specifically at Chine Street—and then proceed uphill toward Eastway Road. Based on my observations, this sequence does not appear to have occurred. The last time I measured the Chine Street culvert, it exhibited approximately 8.5 inches of reverse grade. This condition causes sand and ice to collect in the culvert and back water up into the adjacent ditches, resulting in standing water and reduced conveyance capacity. In my opinion, this contributed to the flooding experienced by our community in January 2025.

My concern is not limited to downstream impacts. The prolonged backing up of water also results in the inundation of uphill properties, including residential septic systems. When groundwater levels remain elevated for extended periods, septic systems can become saturated and lose their ability to function properly, increasing the risk of untreated effluent entering surface waters and roadside ditches.

The reason I initially contacted you was to inform KPB/RSA that I am in the process of organizing a nonprofit entity focused on addressing the long-standing flooding issues our area has experienced over the past twelve years. The intent of this effort is to support constructive, community-based and permittable solutions and to help identify practical paths forward.

I understand the Borough has stated that, as a second-class borough, there are limitations related to funding for engineering and hydrologic analysis. Given those constraints, I believe it is important for the Road Service Area Board to be fully aware of the current conditions at the Chine Street culvert and the upstream and downstream impacts they create. This situation presents what I believe to be a public health and safety concern that warrants attention.

I have communicated with DEC and EPA regarding my findings and have previously presented this information to the KPB Assembly. My goal is to encourage constructive dialogue and forward movement to reduce flooding risk, protect water quality, and safeguard the health of the community. I believe it is imperative that statute 14-06-170 be recognized and adhered to.

Thank you for your time and consideration. I appreciate your attention to this matter and look forward to the opportunity to discuss it further with the Road Service Area Board.

Respectfully,

David N. Yragui
Kenai, Alaska

APP0099

Salmon Enhancement and Arterial Drainageway (SEAD) Project

A White Paper

Project need and overview. The K-Beach Road area has suffered from recurrent and devastating flooding and ongoing high-water issues in many neighborhoods, including water intrusion into crawlspaces and basements, inundated septic systems, sewage effluent in roadside ditches, flood overtopping of roads, and risks to wells from septic contamination. This project proposes development of an arterial drainageway enhancement of an unnamed anadromous stream that currently provides rearing habitat for coho and chinook salmon.

Stream enhancements would provide supplemental base flow and flood-flow hydraulic capacity and extend rearing habitat and possibly create spawning habitat. Development of an arterial drainageway would allow subsequent development (not part of this project) of lateral drainage systems from neighborhoods suffering from high groundwater levels, inundated septic systems, and threatened wells.

The arterial drainageway would also provide meaningful flood protection by safely diverting large amounts of periodic flood flows. Impacts to wetlands in the area would be minor and more than offset by project benefits.

Site and Project Description. Located only about two miles from the Cook Inlet coast, the proposed project is in the discharge area of local, intermediate, and regional groundwater flow systems. Flowing artesian wells, numerous seeps and springs, gaining streams and ditches and high groundwater levels are prevalent in the area. These groundwater discharges generally contribute to flooding and are not connected to any existing natural salmon spawning habitat, but they create huge potential for creating and sustaining such habitat.

This project would consist of approximately three miles of new or enhanced drainage and habitat in the headwaters area of an unnamed stream flowing through very large culverts under K-Beach Road between Eider Drive and Mallard Road. There is currently about 25 feet of topographic relief along a fairly flat terrain from south to north for an average of approximately 0.16% grade. The final grade of the drainageway would average about 0.1%, meaning that the upstream (south) end of the project could be as much as nine feet below existing grade, providing a meaningfully low base elevation for future drainage laterals from many neighborhoods.

One of the reasons why the southern portion of this area has poorly developed drainage is that drainage is partially blocked by a large fan delta that was deposited during the waning phase of the most recent glaciation of the area. The head of the fan delta is where the proposed drainageway crosses Hilcorp Alaska, LLC's gated well field road (Figure 1). This project proposes unblocking this portion of the drainageway with an engineered and permitted drainage structure, most like a large fish-friendly culvert, and associated drainageway improvements.

The fan delta was deposited by a major glacial river that emptied into a higher stand of Cook Inlet or a glacial lake located about where Hilcorp's road crosses the proposed drainage. The course of this river

is evident in the air photo shown in Figure 1, curving around and extending up to the intersection of Lori Jo Street and Scott Avenue. Additional relict channel-like features are evident further south and east of the proposed project. Creation of better drainage through the head of the fan delta would create additional new salmon habitat and increased resilience against periodic floods.

In order to facilitate project construction and provide additional flood protection, an unculverted private road would be constructed immediately adjacent to the drainageway on the west side. Gated access to the road would be through Hilcorp's Road. All project details are subject to additional engineering design and agency permitting considerations.

Project Phases

Phase I. Preliminary project scoping and communication to stakeholders through the K-Beach Fish Habitat Improvement and Flood Protection Task Force (FISHHAB) and project funding planning. Est. Cost: \$5,000

Phase II. Preliminary project engineering design, habitat planning and graphics development. Est. Cost: \$30,000

Phase III. Agency permitting. Est. Cost: \$30,000.

Phase IV. Development and finalization of land approvals and agreements. Est. Cost: \$20,000

Phase V. Final project engineering, plan set development and agency permit issuances. Est. Cost: \$50,000.

Phase VI. Contracting and construction. Est. Cost: \$1,000,000.

Phase VII. Monitoring and reporting. Est. Cost: \$30,000.

Total estimated cost: \$1,165,000.

Project Schedule: Construction planned for summer of 2027.

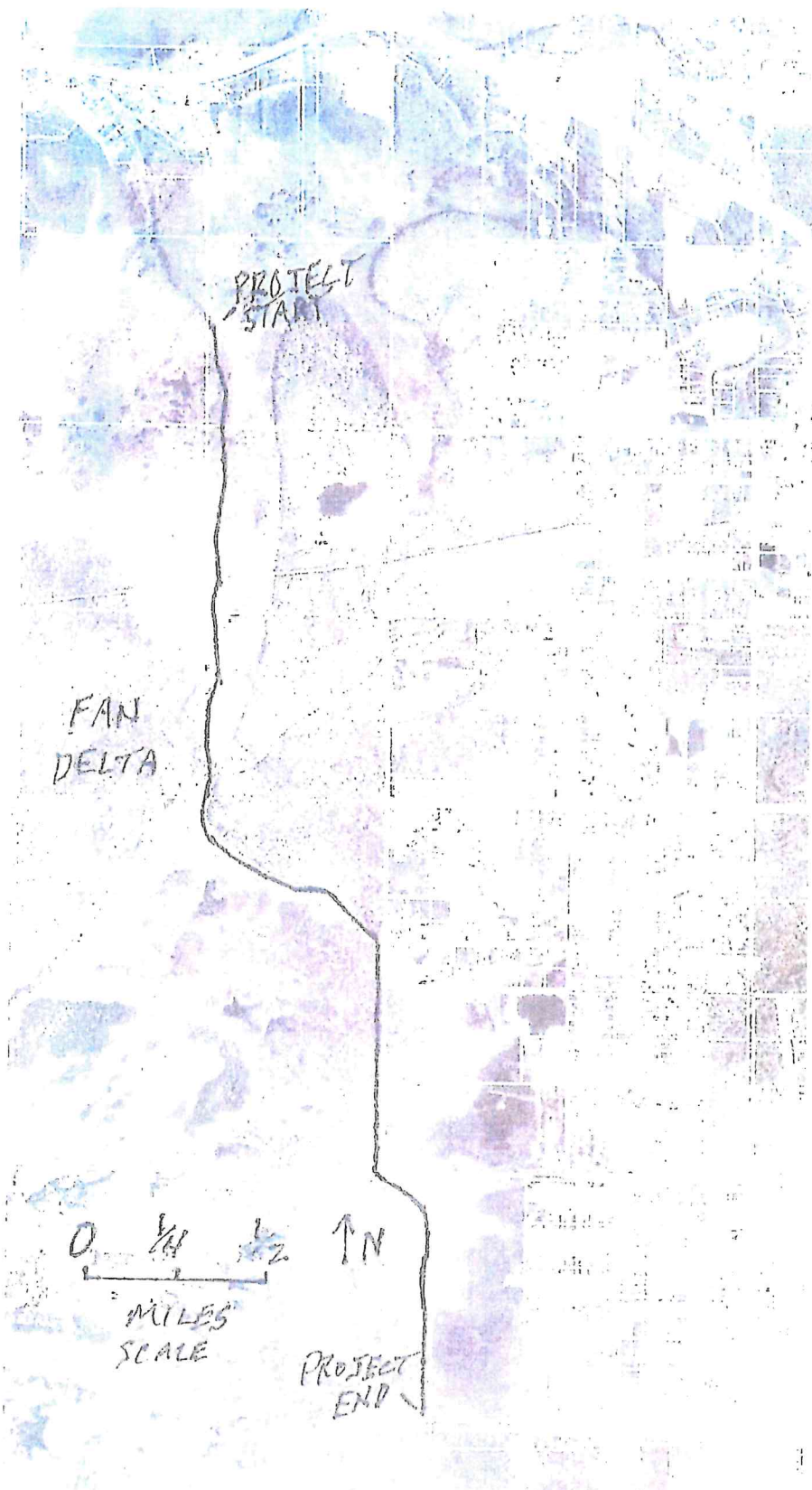


Figure 1. Project location (base from KPB "viewKPB" website.)

September 4, 2023

Tom Barrett, CPG
Water Section Chief
Department of Natural Resources
Division of Mining, Land, and Water

Mr. Barrett,

I received a cease and desist order from you on July 7, 2023. In response to that letter, in good faith, I convened an on-site meeting with you, Kevin Petrone, and Jim Munter on July 20, 2023. Borough officials were also invited but declined to attend. At the time I asked if you wanted me to fill in my ditches. You replied I should wait for further direction until you and your staff gained a better understanding of the flooding dynamics before taking any remedial action, which without forethought might have unintended negative consequences.

Since that meeting I have placed no less than eight phone calls to your office over the last month and a half requesting specific actions I could take in order to come to some amicable resolution between myself and DNR. To date, you and your staff have not provided me with any specific actions in regard to the ditches and berms (farm roads) I've constructed over the last ten years to protect my property and those of my adjoining neighbors from the ravages of what is now decade-long flooding.

Notably, in a letter dated November 15, 2013, I received a similar formal cease and desist order from DNR, from your predecessor Dave Schade, wherein he recalled that during a similar good faith on-site meeting I convened on November 5, 2013 he requested that I "...discontinue any ditching or other activities which would divert or move water from your property while the Department of Natural Resources, Division of Mining, Land, and Water, Water Resources Section (DNR) and the Kenai Peninsula Borough (KPB) worked on a long term solution to area flooding." (emphasis added)

Correct me if I am mistaken, but in the course of ten years no "long term solutions", neither a comprehensive drainage plan nor flood mitigation plan, has even been investigated let alone proposed or executed. The Kalifornsky community has waited ten long years yet we are no closer to a solution than during the catastrophic flooding of 2013. How long do you expect a suffering individual or entire community to wait when all they ever hear from various government jurisdictions is, "be patient we're still working on it"? Many within the community have belatedly come to the hard reality that nobody has been and nobody is working on a comprehensive plan. All talk of long term solutions and comprehensive plans has amounted to nothing more than smoke and mirrors. The cavalry is not coming. If anyone hopes to save their property it is up to them and them alone.

Consequently, in the absence of a concerted DNR/KPB comprehensive plan to alleviate flooding, local residents have increasingly moved to independently protect and defend their individual properties from further damage. Having little choice, desperate residents direct floodwaters downgrade to public ROW's, most commonly via roadside ditches, to natural watercourses. Confoundingly, rather than improve and increase these ditches to safely and efficiently convey these floodwaters, DNR and KPB have repeatedly

stymied residents by prohibiting any water redirection. Instead of providing the properly graded ditches with appropriate sized and graded culverts to convey floodwaters out of the community, DNR and KPB have repeatedly ordered residents to effectively retain the floodwaters, endure and absorb the resultant and ever mounting damages, or face prosecution. What choice have DNR and KPB left long-suffering residents?

Notably, 11 AAC 93.920 clearly provides exceptions during emergencies for the protection of life and property, to flood damaged residents such as myself and my neighbors, which effectively negates DNR's cease and desist orders handed to me and others in both 2013 and 2023.

In my specific case, over the past ten years I have, in good faith, engaged with the administration of three governors, four KPB mayoral administrations, and various and sundry Alaska DNR, DOT, and DEC staff to seek viable long-term solutions not just for myself but for my long-suffering community. Additionally, I have employed a professional hydrologist, convened several community "town hall" meetings, and organized a community High Water Task Force - all at my own expense, to facilitate a larger, concerted solution. And what we received in return from government authorities is not concerted solutions but more threats to prosecute residents who desperately seek to protect their properties in the egregious absence of concerted communal solutions.

If anyone has failed to act in good faith, is it not those government entities that are charged with providing for the public welfare and miserably failed to do so?

The Alaska state DNR, DOT, DEC, and KPB have a sworn duty to protect the communities they serve. Promises made in 2013 in the aftermath of catastrophic flooding remain wholly unfulfilled, ten years later. More than four hundred homes and properties continue to be adversely impacted due to state and borough inertia and lack of due diligence.

Tom, we are still looking at six to eight more weeks of heavy Fall rains. Once more I sincerely ask you to provide me with viable solutions. The last ten years have been a tremendous strain and stress upon my wife and me. My adult children and their flooded properties are as bad off as mine. I've spent hundreds of thousands of dollars and countless hours, not to mention blood, sweat and tears, trying to protect my property and that of my children and similarly situated neighbors from further damage and degradation. We are all hanging on by our fingertips - instructing us to continue to wait and suffer while the DNR and KPB supposedly formulate a never-to-be-realized plan is untenable and does not wash anymore. I plan to send this letter to our local newspaper, Borough administration, DOT, DEC, and the governors office if no response by 5:00 pm this evening sept 5th 2023. We cannot in good conscious wait any longer for outside help.

Sincerely,

Dave Yragui
PO BOX 1290
Kenai, AK 99611

APP00104



Alaska District
U.S. Army Corps of Engineers

District Commander
Alaska District, U.S. Army Corps of Engineers
ATTN: CEPOA-PM-C
P.O. Box 6898
Joint Base Elmendorf-Richardson, AK 99506-0898

Dear Sir:

This letter is to request the assistance of the U.S. Army Corps of Engineers under Section 14 of the 1946 Flood Control Act, as amended, in reducing the threat of damages along (name of river or body of water) in (city or town, etc.).

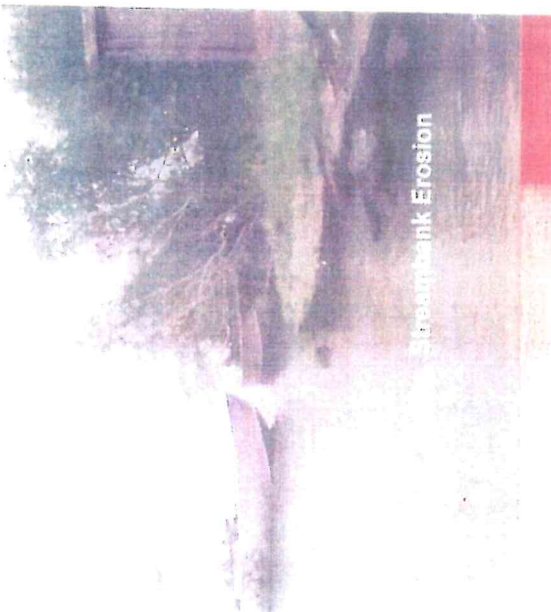
Briefly described the nature and severity of the problem. Examples include the need to protect roads, schools, utilities, or other infrastructure used by the public from streambank or shoreline erosion.

We understand that we would be required to pay at least 35 percent of the total cost of a project, with credit granted toward this amount for providing lands, easements, and rights-of-way, and that the minimum cash requirement from us would be 5 percent of the total project cost. We are able and willing to proceed to construction within a year if a project is deemed feasible.

Thank you for considering this request. Please contact (name, address, phone, email) for more information.

Sincerely,

Name
Title



Streambank Erosion

The Corps may begin a Section 14 study after it receives a formal letter of request from the prospective sponsoring community. A sample letter of request is included in this brochure.

The letter of request and any other inquiries about the Section 14 Emergency Streambank and Shoreline Protection program should be sent to the address below.

U.S. Army Corps of Engineers, Alaska District
ATTN: CEPOA-PM-C
P.O. Box 6898
Joint Base Elmendorf-Richardson, AK 99506-0898
Email: POA.AKCAP@usace.army.mil
FAX: (907) 753-5645

Under the U.S. Army Corps of Engineers Continuing Authorities Program (CAP), Section 14 of the 1946 Flood Control Act, as amended, allows the Corps to plan and construct emergency streambank and shoreline protection projects to protect roads and highways, highway bridge approaches, public facilities such as water and sewer lines, churches, public and private nonprofit schools and hospitals, and other nonprofit public facilities



Building Strong



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

0 0.25 0.5 1 Miles



Date: 1/14/2015

Kalifornsky Beach Vicinity

APP00106

David and Mary Jeanne Yragui
PO Box 1290
Kenai, AK 99611
907- 283-4947
907-252-1891 cell
yragui@acsalaska.net

May 2, 2023

Attn: Robert Ruffner and Dil Uhlin

Re: In response to your stop work order given to me on Nov. 20, 2022.

Mr. Ruffner, in early August I made you aware of potential flooding of our area, based on what we experienced in 2013 and 2014, and that proper drainage (i.e. use of culverts, etcetera...) was absent at all driveways alongside or intersecting Eastway Road. You said that engineers would look at it and figure out if the ditches would drain and that the intention was to get culverts installed in these areas. I observed surveyors installing stakes and shooting grade soon after that, but no culverts have been installed to date.

I wrote a letter to the borough assembly on October 25th of last year, making it clear that the Kenai Peninsula Borough is liable for damage to our property due to flooding and improper drainage in the area. As I indicated in the 2013-2014 flooding, the borough is not following the road construction standards (i.e. Section 14.06.170). Mike Navarre, the former mayor, promised that he would address the problem, however this never happened. Our hayfield and residential property experienced flooding this fall, due in large part to the Wickman's plugging of their culvert on Eastway Road and causing water to backup to all properties to the south of their property. You told me personally that you watched them place the plugs in their culvert.

The south end of Eastway Road is not borough maintained and I have to personally remove snow and ice during the winter and grade during the summer after hard rainfall, in order to keep access to our property and our home. On September 8th, I noticed water flooding our driveway. I drove over to the east side of our driveway and the front wheels of my truck sank in the totally saturated ground. I walked down the road and noticed that the ditch Gary Knopp installed on borough

APP00107

property (east of Eastway Road) was 6-8" lower than the ditch along our drive and that water was not flowing into it. I brought my JD 550 over, pulled my truck out, and then I scraped 6" of mud off to the east and directed the water into Knopp's ditch.

The next day, I received a cease and desist from the Road Service director's office. I explained to you and Dil Uhlin that the water was not going to stop and I was trying to keep the water from migrating down along Eastway Road. The day after that, I noticed Knopp's ditch (referred to in the paragraph above and just before our gate) was full and the Eastway Road ditch was full all the way to Knopp's residential driveway where no culvert had been installed.

On May 1st of this year, at approximately 10 :00 am, I stopped at borough building to let the mayor know that our driveway and Eastway Road were flooding. I was unable to meet with him. I then talked with Mike at Assessing and told him he was welcome to come look at our property so that he would have a better idea of the problems concerning flooding and culvert issues.

Heather from Assessing came out and said they could reduce our taxes by calling our ground wetlands. I told her it wasn't wetlands and that I had not appealed to the borough just because our property was assessed improperly. My main concern is that we are not getting the service required by borough code Sec 14.06.170. Heather said that she had no control over other borough departments, and I agreed.

I told her that last year I had appealed our taxes and Mr Cox had told me that the proper thing to do was to let the assembly know my concerns. I did that in October of 2022, at an assembly meeting. I also had a conversation with Robert Ruffner about the drainage problems starting in July of last year. I did likewise in 2013 with Max Best, the borough planner. I have a pretty clear understanding of the problem and solutions. I just haven't been able to get past the politics and lack of expertise from the community at large where it concerns flooding.

As I write this letter, the south end of Eastway Road, before you enter our gate and property, is breaking up across the road in several places. It will soon be inaccessible and we are making arrangements to bring gravel in and raise the road at this end in order to fill in the areas that are being undermined and making it impassable. There is no other access to our home other than Eastway Road.

I would appreciate any help that we can get from the roads department so that our neighbors and ourselves do not experience more damage from flooding. As of this

date, May 2, 2023, no culverts have been installed; the ditches that do exist are full of ice, snow, or moving water. The east side of Eastway Road this morning has water up to the shoulder and will soon be flowing directly over the road. We urge you to make this a priority, as well as the problems now surfacing again along Dogfish, Buoy, and Trawling.

Sincerely,

A handwritten signature in black ink, appearing to read 'David Yragui', with a large, stylized flourish above the name.

David Yragui

JUNE 30 2019

2017 - 2018 - 2019 - I TALKED WITH
MARCUS MUELLER FOR THREE YEARS IN
A HOW TO GET A PERMIT TO REMOVE
BEATTLE KILL TREES OFF THE 400 ACRES
EAST OF OUR RANCH, THERE WERE
HUNDREDS OF DEAD TREES AND I FELT IT
WAS A MAJOR FIRE DANGER ESPECIALLY
BECAUSE FOR THE LAST 10 YEARS THE
TREES HAVE BEEN DYING FIRST BECAUSE
OF FLOODING THEN DO TO THE BEATTLE.
I FINALLY GOT A MEETING WITH MAYOR
PIERCE AND HE TOLD MARCUS TO
GIVE ME A PERMIT AND LET ME REMOVE
THE TREES. MARCUS GAVE ME A
PERMIT JUNE 28 2019

INSTALLED DRIVEWAY AT NORTHEAST
END OF RANCH - INSTALLED CULVERT
FOR ACCESS JUNE 30 2019 - USED
SAME DITCH I DUG IN 2013

From: Navarre, Mike <mnavarre@kpb.us>
Sent: Friday, December 26, 2014 2:58 PM AEST
To: Schade, David W (DNR) <david.w.schade@alaska.gov>; Ryckman, Mary Kay (DNR) <marykay.ryckman@alaska.gov>; Goodrum, Brent W (DNR) <brent.goodrum@alaska.gov>; Walton, Michael L (DNR) <michael.walton@alaska.gov>
CC: Ostrander, Paul <postlander@kpb.us>; Leduc, Elizabeth <eleduc@kpb.us>
Subject: RE: Telephone discussion with Dave Yragui today.

Dave,

Thanks for the follow up and for keeping us in the information loop.

I attended the "task force" meeting they had on December 8th. I was not participating as a member of the task force and no one from the Kenai Borough attended. I just happened to be there because it was held in the Assembly chambers and I was leaving the building at the same time the meeting was starting. Jim Munter was the facilitator and there were only about 8 people in attendance. Mr. Munter discussed the possibility of getting a legislative grant to do a feasibility study. Senator Micicche had previously told them that he would work to get some funding "if they came up with a reasonable plan". Mr. Munter indicated that it would cost about \$100,000 to do a feasibility study and take at least a year, perhaps longer. Mr. Yragui, of course, didn't want to wait a year and wants to start digging what he sees as the solution, the 7th Street "canal". It would require a KPB permit. The land is owned by the KPB and permits are also required from the KPB Roads Department for work in ROW's. It is unlikely that the KPB will issue any permits to Mr. Yragui in the foreseeable future, and certainly not without a well supported and reasoned plan. I think it is also unlikely that a legislative grant will be forthcoming, given the fiscal situation.

The KPB did consider the possibility of creating a service area, but it is somewhat complicated. Determining how to draw the boundaries is difficult because there are a lot of homes in the area that did not have any issues even during the 2013 flood event. Additionally, the total taxable value in the area is only about \$25 million, which equates to \$25,000 for every 1 mill of assessment. It requires a vote of the residents in the proposed service area and I think it would likely fail. Drawing the boundaries to try and target parcels that would benefit from a drainage system further reduces the taxable value and revenues generated.

I'm additionally concerned that any drainage plan would likely encourage more development in the area – leading to more problems in the future, since it is a mapped wetlands area. I suggested that there needs to be something that articulates what their (task force) goals are.

The work that the KPB did in the area will serve to reduce the duration of future surface flooding events. It will not eliminate flooding and it does not address the groundwater situation, which is far more difficult and complex than Mr. Yragui believes.

If the DNR establishes a task force, the KPB will certainly participate, although I have some reservations. I encourage you to first determine what the goals are for any task force and, of course, funding. There's no question that there was significant flooding in 2013, but minimal in 2014. Groundwater is still elevated but likely will dissipate somewhat, depending on precipitation levels. Given that there is high groundwater in a lot of areas, I'm concerned about the precedent being set.

FYI, there is an article in today's (December 26) Peninsula Clarion on the issue:

Best regards,

Mike Navarre

From: Schade, David W (DNR) [mailto:david.w.schade@alaska.gov]
Sent: Tuesday, December 23, 2014 3:55 PM
To: Ryckman, Mary Kay (DNR); Goodrum, Brent W (DNR); Walton, Michael L (DNR)

Cc: Navarre, Mike; Ostrander, Paul
Subject: FW: Telephone discussion with Dave Yragui today.

Mary Kay and Brent,
Please see Mike's report on his phone call to Dave Yragui. I will be responding on the "taskforce" issue next week.

Mike and Paul,
We have been in contact with Dave Yragui. The USACE has also informed Dave that he must submit any requests for a determination in writing. He was also advised to get all permits required from the KPB, DNR and ADF&G as necessary. See Andy's e-mail below:

Thanks,
Dave

From: Walton, Michael L (DNR)
Sent: Tuesday, December 23, 2014 3:23 PM
To: Schade, David W (DNR)
Subject: Telephone discussion with Dave Yragui today.

Dave,

At your request, yesterday I returned Mr. Yragui's call to the DNR Commissioner's Office and ended up leaving him a voice mail as he didn't answer the phone. This afternoon Mr. Yragui returned my call. Mr. Yragui said that (at the suggestion of Jim Munter) he called me to let me know he was planning on submitting a permit application to the Water Resources Section for a proposed drainage ditch along the 7th Street section line easement in the Kalifornsky Beach Road area. I informed Mr. Yragui that we would need to receive an application in order to evaluate the proposal. Mr. Yragui mentioned that the application may be submitted in the name of the taskforce that he is a part of. Mr. Yragui went on to mention the possibility of a non-profit or service area being formed to deal with the water issues in the area. Lastly, Mr. Yragui asked me what DNR's intention was as regards participating in the existing taskforce or forming its own taskforce. I informed Mr. Yragui that it would be best if he spoke directly to you on this topic, and I informed Mr. Yragui that I would relay his question about taskforces to you. That concluded the phone call.

Mike Walton
NRM II
Alaska DNR, DML&W, Water Resources Section