# Kenai Peninsula Borough Board of Equalization Appeal Hearing Packet

## CASE NO. 2025-04 David Yragui Kalifonsky Meadows, LLC Parcel No(s): 05524126, 05524127, 05524130,

## Wednesday, May 22, 2025 at 1:00 p.m.

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



144 North Binkley Street, Soldotna, AK 99669 | (P) 907-714-2160 | (F) 907-714-2388 | www.kpb.us

#### TAX ASSESSMENT APPEAL HEARING DATE Wednesday, May 21, 2025 4:00 PM

April 21, 2025

YRAGUI, DAVID N PO BOX 1290 KENAI, AK 99611 DYRAGUI@OUTLOOK.COM

RE: Parcel No(s): 05524127, 05524130, 05524126 Owner of Record: KALIFONSKY MEADOWS LLC Appellant: YRAGUI, DAVID N

**HEARING DATE**: The referenced tax assessment appeal is scheduled to be heard by the Board of Equalization on **Wednesday**, **May 21**, **2025** at **4:00 PM** 

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

**EVIDENCE DUE DATE:** Pursuant to KPB 5.12.060(C) any evidence or documentation you intend to use during the hearing MUST be **received** by the Borough Clerk no later than 5:00 p.m. on **5/6/2025**. Your evidence may be mailed, e-mailed, hand delivered or faxed. Late filed evidence will be denied.

Online Resources:

The Kenai Peninsula Borough Code (pertaining to the conduct of the hearing): https://library.municode.com/ak/kenai\_peninsula\_borough/codes/code\_of\_ordinances?nodel d=TIT5REFI\_CH5.12REPRPEPRTA\_5.12.055REISOTRIPRNAP

An information packet regarding the appeal processes is also available: <u>https://www.kpb.us/images/KPB/ASG/Appeal Process Information Packet.pdf</u>

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

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

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

144 N. Binkley Street Soldotna, Alaska 99669-7599 Phone: (907) 714-2160 Toli Free: 1-800-478-4441

Applications must be postmarked or received at the Office of the Borough Clerk or authorized office in Homer or Seward by: **5:00 p.m. on April 1, 2025. The proper filing fee must be included or the appeal will not be accepted**.

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

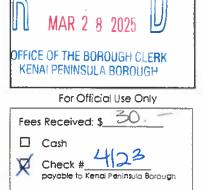
FILING FEE BASED ON TOTAL ASSESSED VALUE PER PARCEL (Each parcel/account appealed must be accompanied by a separate filing fee and form)	
Assessed Value from Assessment Notice	Filing Fee
Less than \$100,000	\$30
\$100,000 to \$499,999	\$100
\$500,000 to \$1,999,999	\$200
\$2,000,000 and higher	\$1,000

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 / Parcei Number.	05524126	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:		Kalifonsky Meadows LLC
Legal Description:	T5NR11WSec29Sewa	ard 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 Ke	PO Box 1290 Kenai Ak 99611		
Phone (daytime):	9072521891	Phone (evening):	9072834947	
Email Address:	dyragui@outl	dyragui@outlook.com		ERVED VIA EMAIL
			\$ 45 000 Yes No	
Comparable Sales:	PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE



CREDIT CARDS NOT ACCEPTED FOR FILING FEES

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The grounds for appeal are: UNEQUAL, EXCESSIVE, IMPR The appeal must state the grounds for the appeal. KPB 5	OPER, OR UNDER VALUATION OF THE PROPERTY KPB 5.12.050(E) 5.12.050(B)
My property value is excessive. (Overvalued)	The following are <u>NOT</u> grounds for appeal:
My property was valued incorrectly. (Improperly)	<ul> <li>→The taxes are too high.</li> <li>→The value changed too much in one year.</li> </ul>
My property has been undervalued.	<ul> <li>The value changed too much in one year.</li> <li>You cannot afford the taxes.</li> </ul>
My property value is unequal to similar properties.	
Please provide specific reasons and evidence supportin	ng the item checked above. (Attach additional sheets as necessary)
	=
	URDEN OF PROOF (AS 29.45.210(b)) **
Check the following statement that applies to your int	entions:
I intend to submit <u>additional evidence</u> within the requ	ired time limit of 15 days prior to the hearing date.
My appeal is complete. I have provided all the evidence based on the evidence submitted.	e that I intend to submit, and request that my appeal be reviewed
Check the following statement that applies to who is f	iling this appeal:
I am the <b>owner of record</b> for the account/parcel num	ber appealed.
I am the <b>attorney for the owner of record</b> for the ac	count/parcel number appealed.
otherwise authorized to act on behalf of the entity. this entity (i.e., copy of articles of incorporation or res from an officer of the company, or copy from trust do	st or other entity for which I am an <b>owner or officer, trustee, or</b> I have attached written proof of my authority to act on behalf of solution which designates you as an officer, written authorization ocument identifying you as trustee). If you are not <i>listed by name</i> iD for confirmation of your right to appeal this account.
my authority to act on behalf of this individual and	al representative of the estate. I have attached written proof of /or his/her estate (i.e., copy of recorded personal representative owner of record for this account, this is REQUIRED for confirmation
I am <b>not the owner of record</b> for this account, but I w Power of Attorney document signed by the owner of account, this is REQUIRED for confirmation of your righ	wish to appeal on behalf of the owner. I have attached a notarized record. If you are not listed by name as the owner of record for this in to appeal this account.
Oath of Appellant: I)hereby affirm that the foregoing information of the second	ormation and any additional information that I submit is true and
( fer	3-28-25
Signature of Appellant / Agent / Representative	Date
David N Yragui	
Printed Name of Appellant / Agent / Representative	

10.00

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

144 N. Binkley Street Soldotna, Alaska 99669-7599

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

Applications must be postmarked or received at the Office of the Borough Clerk or authorized office in Homer or Seward by: 5:00 p.m. on April 1, 2025. The proper filing fee must be included or the appeal will not be accepted.

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

FILING FEE BASED ON TOTAL ASSES (Each parcel/account appealed must be accompan	
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:	05524127	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:		Kalifonsky Meadows LLC
Legal Description:	T5NR11WSec29Sew	vard 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@outlo	ok.com	I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 95800	Appellant's Opinion of Value: \$	45000	
Year Property was Purchased; 2004	Price Paid: \$		
Has the property been appraised by a private fee appraiser w	vithin the past 3-years? Y	Yes No	

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

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE
1. 1.		-	

OFFICE OF THE BOROUGH CLERK KENAI PENINSULA BOROUGH For Official Use Only Fees Received: \$ 3D Cash

Check #

CREDIT CARDS NOT ACCEPTED FOR FILING FEES

payable to Kenai Peninsula Borouar

Comparable Sales:

The grounds for appeal are: UNEQUAL, EXCESSIVE, IMPROPER, O The appeal must state the grounds for the appeal. KPB 5.12.050(B)	R UNDER VALUATION OF THE PROPERTY KPB 5.12.050(E)
<ul> <li>My property value is excessive. (Overvalued)</li> <li>My property was valued incorrectly, (Improperly)</li> <li>My property has been undervalued.</li> </ul>	The following are <u>NOT</u> grounds for appeal: →The taxes are too high. →The value changed too much in one year. →You cannot afford the taxes.
My property value is unequal to similar properties.	
Please provide specific reasons and evidence supporting the ite	em checked above. (Attach additional sheets as necessary)
** THE APPELLANT BEARS THE BURDEN (	05 PROOF (45 30 45 340(b)) #*
Check the following statement that applies to your intentions:	OF PROOF (AS 29.45.210(b)) **
_	
I intend to submit <u>additional evidence</u> 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 in based on the evidence submitted.	tend to submit, and request that my appeal be reviewed
Check the following statement that applies to who is filing this	appeal:
i am the <b>owner of record</b> for the account/parcel number appea	aled.
I am the <b>attorney for the owner of record</b> for the account/par	rcel number appealed
The owner of record for this account is a business, trust or other otherwise authorized to act on behalf of the entity. I have attaches this entity (i.e., copy of articles of incorporation or resolution we from an officer of the company, or copy from trust document is as the owner of record for this account, this is REQUIRED for conf	r entity for which I am an <b>owner or officer, trustee, or</b> ached written proof of my authority to act on behalf of hich designates you as an officer, written authorization dentifying you as trustee). If you are not <i>listed by name</i>
The owner of record is deceased and I am <b>the personal represe</b> my authority to act on behalf of this individual and/or his/her documentation). <i>If you are not listed by name as the owner of re</i> <i>of your right to appeal this account.</i>	r estate (i.e., copy of recorded personal representative
I am <b>not the owner of record</b> for this account, but I wish to app Power of Attorney document signed by the owner of record. <i>If y</i> account, this is REQUIRED for confirmation of your right to appea	OU are not listed by name as the owner of record for this
Oath of Appellant: hereby affirm that the foregoing information a correct.	and any additional information that I submit is true and
Signature of Appellant / Agent / Representative D	3-28-25
David N Yragui	ate
Printed Name of Appellant / Agent / Representative	

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Account / Parcel Number:	05524130	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.	
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.c		ok.com	I AGREE TO BE SERVED VIA EMAIL			
1.1 f	: # 90700	Appellant's Opinion of Value \$	60000			

Value nom Assessment Notic					1000	
Year Property was Purchased:	2004	Price Paid: \$				
Has the property been apprai	sed by a private fee appraiser with	in the past 3-year	rs?	Yes 🔲	No 🔳	
Has property been advertised	I FOR SALE within the past 3-years	? Yes 🗌	No 🗌			
Comparable Sales	PARCEL NO.	ADDRESS			DATE OF SALE	SALE PRI

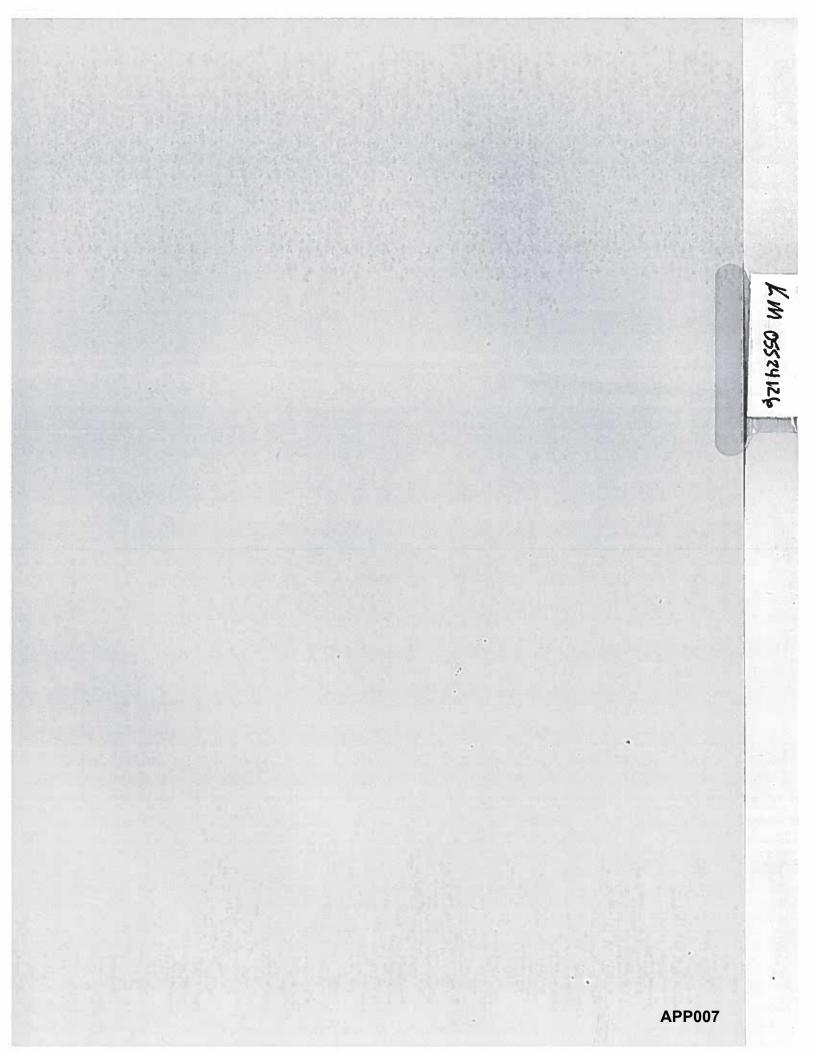
PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE



CREDIT CARDS NOT ACCEPTED FOR FILING FEES

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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)) **
Check the following statement that applies to your intentions:	•
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—	
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Check the following statement that applies to who is filing this a	ppeal:
I am the owner of record for the account/parcel number appeal	ed.
I am the attorney for the owner of record for the account/parc	el number appealed.
The owner of record for this account is a business, trust or other <b>otherwise authorized</b> to act on behalf of the entity. I have attact this entity (i.e., copy of articles of incorporation or resolution whit from an officer of the company, or copy from trust document ideas the owner of record for this account, this is REQUIRED for confirmer of the company.	thed written proof of my authority to act on behalf of ich designates you as an officer, written authorization entifying you as trustee). If you are not <i>listed by name</i>
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Oath of Appellant: I hereby affirm that the foregoing information ar correct.	nd any additional information that I submit is true and
	7-28-23
Signature of Appellant / Agent / Representative Da	
David N Yragui	

Printed Name of Appellant / Agent / Representative



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

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Phone (daytime):	9072521891	Phone (evening):	9072834947					
Email Address:	dyragui@outlo	ok.com	AGREE TO BE SERVED VIA EMAIL					
		-	<u>45 000</u>					
Comparable Sales:	PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE				
				ð				

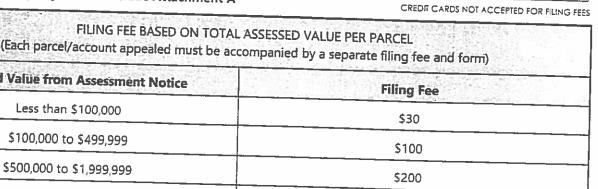
KENAL PENINSULA BOROLIGH For Official Use Only Fees Received: \$

OFFICE OF THE BOROUGH CLERK

2

Cash

Check # payable to



- 14	1			
17	£			
2	The g <b>The a</b>	rounds for appeal are: UNEQUAL, EXCESSIVE, IMPROPER, C appeal must state the grounds for the appeal. KPB 5:12:050(B		VALUATION OF THE PROPERTY KPB 5.12 050(E)
		My property value is excessive. (Overvalued)		The following are <u>NOT</u> grounds for appeal:
		My property was valued incorrectly. (Improperly)		The taxes are too high.
	_	My property has been undervalued.		The value changed too much in one year. You cannot afford the taxes.
		My property value is unequal to similar properties.		
		e provide specific reasons and evidence supporting the in	tem chack	ad above (Americal Viscol de L
		i in the the the supporting the i		et above. (Attach additional sheets as necessary)
		** THE APPELLANT BEARS THE BURDEN	OF PROC	PF (AS 29.45.210(b)) **
	Checl	k the following statement that applies to your intentions		
	🔳 li	intend to submit additional evidence within the required time	e limit of 1	5 days prior to the hearing date.
		ly appeal is complete. I have provided all the evidence that I i ased on the evidence submitted.		
	Checi	k the following statement that applies to who is filing thi	s appeal:	
	🗌 I a	am the <b>owner of record</b> for the account/parcel number app	ealed.	
0	<u> </u>	am the <b>attorney for the owner of record</b> for the account/pa	arcel numi	per appealed.
0	of th fr	he owner of record for this account is a business, trust or oth therwise authorized to act on behalf of the entity. I have at his entity (i.e., copy of articles of incorporation or resolution om an officer of the company, or copy from trust document s the owner of record for this account, this is REQUIRED for cor	tached wr which desi identifyin	itten proof of my authority to act on behalf of gnates you as an officer, written authorization g you as trustee). If you are not <i>listed by name</i>
	m de	he owner of record is deceased and I am <b>the personal repre</b> by authority to act on behalf of this individual and/or his/h ocumentation). <i>If you are not listed by name as the owner of</i> <i>f your right to appeal this account</i> .	er estate (	i.e., copy of recorded personal representative
	P	am <b>not the owner of record</b> for this account, but I wish to a ower of Attorney document signed by the owner of record. <i>If</i> <i>ccount, this is REQUIRED for confirmation of your right to appe</i>	<sup>f</sup> you are n	ot listed by name as the owner of record for this
	Oath corre	of Appellant: I hereby affirm that the foregoing information t.	and any a	additional information that I submit is true and
	(	Je-	3-2	8-25
	Signat	ure of Appellant / Agent / Representative	Date	
	Dav	/id N Yragui		
U	Printer	d Name of Appellant / Agent / Representative		

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

Address Service Requested

PO BOX 1290

KENAI AK 99611-1290



Mailing Date: 2/28/2025

(907) 714-2230 Fax: 714-2393 (800) 478-4441 Toll free within Kenai Peninsula Borough only

## THIS IS NOT A TAX BILL

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

Property ID (PIN): 05524126

Parcel Address:

NOR:

50308 BUOY AVE

D-z PARTON 120 ACRE HAP FIELD

KALIFONSKY MEADOWS LLC

Taxing Authority : 58 - CENTRAL EMERGENCY SERVICES

Legal Description:

T 5N R 11W SEC 29 Seward Meridian KN 2008009 KALIFONSKY MEADOW SUB NO 3 TRACT D2

25 Assessed Values					
Land:	95,800	improvements*:	0		
Total Assessed KPB:	95,800	Exempt Value KPB:	0	Total Taxable KPB:	95,800
Total Assessed City:	0	Exempt Value City:	0	Total Taxable City:	o

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

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

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

APPEAL DEADLINE:	04/01/2025	TAXES DUE IN FULL: OR	10/15/2025
BOARD OF EQUALIZATION	05/19/2025	1st INSTALLMENT DUE:	09/15/2025
WILL BEGIN MEETING:		2nd INSTALLMENT DUE:	11/17/2025

APPEAL PROCEDURE AND IMPORTANT TAX INFORMATION ON REVERSE SIDE

00123576-MANUAL-00002



## 3 2025 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL. CERTIFIED VALUES FOR 2025 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2025



Update Mailing Address

Property Owner: KALIFONSKY MEADOWS LLC Mailing Address: PO BOX 1290 KENAI AK 99611-1290

Property ID: 05524126 Property Address: 50308 BUOY AVE

Acreage: 5.0000 Tax Authority Group: 58 - Central Emergency Services

#### Legal Description

T 5N R 11W SEC 29 Seward Meridian KN 2008009 KALIFONSKY MEADOW SUB NO 3 TRACT D2

1

 Document No.
 Date
 Owner
 Grantee
 Type

 20100074990
 9/2/10
 Multiple Owners
 Kalifonsky Meadows Lic
 Multiple

#### And Lineting

Yoar	Reason	Land Assessment	Impr. Assessment	Total Assessment
2025	Main Roll Certification	95,800	0	95,800
2024	Main Roll Certification	91,600	0	91,600
2023	Main Roll Certification	79,600	0	79,600
2022	Main Roll Certification	66,700	0	66,700
2021	Main Roll Certification	19,700	0	19,700
2020	Main Roll Certification	19,700	O	19,700
2019	Main Roll Certification	19,700	0	19,700
2018	Main Roll Certification	19,700	0	19,700
2017	Main Roll Certification	3,400	0	3,400
2016	Main Roll Certification	3,400	0	3,400
2015	Main Roll Certification	3,400	0	3,400
2014	Main Roll Certification	3,400	0	3,400
2013	Main Roll Certification	2,200	0	2,200
2012	Main Roll Certification	2,200	0	APP0011

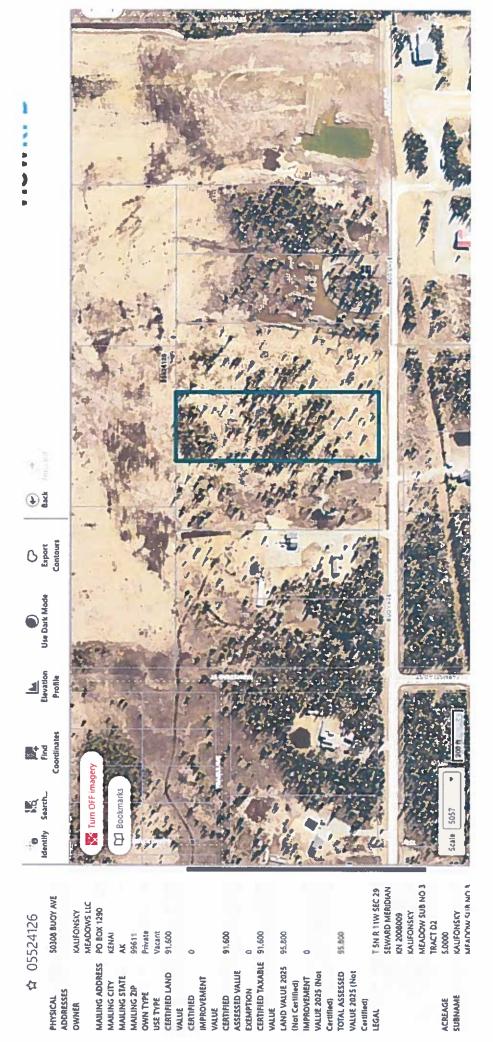
Year	Reison	Land Assessment	Impr. Assessment	Total Assessment
2011	Main Roll Certification	2,200	0	2,200
2010	Main Roll Certification	2,200	0	2,200
2009	Main Roll Certification	2,800	0	2,800
* * 1 * *	20 💌 items per page			1 - 17 of 17 items

#### (iii)) < \_\_\_\_\_

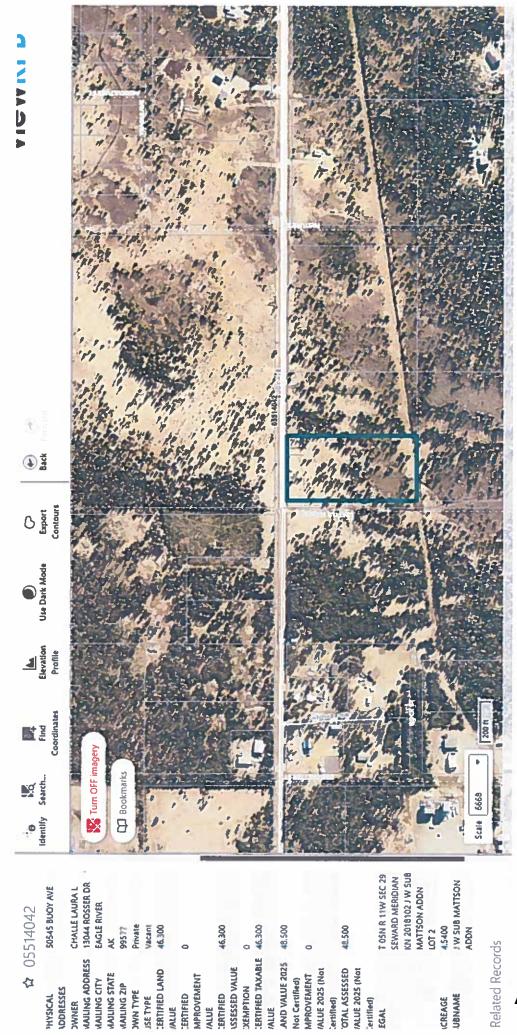
Building	Code	Description	Grade	Year	Length	Width	Units	Туре	Value
No improvements data present.									

Google kpb property tax	or € € ×	sign 13
All News Images Short videos Videos Forums Shopping ; More	Tools +	
<ul> <li>KPB.us</li> <li>https://www.kpb.us.iDepartments</li> <li>Property Tax</li> <li>KPB offers multiple methods to pay your property taxes, 24-hours a day, 7 days a week. We offer online payment through a web portal, and payment via telephone.</li> </ul>	Ave Ave	S Shady Ln
Pay Your Property Tax Credit Card transaction fees are 2.35% of the tax amount paid	Seo outside Kenai Peninsula Property Tay	rtv Tax
Contact	City tax office in Soldotna, Alaska	
Property Taxes tund roughly half of your borough services. Property More results from kpb.us »	SUO	
publicaccessnow.com https://ak-kenai.publicaccessnow.com > PropertyTax	🐔 Share	
Kenai Peninsula Borough Property Tax Division - Tax Payment Search for tax bills by Owner Name, Parcel Number, or Address. Pay your bill online! Mailing Address: PO Box 3040, Soldotna, Alaska 99669. Phone: 907-714-2304.	Located in: Kenai Peninsula Borough Administration Address: 144 N Binkley St, Soldotna, AK 99669 Phone: (907) 714-2304	ation
KPB.us https://www.kph.us > Departments	Suggest an edit · Own this business?	
Assessing Department : The Assessing Department discovers, lists and values all taxable property in the borough in a fair and uniform manner in accordance with state law and borough	Add missing information Add business hours Add website	
publicaccessnow.com https://kpb.publicaccessnow.com	Reviews	

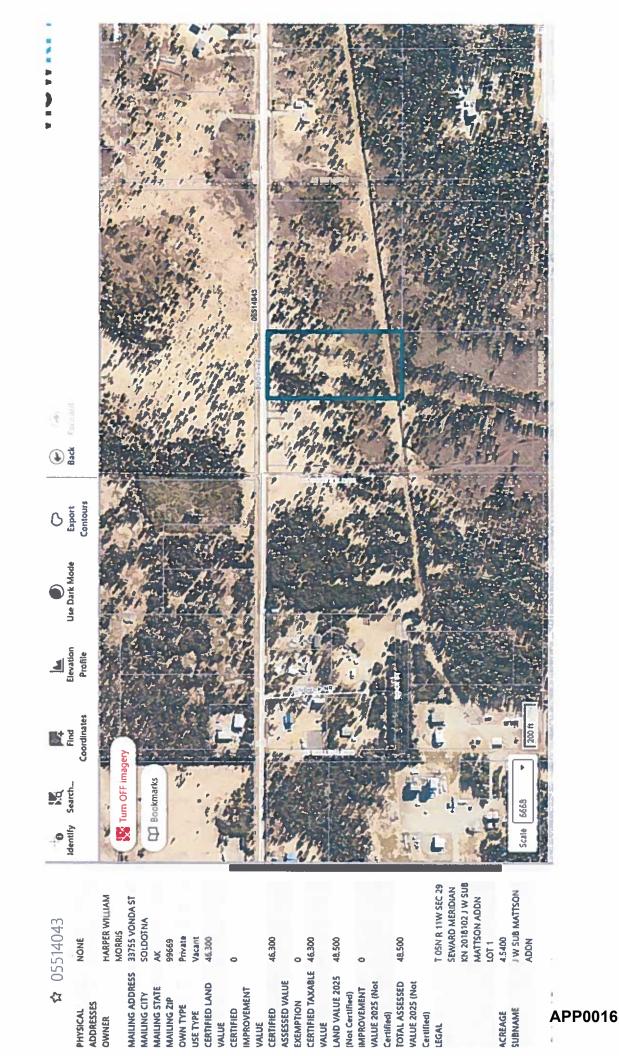
l



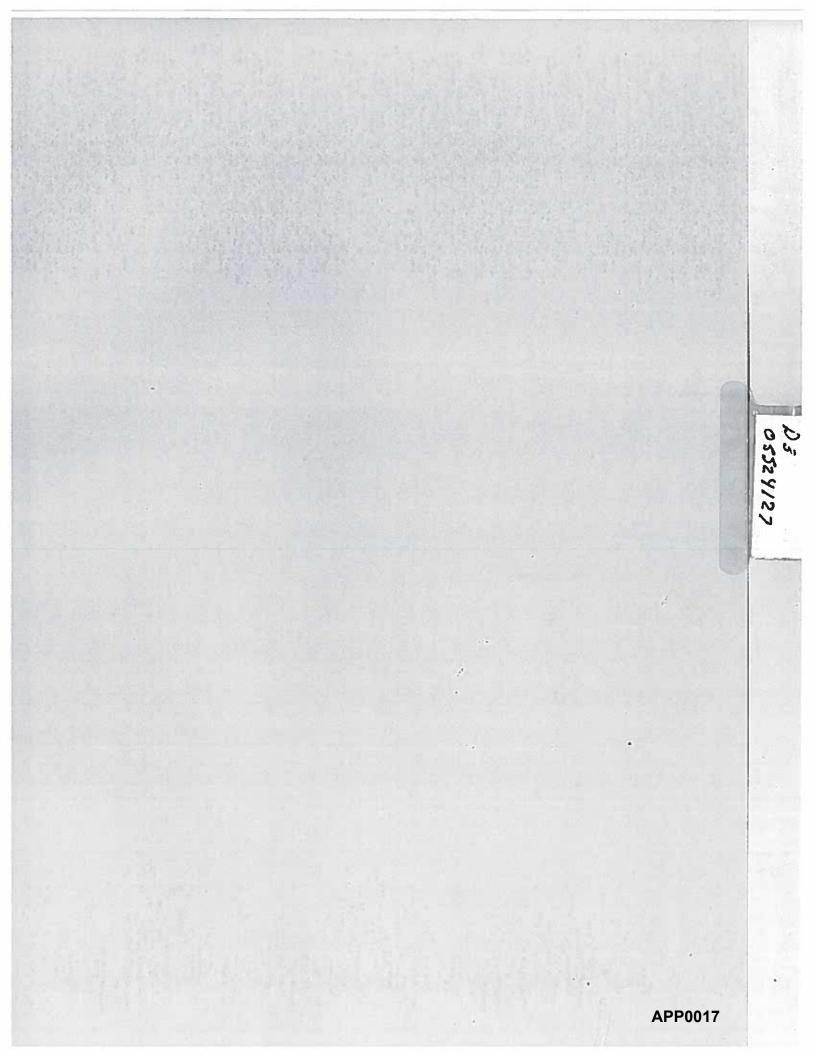
APP0014



APP0015



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2025 NOTICE OF ASSESSMENT Annual - Real Property

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

Address Service Requested

PO BOX 1290 KENAI AK 99611-1290



Mailing Date: 2/28/2025

(907) 714-2230 Fax: 714-2393 (800) 478-4441 Toll free within Kenai Peninsula Borough only

## THIS IS NOT A TAX BILL

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

Property ID (PIN): 05524127

Parcel Address:

50256 BUOY AVE

Ant on 120 Acre Hay

KALIFONSKY MEADOWS LLC

Taxing Authority: 58 - CENTRAL EMERGENCY SERVICES

Legal Description:

T 5N R 11W SEC 29 Seward Meridian KN 2008009 KALIFONSKY MEADOW SUB NO STRACT D3

2025 Assessed Values

Land:	95,800	Improvements*:	0			
Total Assessed KPB:	95,800	Exempt Value KPB:	0	Total Taxable KPB:	95,800	
Total Assessed City:	0	Exempt Value City:	0	Total Taxable City:	o	

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

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

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

APPEAL DEADLINE:	04/01/2025	TAXES DUE IN FULL: OR	10/15/2025
BOARD OF EQUALIZATION	05/19/2025	1st INSTALLMENT DUE:	09/15/2025
WILL BEGIN MEETING:		2nd INSTALLMENT DUE:	11/17/2025

APPEAL PROCEDURE AND IMPORTANT TAX INFORMATION ON REVERSE SIDE

00123576-MANUAL-00002

**APP0018** 

	Tax Year 2025	5	지 = V 트립 (이			
Real Propert	ty Assessment Va	aluation Appeal				
	nai Peninsula Bo		ULI MAR 2 S 202 L			
	fice of the Borough		NE DE LA THE BUNUL			
144 N. Binkley Street		Phone: (907) 714-21	160			
Soldotna, Alaska 99669-7	599	Toll Free: 1-800-478-44	141 For Official Use Only			
Applications must be postn authorized office in Homer of The proper filing fee must	or Seward by: 5:00 p.m. n	Office of the Borough Clerk n April 1, 2025. Pal will not be accepted.	fees Received: S $30 -$ cor Cash Check # $4123$			
For Commercial Property:			CREDIT CARDS NOT ACCEPTED FOR FILING F			
(Each parce	FILING FEE BASED ON T l/account appealed must b	OTAL ASSESSED VALUE PER I be accompanied by a separat	DADCEL			
Assessed Value from	m Assessment Notice		Filing Fee			
Less than	\$100,000		\$30			
\$100,000 t	to \$499,999		\$100			
			\$200			
\$500,000 tc	5 \$1,999,999		\$200			
\$2,000,000	and higher		\$1,000			
\$2,000,000 Per KPB 5.12.050(B), if the appe appellant's hearing before the B within 30 days after the hearing	and higher al is withdrawn before evide 3OE or participates telephoni date.		\$1,000 or agent of the appellant is present for t ) then the filing fee shall be fully refund			
\$2,000,000 Per KPB 5.12.050(B), if the appe appellant's hearing before the B within 30 days after the hearing Account / Parcel Number:	and higher al is withdrawn before evide 30E or participates telephoni	NOTE: A SEPARA	\$1,000 or agent of the appellant is present for ) then the filing fee shall be fully refund TE FORM IS REQUIRED FOR EACH PARCEL			
\$2,000,000 Per KPB 5.12.050(B), if the appe appellant's hearing before the B within 30 days after the hearing Account / Parcel Number: Property Owner:	and higher eal is withdrawn before evide 30E or participates telephoni date. 05524127	NOTE: A SEPARA Kalifonsky Meadow	\$1,000 or agent of the appellant is present for then the filing fee shall be fully refund TE FORM IS REQUIRED FOR EACH PARCEL.			
\$2,000,000 Per KPB 5.12.050(B), if the appe appellant's hearing before the B within 30 days after the hearing Account / Parcel Number: Property Owner: Legal Description:	and higher eal is withdrawn before evide 3OE or participates telephoni date. 05524127 T5NR11WSec29Sewa	NOTE: A SEPARA Kalifonsky Meadow ard Meridian KN2008009 Kal	\$1,000 or agent of the appellant is present for ) then the filing fee shall be fully refund TE FORM IS REQUIRED FOR EACH PARCEL VS LLC			
\$2,000,000 Per KPB 5.12.050(B), if the appe appellant's hearing before the B within 30 days after the hearing Account / Parcel Number: Property Owner: Legal Description: Physical Address of Property	and higher eal is withdrawn before evide BOE or participates telephoni date. 05524127 T5NR11WSec29Sewa	NOTE: A SEPARA Kalifonsky Meadow ard Meridian KN2008009 Kal 50256 Buoy	\$1,000 or agent of the appellant is present for ) then the filing fee shall be fully refund TE FORM IS REQUIRED FOR EACH PARCEL VS LLC ifonsky Meadow Sub NO 3 Tract D3			
\$2,000,000 Per KPB 5.12.050(B), if the appe appellant's hearing before the B within 30 days after the hearing Account / Parcel Number: Property Owner: Legal Description:	and higher eal is withdrawn before evide BOE or participates telephoni date. 05524127 T5NR11WSec29Sewa	NOTE: A SEPARA Kalifonsky Meadow ard Meridian KN2008009 Kal 50256 Buoy	\$1,000 or agent of the appellant is present for then the filing fee shall be fully refund TE FORM IS REQUIRED FOR EACH PARCEL VS LLC ifonsky Meadow Sub NO 3 Tract D3			
\$2,000,000 Per KPB 5.12.050(B), if the appe appellant's hearing before the B within 30 days after the hearing Account / Parcel Number: Property Owner: Legal Description: Physical Address of Property	and higher eal is withdrawn before evide BOE or participates telephoni date. 05524127 T5NR11WSec29Sewa	NOTE: A SEPARA Kalifonsky Meadow ard Meridian KN2008009 Kal 50256 Buoy his appeal:	\$1,000 or agent of the appellant is present for ) then the filing fee shall be fully refund TE FORM IS REQUIRED FOR EACH PARCEL VS LLC ifonsky Meadow Sub NO 3 Tract D3			
\$2,000,000 Per KPB 5.12.050(B), if the appe appellant's hearing before the B within 30 days after the hearing Account / Parcel Number: Property Owner: Legal Description: Physical Address of Property Contact information for all co	and higher eal is withdrawn before evide BOE or participates telephoni date. 05524127 T5NR11WSec29Sewa r: rrespondence relating to t	NOTE: A SEPARA Kalifonsky Meadow ard Meridian KN2008009 Kal 50256 Buoy his appeal:	\$1,000 or agent of the appellant is present for ) then the filing fee shall be fully refund TE FORM IS REQUIRED FOR EACH PARCEL VS LLC ifonsky Meadow Sub NO 3 Tract D3			
\$2,000,000 Per KPB 5.12.050(B), if the appe appellant's hearing before the B within 30 days after the hearing Account / Parcel Number: Property Owner: Legal Description: Physical Address of Property Contact information for all con Mailing Address: Phone (daytime):	and higher eal is withdrawn before evide BOE or participates telephoni date. 05524127 T5NR11WSec29Sewa rrespondence relating to t PO Box 1290 Kena	NOTE: A SEPARA Kalifonsky Meadow ard Meridian KN2008009 Kal 50256 Buoy his appeal: i Ak 99611 Phone (evening):	\$1,000 or agent of the appellant is present for ) then the filing fee shall be fully refund INTE FORM IS REQUIRED FOR EACH PARCEL VS LLC ifonsky Meadow Sub NO 3 Tract D3 AVE			
\$2,000,000 Per KPB 5.12.050(B), if the appe appellant's hearing before the B within 30 days after the hearing Account / Parcel Number: Property Owner: Legal Description: Physical Address of Property Contact information for all co Mailing Address: Phone (daytime): Email Address: alue from Assessment Notice: \$ ear Property was Purchased: 200 as the property been appraised	and higher al is withdrawn before evide 3OE or participates telephoni date. 05524127 T5NR11WSec29Sewa rrespondence relating to t PO Box 1290 Kena 9072521891 dyragui@outlool 95800 A by a private fee appraiser wit	NOTE: A SEPARA Kalifonsky Meadow ard Meridian KN2008009 Kal 50256 Buoy his appeal: i Ak 99611 Phone (evening): K.COM ppellant's Opinion of Value: S Price Paid; S thin the past 3-years? Yes	\$1,000 or agent of the appellant is present for ) then the filing fee shall be fully refund INTE FORM IS REQUIRED FOR EACH PARCEL VS LLC ifonsky Meadow Sub NO 3 Tract D3 Ave 9072834947 I AGREE TO BE SERVED VIA EMAIL 45000			
\$2,000,000 Per KPB 5.12.050(B), if the appe appellant's hearing before the B within 30 days after the hearing Account / Parcel Number: Property Owner: Legal Description: Physical Address of Property Contact information for all con Mailing Address: Phone (daytime): Email Address: alue from Assessment Notice: \$ ear Property was Purchased: 200	and higher al is withdrawn before evide 3OE or participates telephoni date. 05524127 T5NR11WSec29Sewa rrespondence relating to t PO Box 1290 Kena 9072521891 dyragui@outlool 95800 A by a private fee appraiser wit	NOTE: A SEPARA Kalifonsky Meadow ard Meridian KN2008009 Kal 50256 Buoy his appeal: i Ak 99611 Phone (evening): K.COM ppellant's Opinion of Value: S Price Paid; S thin the past 3-years? Yes	\$1,000 or agent of the appellant is present for the filing fee shall be fully refund INTE FORM IS REQUIRED FOR EACH PARCEL. VS LLC ifonsky Meadow Sub NO 3 Tract D3 Ave 9072834947 I AGREE TO BE SERVED VIA EMAIL 45000			

\* \* \* \*

0.2.0		
Ner	The grounds for appeal are: UNEQUAL, EXCESSIVE, IMPROPER, OR UND The appeal must state the grounds for the appeal. KPB 5.12.050(B)	ER VALUATION OF THE PROPERTY KPB 5, 12.050(E)
$\bigcirc$	My property value is excessive. (Overvalued)	The following are <u>NOT</u> grounds for appeal:
	My property was valued incorrectly, (improperly)	←The taxes are too high.
	My property has been undervalued.	<ul> <li>The value changed too much in one year.</li> <li>You cannot afford the taxes.</li> </ul>
	My property value is unequal to similar properties.	
	Please provide specific reasons and evidence supporting the item che	cked above. (Attach additional sheets as passesan)
	** THE APPELLANT BEARS THE BURDEN OF PRO	ООГ (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 o	f 15 days prior to the hearing date.
	My appeal is complete. I have provided all the evidence that I intend to based on the evidence submitted.	submit, and request that my appeal be reviewed
	Check the following statement that applies to who is filing this appea	l:
	I am the <b>owner of record</b> for the account/parcel number appealed.	
	I am the attorney for the owner of record for the account/parcel nu	mber appealed.
	The owner of record for this account is a business, trust or other entity <b>otherwise authorized</b> to act on behalf of the entity. I have attached this entity (i.e., copy of articles of incorporation or resolution which de from an officer of the company, or copy from trust document identify as the owner of record for this account, this is REQUIRED for confirmation	written proof of my authority to act on behalf of esignates you as an officer, written authorization
	The owner of record is deceased and I am <b>the personal representativ</b> my authority to act on behalf of this individual and/or his/her estate documentation). <i>If you are not listed by name as the owner of record fo</i> <i>of your right to appeal this account.</i>	(i.e., CODV of recorded personal representative
	I am <b>not the owner of record</b> for this account, but I wish to appeal on Power of Attorney document signed by the owner of record. <i>If you are</i> <i>account, this is REQUIRED for confirmation of your right to appeal this a</i>	not listed by name as the owner of record for this
	Oath of Appellant: Thereby affirm that the foregoing information and any correct.	additional information that I submit is true and
	?- 	-28-28
-	Signature of Appellant / Agent / Representative Date	
	David N Yragui	
L	Printed Name of Appellant / Agent / Representative	



#### ③ 2025 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL. CERTIFIED VALUES FOR 2025 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2025

200	Update Mailing Addre			
1. Carl	opoate Mailing Addre	255		

Property Owner: KALIFONSKY MEADOWS LLC Mailing Address; PO BOX 1290 KENAI AK 99611-1290

Property ID: 05524127 Property Address: 50256 BUOY AVE Acreage: 5.0000 Tax Authority Group:

58 - Central Emergency Services

Legal Description

T 5N R 11W SEC 29 Seward Meridian KN 2008009 KALIFONSKY MEADOW SUB NO 3 TRACT D3

Document No. Date Owner Grantee Туре 20210112230 10/8/21 Fox Daniel Kalifonsky Meadows Llc Multiple 20210035950 4/13/21 Kalifonsky Meadows Lic Fox Daniel Multiple 20100074990 9/2/10 **Multiple Owners** Kalifonsky Meadows Lic Multiple

Year	Reason	Land Assessment	Impr. Assessment	Total Assessment
2025	Main Roll Certification	95,800	0	95,800
2024	Main Roll Certification	91,600	0	91,600
2023	Main Roll Certification	79,600	0	79,600
2022	Main Roll Certification	66,700	0	66,700
2021	Main Roll Certification	19,700	0	
2020	Main Roll Certification	19,700	0	19,700
2019	Main Roll Certification	19,700	0	19,700
2018	Main Roll Certification	19,700	0	19,700
2017	Main Roll Certification	19,700	-	19,700
2016	Main Roll Certification	19,700	0	19,700
2015	Main Roll Certification		0	19,700
2014	Main Roll Certification	19,700	0	APP0021
	Main role CerunceBOII	19,700	0	19,700

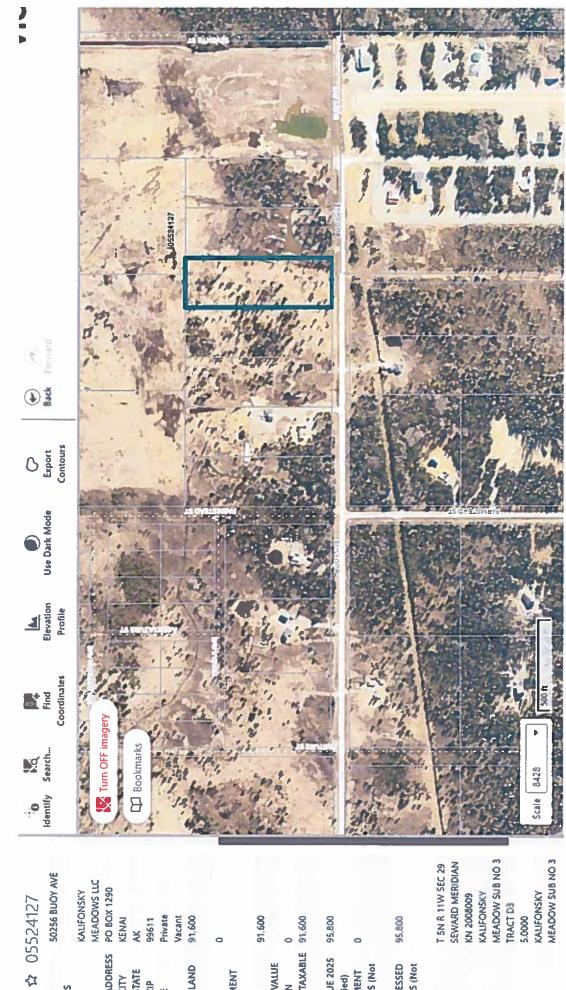
160Y	Reason	Land Assessment	Impr. Assessment	Total Assessment
2013	Main Roll Certification	24,300	0	24,300
2012	Main Roll Certification	24,300	0	24,300
2011	Main Roll Certification	24,300	0	24,300
2010	Main Roll Certification	24,300	0	24,300
2009	Main Roll Certification	18,700	0	18,700
1 -	20 🔻 items per page			1 - 17 of 17 items

Building	Code	Description	Grade	Year	Length	Width	Units	Туре	Value
			No improveme	nts data pr	resent.				

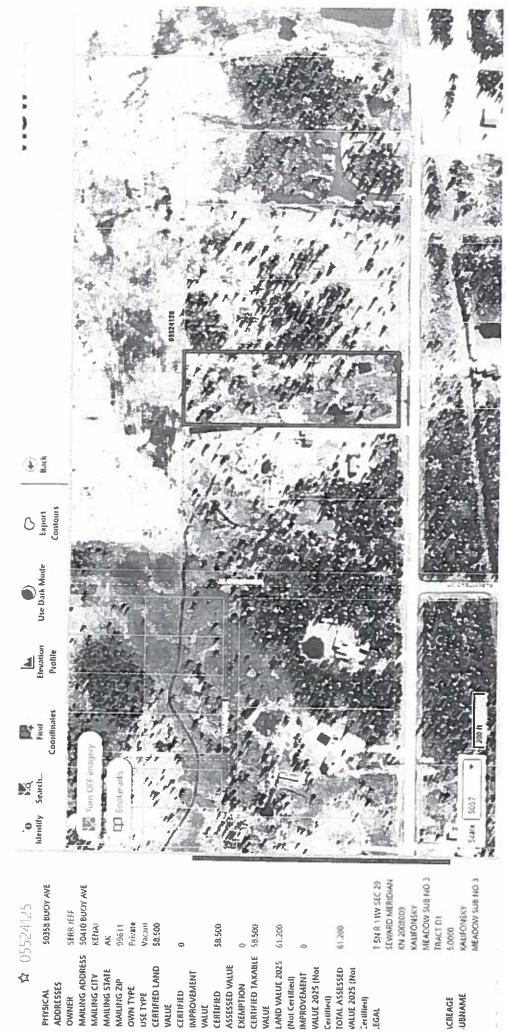
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APP0022



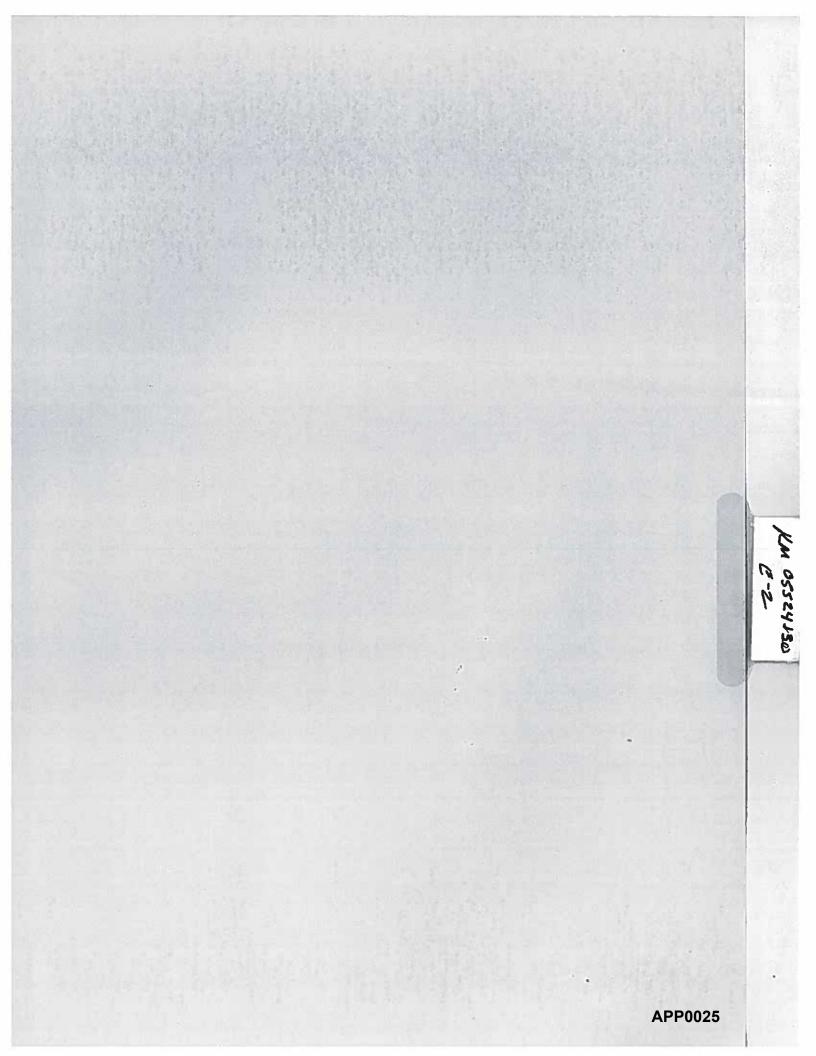
MEADOW SUB NO 3 KALIFONSKY MEADOW SUB NO 3 T 5N R 11W SEC 29 SEWARD MERIDIAN 50256 BUOY AVE KALIFONSKY MEADOWS LLC PO BOX 1290 KALIFONSKY KN 2008009 TRACT D3 Private 91,600 5.0000 KENAI 11966 Vacant 91,600 95,800 95,800 ERTIFIED TAXABLE 91,600 AK 0 HAILING ADDRESS AAILING CITY AAILING STATE HAILING ZIP AND VALUE 2025 ERTIFIED SSESSED VALUE ertified) OTAL ASSESSED ALUE 2025 (Not Vot Certified) APROVEMENT ALUE 2025 (Not **MPROVEMENT** ALUE ERTIFIED LAND DDRESSES XEMPTION WN TYPE ERTIFIED WAPP0023 ISE TYPE HYSICAL ertified) CREAGE WNER ALUE ALUE EGAL



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APP0024



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

Address Service Requested

RUMS.

# KPB Hasta - Est. 1964 \*

Mailing Date: 2/28/2025

KALIFONSKY MEADOWS LLC PO BOX 1290 KENAI AK 99611-1290

(907) 714-2230 Fax: 714-2393 (800) 478-4441 Toll free within Kenai Peninsula Borough only

## THIS IS NOT A TAX BILL

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

Property ID (PIN): 05524130

Parcel Address: 50152 BUOY AVE

5 Aur Lor

Legal Description:

Taxing Authority : 58 - CENTRAL EMERGENCY SERVICES

T 5N R 11W SEC 29 Seward Meridian KN 2008009 KALIFONSKY MEADOW SUB NO 3 TRACT E2

2025 Assessed Values

					<u> </u>	
-	Land:	90,700	Improvements*:	0		
	Total Assessed KPB:	90,700	Exempt Value KPB:	0	Total Taxable KPB:	90,700
	Total Assessed City:	0	Exempt Value City:	0	Total Taxable City:	0

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

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

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

APPEAL DEADLINE:	04/01/2025	TAXES DUE IN FULL; OR	10/15/2025
BOARD OF EQUALIZATION	05/19/2025	1st INSTALLMENT DUE:	09/15/2025
WILL BEGIN MEETING:		2nd INSTALLMENT DUE:	11/17/2025

APPEAL PROCEDURE AND IMPORTANT TAX INFORMATION ON REVERSE SIDE

2000- IAUMAM 0702100

APP0026

Year	Reason	Land Assessment	Impr. Assessment	Total Assessment
2011	Main Roll Certification	33,200	0	33,200
2010	Main Roll Certification	33,200	o	33,200
2009	Main Roll Certification	29,600	0	29,600
* * 1 > >	20 🔻 items per page			1 - 17 of 17 items

Matter to the

Building	Code	Description	Grade	Year	Length	Width	Units	Туре	Value
			No improveme	ents data pi	resent.				



#### Franker Deren Start v Yeak

#### (1) 2025 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL. CERTIFIED VALUES FOR 2025 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2025



Description State Mailing Address

#### S799 CLAR - 200 (223)

Property Owner: KALIFONSKY MEADOWS LLC Mailing Address; PO BOX 1290 KENAI AK 99611-1290

Property ID: 05524130 Property Address: 50152 BUOY AVE

Acreage: 5.0000 Tax Authority Group: 58 - Central Emergency Services

#### Legal Description

T 5N R 11W SEC 29 Seward Meridian KN 2008009 KALIFONSKY MEADOW SUB NO 3 TRACT E2

wither a hit wohn

Document No.	Date	Owner	Grantee	Туре
20100074990	9/2/10	Multiple Owners	Kalifonsky Meadows Lic	Multiple

#### Value Mators

Year	Reason	Land Assessment	Impr. Assessment	Total Assessment
2025	Main Roll Certification	90,700	0	90,700
2024	Main Roll Certification	89,200	0	89,200
2023	Main Roll Certification	77,500	0	77,500
2022	Main Roll Certification	64,800	0	64,800
2021	Main Roll Certification	26,100	0	26,100
2020	Main Roll Certification	26,100	0	26,100
2019	Main Roll Certification	26,100	0	26,100
2018	Main Roll Certification	26,100	0	26,100
2017	Main Roll Certification	26,100	0	26,100
2016	Main Roll Certification	26,100	0	26,100
2015	Main Roll Certification	26,100	0	26,100
2014	Main Roll Certification	26,100	0	26,100
2013	Main Roll Certification	33,200	0	33,200
2012	Main Roll Certification	33,200	0	APP0 <u>928</u>

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

144 N. Binkley Street Soldotna, Alaska 99669-7599

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

Applications must be postmarked or received at the Office of the Borough Clerk or authorized office in Homer or Seward by: **5:00 p.m. on April 1, 2025. The proper filing fee must be included or the appeal will not be accepted**.

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

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	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:		Kalifonsky Meadows LLC
Legal Description:	T5NR11WSec29Sewa	ard 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.co	m	I AGREE TO BE SERVED VIA EMAIL		

Value from Assessment Not	ice: \$_90700	Appellant's Opinion of Value	ue: \$	
Year Property was Purchase	d: 2004	Price Paid: \$		
Has the property been appr	aised by a private fee apprais	er within the past 3-years?	Yes 📃 🛛 No 🔳	
Has property been advertise	ed FOR SALE within the past 3	-years? Yes 🗌 No 🗌		
Comparable Sales:	PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE

	For Official Use Only
Fee	s Received: \$
	Cash

	Check	:#			
	payable	to	Kenai	Peninsula	
_					

CREDIT CARDS NOT ACCEPTED FOR FILING FEES

Borouch



	The grounds for appeal are: UNEQUAL, EXCESSIVE, IMPROPER, OR UN The appeal must state the grounds for the appeal. KPB 5.12.050(B)	DER VALUATION OF THE PROPERTY KPB 5.12.050(E)				
)	My property value is excessive. (Overvalued)	The following are <u>NOT</u> grounds for appeal:				
	My property was valued incorrectly. (Improperly)	➡The taxes are too high.				
	My property has been undervalued.	The value changed too much in one year. You cannot afford the taxes.				
	My property value is unequal to similar properties.					
	Please provide specific reasons and evidence supporting the item ch	lecked above. (Attach additional sheets as possesson)				
		(Attach additional sheets as necessary)				
	** THE APPELLANT BEARS THE BURDEN OF PE	ROOF (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 intended based on the evidence submitted.	to submit, and request that my appeal be reviewed				
	Check the following statement that applies to who is filing this appe	eal:				
	I am the <b>owner of record</b> for the account/parcel number appealed.					
)	I am the <b>attorney for the owner of record</b> for the account/parcel number appealed.					
	The owner of record for this account is a business, trust or other entite otherwise authorized to act on behalf of the entity. I have attached this entity (i.e., copy of articles of incorporation or resolution which a from an officer of the company, or copy from trust document identities as the owner of record for this account, this is REQUIRED for confirmate	d written proof of my authority to act on behalf of designates you as an officer, written authorization fying you as trustee). If you are not <i>listed by name</i>				
	The owner of record is deceased and I am <b>the personal representat</b> my authority to act on behalf of this individual and/or his/her esta documentation). <i>If you are not listed by name as the owner of record</i> <i>of your right to appeal this account.</i>	te (i.e., copy of recorded personal representative				
	I am <b>not the owner of record</b> for this account, but I wish to appeal of Power of Attorney document signed by the owner of record. <i>If you an account, this is REQUIRED for confirmation of your right to appeal this</i>	re not listed by name as the owner of record for this				
	Oath of Appellant: Lhereby affirm that the foregoing information and a correct.	ny additional information that I submit is true and				
		2-28-23				
	Signature of Appel/ant / Agent / Representative Date					
)	David N Yragui					
	Printed Name of Appellant / Agent / Representative					

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Tax Year 20	)25	DECENTER
Real Property Assessment		
Kenai Peninsula	Borough	11 L MAR 2 8 2027 L
Office of the Borou	ugh Clerk	
144 N. Binkley Street	Phone: (907) 714-2160	
Soldotna, Alaska 99669-7599	Toll Free: 1-800-478-4441	For Official Use Only
Applications must be postmarked or received at authorized office in Homer or Seward by: 5:00 p.r The proper filing fee must be included or the a For Commercial Property: Please include Attac	n. on April 1, 2025. <u>Ippeal will not be accepted</u> .	Fees Received: \$ <u>20.5</u> □ Cash □ Check = <u>4123</u> payabe to Kend Pen nsula Boro-gr CREDIT CARDS NOT ACCEPTED FOR FILING FEES
	ON TOTAL ASSESSED VALUE PER PARC oust be accompanied by a separate filin	
Assessed Value from Assessment Notice	e Fili	ng Fee
Less than \$100,000		\$30
\$100,000 to \$499,999		5100

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

\$200

\$1,000

Kalifonsky Meadows LLC

T5NR11WSec29Seward Meridian KN2008009 Kalifonsky Meadow Sub NO 3 Tract E2

50152 Buoy Ave

Phone (evening):

Appellant's Opinion of Value: \$

Yes 🗌 No 🗌

Price Paid: \$

ADDRESS

NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.

9072834947

LAAX

DATE OF SALE

Yes 📃 No 🔳

I AGREE TO BE SERVED VIA EMAIL

\$500,000 to \$1,999,999

\$2,000,000 and higher

05524130

9072521891

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

PARCEL NO.

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

Contact information for all correspondence relating to this appeal:

within 30 days after the hearing date.

Account / Parcel Number:

Physical Address of Property:

Value from Assessment Notice: \$ 90700

Year Property was Purchased: 2004

Property Owner:

Legal Description:

Mailing Address:

Phone (daytime):

Email Address:

Comparable Sales:

Page i of 2

PO Box 1290 Kenai Ak 99611

dyragui@outlook.com

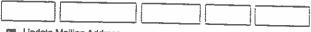
SALE PRICE

	The grounds for appeal are: UNEQUAL, EXCESSIVE, IMPROPER, ( The appeal must state the grounds for the appeal. KPB 5.12.050(i	3)				
$\bigcirc$	My property value is excessive. (Overvalued)	The following are <u>NOT</u> grounds for appeal:				
	My property was valued incorrectly. (Improperly)	→The taxes are too high.				
	My property has been undervalued.	The value changed too much in one year. You cannot afford the taxes.				
	My property value is unequal to similar properties.					
	Please provide specific reasons and evidence supporting the i	tem 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 tim					
	My appeal is complete. I have provided all the evidence that I based on the evidence submitted.	_				
	Check the following statement that applies to who is filing this appeal:					
<b>-</b> ,	I am the <b>owner of record</b> for the account/parcel number appealed.					
$\bigcirc$	I am the <b>attorney for the owner of record</b> 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 <b>owner or officer, trustee, or</b> <b>otherwise authorized</b> 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 <i>listed by name</i> <i>as the owner of record for this account, this is REQUIRED for confirmation of your right to appeal this account.</i>					
	The owner of record is deceased and I am <b>the personal repre</b> my authority to act on behalf of this individual and/or his/r documentation). <i>If you are not listed by name as the owner of</i> <i>of your right to appeal this account.</i>	er estate (i.e., copy of recorded personal representati				
	I am <b>not the owner of record</b> for this account, but I wish to a Power of Attorney document signed by the owner of record. <i>I</i> account, this is REQUIRED for confirmation of your right to app	f you are not listed by name as the owner of record for th				
	Oath of Appellant: I hereby affirm that the foregoing information correct.	n and any additional information that I submit is true a				
	A la	3-28-23-				
	Signature of Appellant / Agent / Representative	Date				
-	David N Yragui					

erese (j. 1



#### 3 2025 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL. CERTIFIED VALUES FOR 2025 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2025



Update Mailing Address

Property Owner: KALIFONSKY MEADOWS LLC Mailing Address: PO BOX 1290 KENAI AK 99511-1290

Property ID: 05524130 Property Address: 50152 BUOY AVE Acreage: 5.0000 Tax Authority Group: 58 - Central Emergency Services

#### Legal Description

T 5N R 11W SEC 29 Seward Meridian KN 2008009 KALIFONSKY MEADOW SUB NO 3 TRACT E2

 Document No.
 Date

 20100074990
 9/2/10

<del>Owner</del> Multiple Owners

Grantee Kalifonsky Meadows Lic

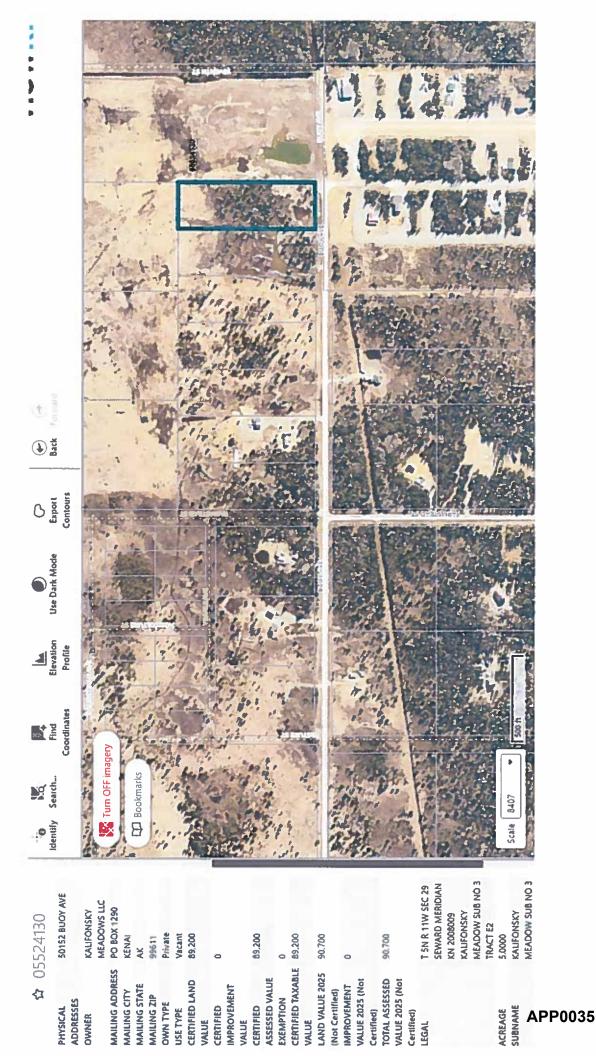
т<del>уре</del> Multipie

Year Reason Land Assessment impr. Assessment **Total Assessment** 2025 Main Roll Certification 90,700 0 90,700 2024 Main Roll Certification 89,200 0 89,200 2023 Main Roll Certification 77.500 0 77,500 2022 Main Roll Certification 64,800 0 64,800 2021 Main Roll Certification 26,100 0 26,100 2020 Main Roll Certification 26,100 Ð 26,100 2019 Main Roll Certification 26,100 0 26,100 2018 Main Roll Certification 26,100 0 26,100 2017 Main Roll Certification 26,100 0 26,100 2016 Main Roll Certification 26,100 0 26,100 Main Roll Certification 2015 26,100 0 26,100 2014 Main Roll Certification 26,100 Ō 26,100 2013 Main Roll Certification 33.200 0 33,200 20033 2012 Main Roll Certification 33.200 0

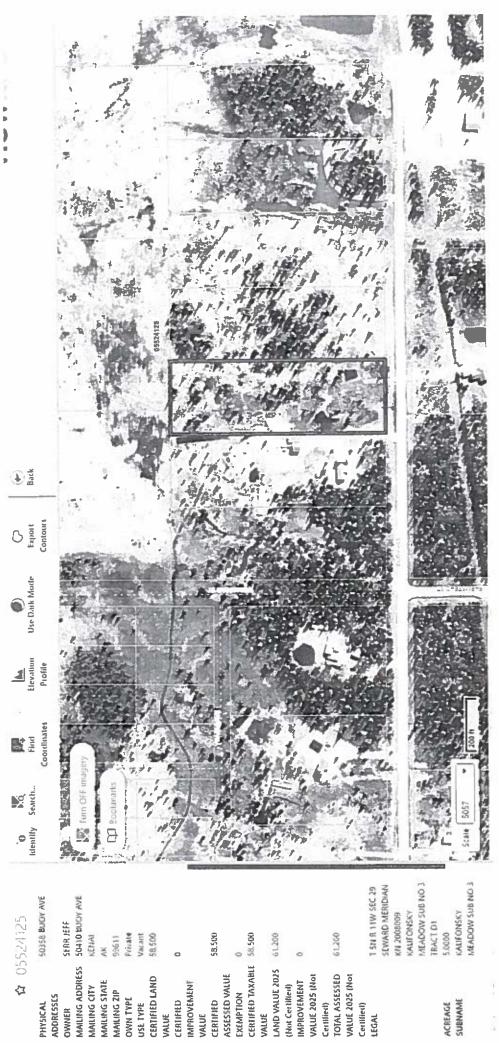
Year	Reason	Land Assessment	Impr. Assessment	Total Assessment
2011	Main Roll Certification	33,200	0	33,200
2010	Main Roll Certification	33,200	0	33,200
2009	Main Roll Certification	29,600	0	29,600
ж.н <sup>1</sup> ки	20 🔻 items per page			1 - 17 of 17 items

0

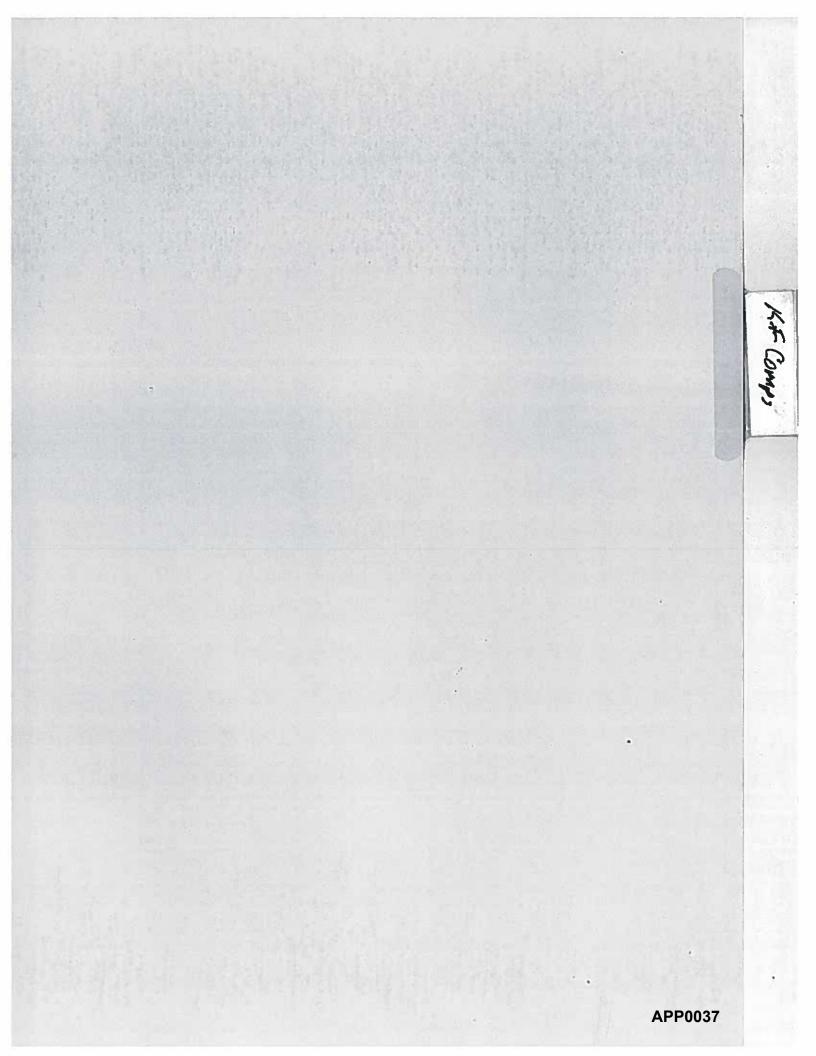
Building	Code	Description	Grade	Year	Length	Width	Units	Туре	Value
			No improven	nents data or	esent				



E



0



144 N. Binkley Street Soldotna, Alaska 99669-7599

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

Applications must be postmarked or received at the Office of the Borough Clerk or authorized office in Homer or Seward by: 5:00 p.m. on April 1, 2025. The proper filing fee must be included or the appeal will not be accepted.

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

ssessed 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	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:		Kalifonsky Meadows LLC
Legal Description:	T5NR11WSec29Sew	ard 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.co	m	I AGREE TO BE SERVED VIA EMAIL	

Value from Assessment No	otice: \$ 6800	Appellant's Opinion	of Value: \$			
Year Property was Purchas	ed: _2004	Price Paid: \$				
Has the property been app	praised by a private fee appra	aiser within the past 3-yea	rs?	/es 🗌	No 🔳	
Has property been adverti	sed FOR SALE within the pas	t 3-years? Yes	No 🗌			
Comparable Sales:	PARCEL NO.	ADDRESS		1	DATE OF SALE	SALE

able Sales:	PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE
	·			

For Official Use Only

Fees Received:	\$
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🗆 Cash

Check # payable to Kenai Peninsula Borough

CREDIT CARDS NOT ACCEPTED FOR FILING FEES

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

**Address Service Requested** 

1.02



Mailing Date: 2/28/2025

KALIFONSKY MEADOWS LLC PO BOX 1290 KENAI AK 99611-1290

(907) 714-2230 Fax: 714-2393 (800) 478-4441 Toll free within Kenai Peninsula Borough only

## THIS IS NOT A TAX BILL

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

 Property ID (PIN): 05518032
 Taxing Authority : 58 - CENTRAL EMERGENCY SERVICES

 Parcel Address:
 Legal Description:

 50604 EQUESTRIAN AVE
 T 5N R 11W SEC 29 Seward Meridian KN 0730023 KALIFONSKY BEACH INDUSTRIAL PARK SUB LOT 5 BLK 4

(	J25 Assessed Values					
	Land:	1,400	Improvements*:	0		
	Total Assessed KPB:	1,400	Exempt Value KPB:	0	Total Taxable KPB:	1,400
	Total Assessed City:	0	Exempt Value City:	0	Total Taxable City:	0

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

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

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

APPEAL DEADLINE:	04/01/2025	TAXES DUE IN FULL: OR	10/15/2025
BOARD OF EQUALIZATION	05/19/2025	1st INSTALLMENT DUE:	09/15/2025
WILL BEGIN MEETING:		2nd INSTALLMENT DUE:	11/17/2025

APPEAL PROCEDURE AND IMPORTANT TAX INFORMATION ON REVERSE SIDE

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

144 N. Binkley Street Soldotna, Alaska 99669-7599

Phone: (907) 714-2160

 Soldotna, Alaska 99669-7599
 Toll Free: 1-800-478-4441
 For 4

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

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: \$\_\_\_\_\_
Cash
Check #\_\_\_\_\_
payable to Kenal Peninsula Borough

CREDIT CARDS NOT ACCEPTED FOR FILING FEES

se include Attachment A

FILING FEE BASED ON TOTAL ASSES (Each parcel/account appealed must be accompar	
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:	05518032	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.	
Property Owner: Kalifonsky Meadows LLC			
Legal Description:	T5NR11WSec29Sewa	rd 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		I AGREE TO BE SERVED VIA EMAIL	

Value from Assessment Notice: \$ 1400 Year Property was Purchased: 2004		Appellant's Opinion of Valu	Appellant's Opinion of Value: \$		
		Price Paid: \$			
Has the property been app	raised by a private fee app	raiser within the past 3-years?	Yes 🔲 No 🔳		
Has property been advertis	ed FOR SALE within the pa	ist 3-years? Yes 🗌 No 🗌	ן		
Comparable Sales:	PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE	

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

Address Service Requested



Mailing Date: 2/28/2025

KALIFONSKY MEADOWS LLC PO BOX 1290 KENAI AK 99611-1290

(907) 714-2230 Fax: 714-2393 (800) 478-4441 Toll free within Kenai Peninsula Borough only

## THIS IS NOT A TAX BILL

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

 Property ID (PIN): 05518012
 Taxing Authority : 58 - CENTRAL EMERGENCY SERVICES

 Parcel Address:
 Legal Description:

 50643 MANNO AVE
 T 5N R 11W SEC 29 Seward Meridian KN 0730023 KALIFONSKY BEACH INDUSTRIAL PARK SUB LOT 4 BLK 3

(	2025 Assessed Values					
	Land:	1,400	Improvements*:	0		
	Total Assessed KPB:	1,400	Exempt Value KPB:	0	Total Taxable KPB:	1,400
	Total Assessed City:	0	Exempt Value City:	0	Total Taxable City:	о

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

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

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

APPEAL DEADLINE:	04/01/2025	TAXES DUE IN FULL: OR	10/15/2025
BOARD OF EQUALIZATION	05/19/2025	1st INSTALLMENT DUE:	09/15/2025
WILL BEGIN MEETING:		2nd INSTALLMENT DUE:	11/17/2025

APPEAL PROCEDURE AND IMPORTANT TAX INFORMATION ON REVERSE SIDE

144 N. Binkley Street Soldotna, Alaska 99669-7599

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

Applications must be postmarked or received at the Office of the Borough Clerk or authorized office in Homer or Seward by: 5:00 p.m. on April 1, 2025. The proper filing fee must be included or the appeal will not be accepted.

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

**Assessed Value from Assessment Notice** 

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

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

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	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.		
Property Owner:				
Legal Description: T5NR11WSec29Seward Meridian KN0730023KalifonskyBeachIndustrialParks				
Physical Address of Property:				

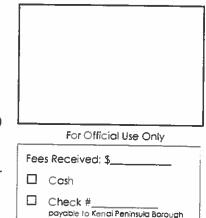
Contact information for all correspondence relating to this appeal:

Page 1 of 2

Mailing Address:	PO Box 1290 Kenai Ak 99611           9072521891         Phone (evening):         9072834947			
Phone (daytime):				
Email Address:	dyragui@outlook.com		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 w	within the past 3-years? Yes 🛄 No 🔳
Has property been advertised FOR SALE within the past 3-ye	ears? Yes 🗌 No 🗍

Comparable Sales:	PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE



CREDIT CARDS NOT ACCEPTED FOR FILING FEES

**Filing Fee** 

144 N. Binkley Street Soldotna, Alaska 99669-7599

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

Applications must be postmarked or received at the Office of the Borough Clerk or authorized office in Homer or Seward by: 5:00 p.m. on April 1, 2025. The proper filing fee must be included or the appeal will not be accepted.

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

Assessed Value from Assessment Notice

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

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

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	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Kalifonsky Meadows LLC	
Legal Description:	T5NR11WSec29Sewa	ard Meridian KN0730023KalifonskyBeachIndustrialParkSub Lot3 Blk3
Physical Address of Property:		50671 Manno nAve

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		AGREE TO BE SERVED VIA EMAIL		

Value from Assessment Notice: \$_1400 Year Property was Purchased: _2004 Has the property been appraised by a private fee appraiser v		Appellant's Opinion of Value	Appellant's Opinion of Value: \$		
		Price Paid: \$			
		aiser within the past 3-years?	Yes 📄 No 🔳		
Has property been advertise	ed FOR SALE within the pas	it 3-years? Yes 🗌 No 🗋			
Comparable Sales:	PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE	
	(A)				

		For Official Use Only
	Fee	s Received: \$
		Cash
i		Check #

payable to Kenai Peninsula Borough

CREDIT CARDS NOT ACCEPTED FOR FILING FEES

**Filing Fee** 

APP0043'25 /m1

Page 1 of 2

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

Address Service Requested

EI STAR



Mailing Date: 2/28/2025

KALIFONSKY MEADOWS LLC PO BOX 1290 KENAI AK 99611-1290

(907) 714-2230 Fax: 714-2393 (800) 478-4441 Toll free within Kenai Peninsula Borough only

### THIS IS NOT A TAX BILL

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

Property ID (PIN): 05518011 Taxing Authority: 58 - CENTRAL EMERGENCY SERVICES Parcel Address: Legal Description: 50671 MANNO AVE T 5N R 11W SEC 29 Seward Meridian KN 0730023 KALIFONSKY BEACH INDUSTRIAL PARK SUB LOT 3 BLK 3

2025 Assessed Values						
Land:	1,400	Improvements*:	0			
Total Assessed KPB:	1,400	Exempt Value KPB:	0	Total Taxable KPB:	1,400	
Total Assessed City:	0	Exempt Value City:	0	Total Taxable City:	о	

AS 29.45.180(a) & KPB 5.12.040 (A) require that a person or omissions in the assessment of the person's property, or of disputes in any within 30 days after the mailing of the Notice of Assessment. Any improvements located on this property as of January 1, 2025 that are not reflected on this notice must be reported to the Assessor. Improvements omitted from the main tax roll will be placed on a supplemental tax roll at the time of discovery and a tax bill will be sent to you including accrued interest.

APPEAL DEADLINE:	04/01/2025	TAXES DUE IN FULL: OR	10/15/2025
BOARD OF EQUALIZATION	05/19/2025	1st INSTALLMENT DUE:	09/15/2025
WILL BEGIN MEETING:		2nd INSTALLMENT DUE:	11/17/2025

APPEAL PROCEDURE AND IMPORTANT TAX INFORMATION ON REVERSE SIDE

Tax Year 2025
Real Property Assessment Valuation Appeal
Kenai Peninsula Borough
Office of the Borough Clerk
Binkley Street Phone: (907) 71.

144 N Soldotna, Alaska 99669-7599

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

Applications must be postmarked or received at the Office of the Borough Clerk or authorized office in Homer or Seward by: 5:00 p.m. on April 1, 2025. The proper filing fee must be included or the appeal will not be accepted.

For Commercial Property: Please include Attachment A

For Official Use Only Fees Received: \$\_

Cash Check #

payable to Kenal 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:	05518019	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.	
Property Owner. Kalifonsky Meadows LLC			
Legal Description:	T5NR11WSec29Seward Meridian KN0730023KalifonskyBeachIndustrialParkSub Lot3 B		
Physical Address of Property:		Not given	

Contact information for all correspondence relating to this appeal:

Mailing Address:	PO Box 1290 Ken	PO Box 1290 Kenai Ak 99611			
Phone (daytime):	9072521891	Phone (evening):	9072834947		
Email Address:	dyragui@outlo	ok.com	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 🗌 🛝	10 🔳
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Has property been advertised FOR SALE within the past 3-years? Yes 🗌 No 🗌

Comparable Sales:	PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE
		· · · · · · · · · · · · · · · · · · ·		· · · · · · · · · · · · · · · · · · ·

144 N. Binkley Street Soldotna, Alaska 99669-7599

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

Applications must be postmarked or received at the Office of the Borough Clerk or authorized office in Homer or Seward by: 5:00 p.m. on April 1, 2025. The proper filing fee must be included or the appeal will not be accepted.

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

Assessed Value from Assessment Notice

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

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

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:	05518028	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	Kalifonsky Meadows LLC	
Legal Description:	T5NR11WSec29Seward Meridian KN0730023KalifonskyBeachIndustrialParkSub Lot4	
Physical Address of Property:		35959 Farmstead St

Contact information for all correspondence relating to this appeal:

Page 1 of 2

Mailing Address:			
Phone (daytime):	9072521891	Phone (evening):	9072834947
Email Address: dyragui@outlook.com		I AGREE TO BE SERVED VIA EMAIL	

Value from Assessment Notic	e: \$_1400	Appellant's Opinion of Va	lue: \$	
Year Property was Purchased:	2004	Price Paid: \$		
Has the property been apprai	sed by a private fee appra	aiser within the past 3-years?	Yes 📃 🛛 No 🔳	
Has property been advertised	FOR SALE within the pas	t 3-years? Yes 🛄 No		
Comparable Sales:	PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE
			l l	

 For	Offic	 10.0	) mby	

Fees	Received: \$
	Cash
	Check #

Check	17			
payable	to	Kenai	Peninsula	Boreyon

CREDIT CARDS NOT ACCEPTED FOR FILING FEES

**Filing Fee** 

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

PO BOX 1290

KENAI AK 99611-1290

KALIFONSKY MEADOWS LLC

**Address Service Requested** 



Mailing Date: 2/28/2025

(907) 714-2230 Fax: 714-2393 (800) 478-4441 Toll free within Kenai Peninsula Borough only

## THIS IS NOT A TAX BILL

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

 Property ID (PIN): 05519005
 Taxing Authority : 58 - CENTRAL EMERGENCY SERVICES

 Parcel Address:
 Legal Description:

 50644 YRAGULAVE
 T 5N R 11W SEC 29 Seward Meridian KN 0730023 KALIFONSKY

 BEACH INDUSTRIAL PARK SUB LOT 8 BLK 5

J25 Assessed Values						
Land:	1,400	Improvements*:	0			
Total Assessed KPB:	1,400	Exempt Value KPB:	0	Total Taxable KPB:	1,400	
Total Assessed City:	0	Exempt Value City:	0	Total Taxable City:	0	

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

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

APPEAL DEADLINE:	04/01/2025	TAXES DUE IN FULL: OR	10/15/2025
BOARD OF EQUALIZATION	05/19/2025	1st INSTALLMENT DUE:	09/15/2025
WILL BEGIN MEETING:		2nd INSTALLMENT DUE:	11/17/2025

APPEAL PROCEDURE AND IMPORTANT TAX INFORMATION ON REVERSE SIDE

144 N. Binkley Street Soldotna, Alaska 99669-7599

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

Applications must be postmarked or received at the Office of the Borough Clerk or authorized office in Homer or Seward by: 5:00 p.m. on April 1, 2025. The proper filing fee must be included or the appeal will not be accepted.

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

**Assessed Value from Assessment Notice** 

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

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

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	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.			
Property Owner:	Kalifonsky Meadows LLC				
Legal Description:	T5NR11WSec29Seward Meridian KN0730023KalifonskyBeachIndustrialParkSub Lot8				
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		I AGREE TO BE SERVED VIA EMAIL	

Value from Assessment Notice: \$ 1400	Appellant's Opinion of Value	s.		
Year Property was Purchased: 2004	Price Paid: \$			
Has the property been appraised by a private fee appraiser v	vithin the past 3-years?	Yes 🗌	No 🔳	

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

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PR
		1	

For Official Use Only

Fees	Received:	\$ 	
	Cash		

**Filing Fee** 

Check # payable to Kenai Peninsula Borough

CREDIT CARDS NOT ACCEPTED FOR FILING FEES

Comparable Sales:

2025 NOTICE OF ASSESSMENT Annual - Real Property

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

**Address Service Requested** 



Mailing Date: 2/28/2025

KALIFONSKY MEADOWS LLC PO BOX 1290 KENAI AK 99611-1290

(907) 714-2230 Fax: 714-2393 (800) 478-4441 Toll free within Kenai Peninsula Borough only

## THIS IS NOT A TAX BILL

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

Property ID (PIN): 05524106

Parcel Address: 50074 BUOY AVE

OF 120 PCRE Field

Taxing Authority: 58 - CENTRAL EMERGENCY SERVICES

Legal Description:

T 5N R 11W SEC 29 Seward Meridian KN 2005043 KALIFONSKY MEADOW SUBARACT F

J25 Assessed Values

Land:	10,100	Improvements*:	0			
Total Assessed KPB:	10,100	Exempt Value KPB:	0	Total Taxable KPB:	10,100	
Total Assessed City:	0	Exempt Value City:	0	Total Taxable City:	o	

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

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

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

ADDEAD LINE: 04/01/2025 TAXES DUE IN FULL: 10/15/2025

APPEAL DEADLINE:	04/01/2025	TAXES DUE IN FULL: OR	10/15/2025
BOARD OF EQUALIZATION	05/19/2025	1st INSTALLMENT DUE:	09/15/2025
WILL BEGIN MEETING:		2nd INSTALLMENT DUE:	11/17/2025

APPEAL PROCEDURE AND IMPORTANT TAX INFORMATION ON REVERSE SIDE



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#### ③ 2025 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL. CERTIFIED VALUES FOR 2025 WILL NOT BE AVAILABLE UNTIL JUNE 7, 2025



Update Mailing Address

Property Owner: KALIFONSKY MEADOWS LLC Mailing Address:

PO BOX 1290 KENAI AK 99611-1290 Property ID: 05524106 Property Address: 50074 BUOY AVE

Acreage: 37.0200 Tax Authority Group: 58 - Central Emergency Services

#### Legal Description

T 5N R 11W SEC 29 Seward Meridian KN 2005043 KALIFONSKY MEADOW SUB TRACT F

Document No.	Date	Owner	Grantee	Туре
20100075010	9/2/10	Yragui David N & Mary Jeanne	Kalifonsky Meadows Llc	Multiple

#### <sup>10</sup>01 18 3

Year	Reason	Land Assessment	Impr. Assessment	Total Assessment
2025	Main Roll Certification	10,100	0	10,100
2024	Main Roll Certification	10,400	0	10,400
2023	Main Roll Certification	10,400	0	10,400
2022	Main Roll Certification	10,400	0	10,400
2021	Main Roll Certification	30,100	0	30,100
2020	Main Roll Certification	30,100	0	30,100
2019	Main Roll Certification	30,100	0	30,100
2018	Main Roll Certification	30,100	0	30,100
2017	Main Roll Certification	30,100	0	30,100
2016	Main Roll Certification	30,100	0	30,100

\* \* 1 2

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# ② 2025 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL.

CERTIFIED VALUES FOR 2025 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2025



Device Mailing Address

Property Owner: KALIFONSKY MEADOWS LLC Mailing Address: PO BOX 1290 KENAI AK 99611-1290

Property ID: 05524106 Property Address: 50074 BUOY AVE

Acreage: 37.0200 Tax Authority Group: 58 - Central Emergency Services

#### Legal Description

T 5N R 11W SEC 29 Seward Meridian KN 2005043 KALIFONSKY MEADOW SUB TRACT F

W. Smell

Document No.	Date	Owner	Grantee	Туре
20100075010	9/2/10	Yragui David N & Mary Jeanne	Kalifonsky Meadows Llc	Multiple

#### Val Li KA

Year	Reason	Land Assessment	impr. Assessment	Total Assessment
2015	Main Roll Certification	30,100	0	30,100
2014	Main Roll Certification	30,100	0	30,100
2013	Main Roll Certification	33,100	0	33,100
2012	Main Roll Certification	33,100	0	33,100
2011	Main Roll Certification	33,100	0	33,100
2010	Main Roll Certification	33,100	0	33,100
2009	Main Roll Certification	33,800	0	33,800
2008	Main Roll Certification	25,700	0	25,700
2007	Main Roll Certification	25,700	0	25,700
2006	Main Roll Certification	25,700	0	25,700

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