
Real Estate Services Division Real Estate Department

Anchorage: Performance. Value. Results.

Purpose

The Real Estate Services Division (RES) is responsible for administering the acquisition and disposal of real municipal property committed to government use via sale, lease, exchange, use permit or easement that is not in the ACDA or HLB inventories. RES administers the foreclosure process of delinquent property taxes and assessments. It also negotiates, funds and manages the leasing of office, warehouse and other spaces required for local government agencies to have a place to perform their services on behalf of citizens.

Division Direct Services

- Provide effective management of all non-HLB or ACDA municipal properties, including leased properties
- Administer the foreclosure process resulting from delinquent property taxes and assessments
- Administrative oversight of acquisition, retention and disposal of municipal lands
- Public and private businesses act as Lessors of facilities space for municipal agencies. As a result, this serves the public by providing leased space for local government agencies and programs that also serve the public.

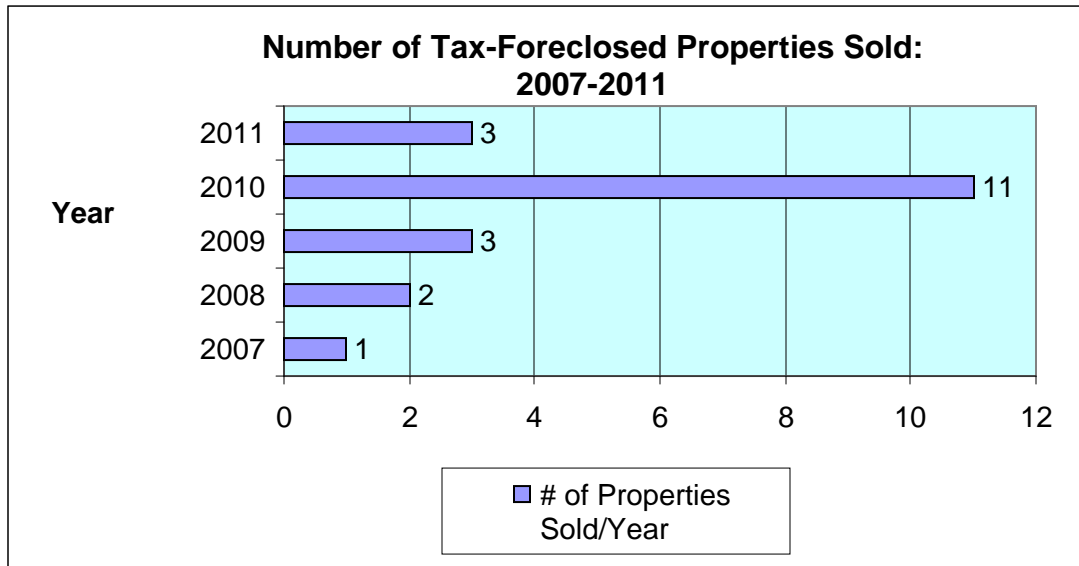
Accomplishment Goals

- Annual foreclosure process: Collection of delinquent property taxes and assessments
- Annual process to complete taking Clerk's deeds to foreclosed properties and subsequent sale of deeded properties via sealed bid auction.

Measure #4: Annual foreclosure process: Collection of Delinquent property taxes and assessments

YEAR	Year	No. Accts.	Interest, Cost	Year	No. Accts.	Interest, Cost	Year	No. Accts.	Interest, Cost					
1999	2000	Tax	2,016	\$4,874,891	2000	Tax	1,346	\$3,584,382	2001	Tax	42	\$54,052		
		BID	13	\$6,800		BID	8	\$4,080		BID	2	\$3,243		
		S.A.	209	\$225,259		S.A.	127	\$174,399		S.A.	3	\$1,201		
	3AN-00-5343		2,238	\$5,106,950		1,481	\$3,762,861		47	\$58,497				
2000	2001	Tax	2,008	\$4,971,818	2001	Tax	1,143	\$3,463,492	2002	Tax	35	\$62,255		
		BID	19	\$12,162		BID	15	\$11,956		BID	1	\$685		
		S.A.	227	\$255,316		S.A.	124	\$173,368		S.A.	3	\$1,767		
	3AN-01-05311		2,254	\$5,239,296		1,282	\$3,648,816		39	\$64,707				
2001	2002	Tax	1,831	\$5,179,633	2002	Tax	1,009	\$3,464,433	2003	Tax	55	\$108,654		
		BID	46	\$16,079		BID	22	\$12,116		BID				
		S.A.	177	\$224,513		S.A.	108	\$180,411		S.A.	4	\$8,853		
	3AN-02-05143		2,054	\$5,420,225		1,139	\$3,656,960		59	\$117,507				
2002	2003	Tax	1,748	\$4,602,814	2003	Tax	983	\$3,197,381	2004	Tax	34	\$80,684		
		BID	25	\$13,948		BID	13	\$11,220		BID	0	\$0		
		S.A.	140	\$204,514		S.A.	70	\$153,057		s/a only	S.A.	3	\$4,074	
	3AN-03-04871		1,913	\$4,821,276		1,066	\$3,361,658		37	\$84,758				
2003	2004	Tax	1,570	\$4,349,292	2004	Tax	855	\$2,751,122	2005	Tax/BID	18	\$52,419		
		BID	66	\$27,282		BID	41	\$20,990		BID	0	\$0		
		S.A.	90	\$155,575		S.A.	44	\$106,940		S.A.	3	\$5,189		
	3AN-04-05143		1,726	\$4,532,149		940	\$2,879,052		21	\$57,608				
2004	2005	Tax	1,540	\$4,415,608	2005	Tax	819	\$2,647,767	2006	Tax	26	\$51,725		
		BID	47	\$39,373		BID	26	\$16,741		BID	1	\$564		
		S.A.	91	\$68,668		S.A.	38	\$45,530		S.A.	2	\$4,090		
	3AN-05-05683		1,678	\$4,523,649		883	\$2,710,038		29	\$56,379				
2005	2006	Tax	1,528	\$5,220,666	2006	Tax	936	\$3,235,347	2007	Tax	30	\$85,166		
		BID	44	\$20,716		BID	16	\$8,442		BID	0			
		S.A.	136	\$101,268		S.A.	50	\$54,192		S.A.	1	\$1,557		
	3AN-06-05726		1,708	\$5,342,650		1,002	\$3,297,981		31	\$86,723				
2006	2007	Tax	1,773	\$5,785,999	2007	Tax	972	\$3,500,725	2008	Tax	50	\$115,712		
		BID	37	\$49,754		BID	25	\$30,309		BID				
		S.A.	81	\$86,853		S.A.	45	\$58,348		S.A.	2	\$14,684		
	3AN-07-05551		1,891	\$5,922,606		1,042	\$3,589,382		52	\$130,396				
2007	2008	Tax	1,784	\$5,565,615	2008	Tax	1,112	\$4,670,006	2009	Tax	29	\$60,964		
		BID	38	\$26,518		BID	31	\$27,297		BID	0			
		S.A.	63	\$68,703		S.A.	63	\$40,601		S.A.	4	\$5,538		
	3AN-08-05622		1,885	\$5,660,836		1,206	\$4,737,904		33	\$66,502				
2008	2009	Tax	1,601	\$7,253,192	2009	Tax	1,040	\$5,568,889	2010	Tax	31	\$113,121		
		1st Pub 3/5/2009	DID	42		\$41,920	27-Apr	DID		27	\$31,999	DID	0	\$0
		S.A.	81	\$59,939		S.A.	25	\$25,626		S.A.	0	\$0		
	3AN-09-05631		1,724	\$7,355,051		1,092	\$5,626,514		31	\$113,121				
2009	2010	Tax	1,746	\$9,436,513	2010	Tax	1,008	\$5,822,545	2011	Tax	92	\$147,150		
		APU 004-201-10 PENDING SEPARATE RESOLUTION (1) (\$916,757)				ADJ'D TAX FRCL'D BAL-		1007		\$4,905,788				
		DID	41	\$77,255		DID	25	\$48,725		DID				
		S.A.	48	\$41,221		S.A.	21	\$23,887		S.A.	1	\$717		
	3AN-10-05650		1,835	\$9,554,989	ADJ'D FRCL'D BAL-		1,053	\$4,978,400		93	\$147,867			
2010	2011	Tax	1,677	\$7,417,715	2011	Tax	972	\$5,006,176	2012	Tax				
		1st Pub 3/3/2011	DID	47		\$45,127	DID	24		\$33,077	DID			
		S.A.	44	\$42,557		S.A.	22	\$25,339		S.A.				
	3AN-11-05912		1,768	\$7,505,399		1,018	\$5,064,592	Results Due October 2011			\$0			

Measure #5: Annual Process for taking Clerk's Deed and subsequent sale of deeded property via sealed bid auction



Performance Measure Methodology Sheet
Real Estate Services Division
Real Estate Department

Measure #4: Annual foreclosure process: Collection of Delinquent property taxes and assessments.

Type

Effectiveness

Accomplishment Goal

Aggressively manage the annual foreclosure procedure to reduce the number of delinquent tax properties by having owners pay their properties and recoup lost revenue.

Definition

The foreclosure process is initiated annually against real properties which there are delinquent property taxes and assessments from the prior year(s). Properties on which a foreclosure judgment is entered for nonpayment of taxes are held by the Municipality for the statutory 'one year' redemption period. During the redemption period a party having an interest in the property may redeem the property from the judgment by paying the lien amount applicable under the judgment plus penalty, interest and costs.

Data Collection

The statutory expiration of redemption period process gives the owner, mortgage or lien holders of record the opportunity to redeem the property from a prior year(s) foreclosure judgment by paying the delinquent year(s) tax and/or assessment lien amount applicable under the foreclosure judgment to prevent the property from being deeded to the Municipality.

Frequency

The foreclosure process begins annually in February with the last day to pay to prevent foreclosure falling in the later part of April. Thereafter, the Request for Foreclosure Judgment documents are prepared and filed with the court. Once the judgment is entered the statutory 'one year' redemption period commences.

Measured by

Collection is largely dictated by continuous monitoring and additional noticing that ensures property owners are noticed of the foreclosure proceedings.

Reporting

Maintain delinquent property foreclosure reports, property owner and lien-holder foreclosure notice mailing lists, publications and the Petition for Foreclosure and Request for Foreclosure Judgment court documents.

Used by

Real Estate Services and the Municipal Attorney's Office to ensure all statutory foreclosure requirements have been met.

Performance Measure Methodology Sheet
Real Estate Services Division
Real Estate Department

Measure #5: Annual process for taking Clerk's Deed and subsequent sale of deeded property via sealed bid auction.

Type

Effectiveness

Accomplishment Goal

Enforce collection to recover delinquent unpaid property taxes and assessments by the statutory expiration of redemption period process and through sale of foreclosed/deed real property by sealed bid auction which returns foreclosed/deeded properties to tax-producing status.

Definition

Recover unpaid taxes and assessments on property deeded to the Municipality Real Estate Services may sell the property at public sealed bid auction upon approval of the Assembly. All property owners share equally in the responsibility for providing funding for services for good local government. If some do not pay their taxes or assessments, the responsibility falls disproportionately upon those that do.

Data Collection

Expiration of Redemption Period occurs for those property taxes and special assessments delinquent for more than one year. Upon issuance of the Clerk's Deed, the property is technically owned by the Municipality of Anchorage. Records are prepared for each property to include all documentation relevant to each property beginning with the foreclosure process through the deed process, and ultimately to the repurchase or sale of the foreclosed property.

Frequency

This is a four month annual process. On the first business day of June, a courtesy notice is mailed to delinquent taxpayers regarding the impending expiration of redemption period on foreclosed properties. In mid-July, title reports are ordered for all remaining unredeemed properties. The expiration of redemption period arises during the last week of October.

Measured by

Statistically the Municipality takes deed to between ten to thirty properties a year and on average sells one to six properties per year. The numbers are directly related to current local economic factors such as unemployment, inflation and periods of recession.

Reporting

Real Estate Services staff maintains expiration of redemption reports, mailings, court documents, repurchase files, and all public auction sale documentation.

Used by

The Real Estate Services division, legal review, uses these reports to determine and forecast relative progress in tax recovery from year to year.