

Kenai Peninsula Borough  
Board of Equalization  
Appeal Hearing Packet

CASE NO. 2025-04

David Yragui

Hay Ground LLC

Parcel No(s): 05518112

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

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



**TAX ASSESSMENT APPEAL HEARING DATE**  
**Wednesday, May 21, 2025 2:00 PM**

April 21, 2025

YRAGUI, DAVID N  
PO BOX 1290  
KENAI, AK 99611

DYRAGUI@OUTLOOK.COM

RE: Parcel No(s): 05518112  
Owner of Record: HAY GROUND 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 2:00 PM**

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

**EVIDENCE DUE DATE:** Pursuant to KPB 5.12.060(C) any evidence or documentation you intend to use during the hearing **MUST** be **received** by the Borough Clerk no later than 5:00 p.m. on **5/6/2025**. 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?nodeId=TIT5REFI\\_CH5.12REPRPEPRTA\\_5.12.055REISOTRIPRNAP](https://library.municode.com/ak/kenai_peninsula_borough/codes/code_of_ordinances?nodeId=TIT5REFI_CH5.12REPRPEPRTA_5.12.055REISOTRIPRNAP)

An information packet regarding the appeal processes is also available:

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

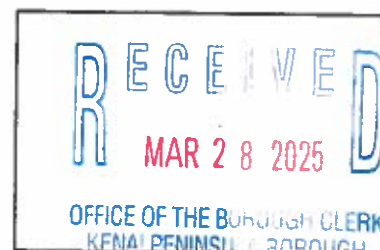
A request for remote participation (via Zoom) must be received by the borough clerk no later than 15 days before the hearing, unless good cause as defined by KPB 5.12.060(T) is shown for filing a late request. If your case is called and you are not available the Board may elect to decide your case based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

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

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

144 N. Binkley Street  
Soldotna, Alaska 99669-7599

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



For Official Use Only

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

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

Fees Received: \$	100.-
<input type="checkbox"/> Cash	
<input checked="" type="checkbox"/> Check #	4123
payable to Kenai Peninsula Borough	

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

CREDIT CARDS NOT ACCEPTED FOR FILING FEES

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

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

Account / Parcel Number:	05518112	<b>NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.</b>
Property Owner:	Hayground LLC	
Legal Description:	T05NR11WSEC20 Seward Meridian KN E1/2SW1/4exclDoyle Est Sub 3rd Add&YraguiTract	
Physical Address of Property:	36515 Eastway Rd	

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: \$ 211300 Appellant's Opinion of Value: \$ 60,000  
Year Property was Purchased: 1999 Price Paid: \$

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

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

Comparable Sales:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE

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

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

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

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

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


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

Check the following statement that applies to your intentions:

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

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

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

Printed Name of Appellant / Agent / Representative

Date

3-28-25

HA 162001

 **KPB.us**  
<https://www.kpb.us> » Departments

## Property Tax

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.

### Pay Your Property Tax

Credit Card transaction fees are 2.35% of the tax amount paid ...

### Contact

Property Taxes fund roughly half of your borough services. Property ...

More results from [kpb.us](https://www.kpb.us) »

 **publicaccessnow.com**  
<https://ak-kenai-publicaccessnow.com> » Property Tax

## 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.

 **KPB.us**  
<https://www.kpb.us> » Departments

## 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 ...

 **publicaccessnow.com**  
<https://kpb-publicaccessnow.com>

 **United States Postal Service**

Ad



Shady Lin

2561 - 2561

## Kenai Peninsula Property Tax

City tax office in Soldotna, Alaska :

 Directions  Reviews  Save

 Share  Call

**Located in:** Kenai Peninsula Borough Administration

**Address:** 144 N Binkley St, Soldotna, AK 99669

**Phone:** (907) 714-2304

Suggest an edit · Own this business?

Add missing information


Add business hours

Add website

Reviews



52\*1\*16073\*\*\*\*\*AUTO\*\*5-DIGIT 99669

 HAY GROUND LLC  
PO BOX 1290  
KENAI AK 99611-1290

**Toll free within Kenai Peninsula Borough only**

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

Taxing Authority : 58 - CENTRAL EMERGENCY SERVICES

**Legal Description:**

T 05N R 11W SEC 20 Seward Meridian KN E1/2 SW1/4 EXCL  
DOYLE EST SUB 3RD ADD & YRAGUI TRACT

CLEARING 2 YEARS - DISKING - PLOWING  
SEEDING - DITCHING - 2000-2012

2025 Assessed Values

Land:	211,300	Improvements*:	0		
Total Assessed KPB:	211,300	Exempt Value KPB:	0	Total Taxable KPB:	211,300
Total Assessed City:	0	Exempt Value City:	0	Total Taxable City:	0

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

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

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

APPEAL DEADLINE: 04/01/2025

TAXES DUE IN FULL: 10/15/2025  
OR

BOARD OF EQUALIZATION  
WILL BEGIN MEETING: 05/19/2025

1st INSTALLMENT DUE: 09/15/2025  
2nd INSTALLMENT DUE: 11/17/2025

APPEAL PROCEDURE AND IMPORTANT TAX INFORMATION ON REVERSE SIDE

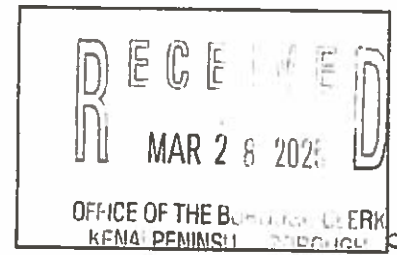
APP005

**000173678 ALPAC 00000476**

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

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For Official Use Only

Fees Received: \$ 100.-

☐ Cash

☒ Check # 4123

payable to Kenai Peninsula Borough

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- ☐ 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.

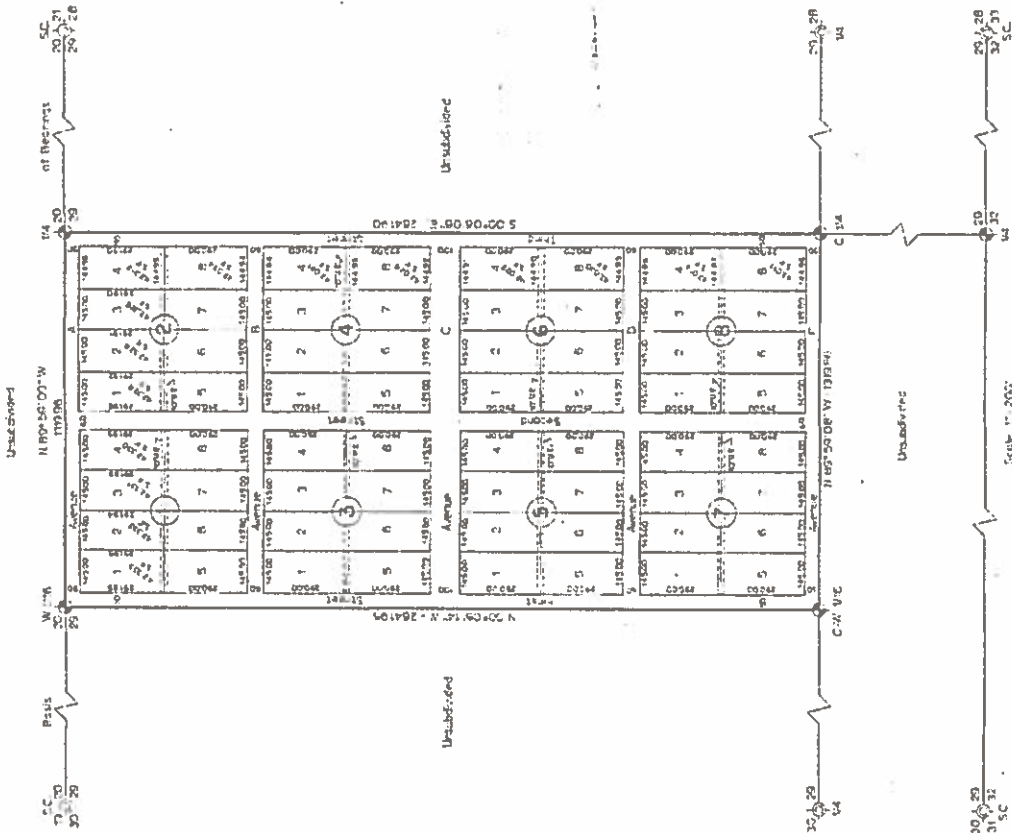
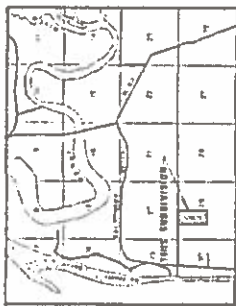
Signature of Appellant / Agent / Representative

David N Yragui

Printed Name of Appellant / Agent / Representative

Date

3-28-25



73-12-36  
RECORDED - FIELD 17  
DATE 3/30/73  
BY [Signature]  
[Stamp]



**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
We hereby certify that we are the owners of said property, and request the approval of this plat showing such property for public utilities, roads and or streets dedicated by us for public use.  
Date: 3/28/73  
Owner: [Signature]  
Owner: [Signature]

**NOTARY'S ACKNOWLEDGEMENT**  
Subscribed and sworn before me this 1st day of April, 1973, at Anchorage, Alaska.  
My commission expires: 4/1/75  
Notary Public for Alaska  
[Signature]

**PLAT APPROVAL**  
Plat approved by the commission this 1st day of April, 1973.  
[Signature]  
[Signature]

**Notes**  
1. Proposed Land Use: Industrial & Commercial  
2. Drainage Ordinance will be required for drainage near the water table in near the ridge  
3. 1101 Avenue 42000 at Avenue 42000

Total Area: 42000 sqm

<b>KALIFONSKY BEACH INDUSTRIAL PARK</b>			
BRUTON ENTERPRISES, BOX 6068 ANCHORAGE, ALASKA, OWNER			
SUBDIVISION OF THE E 1/2, NW 1/4, S 28, T 54N, R 11W, 3M			
<b>CONTRACTING ENGINEERS &amp; ASSOC.</b>			
800 STANTON AVE ANCHORAGE, ALASKA 99504			
Drawn: JRE	Date: Mar 16, 73	Scale: As Shown	Sheet No: 22 of 24
Entered: GAN	Comp: David B. G.		Sheet 1 of 3

**LEGEND**  
 (Symbol) Found old or old brass can monument  
 (Symbol) Set brass can monument this survey  
 (Symbol) Refer set at all other corners

[Update Mailing Address](#)

## General Information

Property Owner:  
**HAY GROUND LLC**

Property ID:  
**05518112**

Acreage:  
**64.8500**

Mailing Address:  
**PO BOX 1290**

Property Address:  
**NOT AVAILABLE**

Tax Authority Group:  
**58 - Central Emergency Services**

**KENAI AK 99611-1290**

## Legal Description

**T 05N R 11W SEC 20 Seward Meridian KN E1/2 SW1/4 EXCL DOYLE EST SUB 3RD ADD & YRAGUI TRACT**

## Ownership History

Document No.	Date	Owner	Grantee	Type
20110019120	3/1/11	Hay Ground Llc	Hay Ground Llc	Single
20100075070	9/2/10	Yragui David N & Mary Jeanne	Hay Ground Llc	Single

## Value History

Year	Reason	Land Assessment	Impr. Assessment	Total Assessment
2024	Main Roll Certification	202,000	0	202,000
2023	Main Roll Certification	176,300	0	176,300
2022	Main Roll Certification	160,700	0	160,700
2021	Main Roll Certification	91,100	0	91,100
2020	Main Roll Certification	91,100	0	91,100
2019	Main Roll Certification	91,100	0	91,100
2018	Main Roll Certification	91,100	0	91,100
2017	Main Roll Certification	91,100	0	91,100
2016	Main Roll Certification	91,100	0	91,100
2015	Main Roll Certification	91,100	0	91,100
2014	Main Roll Certification	91,100	0	91,100
2013	Main Roll Certification	91,100	0	91,100
2012	Main Roll Certification	91,100	0	91,100
2011	Main Roll Certification	91,100	0	91,100

◀ ◻ ▶ 20 Items per page

1 - 14 of 14 items

## Improvements

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

*NEED REEVALUATION  
PROPERTY ASSESSMENT*

**APP009**

## Account Information

Owner:  
HAY GROUND LLC

PIN:  
05518112

Tax Roll:  
Real Property

Mailing Address:  
PO BOX 1290 KENAI AK 99511-1290

Property Address:

TAG:  
58 - CENTRAL EMERGENCY SERVICES

Last updated: 2/05/2025 11:56 30 AM

## Legal Description

T 05N R 11W SEC 20 Seward Meridian KN E1/2 SW1/4 EXCL DOYLE EST SUB 3RD ADD & YRAGUI TRACT

## Tax Bills Due

Total Payable: \$0.00

Pay Partial:

## + Settled Charges

## Payment History

[i](#) Select the "Tax Year" link to view the Funds Breakdown for the entire tax year.

Tax Year	Bill Number	Date Paid	Receipt Number	Amount Paid
2024	2024065230	9/16/24	B25.23329	\$1,801.84
2023	2023065411	1/30/24	B24.44009	\$1,769.18
2022	2022065226	10/13/22	B23.31449	\$703.87
2022	2022065226	9/7/22	B23.17601	\$703.87
2021	2021066603	8/24/21	B22.14239	\$816.26
2020	2020067133	10/28/20	B21.36895	\$408.13
2020	2020067133	9/8/20	B21.18107	\$408.13
2019	2019066847	10/24/19	B20.34817	\$408.13
2019	2019066847	9/10/19	B20.15886	\$408.13
2018	2018067046	8/27/18	B19.13317	\$816.26
2017	2017062306	8/23/17	B18.12864	\$775.26
2016	2016062958	8/12/16	B17.10999	\$786.20
2015	2015067604	10/12/15	B16.28210	\$389.91
2015	2015067604	9/14/15	B16.17824	\$389.91
2014	2014043830	11/4/14	B15.34370	\$389.92
2014	2014043830	9/3/14	B15.11124	\$389.91



ⓘ 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:  
HAY GROUND LLC

Property ID:  
05518112

Acreage:  
64.8500

Mailing Address:  
PO BOX 1290

Property Address:  
NOT AVAILABLE

Tax Authority Group:  
58 - Central Emergency Services

KENAI AK 99611-1290

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2021	Main Roll Certification	91,100	0	91,100
2020	Main Roll Certification	91,100	0	91,100
2019	Main Roll Certification	91,100	0	91,100
2018	Main Roll Certification	91,100	0	91,100
2017	Main Roll Certification	91,100	0	91,100
2016	Main Roll Certification	91,100	0	91,100
2015	Main Roll Certification	91,100	0	91,100
2014	Main Roll Certification	91,100	0	91,100
2013	Main Roll Certification	91,100	0	91,100

APR0011



☆ 05518112

PLAT	NONE
PHYSICAL ADDRESSES	NONE
OWNER	HAY GROUND LLC
MAILING ADDRESS	PO BOX 1290
MAILING CITY	KENAI
MAILING STATE	AK
MAILING ZIP	99611
OWN TYPE	Private
USE TYPE	Vacant
CERTIFIED LAND VALUE	202,000
CERTIFIED IMPROVEMENT VALUE	0
CERTIFIED ASSESSED VALUE	202,000
EXEMPTION	0
CERTIFIED TAXABLE VALUE	202,000
LAND VALUE 2025 (Not Certified)	211,300
IMPROVEMENT VALUE 2025 (Not Certified)	0
TOTAL ASSESSED VALUE 2025 (Not Certified)	211,300
LEGAL	T 05N R 11W SEC 20 SEWARD MERIDIAN KN E1/2 SW1/4 EXCL DOYLE EST SUB 3RD ADD & YRAGUI TRACT
ACREAGE	64.8500

Related Records

APP0012

Identify

Search...

Turn OFF imagery

Bookmarks

Search by owner parcel street, etc.

Coordinates

Profile

Dark Mode

Export Contours

Back

For sale

167.43

1,000 ft

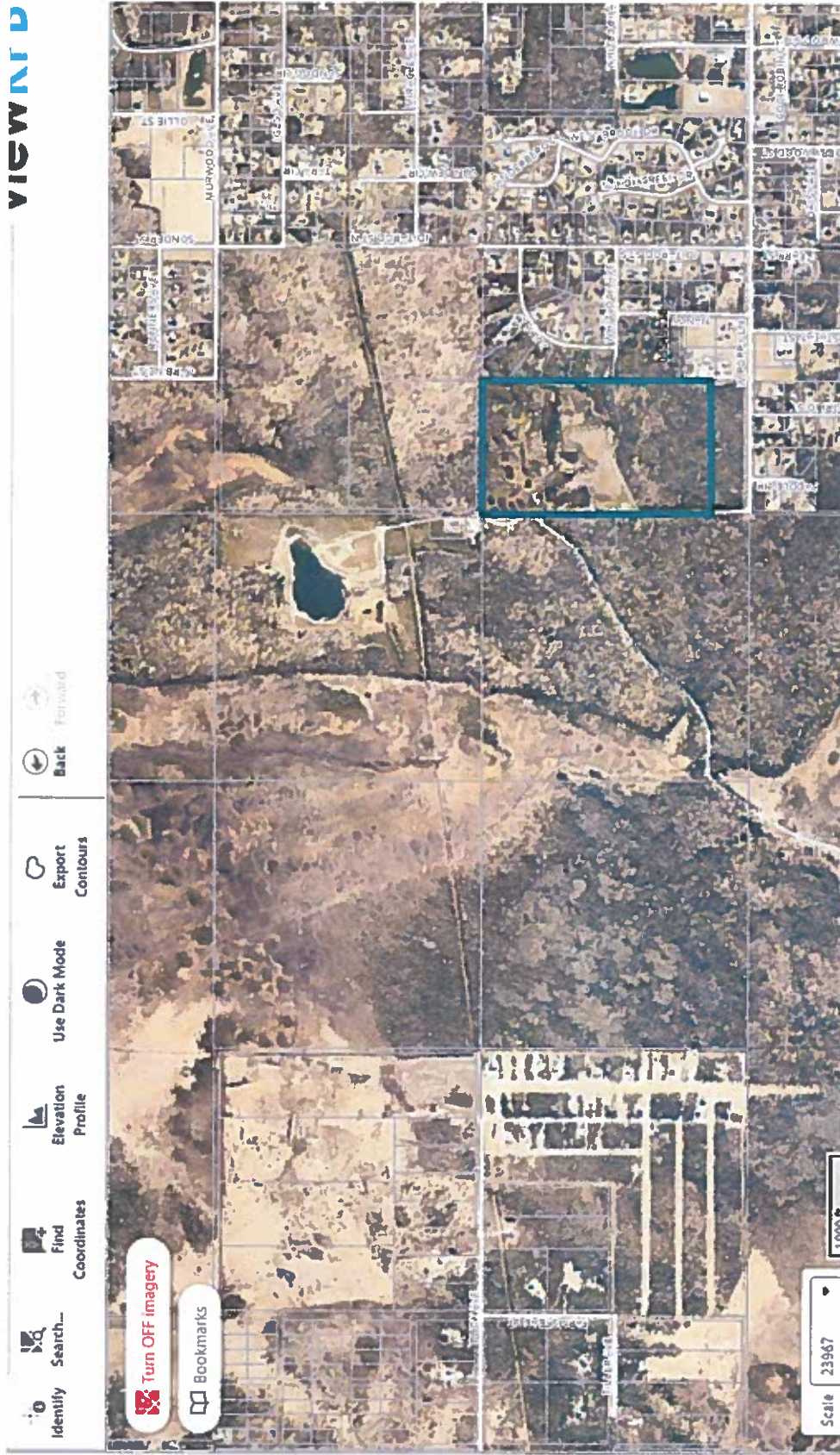


☆ 05549036

PLAT	NONE
PHYSICAL	NONE
ADDRESSES	
OWNER	HILCORP ALASKA LLC
MAILING ADDRESS	1111 TRAVIS ST
MAILING CITY	HOUSTON
MAILING STATE	TX
MAILING ZIP	77002
MAILING	ATTN: PROPERTY
ATTENTION	TAX DEPT
OWN TYPE	Private
USE TYPE	Industrial
CERTIFIED LAND	116.600
VALUE	
CERTIFIED	0
IMPROVEMENT	
VALUE	116.600
CERTIFIED	
ASSESSED VALUE	
EXEMPTION	0
CERTIFIED TAXABLE	116.600
VALUE	
AND VALUE 2025	122.100
Not Certified	
IMPROVEMENT	0
VALUE 2025 (Not	
Certified)	
TOTAL ASSESSED	122.100
VALUE 2025 (Not	
Certified)	
LEGAL	
	T 5N R 11W SEC 27
	SEWARD MERIDIAN
	KN W1/2 SW1/4
	EXCL S 50 FT & PLGP
	SUB

APP0013

68.5 ACRES



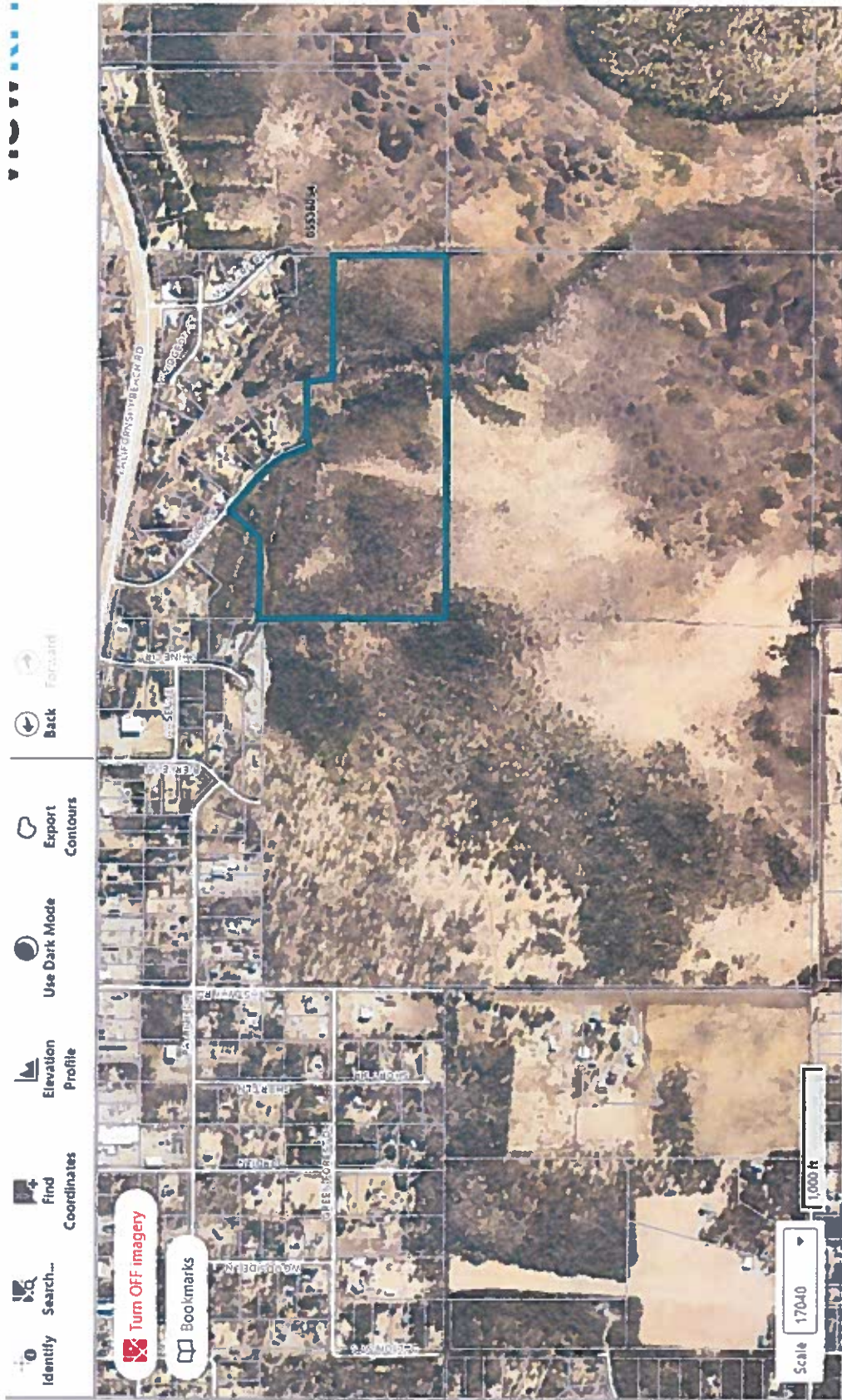


☆ 05535054

PHYSICAL ADDRESSES	NONE
OWNER	KACHEMAK HERITAGE LAND TRUST INC
MAILING ADDRESS	315 KLONDIKE AVE
MAILING CITY	HOMER
MAILING STATE	AK
MAILING ZIP	99603
OWN TYPE	Private
USE TYPE	Vacant
CERTIFIED LAND VALUE	66,500
CERTIFIED IMPROVEMENT VALUE	0
ASSESSED VALUE EXEMPTION	66,500
CERTIFIED TAXABLE VALUE	0
LAND VALUE 2025 (Not Certified)	69,300
IMPROVEMENT VALUE 2025 (Not Certified)	0
TOTAL ASSESSED VALUE 2025 (Not Certified)	69,300
LEGAL	T 05N R 11W SEC 21 SEWARD MERIDIAN KN 2021045 BEAVER DAM ESTATES PART SEVEN TRACT C 66.0600 BEAVER DAM ESTATES PART SEVEN

ACREAGE  
SUBNAME

APP0014





☆ 05550012

PHYSICAL  
ADDRESSES

39864 KALIFORNISKY  
BEACH RD

OWNER

MACFARLANE

MICHAEL

PO BOX 712

MAILING CITY

ASHLAND

MAILING STATE

OR

MAILING ZIP

97520

OWN TYPE

Private

USE TYPE

Commercial

CERTIFIED LAND

184,500

VALUE

CERTIFIED

IMPROVEMENT

VALUE

336,300

CERTIFIED

ASSESSED VALUE

EXEMPTION

0

CERTIFIED TAXABLE

VALUE

336,300

LAND VALUE 2025

167,600

(Not Certified)

IMPROVEMENT

VALUE 2025 (Not

Certified)

344,500

TOTAL ASSESSED

VALUE 2025 (Not

Certified)

LEGAL

T 5N R 11W SEC 21

SEWARD MERIDIAN

KN 2004023 WELLS

SUB ADDN NO 2

TRACT D

63.0700

WELLS SUB ADDN

NO 2

ACREAGE  
SUBNAME

APP0015

Identify Search... Find Coordinates

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VIEWING

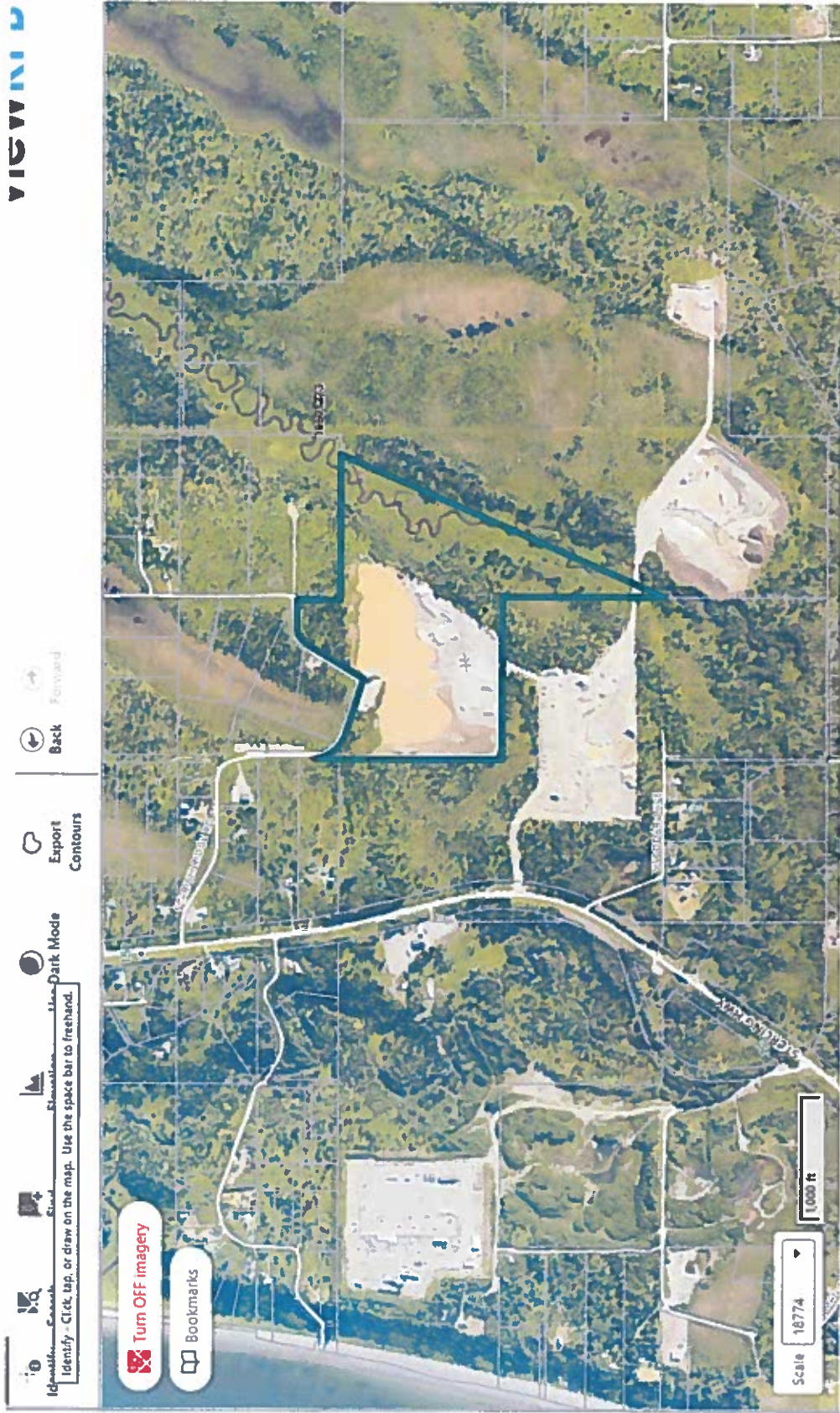


☆ 16501273

PHYSICAL ADDRESS	70251 STARISKI RIDGE RD
OWNER	TRIMARK EARTH RESERVE LLC
MAILING ADDRESS	34481 N FORK RD
MAILING CITY	ANCHOR POINT
MAILING STATE	AK
MAILING ZIP	99556
OWN TYPE	Private
USE TYPE	Industrial
CERTIFIED LAND VALUE	67,300
CERTIFIED IMPROVEMENT VALUE	2,000
CERTIFIED ASSESSED VALUE EXEMPTION	69,300
CERTIFIED TAXABLE VALUE	0
LAND VALUE 2025 (Not Certified)	69,300
IMPROVEMENT VALUE 2025 (Not Certified)	72,900
TOTAL ASSESSED VALUE 2025 (Not Certified)	2,000
LEGAL	74,900
ACREAGE	T 04S R 15W SEC 1
SUBNAME	SEWARD MERIDIAN
	HM 2019019 5 MILE
	STARISKI SUB TRACT
	B
	76,9200
	5 MILE STARISKI SUB

Related Records

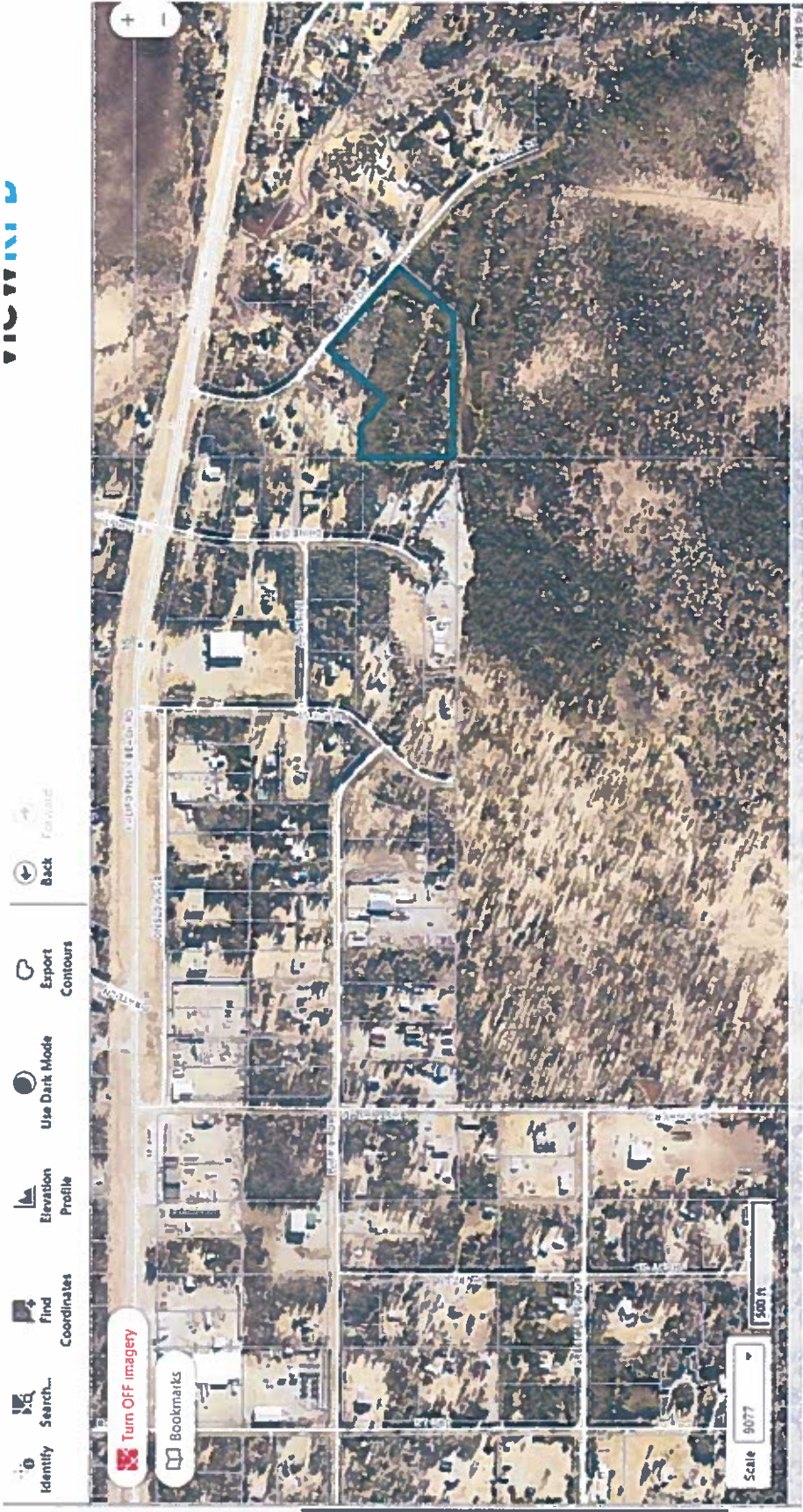
APP0016





☆	05535046	
PHYSICAL ADDRESSES	NONE	
OWNER	THIBODEAU LUCAS E	
MAILING ADDRESS	PO BOX 1927	
MAILING CITY	KENAI	
MAILING STATE	AK	
MAILING ZIP	99611	
OWN TYPE	Private	
USE TYPE	Vacant	
CERTIFIED LAND VALUE	\$1,900	
CERTIFIED IMPROVEMENT VALUE	0	
CERTIFIED ASSESSED VALUE	\$1,900	
EXEMPTION	0	
CERTIFIED TAXABLE VALUE	\$1,900	
LAND VALUE 2025 (Not Certified)	\$4,300	
IMPROVEMENT VALUE 2025 (Not Certified)	0	
TOTAL ASSESSED VALUE 2025 (Not Certified)	\$4,300	
LEGAL	T 5N R 11W SEC 21 SEWARD MERIDIAN KN 2005006 BEAVER DAM ESTATES PART SIX TRACT A BEAVER DAM ESTATES PART SIX	
ACREAGE	6.0200	
SUBNAME	BEAVER DAM ESTATES PART SIX	

Related Records





☆

05564056

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Real Property assessment notices are mailed March 1 each year.

**BOTH CERTIFIED 2024 VALUES AND CURRENT YEAR VALUATION FOR 2025 ARE NOW SHOWN HERE. \* PLEASE VISIT THE ASSESSING DEPARTMENT'S WEBSITE FOR MORE INFORMATION.**

[View more detailed KPR assessment info. here.](#)

\*This information is provided for informational purposes only. Please direct questions to Appraisal staff.

PARCEL ID	05564056
PLAT	<a href="https://www.knhb.us/gis/document/document.do?documentId=18793326">https://www.knhb.us/gis/document/document.do?documentId=18793326</a>
PHYSICAL ADDRESSES	NONE
OWNER	GAEDE MARK A
MAILING ADDRESS	PO BOX 2192
MAILING CITY	SOLDOTNA
MAILING STATE	AK
MAILING ZIP	99669
OWN TYPE	Private
USE TYPE	Vacant
CERTIFIED LAND VALUE	44,500
CERTIFIED IMPROVEMENT VALUE	0
CERTIFIED ASSESSED VALUE	44,500

# VIEWING

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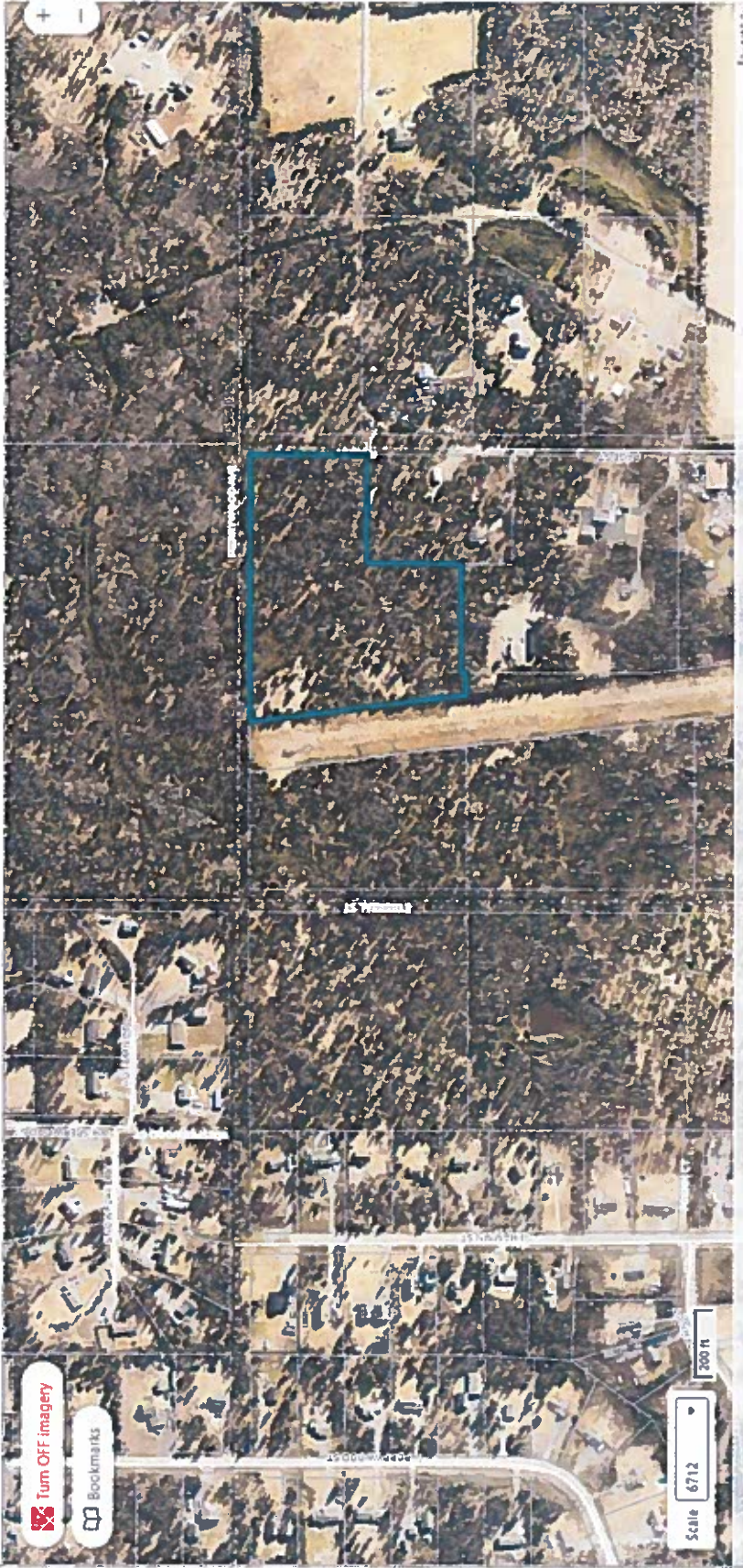
Save Project

🔄

Load Project

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Save a Screenshot









☆ 05518019

PHYSICAL ADDRESS	NONE
OWNER	KALUFONSKY MEADOWS LLC
MAILING ADDRESS	PO BOX 1290
MAILING CITY	KENAI
MAILING STATE	AK
MAILING ZIP	99611
OWN TYPE	Private
USE TYPE	Vacant
CERTIFIED LAND VALUE	1,400
CERTIFIED IMPROVEMENT VALUE	0
CERTIFIED ASSESSED VALUE	1,400
EXEMPTION	0
CERTIFIED TAXABLE VALUE	1,400
LAND VALUE 2025 (Not Certified)	1,400
IMPROVEMENT VALUE 2025 (Not Certified)	0
TOTAL ASSESSED VALUE 2025 (Not Certified)	1,400
LEGAL	T 5N R 11W SEC 29 SEWARD MERIDIAN KN 0730023 KALUFONSKY BEACH INDUSTRIAL PARK SUB LOT 3 BLK 2 0.9700 KALUFONSKY BEACH INDUSTRIAL PARK
ACREAGE	0.9700
SUBNAME	KALUFONSKY BEACH INDUSTRIAL PARK

