



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): 05506029, 05506029CO02, 05506029CO23, 05506029CO28, 05506029CO73
Owner of Record: RCMS, INC
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): 05506029, 05506029CO02, 05506029CO23, 05506029CO28, 05506029CO73
Owner of Record: RCMS, INC
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.

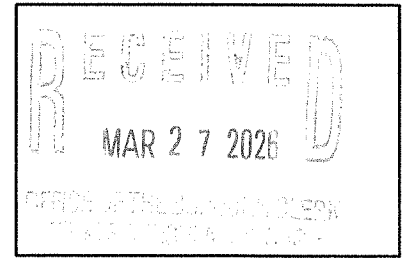
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Michele Turner, MMC
Borough Clerk
micheleturner@kpb.us

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: \$ 100 MKY

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: | 05506029 | | |
| Property Owner: | RCMS Inc | | |
| Legal Description: | T5N11WSec29Seward Meridian KN SW1/4SE1/4 & E1/2SE1/4 | | |
| Physical Address of Property: | 50123 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: \$ 257,800 Appellant's Opinion of Value: \$ _____

Year Property was Purchased: 2008 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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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)

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

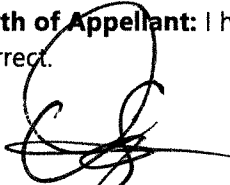
Check the following statement that applies to your intentions:

- 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.*
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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

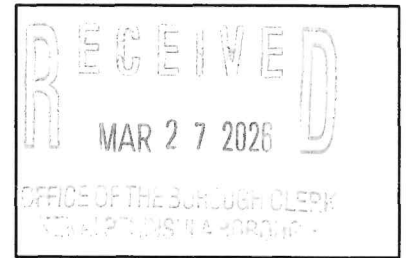
Date 3-26-26

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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Soldotna, Alaska 99669-7599

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



For Official Use Only

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

Fees Received: \$ 30.00 *see*

Cash

Check # 3490
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For Commercial Property: Please include Attachment A

CREDIT CARDS NOT ACCEPTED FOR FILING FEES

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| \$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: | 05506029CO02 |
| Property Owner: | RCMS Inc |
| Legal Description: | T5NR11WSec29Seward Meridian KN 2009003 Kalifonsky Meadows Airpark Condominiums Unit 2 |
| Physical Address of Property: | 50123 Buoy Ave U2 |

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: \$ 32,700 Appellant's Opinion of Value: \$ _____

Year Property was Purchased: 2008 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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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)

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

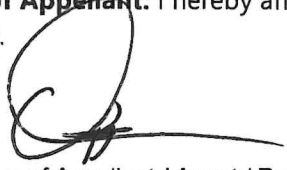
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Oath of Appellant: I hereby affirm that the foregoing information and any additional information that I submit is true and correct.



Signature of Appellant / Agent / Representative

Date 3-26-26

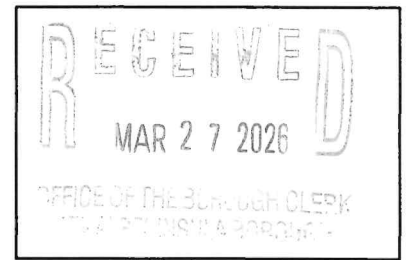
David N Yragui

Printed Name of Appellant / Agent / Representative

Tax Year 2026
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| Account / Parcel Number: | 05506029CO23 | | |
| Property Owner: | RCMS Inc | | |
| Legal Description: | 5NR11WSec29Seward Meridian KN 2009003 Kalifonsky Meadows Airpark Condominiums Unit 23 | | |
| Physical Address of Property: | 50123 Buoy Ave U23 | | |

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: \$ 31,200 Appellant's Opinion of Value: \$ _____

Year Property was Purchased: 2008 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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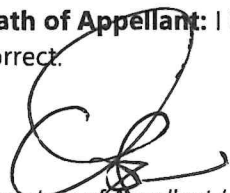
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Oath of Appellant: I hereby affirm that the foregoing information and any additional information that I submit is true and correct.



Signature of Appellant / Agent / Representative

Date 3-26-26

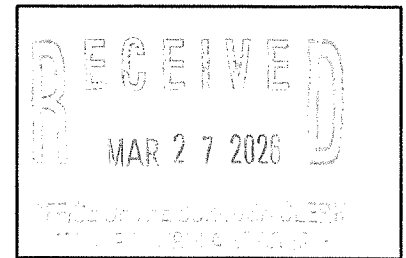
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Printed Name of Appellant / Agent / Representative

Tax Year 2026
Real Property Assessment Valuation Appeal
Kenai Peninsula Borough
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144 N. Binkley Street
Soldotna, Alaska 99669-7599

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For Official Use Only

Fees Received: \$ 30. *cell*

Cash

Check # 3490
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| Less than \$100,000 | <u>\$30</u> |
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| | |
|-------------------------------|---|
| Account / Parcel Number: | 05506029CO28 |
| Property Owner: | RCMS Inc |
| Legal Description: | 5NR11WSec29Seward Meridian KN 2009003 Kalifonsky Meadows Airpark Condominiums Unit 28 |
| Physical Address of Property: | 50123 Buoy Ave U28 |

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: \$ 30,500 Appellant's Opinion of Value: \$ _____

Year Property was Purchased: 2008 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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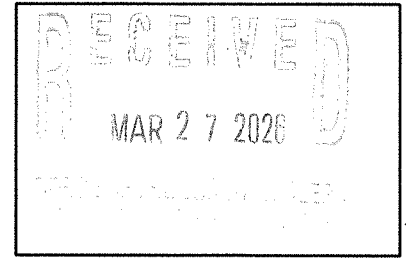
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Printed Name of Appellant / Agent / Representative

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Fees Received: \$ 30.-

Cash

Check # 3490 SEE
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|-------------------------------|---|--|--|
| Account / Parcel Number: | 05506029CO73 | | |
| Property Owner: | RCMS Inc | | |
| Legal Description: | T5NR11 WSec29Seward Meridian KN 2017045 Kalifonsky Meadows Airpark Condominiums Phase 2B Unit 73 | | |
| Physical Address of Property: | 50123 Buoy Ave U73 | | |

Contact information for all correspondence relating to this appeal:

| | | | |
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| 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: \$ 21,100 Appellant's Opinion of Value: \$ _____

Year Property was Purchased: 2008 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)

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

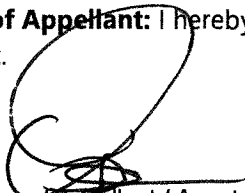
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- I intend to submit additional evidence within the required time limit of 15 days prior to the hearing date.
- My appeal is complete. I have provided all the evidence that I intend to submit, and request that my appeal be reviewed based on the evidence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

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

| RCMS Airpark units | | | | | | | | | | | |
|-------------------------|------------------|--------------|-------|--------------------------|-------------------------|--------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|
| <i>(purchased 2005)</i> | | | | | | | | | | | |
| Row | UNIT # | Parcel # | Acres | Appeal final spring 2025 | Asses Value spring 2025 | Appeal final spring 2024 | Asses Value spring 2024 | Asses Value spring 2023 | Asses Value spring 2022 | Asses Value spring 2021 | Asses Value spring 2020 |
| | Phase 1 | | | | | | | | | | |
| 1 | 1 | 05506029CO01 | 1.31 | | | | | | | \$ 17,000 | \$ 17,000 |
| 2 | 2 | 05506029CO02 | 1.09 | \$ 32,100 | \$ 32,100 | \$ 24,300 | \$ 24,300 | \$ 21,400 | \$ 19,600 | \$ 17,000 | \$ 17,000 |
| 3 | 3 | 05506029CO03 | 1.09 | \$ 32,100 | \$ 32,100 | \$ 24,300 | \$ 24,300 | \$ 21,400 | \$ 19,600 | \$ 17,000 | \$ 17,000 |
| 5 | 5 | 05506029CO05 | 1.09 | | | | | | | \$ 15,000 | \$ 15,000 |
| 6 | 6 | 05506029CO06 | 1.09 | | | | | | | \$ 15,000 | \$ 15,000 |
| 12 | 12 | 05506029CO12 | 1.09 | | | | | \$ 45,300 | \$ 43,400 | \$ 42,100 | \$ 44,300 |
| 23 | 23 | 05506029CO23 | 0.95 | \$ 30,600 | \$ 30,600 | \$ 23,100 | \$ 27,100 | \$ 24,700 | \$ 23,200 | \$ 21,700 | \$ 22,000 |
| 28 | 28 | 05506029CO28 | 0.95 | \$ 29,900 | \$ 29,900 | \$ 23,600 | \$ 23,600 | \$ 20,500 | \$ 18,600 | \$ 15,000 | \$ 15,000 |
| 31 | 31 | 05506029CO31 | 1.23 | | | | | | | \$ 15,000 | \$ 15,000 |
| | Phase 2A1 | | | | | | | | | | |
| | Phase 2B | | | | | | | | | | |
| 39 | 51 | 05506029CO51 | 0.92 | | \$ 28,200 | \$ 20,800 | \$ 20,800 | \$ 18,100 | \$ 16,400 | \$ 15,000 | \$ 15,000 |
| 41 | 54 | 05506029CO54 | 0.92 | | \$ 28,200 | \$ 20,800 | \$ 22,100 | \$ 19,200 | \$ 17,400 | \$ 15,000 | \$ 15,000 |
| 42 | 73 | 05506029CO73 | 0.94 | \$ 20,700 | \$ 28,500 | \$ 21,000 | \$ 21,000 | \$ 18,300 | \$ 16,600 | \$ 15,000 | \$ 15,000 |
| 43 | 74 | 05506029CO74 | 0.94 | \$ 24,900 | \$ 28,500 | \$ 21,000 | \$ 21,000 | \$ 18,300 | \$ 16,600 | \$ 15,000 | \$ 15,000 |
| 44 | 75 | 05506029CO75 | 0.94 | | | | | | | \$ 15,000 | \$ 15,000 |
| 45 | 76 | 05506029CO76 | 0.94 | | | | | | \$ 16,600 | \$ 15,000 | \$ 15,000 |
| 1A | Large Lot | 5506029 | ? | \$ 255,600 | \$ 284,600 | \$ 237,700 | \$ 237,700 | \$ 206,700 | \$ 188,000 | \$ 150,000 | \$ 150,000 |
| | | | | \$ 425,900 | \$ 522,700 | \$ 416,600 | \$ 421,900 | \$ 413,900 | \$ 396,000 | \$ 388,400 | \$ 390,900 |

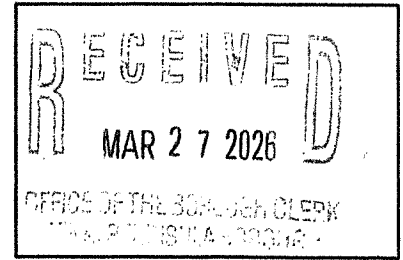
| RCMS Airpark-120 Acres | | | | | | | | | | |
|------------------------|-----------|--------------|-------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|--------------------------|
| (Purchased 2005) | | | | | | | | | | |
| Row | UNIT # | Parcel # | Acres | Asses Value spring 2019 | Asses Value spring 2018 | Asses Value spring 2017 | Asses Value spring 2016 | Appeal chge spring 2015 | Asses Value spring 2015 | Assess Value spring 2014 |
| Phase 1 | | | | | | | | | | |
| 1 | 1 | 05506029CO01 | 1.31 | \$16,500.00 | \$16,500.00 | \$15,000.00 | \$15,000.00 | \$15,000.00 | \$15,000.00 | \$15,000.00 |
| 2 | 2 | 05506029CO02 | 1.09 | \$16,500.00 | \$16,500.00 | \$15,000.00 | \$15,000.00 | \$15,000.00 | \$15,000.00 | \$15,000.00 |
| 3 | 3 | 05506029CO03 | 1.09 | \$16,500.00 | \$16,500.00 | \$15,000.00 | \$15,000.00 | \$15,000.00 | \$15,000.00 | \$15,000.00 |
| 4 | 4 | 05506029CO04 | 1.09 | | | | | | | |
| 5 | 5 | 05506029CO05 | 1.09 | \$15,000.00 | \$15,000.00 | \$15,000.00 | \$15,000.00 | \$15,000.00 | \$15,000.00 | \$15,000.00 |
| 6 | 6 | 05506029CO06 | 1.09 | \$15,000.00 | \$15,000.00 | \$15,000.00 | \$15,000.00 | \$15,000.00 | \$15,000.00 | \$15,000.00 |
| 10 | 10 | 05506029CO10 | 1.09 | | | | | | | |
| 12 | 12 | 05506029CO12 | 1.09 | \$44,900.00 | \$43,000.00 | \$15,000.00 | \$15,000.00 | \$15,000.00 | \$15,000.00 | \$15,000.00 |
| 23 | 23 | 05506029CO23 | 0.95 | \$21,700.00 | \$21,800.00 | \$15,000.00 | \$15,000.00 | \$15,000.00 | \$15,000.00 | \$15,000.00 |
| 28 | 28 | 05506029CO28 | 0.95 | \$15,000.00 | \$15,000.00 | \$15,000.00 | \$15,000.00 | \$15,000.00 | \$15,000.00 | \$15,000.00 |
| 31 | 31 | 05506029CO31 | 1.23 | \$15,000.00 | \$15,000.00 | \$15,000.00 | \$15,000.00 | \$15,000.00 | \$15,000.00 | \$15,000.00 |
| Phase 2A1 | | | | | | | | | | |
| 34 | 34 | 05506029CO34 | 0.92 | | | \$15,000.00 | \$15,000.00 | \$15,000.00 | \$15,000.00 | \$15,000.00 |
| 35 | 38 | 05506029CO38 | 0.92 | | | | \$15,000.00 | \$15,000.00 | \$15,000.00 | \$15,000.00 |
| 36 | 40 | 05506029CO40 | 0.92 | | | | \$15,000.00 | \$15,000.00 | \$15,000.00 | \$15,000.00 |
| 37 | 42 | 05506029CO42 | 0.92 | | | | \$15,000.00 | \$15,000.00 | \$15,000.00 | \$15,000.00 |
| 38 | 44 | 05506029CO44 | 0.92 | | | | \$15,000.00 | \$15,000.00 | \$15,000.00 | \$15,000.00 |
| Phase 2B | | | | | | | | | | |
| 39 | 51 | 05506029CO51 | 0.92 | \$15,000.00 | \$15,000.00 | \$15,000.00 | \$15,000.00 | \$15,000.00 | \$15,000.00 | \$15,000.00 |
| 40 | 53 | 05506029CO53 | 0.93 | \$15,000.00 | \$15,000.00 | \$15,000.00 | \$15,000.00 | \$15,000.00 | \$15,000.00 | \$15,000.00 |
| 41 | 54 | 05506029CO54 | 0.92 | \$15,000.00 | \$15,000.00 | \$15,000.00 | \$15,000.00 | \$15,000.00 | \$15,000.00 | \$15,000.00 |
| 42 | 73 | 05506029CO73 | 0.94 | \$15,000.00 | \$15,000.00 | \$15,000.00 | \$15,000.00 | \$15,000.00 | \$15,000.00 | \$15,000.00 |
| 43 | 74 | 05506029CO74 | 0.94 | \$15,000.00 | \$15,000.00 | \$15,000.00 | \$15,000.00 | \$15,000.00 | \$15,000.00 | \$15,000.00 |
| 44 | 75 | 05506029CO75 | 0.94 | \$15,000.00 | \$15,000.00 | \$15,000.00 | \$15,000.00 | \$15,000.00 | \$15,000.00 | \$15,000.00 |
| 45 | 76 | 05506029CO76 | 0.94 | \$15,000.00 | \$15,000.00 | \$15,000.00 | \$15,000.00 | \$15,000.00 | \$15,000.00 | \$15,000.00 |
| 46 | 77 | 05506029CO77 | 0.94 | \$36,900.00 | \$15,000.00 | \$15,000.00 | \$15,000.00 | \$15,000.00 | \$15,000.00 | \$15,000.00 |
| 1A | Large Lot | 5506029 | ? | \$123,600.00 | \$123,600.00 | \$132,700.00 | \$132,700.00 | \$132,700.00 | \$134,200.00 | \$134,200.00 |
| | | | | \$441,608.00 | \$417,900.00 | \$282,700.00 | \$342,700.00 | \$357,700.00 | \$359,200.00 | \$284,200.00 |

| RCMS Airpark - 120 Acres | | | | | | |
|--------------------------|-----------|--------------|-------|--------------------------|--------------------------|--------------------------|
| <i>(Purchased 2005)</i> | | | | | | |
| Row | UNIT # | Parcel # | Acres | Assess Value spring 2013 | Assess Value spring 2012 | Assess Value spring 2011 |
| 1 | 1 | 05506029C001 | 1.31 | \$ 15,000.00 | \$ 15,000.00 | \$ 15,000.00 |
| 2 | 2 | 05506029C002 | 1.09 | \$ 15,000.00 | \$ 15,000.00 | \$ 15,000.00 |
| 3 | 3 | 05506029C003 | 1.09 | \$ 15,000.00 | \$ 15,000.00 | \$ 15,000.00 |
| 4 | 4 | 05506029C004 | 1.09 | \$ 15,000.00 | \$ 15,000.00 | \$ 15,000.00 |
| 5 | 5 | 05506029C005 | 1.09 | \$ 15,000.00 | \$ 15,000.00 | \$ 15,000.00 |
| 6 | 6 | 05506029C006 | 1.09 | \$ 15,000.00 | \$ 15,000.00 | \$ 15,000.00 |
| 7 | 7 | 05506029C007 | 1.09 | \$ 15,000.00 | \$ 15,000.00 | \$ 15,000.00 |
| 8 | 8 | 05506029C008 | 1.09 | | | \$ 15,000.00 |
| 9 | 9 | 05506029C009 | 1.09 | | | \$ 15,000.00 |
| 10 | 10 | 05506029C010 | 1.09 | \$ 15,000.00 | \$ 15,000.00 | \$ 15,000.00 |
| 11 | 11 | 05506029C011 | 1.09 | | | \$ 15,000.00 |
| 12 | 12 | 05506029C012 | 1.09 | \$ 15,000.00 | \$ 15,000.00 | \$ 15,000.00 |
| 13 | 13 | 05506029C013 | 1.09 | \$ 15,000.00 | \$ 15,000.00 | \$ 15,000.00 |
| 14 | 14 | 05506029C014 | 1.09 | \$ 15,000.00 | \$ 15,000.00 | \$ 15,000.00 |
| 15 | 15 | 05506029C015 | 1.09 | | | \$ 15,000.00 |
| 16 | 16 | 05506029C016 | 1.09 | | | \$ 15,000.00 |
| 17 | 17 | 05506029C017 | 1.45 | | | \$ 15,000.00 |
| 18 | 18 | 05506029C018 | 0.9 | | | \$ 15,000.00 |
| 19 | 19 | 05506029C019 | 0.9 | | | \$ 15,000.00 |
| 20 | 20 | 05506029C020 | 0.9 | | | \$ 15,000.00 |
| 21 | 21 | 05506029C021 | 1.04 | | | \$ 15,000.00 |
| 22 | 22 | 05506029C022 | 0.99 | | | \$ 15,000.00 |
| 23 | 23 | 05506029C023 | 0.95 | \$ 15,000.00 | \$ 15,000.00 | \$ 15,000.00 |
| 24 | 24 | 05506029C024 | 0.95 | \$ 15,000.00 | \$ 15,000.00 | \$ 15,000.00 |
| 25 | 25 | 05506029C025 | 0.95 | \$ 15,000.00 | \$ 15,000.00 | \$ 15,000.00 |
| 26 | 26 | 05506029C026 | 0.95 | \$ 15,000.00 | \$ 15,000.00 | \$ 15,000.00 |
| 27 | 27 | 05506029C027 | 0.95 | | | \$ 15,000.00 |
| 28 | 28 | 05506029C028 | 0.95 | \$ 15,000.00 | \$ 15,000.00 | \$ 15,000.00 |
| 29 | 29 | 05506029C029 | 0.95 | | | \$ 15,000.00 |
| 30 | 30 | 05506029C030 | 0.95 | | | \$ 15,000.00 |
| 31 | 31 | 05506029C031 | 1.23 | \$ 15,000.00 | \$ 15,000.00 | \$ 15,000.00 |
| 32 | 104(32) | 05506029C032 | 1.19 | | | \$ 15,000.00 |
| 33 | 105 (33) | 05506029C033 | 1.19 | | | \$ 15,000.00 |
| 1A | Large Lot | 5506029 | ? | \$ 134,200.00 | \$ 134,200.00 | \$ 134,200.00 |
| | | | | \$ 299,200.00 | \$ 404,200.00 | \$ 464,200.00 |
| | | | | \$ 152,900.00 | \$ 152,900.00 | \$ 152,900.00 |

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: \$ 100 MKY
 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: | 05506029 | | |
| Property Owner: | RCMS Inc | | |
| Legal Description: | T5N11WSec29Seward Meridian KN SW1/4SE1/4 & E1/2SE1/4 | | |
| Physical Address of Property: | 50123 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: \$ 257,800 Appellant's Opinion of Value: \$ ~~_____~~ 71,400⁰⁰
Year Property was Purchased: 2008 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)

| |
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| |
| |
| |

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

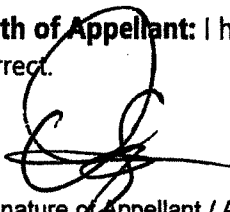
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- I am the **attorney for the owner of record** for the account/parcel number appealed.
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Oath of Appellant: I hereby affirm that the foregoing information and any additional information that I submit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



Signature of Appellant / Agent / Representative
David N Yragui

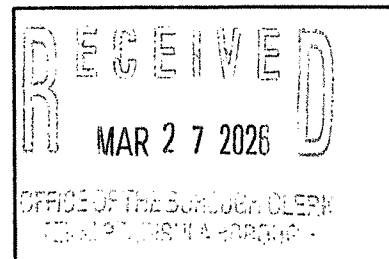
Date 3-26-26

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

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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: \$ 30.00 *see*

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/condom 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: | 05506029CO02 |
| Property Owner: | RCMS Inc |
| Legal Description: | T5NR11WSec29Seward Meridian KN 2009003 Kalifonsky Meadows Airpark Condominiums Unit 2 |
| Physical Address of Property: | 50123 Buoy Ave U2 |

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: \$ 32,700 Appellant's Opinion of Value: \$ OK
Year Property was Purchased: 2008 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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| |
|--|
| |
| |
| |

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

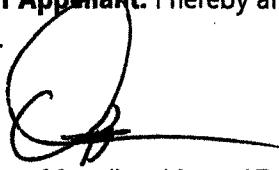
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- The owner of record for this account is a business, trust or other entity for which I am an **owner or officer, trustee, or otherwise authorized** to act on behalf of the entity. I have attached written proof of my authority to act on behalf of this 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.*
- 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

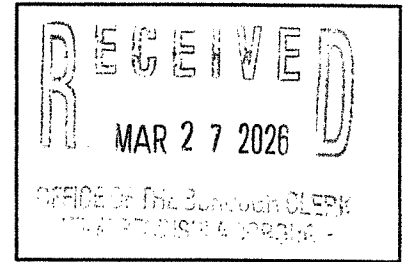
Date 3-26-26

Printed Name of Appellant / Agent / Representative

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

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

BILLING 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: | 05506029CO23 |
| Property Owner: | RCMS Inc |
| Legal Description: | 5NR11WSec29Seward Meridian KN 2009003 Kalifonsky Meadows Airpark Condominiums Unit 23 |
| Physical Address of Property: | 50123 Buoy Ave U23 |

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: \$ 31,200 Appellant's Opinion of Value: \$ OK
Year Property was Purchased: 2008 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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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)

| |
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**** 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.
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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

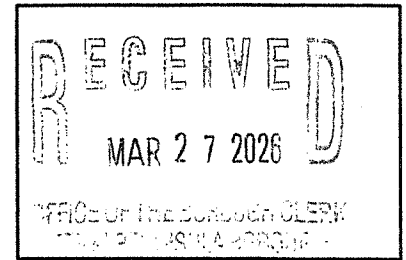
Date 3-26-26

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: \$ 30.00

Cash

Check # 3490
payable to Kenai Peninsula Borough

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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 |
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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: | 05506029CO28 |
| Property Owner: | RCMS Inc |
| Legal Description: | 5NR11WSec29Seward Meridian KN 2009003 Kalifonsky Meadows Airpark Condominiums Unit 28 |
| Physical Address of Property: | 50123 Buoy Ave U28 |

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: \$ 30,500 Appellant's Opinion of Value: \$ 20,000
Year Property was Purchased: 2008 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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- ↳ The value changed too much in one year.
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**** THE APPELLANT BEARS THE BURDEN OF PROOF (AS 29.45.210(b)) ****

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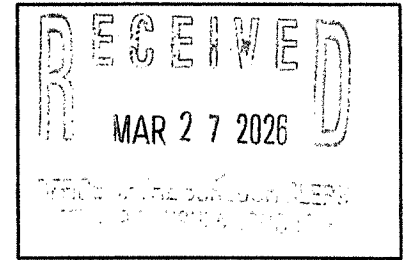


Signature of Appellant / Agent / Representative
David N Yragui

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
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For Official Use Only

Fees Received: \$ 30.00

Cash

Check # 3490 payable to Kenai Peninsula Borough

SEE

CREDIT CARDS NOT ACCEPTED FOR FILING FEES

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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) | |
|---|------------|
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| \$100,000 to \$499,999 | \$100 |
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| | |
|-------------------------------|---|
| Account / Parcel Number: | 05506029C073 |
| Property Owner: | RCMS Inc |
| Legal Description: | T5NR11WSec29Seward Meridian KN 2017045 Kalifonsky Meadows Airpark Condominiums Phase 2B Unit 73 |
| Physical Address of Property: | 50123 Buoy Ave U73 |

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: \$ 21,100 Appellant's Opinion of Value: \$ 15000
 Year Property was Purchased: 2008 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

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



Turn Off Imagery
 Bookmarks

05506029

2026 Assessed Values
 2026 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL.

Assessed Land Value: 257,800
 Assessed Improvement Value: 0

2025 Certified Values and Parcel Information

| | |
|----------------------------------|---|
| PARCEL ID | 05506029 |
| PLAT | NONE |
| PHYSICAL ADDRESSES | 50123 Buby Ave |
| OWNER | RCMS INC |
| MAILING ADDRESS | PO BOX 1290 |
| MAILING CITY | KENAI |
| MAILING STATE | AK |
| MAILING ZIP | 99611 |
| OWN TYPE | Private |
| USE TYPE | Vacant |
| 2025 CERTIFIED LAND VALUE | 255,600 |
| 2025 CERTIFIED IMPROVEMENT VALUE | 0 |
| 2025 CERTIFIED ASSESSED VALUE | 255,600 |
| 2025 APPLIED EXEMPTION | 0 |
| 2025 CERTIFIED TAXABLE VALUE | 255,600 |
| TAX PARCEL DESCRIPTION | T 5N 11W SEC 29 SEWARD MERIDIAN KN SW 1/4 SE 1/4 & E 1/2 SE 1/4 |
| ACREAGE | 120.0000 |

APP0027

Assessed Land Value: 170,600
 Assessed Improvement Value: 91,800

2025 Certified Values and Parcel Information

| | |
|----------------------------------|--|
| PARCEL ID | 05550012 |
| PLAT | 211087/www.kpb.us/cgimponents/com_log/vtus/st/document.pl?d=1405583 |
| PHYSICAL ADDRESSES | 39864 Kalifornsky Beach Rd |
| OWNER | MACFARLANE MICHAEL |
| MAILING ADDRESS | 2020 HIGHWAY 99 N UNIT 41 ASHLAND OR 97520 |
| MAILING CITY | ASHLAND |
| MAILING STATE | OR |
| MAILING ZIP | 97520 |
| OWN TYPE | Private |
| USE TYPE | Commercial |
| 2025 CERTIFIED LAND VALUE | 176,900 |
| 2025 CERTIFIED IMPROVEMENT VALUE | 176,900 |
| 2025 CERTIFIED ASSESSED VALUE | 344,500 |
| 2025 APPLIED EXEMPTION | 0 |
| 2025 CERTIFIABLE VALUE | 344,500 |
| TAX PARCEL DESCRIPTION | T 5N R 11W SEC 21 SEWARD MERIDIAN KN 2004023 WELLS SUB ADDN NO 2 TRACT D |
| ACREAGE | 63.0700 |



APP0028

Explore KP8 Info Draw and Measure Share / Print / Save Help

Identify Search... Find Elevation Profile Export Contours

Back Forward

Use Dark Mode



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Bookmarks

☆ 13905069

2026 Assessed Values
 2026 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL.

Assessed Land Value: 142,600
 Assessed Improvement Value: 0

2025 Certified Values and Parcel Information

| | |
|-----------------------------------|--|
| PARCEL ID | 13905069 |
| PLAT | ADDRESS://WWW.KPB.US/IC DOCUMENTS/CONT_0310 YC661511000001-01 PIC#2895456 |
| PHYSICAL ADDRESSES | NONE |
| OWNER | BLOSSOM DOUGLAS M |
| MAILING ADDRESS | PO BOX 3975 |
| MAILING CITY | SOLDOTNA |
| MAILING STATE | AK |
| MAILING ZIP | 99669 |
| OWN TYPE | Private |
| USE TYPE | Vacant |
| 2025 CERTIFIED LAND VALUE | 139,700 |
| 2025 CERTIFIED IMPROVEMENT VALUE | 0 |
| 2025 CERTIFIED ASSESSED VALUE | 139,700 |
| 2025 APPLIED EXEMPTION | 0 |
| 2025 CERTIFIED TABLE VALUE | 139,700 |
| TAX PARCEL DESCRIPTION | T 01 N R 13W SEC 14 & 33 SEWARD MERIDIAN HM |
| 2021011 BLOSSOM SUB NO. 2 TRACT D | |
| ACRFAGE | 95.9500 |

APP0029

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



Turn OFF imagery

Bookmarks

☆ 13308118

Assessed Land Value: 198,200
 Assessed Improvement Value: 148,500

2025 Certified Values and Parcel Information

| | |
|----------------------------------|---|
| PARCEL ID | 13308118 |
| PLAT | NONE |
| PHYSICAL ADDRESSES | 51001 Joker Ave |
| OWNER | SHERIDAN KATY |
| MAILING ADDRESS | PO BOX 4136 |
| MAILING CITY | SOLDOTNA |
| MAILING STATE | AK |
| MAILING ZIP | 99669 |
| OWN TYPE | Private |
| USE TYPE | Residential |
| 2025 CERTIFIED LAND VALUE | 33,700 |
| 2025 CERTIFIED IMPROVEMENT VALUE | 144,000 |
| 2025 CERTIFIED ASSESSED VALUE | 177,700 |
| 2025 APPLIED EXEMPTION | 0 |
| 2025 CERTIFIED TAXABLE VALUE | 177,700 |
| PARCEL DESCRIPTION | T 3N R 11W SEC 17 SEWARD MERIDIAN KN W1/2 SW1/4 |
| ACREAGE | 80.0000 |

APP0030

Related Records

Owners (2) Buildings (3)