

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Real Estate Services
Division of Heritage Land Bank
For reading: April 27, 2010

CLERK'S OFFICE
APPROVED

Date: _____

6-8-10

ANCHORAGE, ALASKA
AO No. 2010-41

1 **AN ORDINANCE AUTHORIZING THE SALE OF PROPERTIES FORECLOSED**
2 **FOR DELINQUENT TAXES AND/OR SPECIAL ASSESSMENTS.**

3
4 **THE ANCHORAGE ASSEMBLY ORDAINS:**

5
6 **Section 1.** The real property described in Exhibit A, attached hereto, deeded to
7 the Municipality of Anchorage for non-payment of real property taxes and/or special
8 assessments pursuant to AS 29.45.450 and under the provisions of AS 29.45.460
9 and Anchorage Municipal Code section 25.30.035 is determined to have no public
10 purpose or need.

11
12 **Section 2.** The properties described in Exhibit A may be sold on August 3, 2010,
13 or such later date as determined by Heritage Land Bank, Real Estate Services
14 Division, under the provisions of AS 29.45.460 in any manner not prohibited by law.

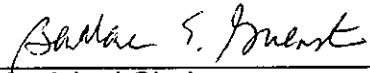
15
16 **Section 3.** Minimum bid for these properties shall be the sum of the amount of
17 unpaid taxes applicable under the judgment and decree plus the amount equal to
18 taxes that would have been assessed and levied after foreclosure if the property had
19 continued in private ownership, plus penalties, interest, and costs to the Municipality
20 of foreclosing and selling the property and cost of maintaining and managing the
21 property.

22
23 **Section 4.** This ordinance shall be effective immediately upon passage and
24 approval.

25
26 PASSED AND APPROVED by the Anchorage Assembly this 8th day of
27 June, 2010.

28
29
30 
31 _____
32 Chair of the Assembly

33 ATTEST:

34
35 
36 _____
37 Municipal Clerk

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - General Government

AO Number: 2010-41 AN ORDINANCE AUTHORIZING THE SALE OF PROPERTIES FORECLOSED FOR DELINQUENT TAXES AND/OR SPECIAL ASSESSMENTS.

Sponsor: **MAYOR**
 Preparing Agency: Heritage Land Bank, Real Estate Services Division
 Others Impacted:

CHANGES IN EXPENDITURES AND REVENUES:		(Thousands of Dollars)				
	FY10	FY11	FY12	FY13	FY14	
Operating Expenditures						
1000 Personal Services						
2000 Supplies						
3000 Other Services						
4000 Debt Service						
5000 Capital Outlay						
TOTAL DIRECT COST	0	0	0	0	0	
6000 IGCs	0	0	0	0	0	
FUNCTION COST:	0	0	0	0	0	
REVENUES:						
CAPITAL:	0	0	0	0	0	
POSITIONS: FT/PT and Temp.	0	0	0	0	0	

COSTS WILL BE RECOVERED AT SALE

PUBLIC SECTOR ECONOMIC EFFECTS:

The sale of these properties enables the Municipality to recover delinquent unpaid tax and special assessment revenue. Under AS 29.45.480(b) the Municipality is allowed to keep only that amount consisting of the delinquent taxes, assessments, penalties, interest, costs of foreclosure and sale, and administrative costs. Amounts exceeding these municipal debts are required by AS 29.45.480(b) to be returned to the former owner of record if claimed.

The sale of these properties to new owners ensures future tax obligations are paid in a timely manner. Also, by selling these properties, the expense of securing and maintaining them is eliminated, thus saving the Municipality substantial funds.

PRIVATE SECTOR ECONOMIC EFFECTS:

The sale of these properties places them into private ownership where the properties can be properly developed and maintained. Changes of this nature tend to increase property values within the immediate neighborhoods.



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 257-2010

Meeting Date: April 27, 2010

1 **FROM: MAYOR**

2
3 **SUBJECT: AN ORDINANCE AUTHORIZING THE SALE OF PROPERTIES**
4 **FORECLOSED FOR DELINQUENT TAXES AND/OR SPECIAL**
5 **ASSESSMENTS.**
6

7 Alaska Statute 29.45.460 provides that property deeded to the Municipality of
8 Anchorage following tax foreclosure may be sold after a determination by the
9 Assembly that a public need for the property does not exist. The proceeds of a
10 tax sale are applied to all taxes, penalties, interest and costs associated with a
11 given parcel. Any resulting surplus is to be made available to the former owner
12 of record under the provisions of AS 29.45.480(b).
13

14 All of the properties in **Exhibit A** were acquired under a Clerk's Deed. The
15 former record owner of any property approved for sale retains the right to
16 repurchase the property up to the time of sale by paying all delinquencies
17 associated with the property.
18

19 Between November 10, 2009, and January 11, 2010, in accordance with
20 Anchorage Municipal Code section 25.30.035B., all Municipal Departments, the
21 Mayor, the Assembly, Community Councils, and the Anchorage School District
22 had an opportunity to identify parcels for retention for public purpose. Exhibit A
23 contains those remaining parcels not identified for public purpose.
24

25 **THE ADMINISTRATION RECOMMENDS APPROVAL OF AN ORDINANCE**
26 **AUTHORIZING THE SALE OF PROPERTIES FORECLOSED FOR**
27 **DELINQUENT TAXES AND/OR SPECIAL ASSESSMENTS.**
28

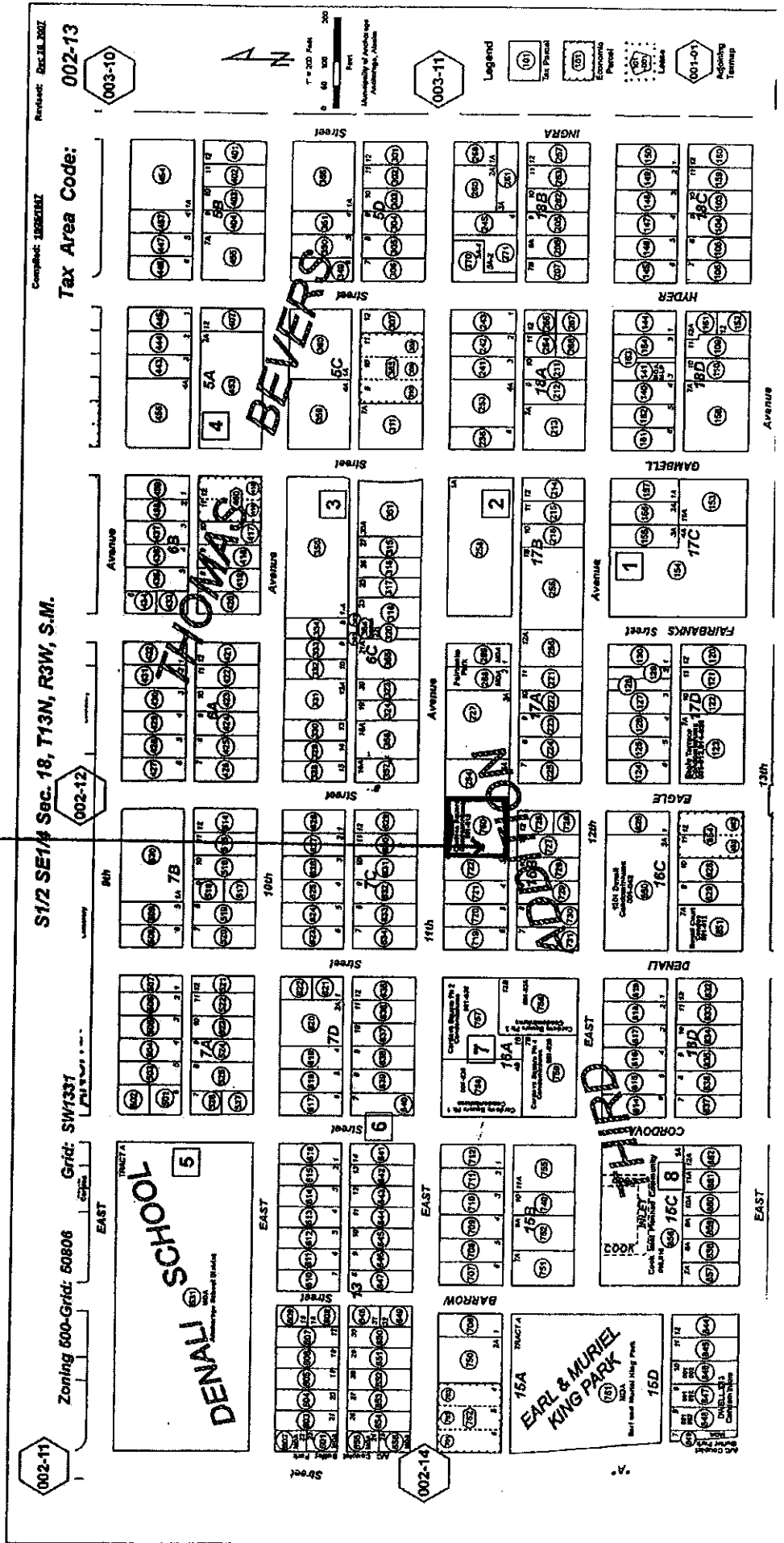
29 Prepared by: Tammy R. Oswald, Manager, Real Estate Services
30 Approved by: William M. Mehner, Executive Director
31 Heritage Land Bank/ Real Estate Services Division
32 Concur: Greg Jones, Executive Director
33 Office of Community Planning & Development
34 Concur: Dennis A. Wheeler, Municipal Attorney
35 Concur: George J. Vakalis, Municipal Manager
36 Respectfully submitted: Daniel A. Sullivan, Mayor
37
38

39 **Appendices:** Exhibit A – 2010 Foreclosure Sale List and Site Location Maps

Exhibit A
2010 Foreclosure Sale List
Case # 08-05622
AO- 2009-41

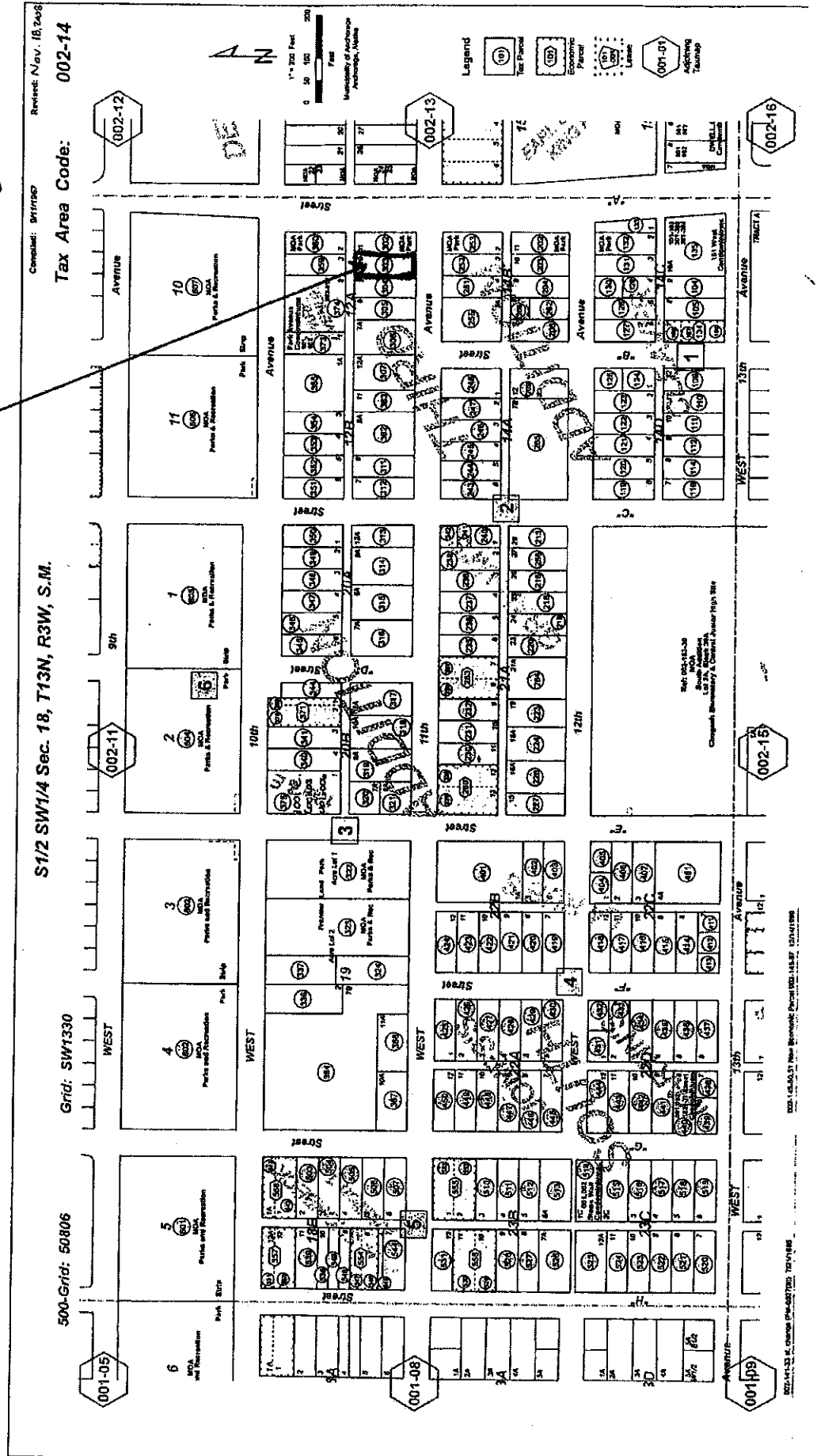
A		B		C		D		E		F	
Tax Parcel	Legal Description	Physical Address	Location	Former Owner	Use						
1	002-137-60-005	Third Addition, BLK 16B, LT 1B Chelsea Square Condominiums	436 E 11th Ave Unit A-5	Anchorage	Decker, John R Estate 50% & Elder, Erlman R Estate 50%	Res/Condominium, R4					
2	002-143-03-000	Third Addition, BLK 12A, LT 10	121 W 11th Ave	Anchorage	McCutcheon, Jerry	Res., R3					
3	003-115-07-000	Third Addition, BLK 3C, LT 7	1025 Latouche St	Anchorage	Wilson, Horace Jack Estate	Res., R3					
4	004-132-60-000	Thunderbird Terrace #1, BLK 8, LT 12	3622 E 19th Ave	Anchorage	Williams, Susan R	Res., R2D					
5	005-015-22-000	Nels Kleven, BLK 5, LT 1 N3 E2	516 N Hoyt	Anchorage	Ellington, Laretha Marie	Res., R3					
6	005-161-27-000	Russian Jack #1, BLK 2, LT 13	1735 Tamarra Cir	Anchorage	Bibbs, Laura G Estate	Res., R3					
7	005-162-37-040	Sherwood North, TR A1	4274 Reka Dr Unit 4274	Anchorage	Valcarcel, Jose A. & Maxine M.	Res/Condominium, R3					
8	010-082-35-001	The Village Ph 2 Condominiums	3411 Wisconsin St	Anchorage	Smith, Daniel O	Res/Condominium, R2M					
9	012-533-01-000	New McRae, BLK 2, LT 6A1 Great Place Condominium Unit 6A1A	NEN Halfhitch Cir	Anchorage	Discovery Construction Inc	Vacant Land, PC					
10	014-294-32-000	Hidden Cove PH 3, LT 1	8940 Arlon St	Anchorage	Traxinger, Lawrence Jr	Res/Mobile Home Lot, R5					
11	017-062-21-000	Moorehand, TR 3A, LT 8	13201 Alpine Dr	Anchorage	Ekstrand, Lars & Diane	Res., R6					
12	051-102-37-000	Sun Valley Heights, BLK 1 LT 1 Robert Aubrey, LT 6	23106 Tundra Rose Ave	Chugiak	Deutsche Bank Trust Co Americas/ FKA Banker's Trust Co/ Trustee	Vacant Land, R5					
13	051-102-38-000	Robert Aubrey, LT 7	23048 Tundra Rose Ave	Chugiak	Deutsche Bank Trust Co Americas/ FKA Banker's Trust Co/ Trustee	Residential, R5					
14	051-104-40-000	T15N R1W SEC 9 SM, LT 88 S2	20515 White Birch Rd	Chugiak	Ramsey, Shane	Res/Mobile Home Lot, R6					
15	051-111-74-000	Paul Dee, LT 2	24180 Ski Rd	Chugiak	First National Bank Alaska	Res/Triplex, R7					
16	051-122-36-000	Lake Hill Acres #6, BLK A, LT 1	22246 Banner Cir	Chugiak	Elsesser, Timothy Gene	Res/Other Imps, R6					
17	051-293-43-000	T15N R1W SEC 30 SM, LT 39 PTN	15825 S Birchwood Lp Rd	Chugiak	Greeke, Richard P & Joan F	Residential Duplex, B3					
18	051-301-26-000	Ollie Walker #2, LT 3	15433 Old Glenn Hwy	Chugiak	Mitvnikoff, Sherrie Lynn, AKA Walker	Res/Mobile Home Lt, R5					
19	051-491-39-000	Wynter Park #1, BLK 1, LT14	24409 Park Dr	Chugiak	Ward, Darin	Res/Mobile Home Lt, R5					
20	075-151-06-000	Girdwood Original Townsite, BLK 1, LT 6	NHN East St	Girdwood	Gamez, Lionel	Vacant Land, GC3					

002-137-60-005
 436 E. 11th Ave., Unit 5A
 Chelsea Square Condo
 Anchorage



002-143-03-000

121 W. 11th Ave
Anchorage, Res. R3



500-Grid: 50806
Grid: SW1330
S1/2 SW1/4 Sec. 18, T13N, R3W, S.M.
Consulate: SW1330
Tax Area Code: 002-14
Revised: Nov. 18, 2008
City of Anchorage, Alaska

003-115-07-000
 1025 Latouche St.
 Anchorage Res/R3

City of Anchorage
 Review: DR-29/2017
 Tax Area Code: 003-11

Grid: SW1332

Zoning 500-Grid: 50807

S1/2 SW1/4 Sec. 17, T13N, R3W, S.17

003-09

003-10

003-11

003-12

003-13

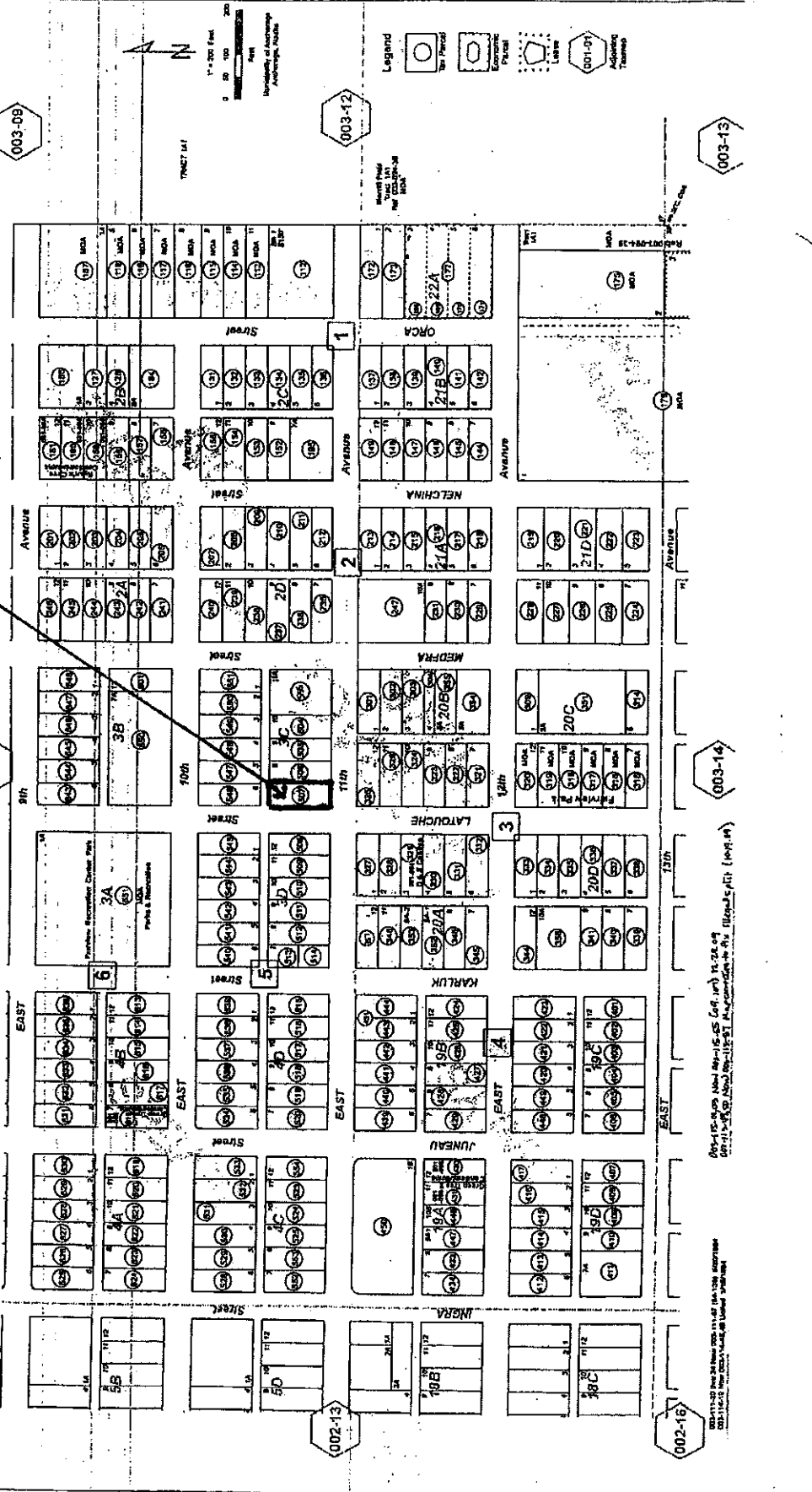
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002-14

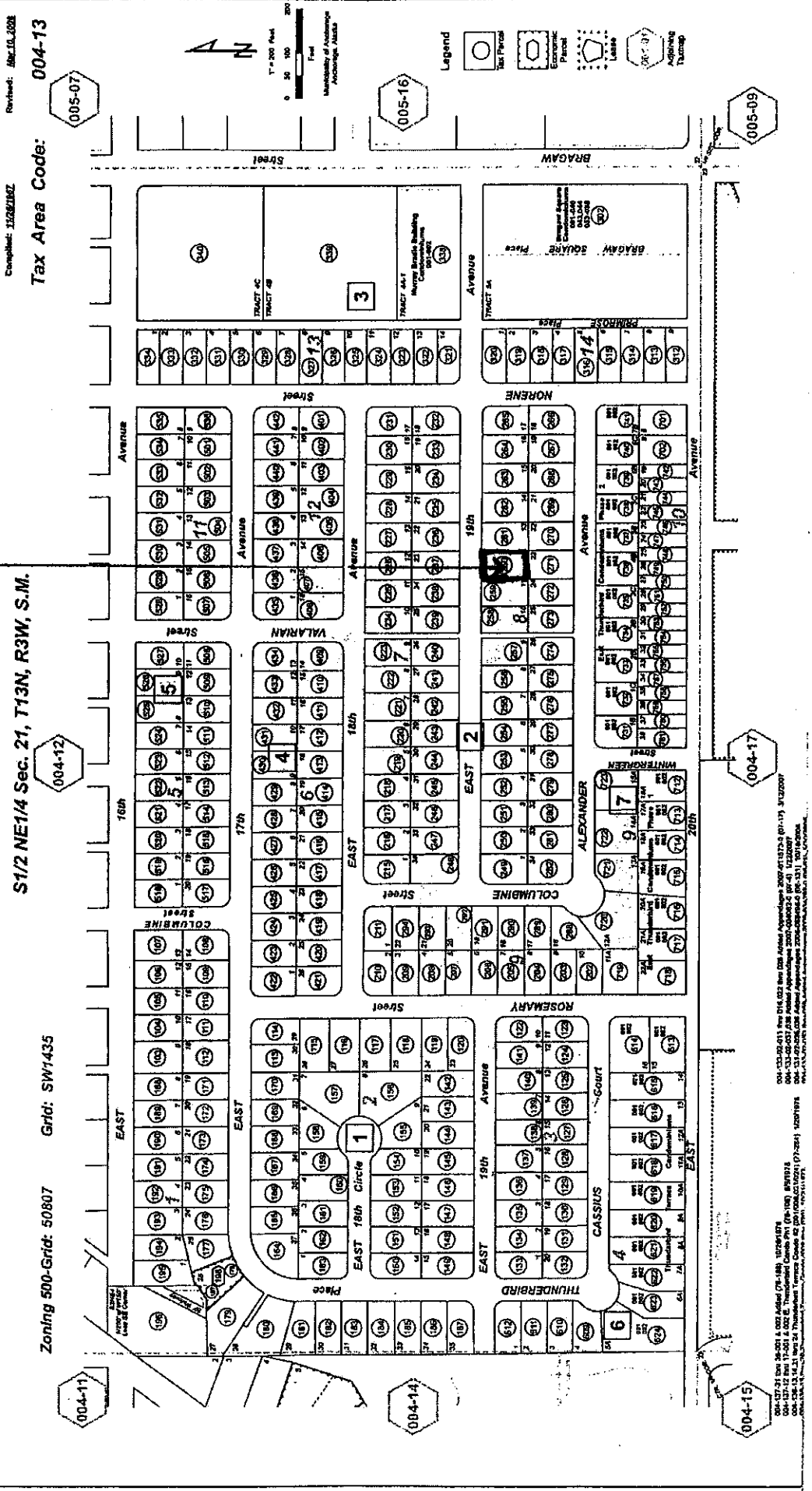
002-15



003-15-005 (Map 89-15-05 (6/1/17) 12.24.07
 003-15-005 (Map 89-15-05 (6/1/17) 12.24.07
 003-15-005 (Map 89-15-05 (6/1/17) 12.24.07)

003-15-005 (Map 89-15-05 (6/1/17) 12.24.07
 003-15-005 (Map 89-15-05 (6/1/17) 12.24.07
 003-15-005 (Map 89-15-05 (6/1/17) 12.24.07)

004-132-60-000
 3622 E. 19th Ave
 Anchorage/Res, RZD



Reviewed: 06/10/2008

Compiled: SIGREBIZ

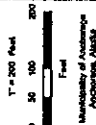
Tax Area Code: 004-13

S1/2 NE1/4 Sec. 21, T13N, R3W, S.M.

Grid: SW1435

Zoning 500-Grid: 50807

Legend

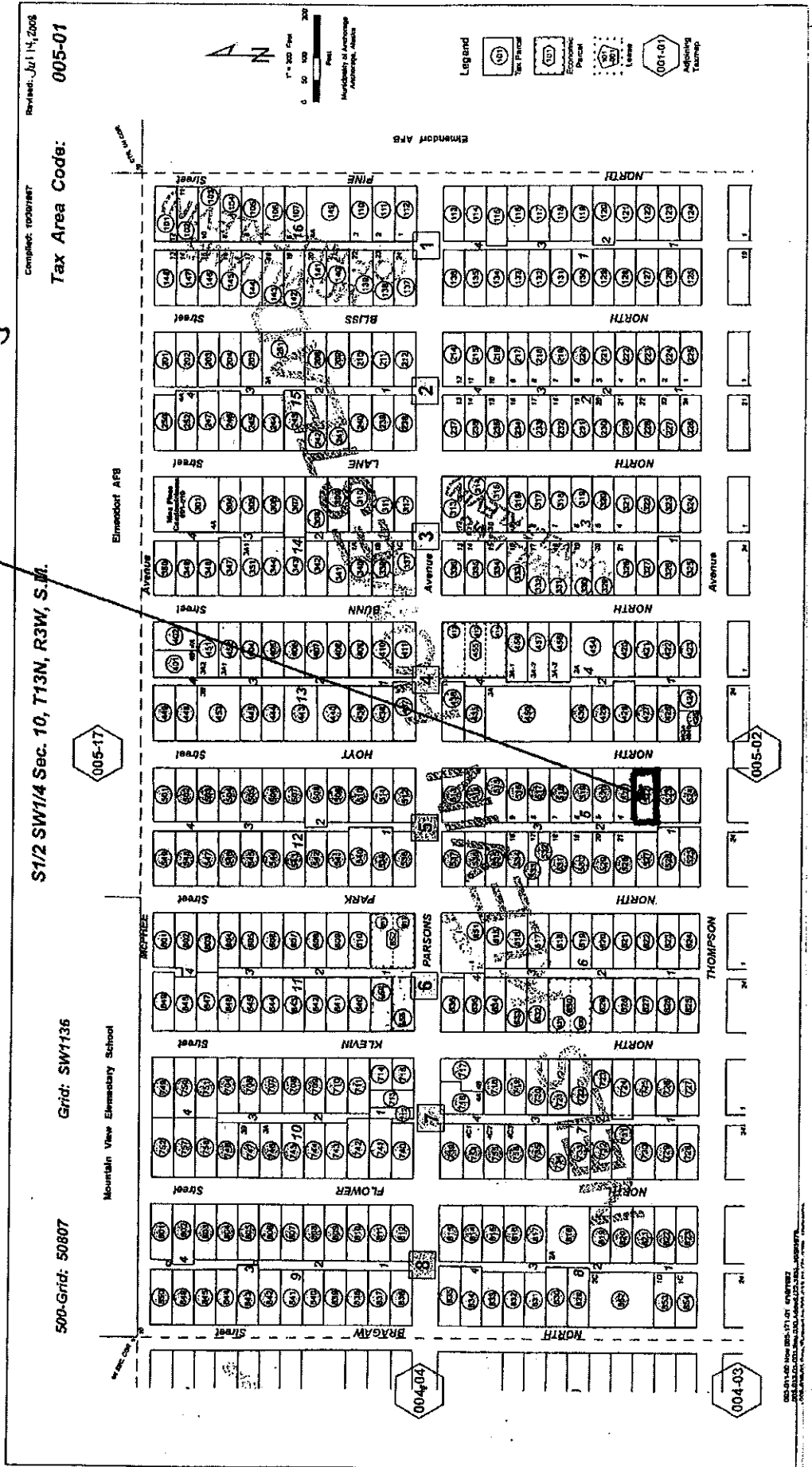


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005-015-22-000

516 N. Hoyt

Anchorage, AK Res/R3



Revised: July 14, 2008

Compiled: 10/2007

Tax Area Code: 005-01

S1/2 SW1/4 Sec. 10, T13N, R3W, S. 4.

Grid: SW1136

500-Grid: 50807

005-17

005-02

004-04

004-03

005-015-22-000-001

005-161-27-000

1735 Tamarra Cir.
Anchorage Res/R3

Date Compiled 5-10-78

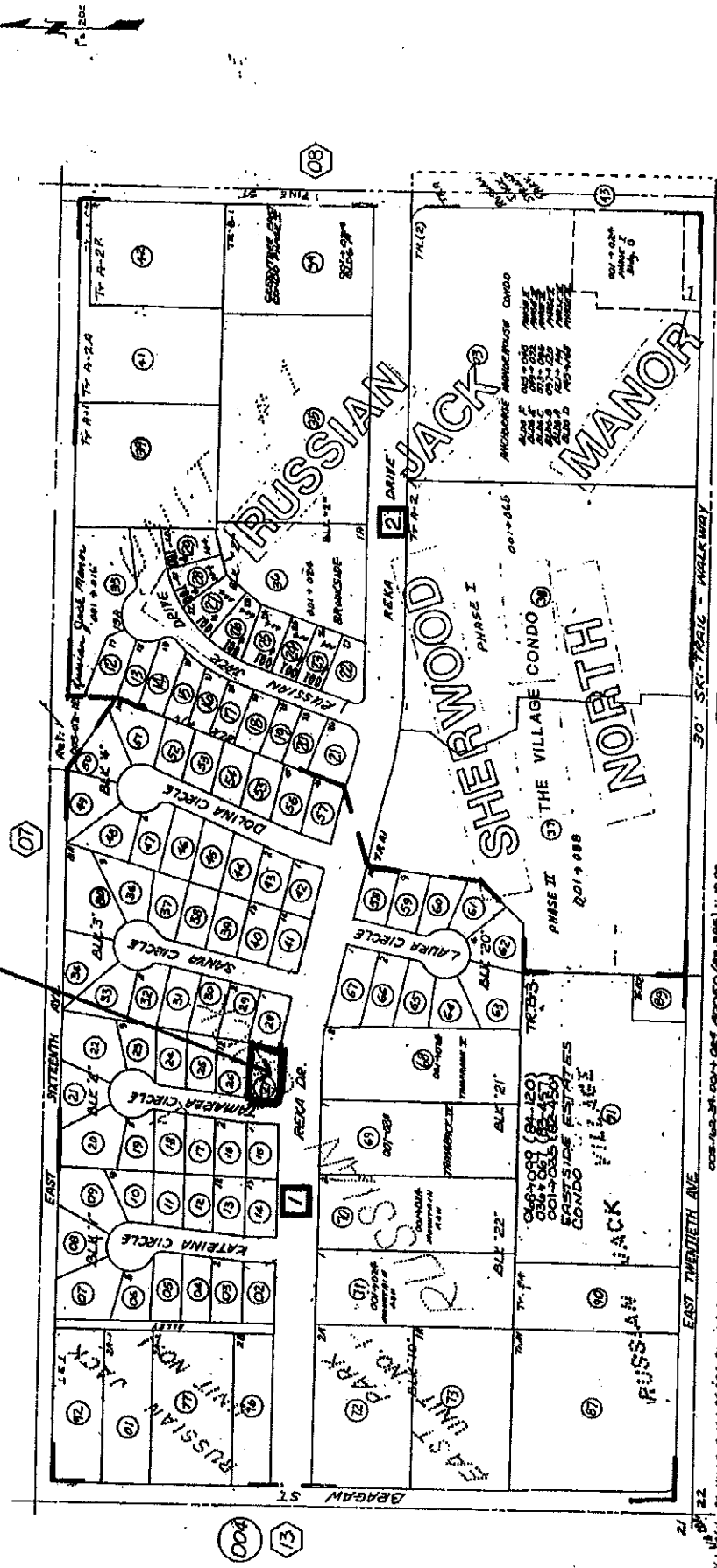
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REVISED: 005-16

Tax Area Code

Grid # 136

SUBDIVIDED LAND E 1/2 NW 1/4 SEC. 22 T. 13 N. R. 3 W. S. M.

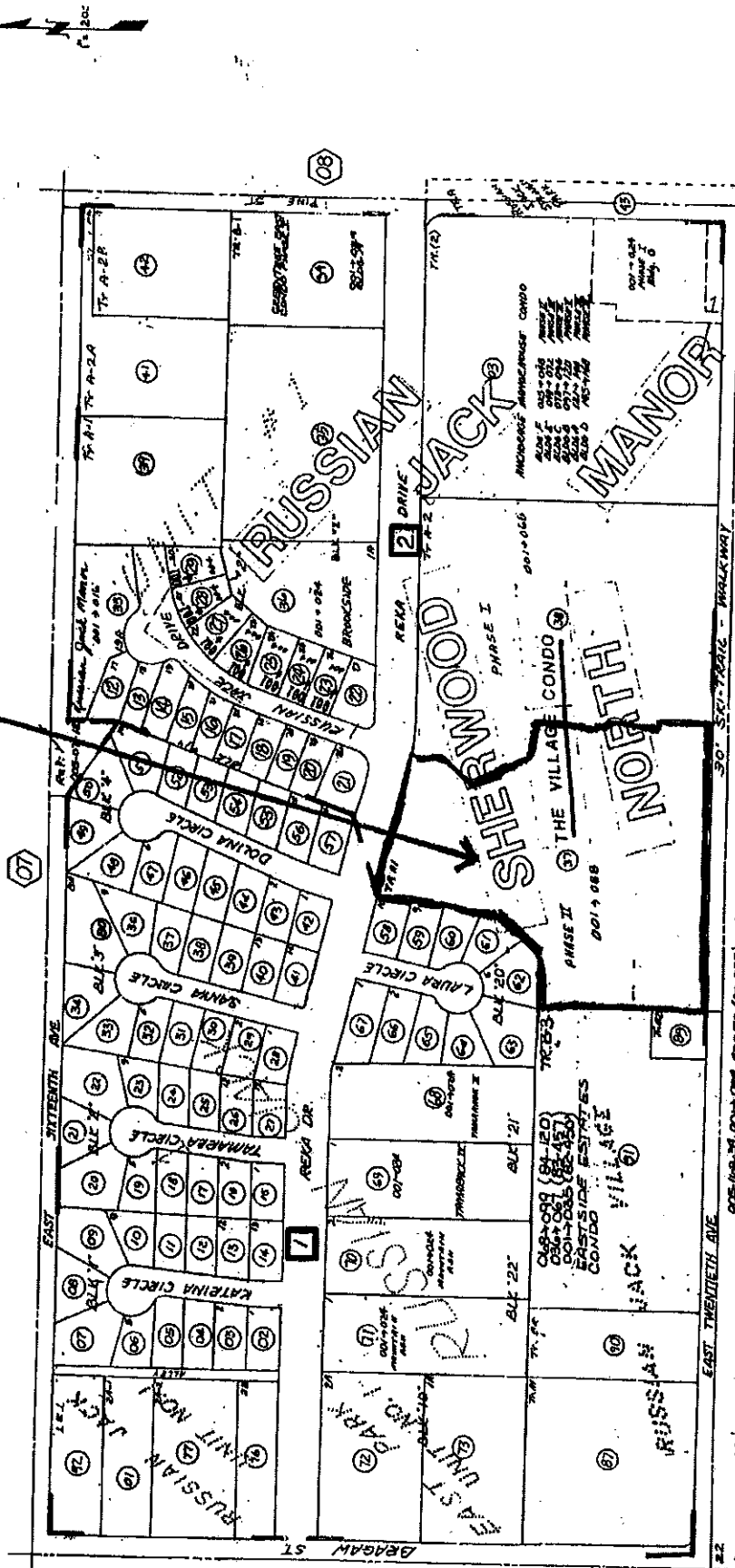


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005-162-37-040
4274 Reka Dr., Unit 4274
Anchorage, Condo

REVISED: 7-17-09
Tax App Code 005-16
Date Compiled 2-18-26

SUBDIVIDED LAND & S 1/2 NW 1/4 SEC. 22, T. 13N, R. 3W, S. 1M.



005-162-37-040
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012-533-01-000

NHN Halfhitch Cir

Anchorage / Vacant Land - FC

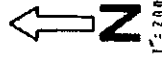
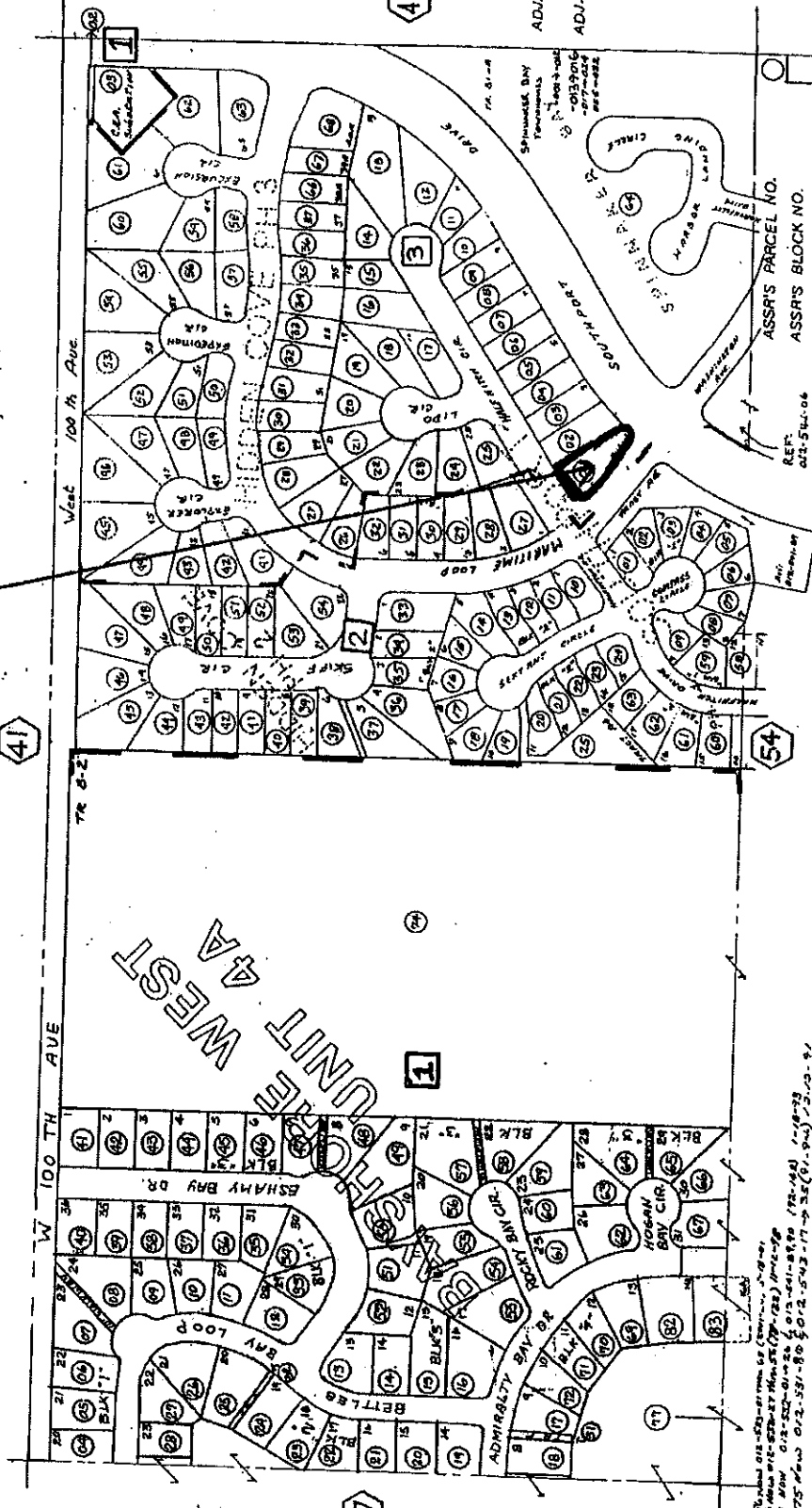
DATE COMPILED: 11-30-81



REVISED: 12-28-83

TAX AREA CODE 012-53

GRID 2527 SUBDIVIDED LAND & N2 SE4 SEC 14, T12N, R4W, S1M

41



ADJ. PAGE NO. 
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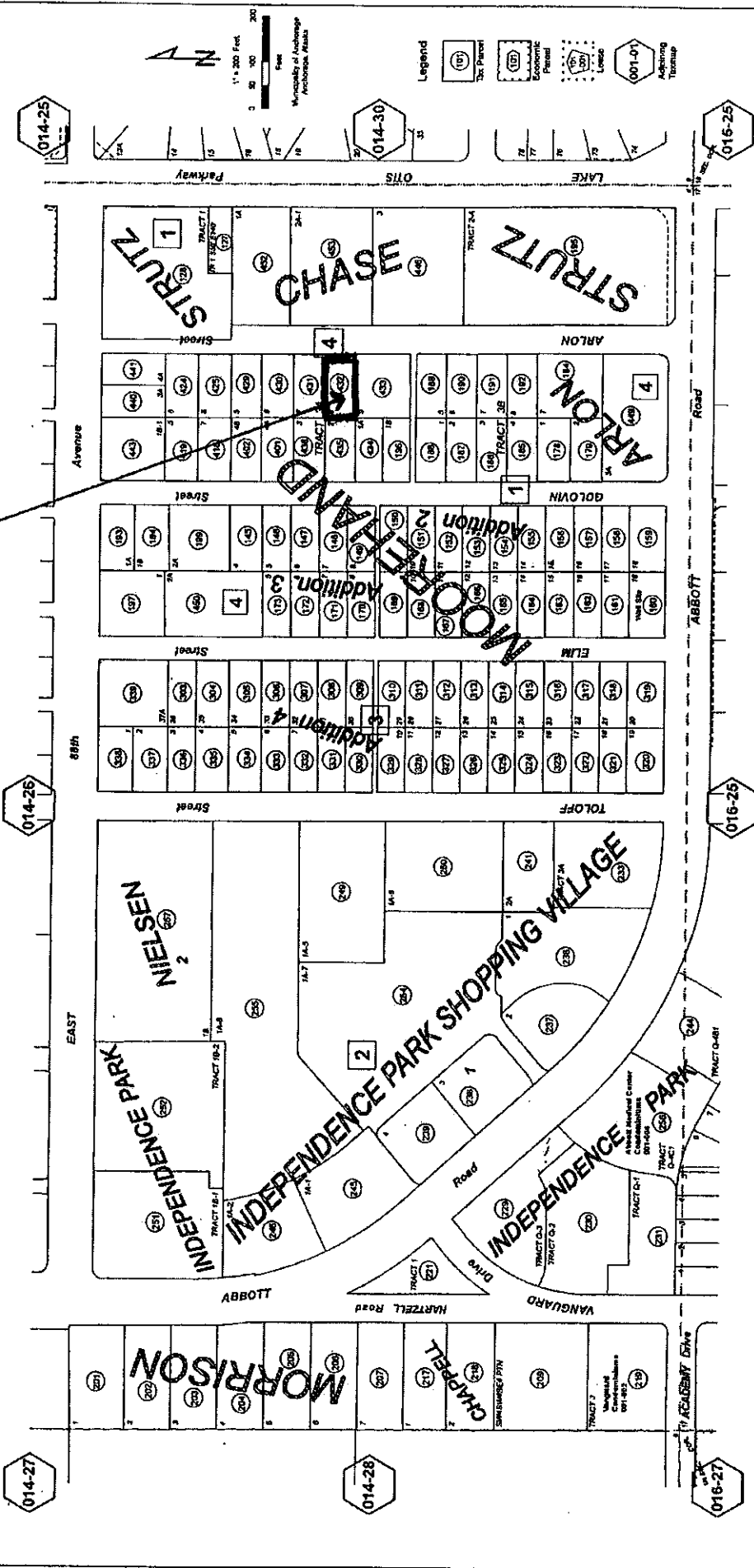
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8940 Arlon St
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Mobile Home Lot

Completed: 10/22/2011
Revised: 05/27/2006
Tax Area Code: 014-29

S1/2 SE1/4 Sec. 8, T12N, R3W, S.M.

Grid: SW2333

500-Grid: 51007



014-294-01 District/Tract/Parcel P/T (R: 2001 P: 424), SW/2006
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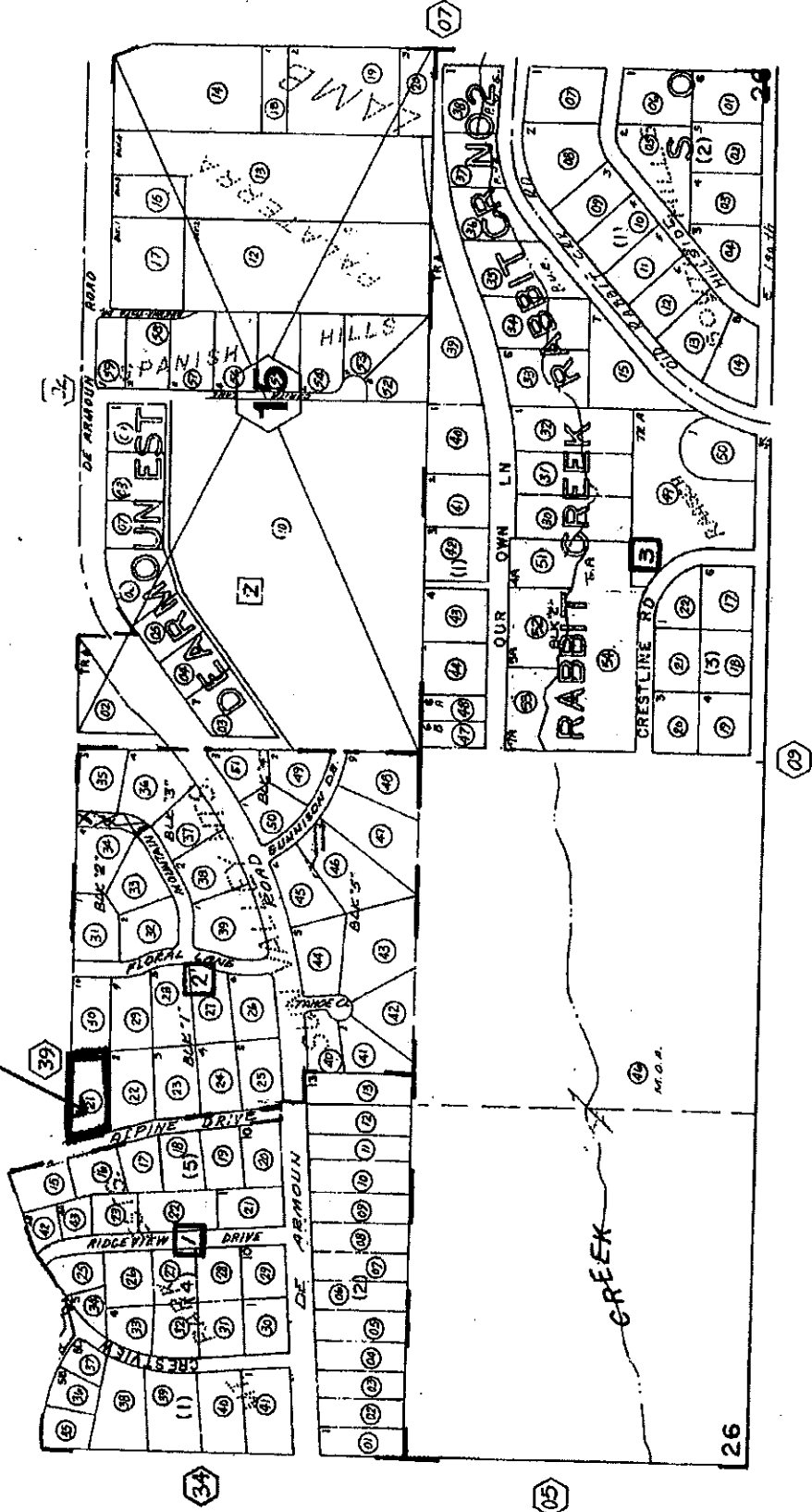
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13201 Alpine Dr.
Anchorage / Res, R-6

Date Compiled: Revised
REVISIONS: 11-8-04 017-06

Tax Area Code

SUBDIVIDED LAND & S 1/2 SEC. 26 T12N, R3W, S.M.

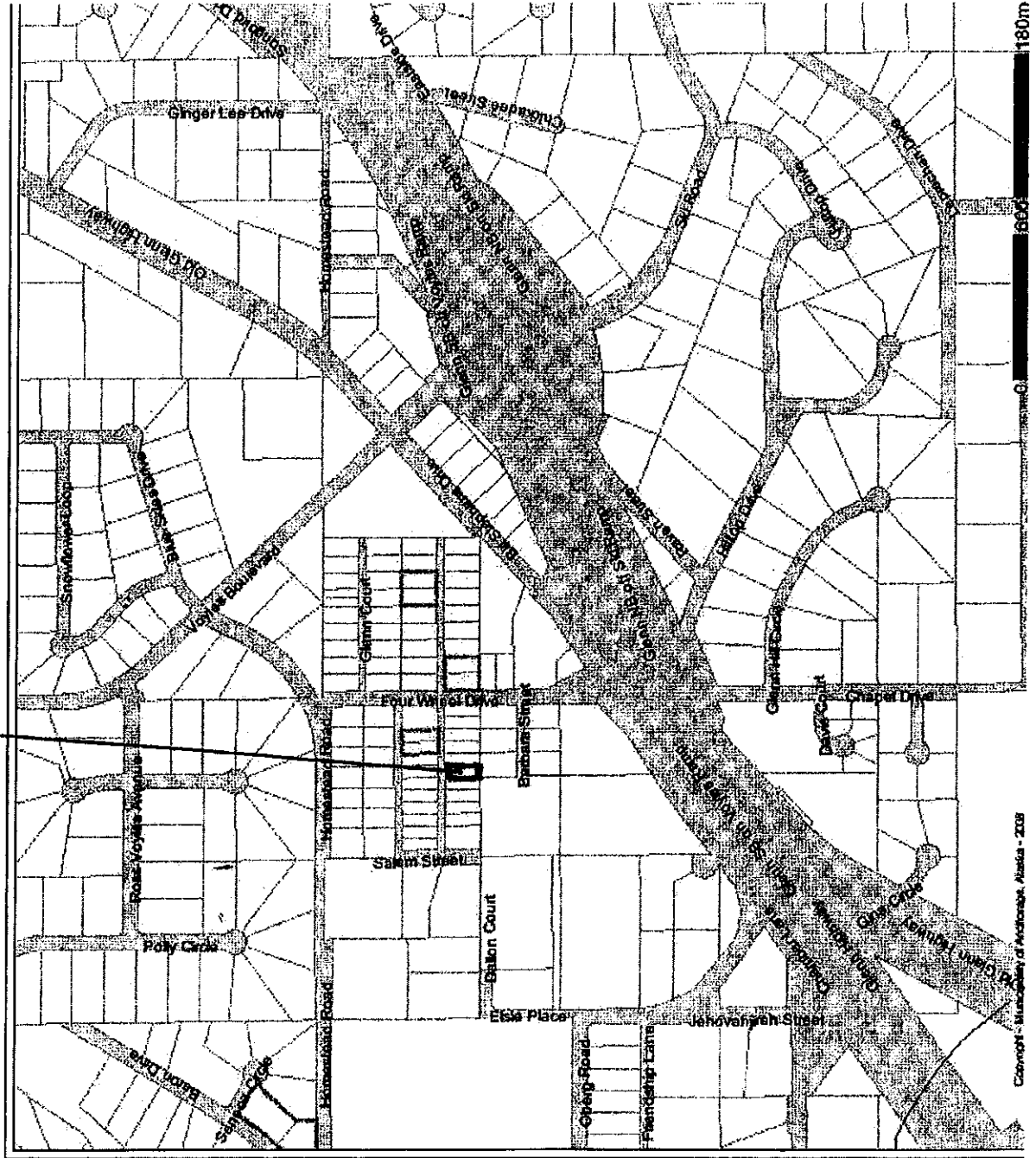
GRIDS 2938 & 2939



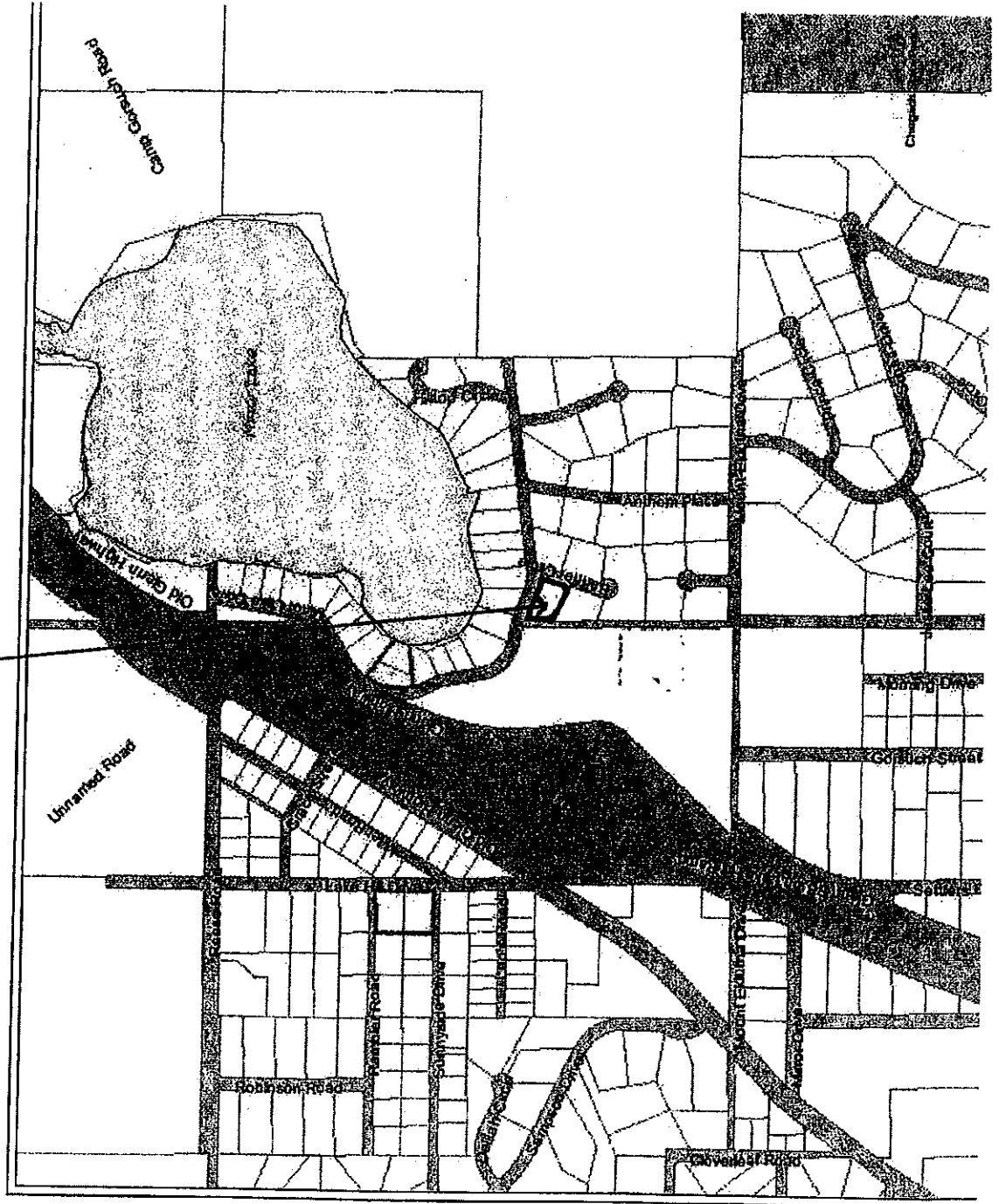
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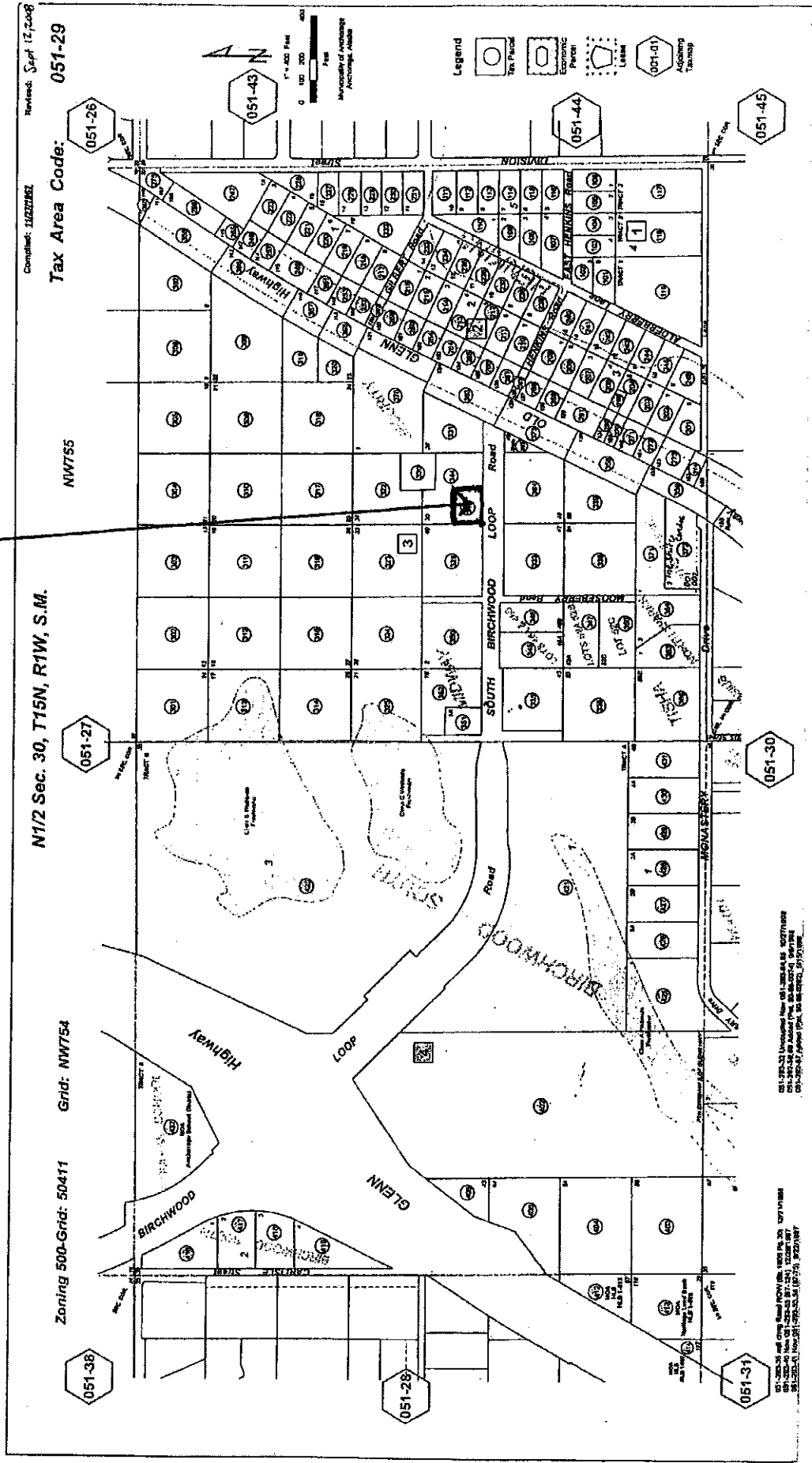
Chugiak / Vacant land, R5



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Chugiak / Res/R6



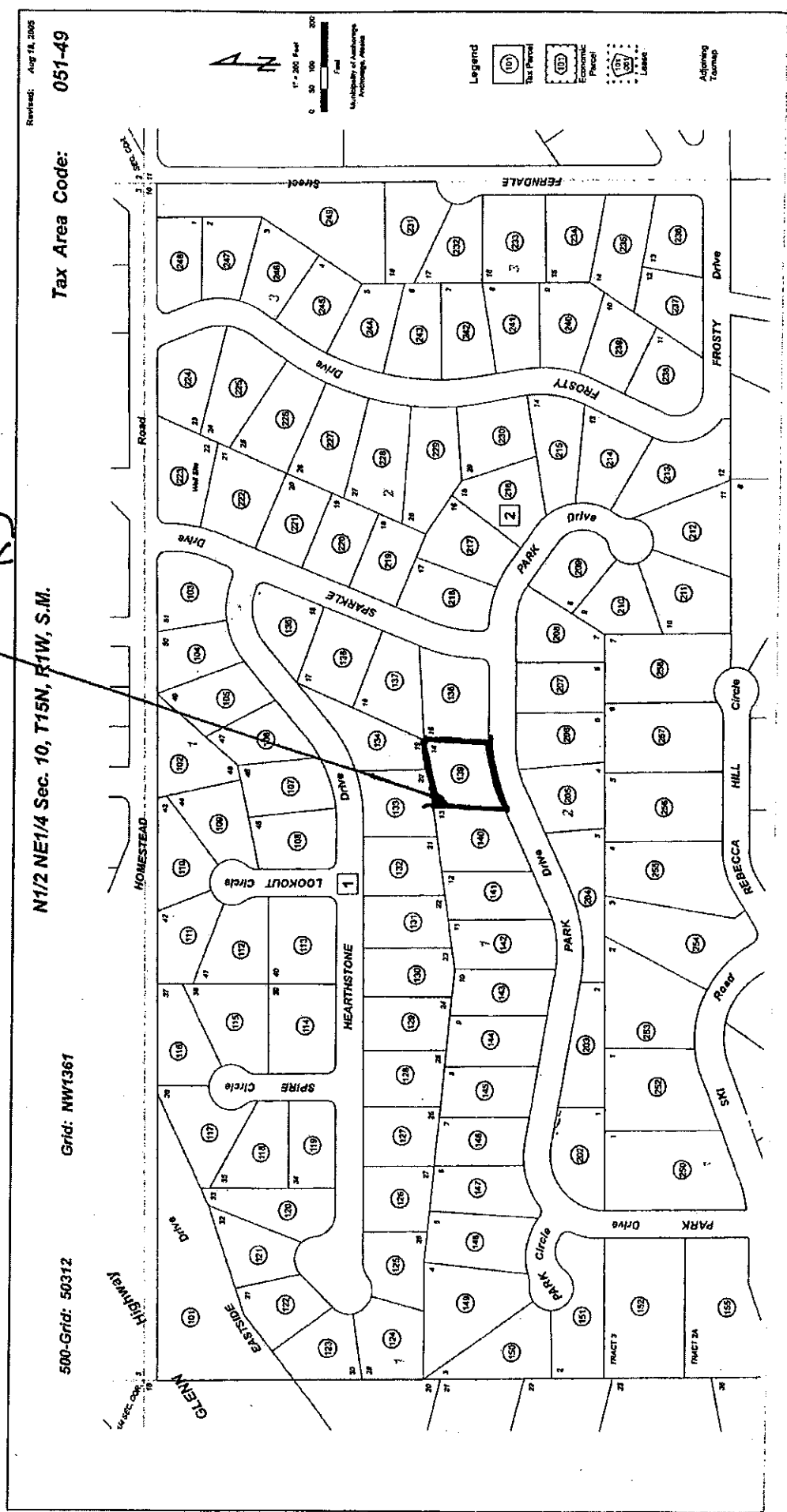
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 Chugiak / Res Duplex / B3.



051-293-43-000
 15825 S. Birchwood Lp. Rd.
 Chugiak / Res Duplex / B3.

051-293-43-000
 15825 S. Birchwood Lp. Rd.
 Chugiak / Res Duplex / B3.

051-491-39-000
24409 Park Dr.
Chugiak/Res/Mobile Home Lt/
R5



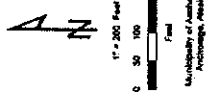
Revised: Aug 18, 2005

Tax Area Code: 051-49

N1/2 NE1/4 Sec. 10, T15N, R1W, S.M.

Grid: NW1361

500-Grid: 50312



- Legend
- (19) Tax Parcel
 - (19) Consolidated Parcel
 - (19) Lease

Adjoining Township

075-151-06-000

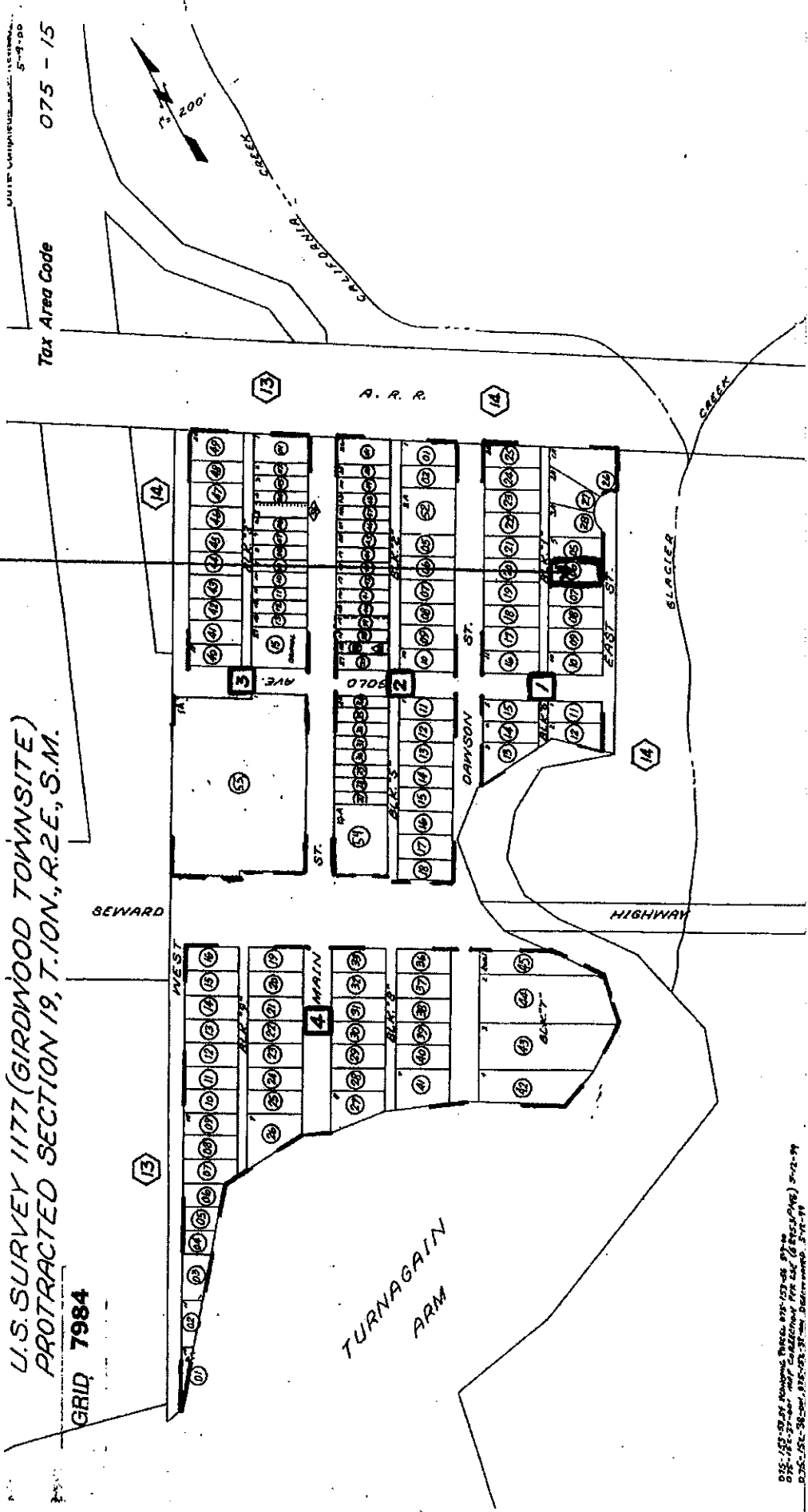
NHN East St

Girdwood / Vacant Land

GC3

U.S. SURVEY 1177 (GIRDWOOD TOWNSITE)
PROTRACTED SECTION 19, T.10N., R.2E., S.M.

GRID 7984



075-151-06-000
 075-151-06-000
 075-151-06-000
 075-151-06-000

Content ID: 008909**Type:** Ordinance - AO**AN ORDINANCE AUTHORIZING THE SALE OF PROPERTIES****Title:** FORECLOSED FOR DELINQUENT TAXES AND/OR SPECIAL ASSESSMENTS.**Author:** tennisj**Initiating Dept:** HLB**Date Prepared:** 4/8/10 3:40 PM**Director Name:** William Mehner**Assembly Meeting Date:** 4/27/10**Public Hearing Date:** 6/8/10

Workflow Name	Action Date	Action	User	Security Group	Content ID
Clerk_Admin_SubWorkflow	4/16/10 2:03 PM	Exit	Nina Pruitt	Public	008909
MuniManager_SubWorkflow	4/16/10 2:03 PM	Approve	Nina Pruitt	Public	008909
Legal_SubWorkflow	4/16/10 12:30 PM	Approve	Rhonda Westover	Public	008909
Finance_SubWorkflow	4/16/10 9:49 AM	Approve	Lucinda Mahoney	Public	008909
OMB_SubWorkflow	4/14/10 4:51 PM	Approve	Marilyn T. Banzhaf	Public	008909
OCPD_SubWorkflow	4/14/10 2:01 PM	Approve	Susan Perry	Public	008909
HLB_SubWorkflow	4/14/10 1:43 PM	Approve	Tammy Oswald	Public	008909
AllOrdinanceWorkflow	4/14/10 1:04 PM	Checkin	Jacque Tennis	Public	008909
OCPD_SubWorkflow	4/14/10 12:50 PM	Reject	Susan Perry	Public	008909
HLB_SubWorkflow	4/14/10 11:53 AM	Approve	Tammy Oswald	Public	008909
AllOrdinanceWorkflow	4/14/10 11:52 AM	Checkin	Jacque Tennis	Public	008909
OCPD_SubWorkflow	4/14/10 10:59 AM	Reject	Susan Perry	Public	008909
HLB_SubWorkflow	4/8/10 4:01 PM	Approve	Tammy Oswald	Public	008909
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