

CLERK'S OFFICE

APPROVED

Date: _____

3-29-11

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Real Estate Services,
Division of Real Estate Department
For reading: February 15, 2011

**ANCHORAGE, ALASKA
AO No. 2011-27**

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

THE ANCHORAGE ASSEMBLY ORDAINS:

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

Section 2. The properties described in Exhibit A may be sold on, June 16, 2011, or such later date as determined by Real Estate Department, under the provisions of AS 29.45.460 in any manner not prohibited by law.

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


Section 4. This ordinance shall be effective immediately upon passage and approval.

PASSED AND APPROVED by the Anchorage Assembly this 29th day of March, 2011.



Chair of the Assembly

ATTEST:



Municipal Clerk

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - General Government

AO Number: 2011-27 AN ORDINANCE AUTHORIZING THE SALE OF PROPERTIES FORECLOSED FOR DELINQUENT TAXES AND/OR SPECIAL ASSESSMENTS.

Sponsor: **MAYOR**
 Preparing Agency: Real Estate Department
 Others Impacted:

CHANGES IN EXPENDITURES AND REVENUES: (Thousands of Dollars)

	FY11	FY12	FY13	FY14	FY15
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 113-2011

Meeting Date: February 15, 2011

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

19 Between November 10, 2010, and December 10, 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: Real Estate Department
30 Approved by: Tammy R Oswald, Acting Director
31 Real Estate Department
32 Concur: Dennis A. Wheeler, Municipal Attorney
33 Concur: George J. Vakalis, Municipal Manager
34 Respectfully submitted: Daniel A. Sullivan, Mayor
35
36

37 **Attachment:** Exhibit A – 2011 Foreclosure Sale List and Site Location Maps
38 (26 pages)

Exhibit A
2011 Foreclosure Sale List
Case # 09-05631
AO-2011-27

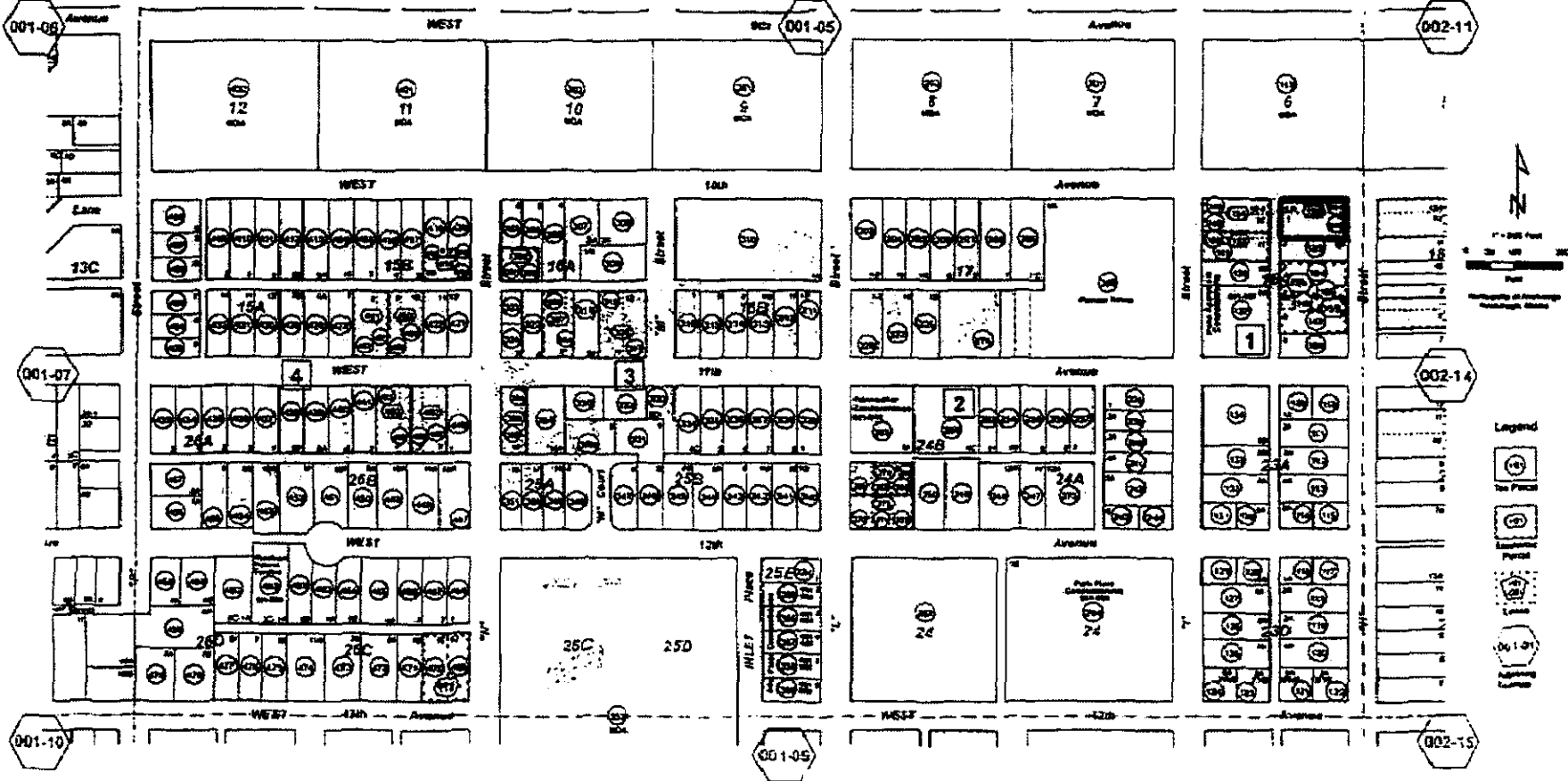
A	B	C	D	E	F	
1	Tax Parcel	Legal Description	Physical Address	Location	Former Owner	Use
2	001-081-53-000	A A Shonbeck (South Addn)	810 W 10th Ave	Anchorage	Stewart, Nikishka	Res/R2M
3		Blk 18A, Lts 1 & 1A				
4	002-136-25-000	Third Addition, Blk 7C, Lt 4	422 E 10th Ave	Anchorage	Gamez, Lionel	Res/R4
5	002-143-03-000	Third Addition, Blk 12A, Lt 10	121 W 11th Ave	Anchorage	McCutcheon, Jerry	Res/R3
6	003-251-59-000	Green Acres, Blk 8, Lt 10	3725 Randolph St	Anchorage	Lockhart, Jimmie D Sr	Duplex/R2D
7	003-252-48-000	Green Acres, Blk 13, Lt 5	3836 Williams St	Anchorage	McCoy Mark L, Shalonda & Irlinda 1/3 ea	Res/R2D
8	005-021-15-000	Fairview Extension, Blk 21, Lt 12	127 N Bliss	Anchorage	Mitchell, Dennis	Res/R2M
9	006-174-53-000	Shady Lane, Blk 1, Lt 4	1415 Summit View St	Anchorage	Martin, Lorne L	Res/R1
10	006-212-05-000	Chester Valley, Blk 7, Lt 5	7108 E 17th Ave	Anchorage	Gould, James V	Res/R1
11	006-214-25-000	Chester Valley #5, Blk 3, Lt 13	1800 Muldoon Cir	Anchorage	Van Harlingen, Louie J Jr	4-Plex/R3
12	006-302-52-000	Wonder Park, Blk 2, Lt 1	328 Bunnell St	Anchorage	Nayokpuk, Debra L	Res/R1
13	009-111-66-044	University Park #6, Tr A,	1869 E Tudor Rd	Anchorage	Hauser, Deann	Condo/R3
14		University Place, Unit D-303				
15	009-165-77-000	Heather Meadows, Blk 3, Lt 25	330 E 46th Ave	Anchorage	Van Harlingen, Louie J Jr	4-Plex/R3
16	010-085-19-000	Brookside, Lt 3, N2	3209 Iowa St	Anchorage	Browning, Forrest O	Res/R1
17	011-121-56-000	Hidden Hills, Blk 1, Lt 31	6321 Wooded Cir	Anchorage	Denney, Donald & Davidson, Nicole	MH/R5
18	012-153-38-000	Hansen Sand Lake, Lt 9C2	NHN W 73rd Ave	Anchorage	Trengove, Bruce	Vacant Land, R1
19	015-051-41-000	Spring Hills Estates, Blk 1, Lt 3	9401 Spring Hill Dr	Anchorage	Brandner, Michael D & Sheila C	Res/R6
20	015-092-06-000	Prospect Heights #1, Blk 3, Lt 10A	9300 Buddy Werner Dr	Anchorage	Van Harlingen, Louie Jr	Res/R9
	015-283-29-000	Thomas L Boyle, Blk 1, Lt 15B	11641 Gander St	Anchorage	Lee, Robert E Jr, Lee, James T & Est Edith	Cabin/R6
	042-091-33-000	Echo Hills #1, Blk 2, Lt 3B	NHN	Anchorage	Woodyard, Wendi L	Vacant Land/R8
	051-053-07-000	Lake Hill Acres, Lt 8	24238 Rambler Rd	Chugiak	Yates, Ellis Estate	Cabin/R7
	051-053-11-000	Lake Hill Acres, Lt 5, W 80'	NHN Sunny Side Dr	Chugiak	Yates, Ellis Estate	Vacant Land/R7
	051-241-30-000	T15N R1W Sec 19 SM, Lt 36	19342 Klondike St	Chugiak	Finch, Daniel J	Res/R5A
26	075-061-69-000	T10N R2E Sec 17/18 SM, Lt 66D	1466 Alyeska Hwy	Girdwood	Byerly, Francis J 60% & Poro, Lee Ann 40%	Res/GR1
27	075-093-19-000	US Survey 3042, Lt 93, S3E2 T10N R2E Sec 19 SM	NHN	Girdwood	Steger, Darcy R	GR2
29	090-021-20-000	US Survey 3201, Lt 11	NHN	Indian	O'Reilly, Vincent & Margaret	Res/R11
30		T10N R1W Sec 9/10SM				

S1/2 SE1/4 Sec. 13, T13N, R4W, S.M.

County: WA-027 Name: Dcl 14,000
Tax Area Code: 001-08

500-Grid: 50806

Grid: SW1329



001-081-53-000

810 W 10th Ave

AA Shonbeck (South Add'tn)

Blk 18A, Lts 1 & 1A

S1/2 SE1/4 Sec. 18, T13N, R3W, S.M.

Completed: 10/21/2011

Revised: Dec. 28, 2011

Tax Area Code:

002-13

Zoning 500-Grid: 50806

Grid: SW1331

002-12

003-10

DENALI SCHOOL

5

7B

THOMAS

4

5A

5B

BEVERS

7D

3

002-14

EARL & MURIEL KING PARK

15D

15C

THIRD

8

ADDITION

7

15A

17A

2

18A

18B

16C

1

17C

18D

18C

002-15

002-16

003-14

002-136-25-000
422 E 10th Ave
Third Addition, Blk 7C, Lt 4



1" = 50 Feet

Municipality of Anchorage
Planning Department

003-11

Legend



See Plat



Common

Open



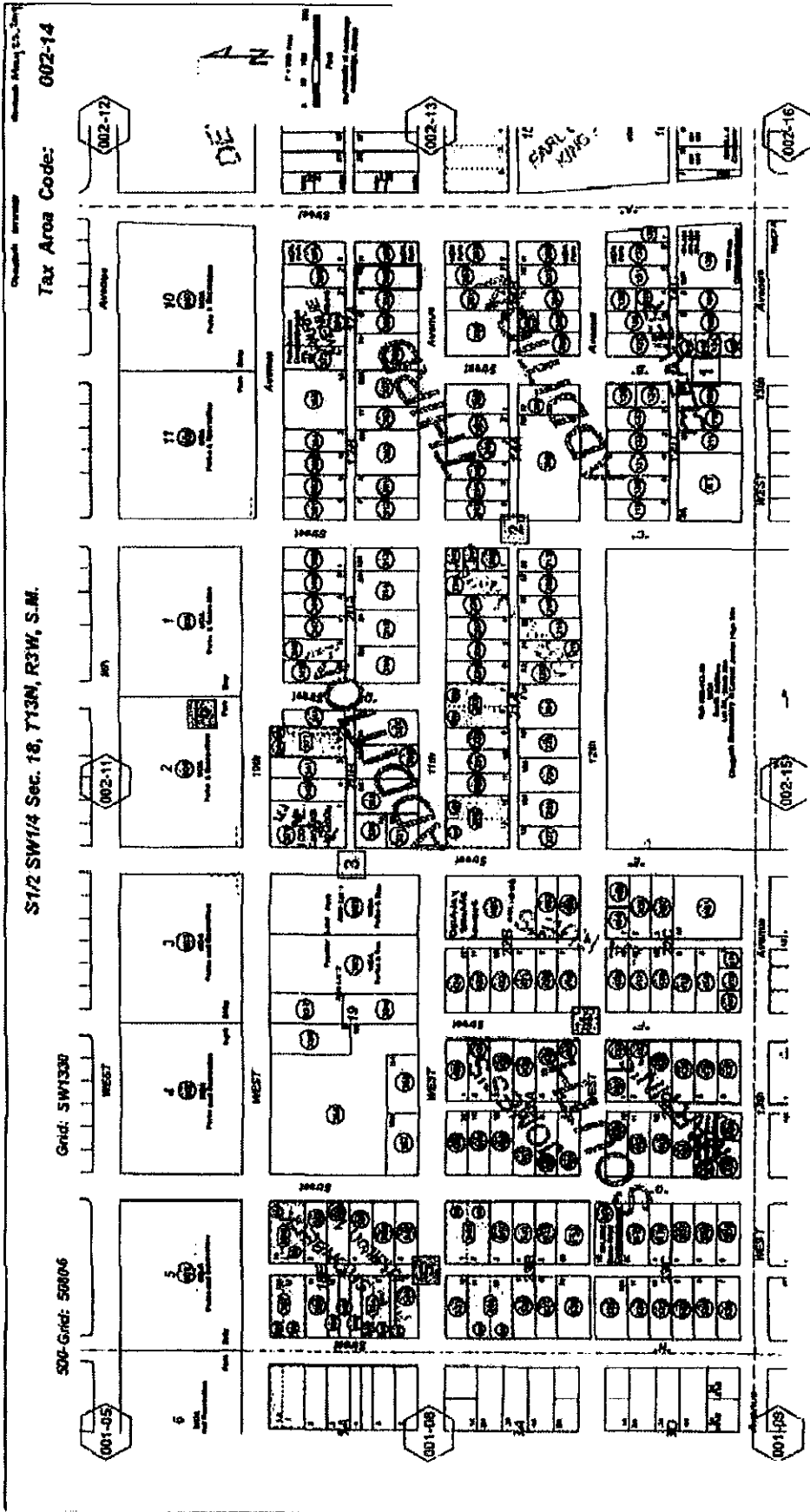
Label



001-01

Adjoining

Township

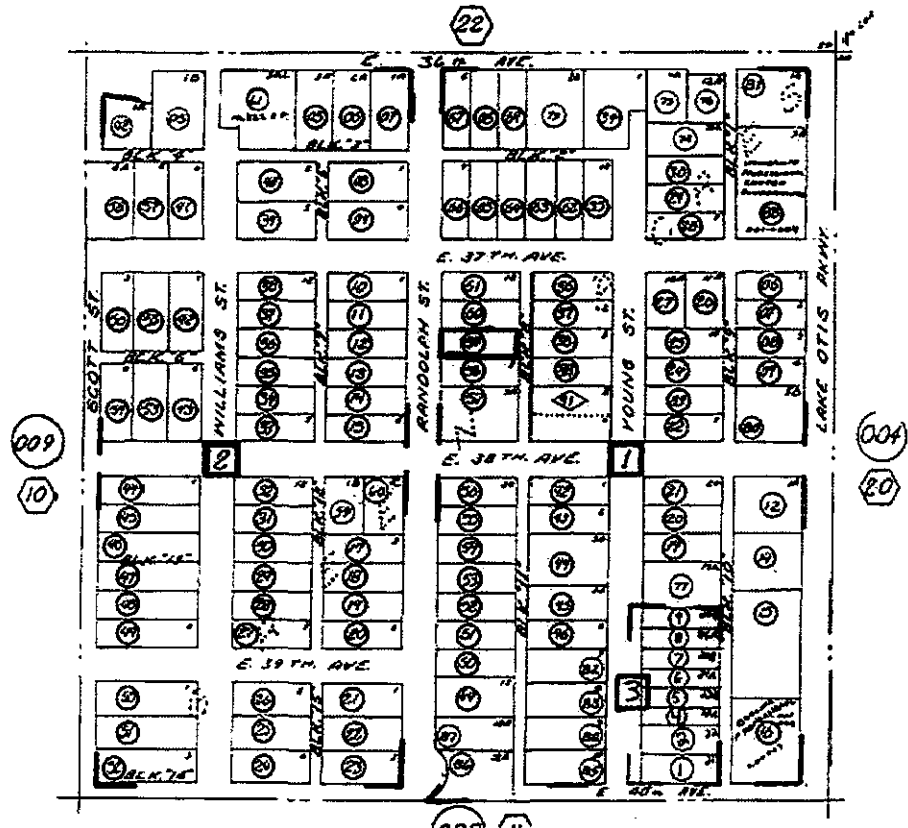


002-143-03-000
 121 W 11th Ave
 Third Addition, Blk 12A, Lt 10

Grid 1733

Tax Area Code 003-25

GREEN ACRES & E 1/2 N 1/2 SE 1/4, SEC. 29, T. 13N, R. 3W, S.M.



003-251-59-000

3725 Randolph St

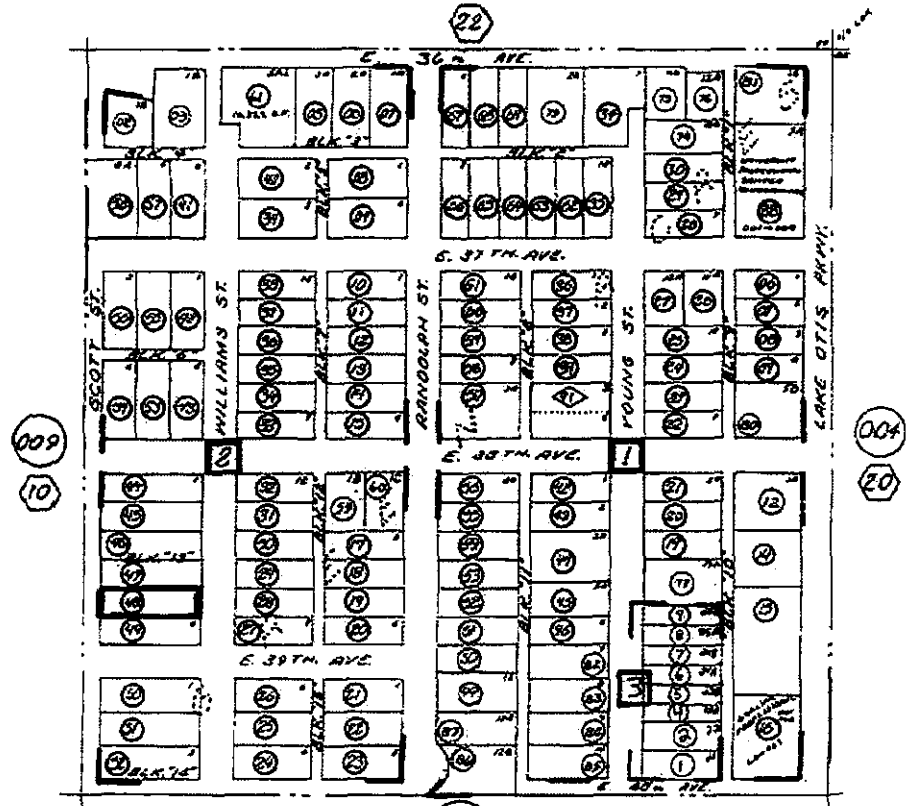
Green Acres, Blk 8, Lt 10

Plat 152

Grid 1733

Tax Area Code 003-25

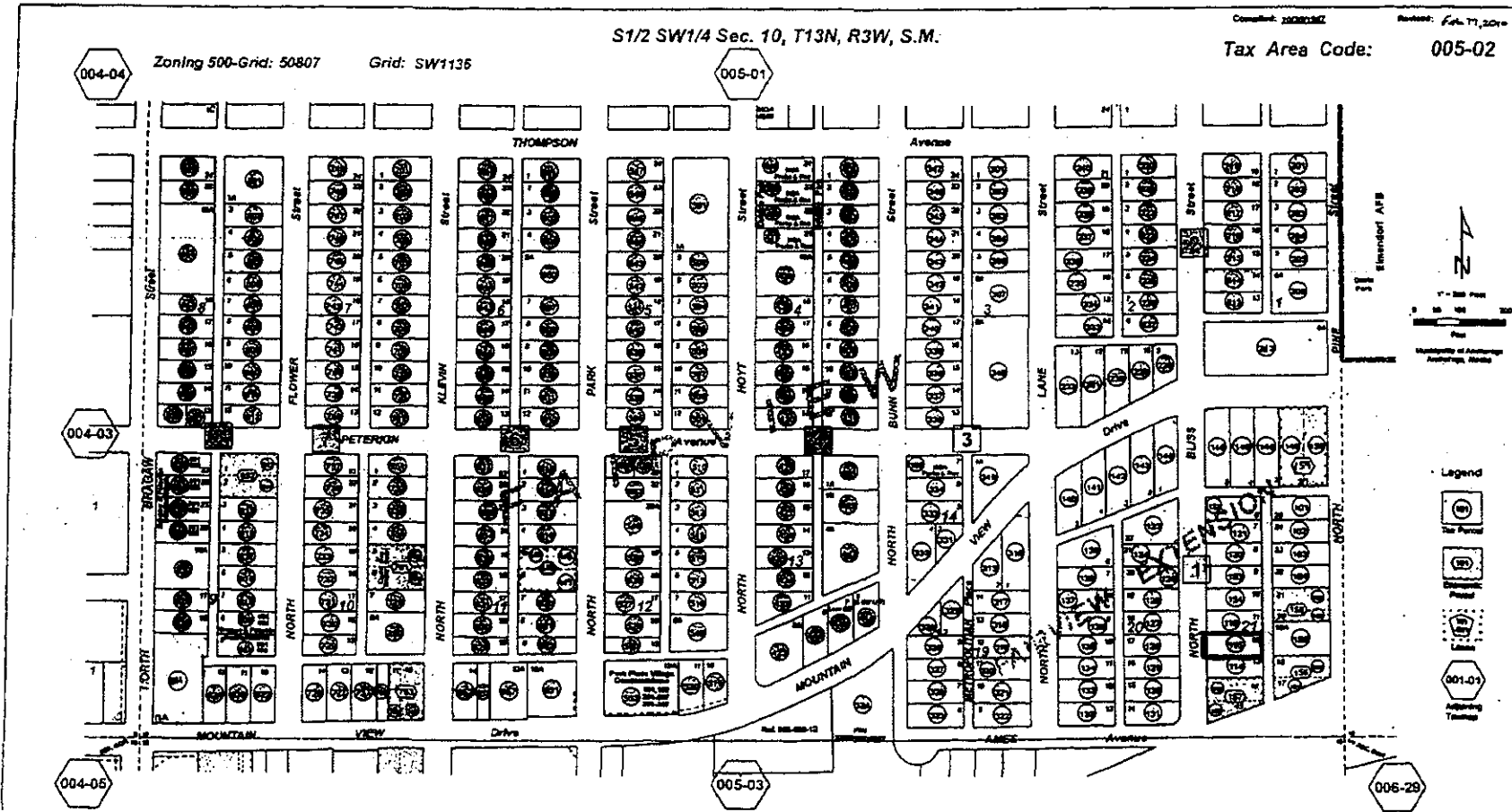
GREEN ACRES & E 1/2 N 1/2 SE 1/4, SEC. 29, T.13N, R.3W, S.M.



003-252-48-000

3836 Williams St

Green Acres, Blk 13, Lt 5



005-021-15-000

127 N Bliss St

Fairview Extension, Blk 21, Lt 12

Plat 34A

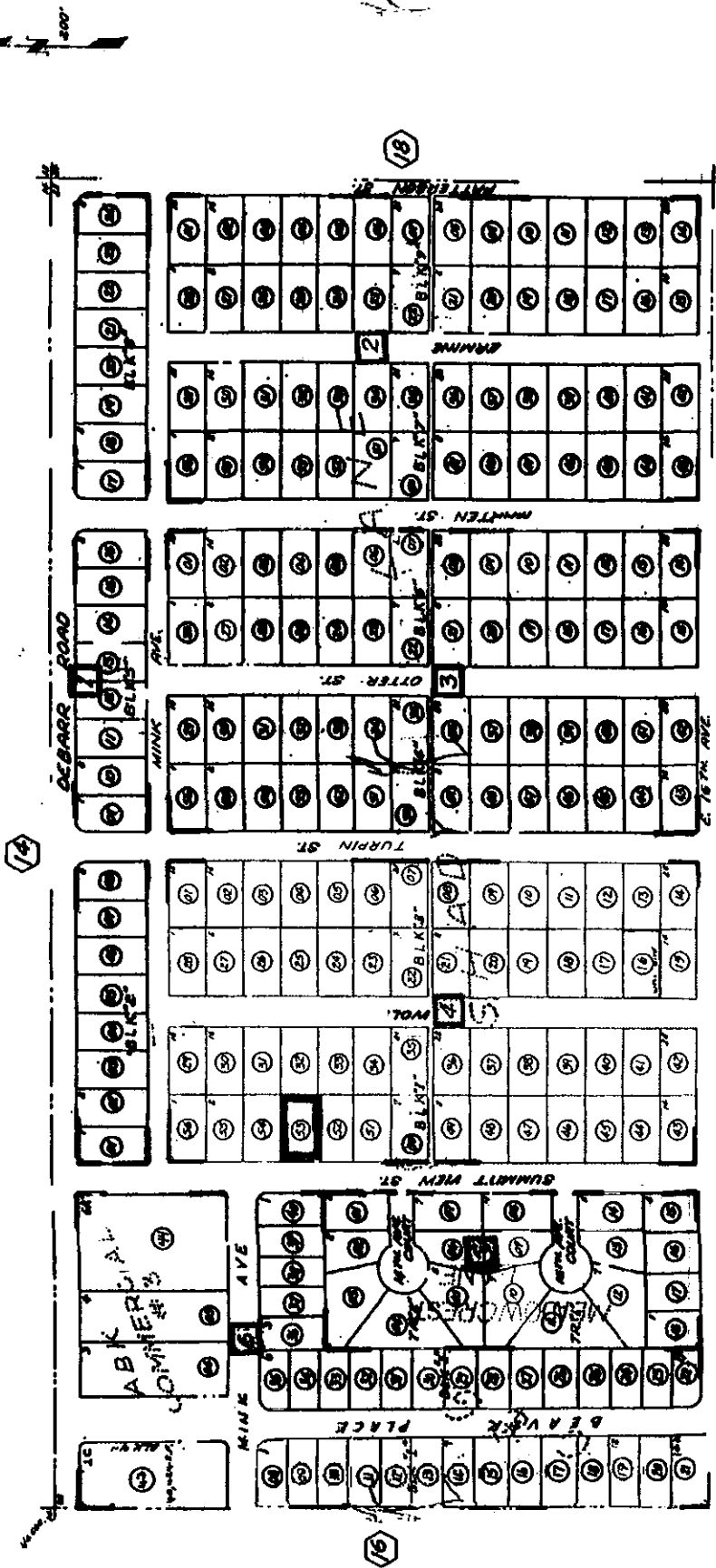
GRID 1439

Draft Compiled 2-24-67

REVISED 1-12-62

Tax Area Code 0006 - 17

SUBDIVIDED LAND & NAME & SEC. 23, T.13N, R.3W, S.M.

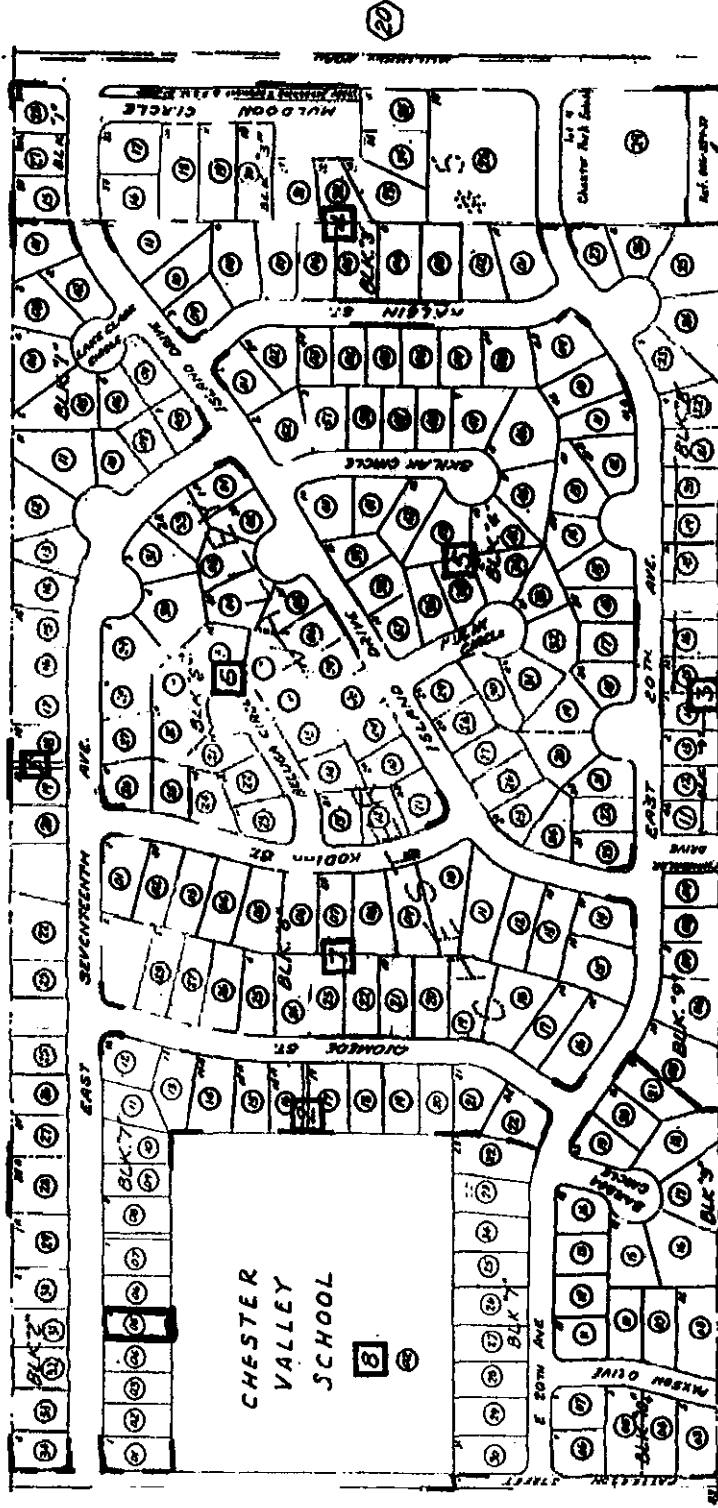


006-174-53-000
 1415 Summit View St
 Shady Lane, Blk 1, Lt 4
 Plat 506

SUBDIVIDED LAND & SHOWN SEC. 24, T. 13N., R. 31W., S.M.

Tax Area Code

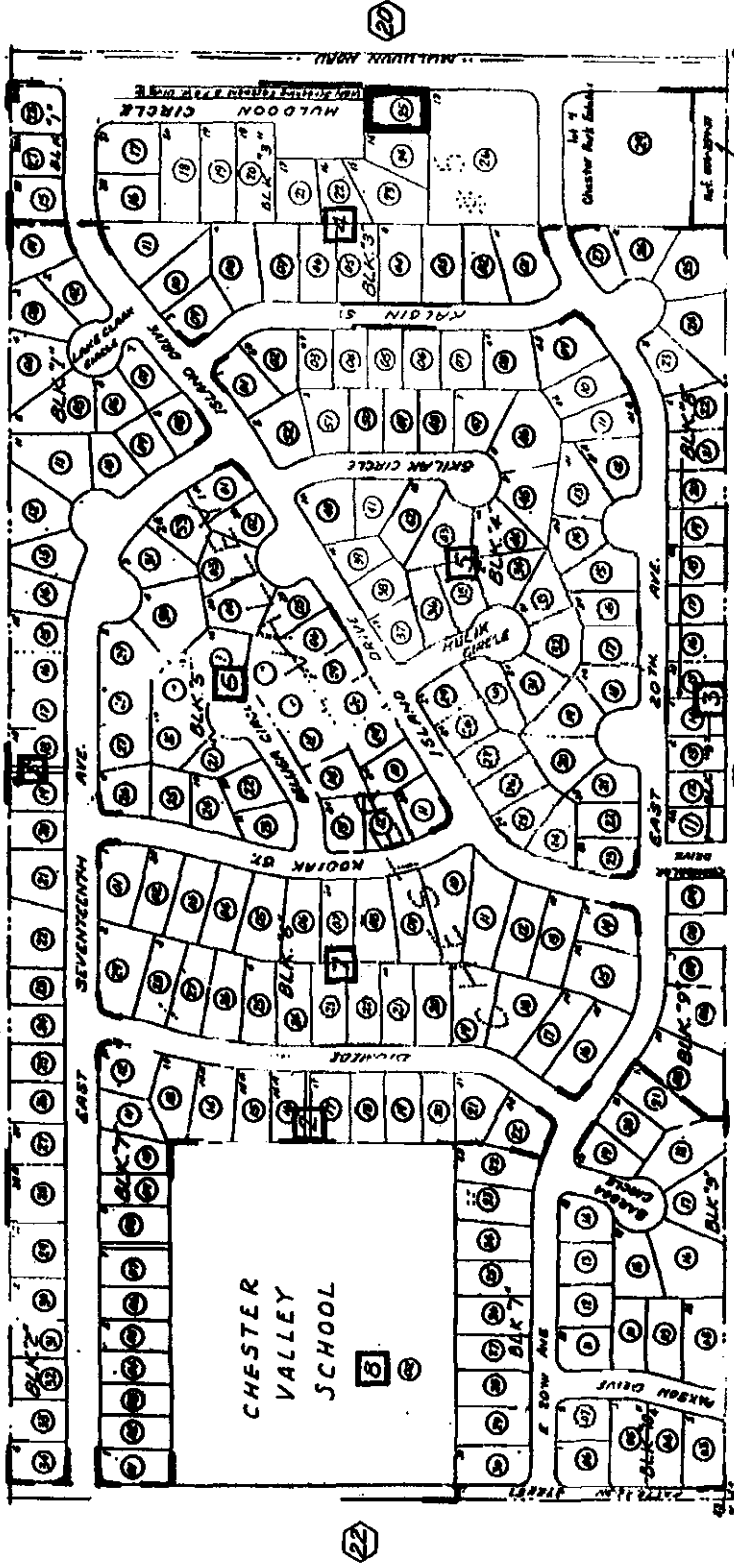
GRID 1440



006-212-05-000
 7108 E 17th Ave
 Chester Valley, Blk 7, Lt 5
 Plat 64-0032

Tax Area Code 006 - 21

SUBDIVIDED LAND & SANITARY SEC. 24, T. 13N., R. 3W., S. 1M.

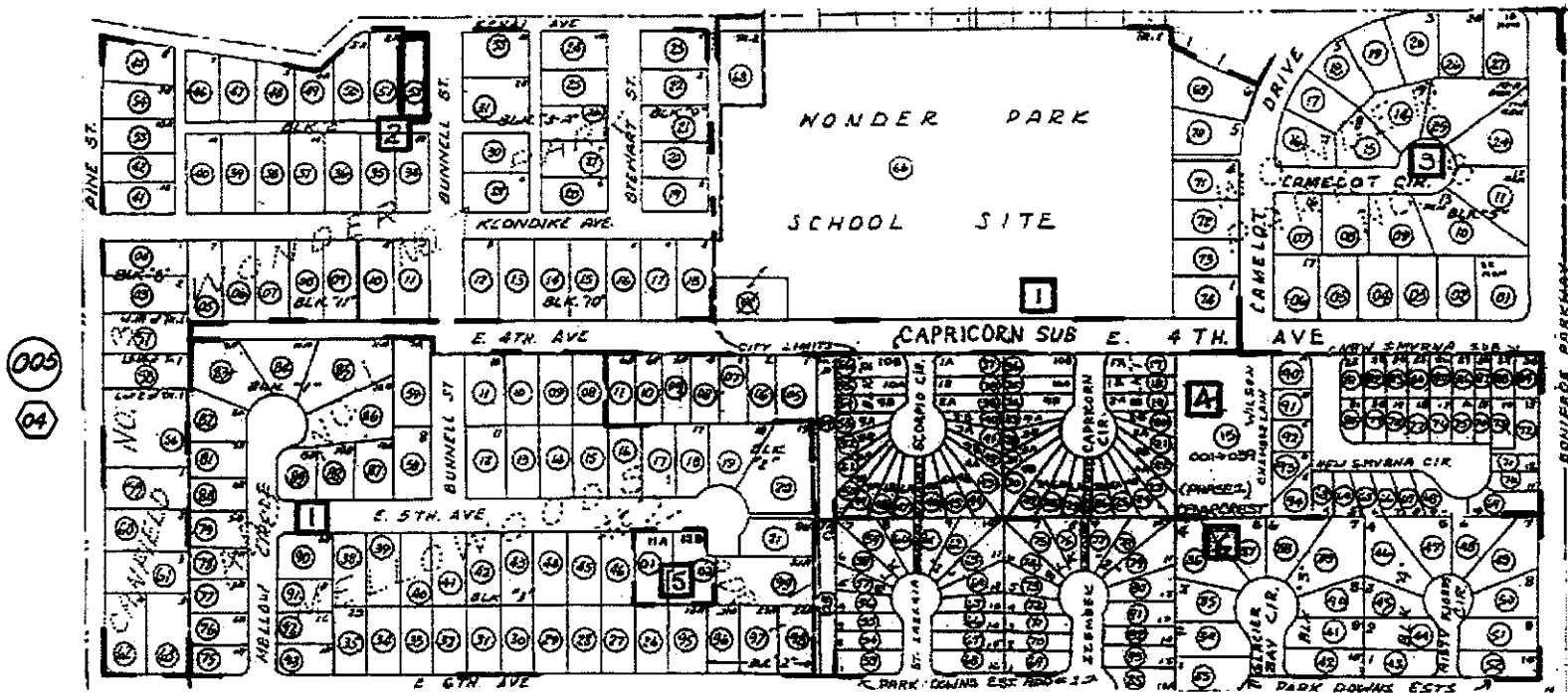


006-214-25-000
 1800 Muldoon Circle
 Chester Valley #5, Blk 3, Lt 13
 Plat 70-0010

GRID 1440

SUBDIVIDED LAND & S 1/2 NE 1/4 SEC. 15, T. 13N, R. 3W, S.M.

29



39

006-302-52-000

328 Bunnell St

Wonder Park, Blk 2, Lt 1

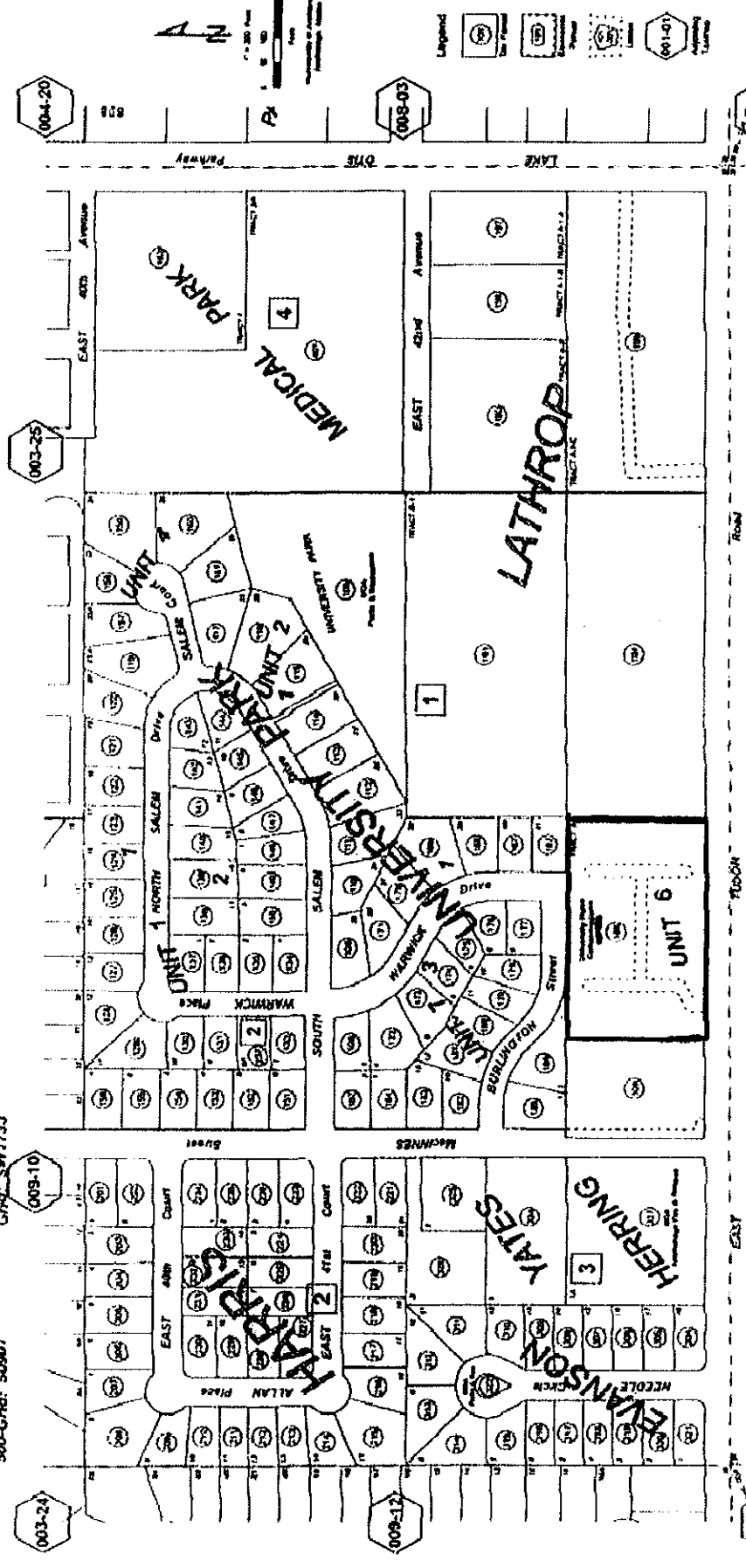
Plat 217-C

Completed 8-2-81
 Approved 8-2-81
 Tax Area Code: 009-11

S1/2 SE1/4 Sec. 29, T13N, R3W, S.M.

Grid: SW7733

500-Grid: 50907



009-111-66-044
 1869 E Tudor Rd
 University Park #6, Tr A,
 University Place, Unit D-303

A-12

Deter Compiled

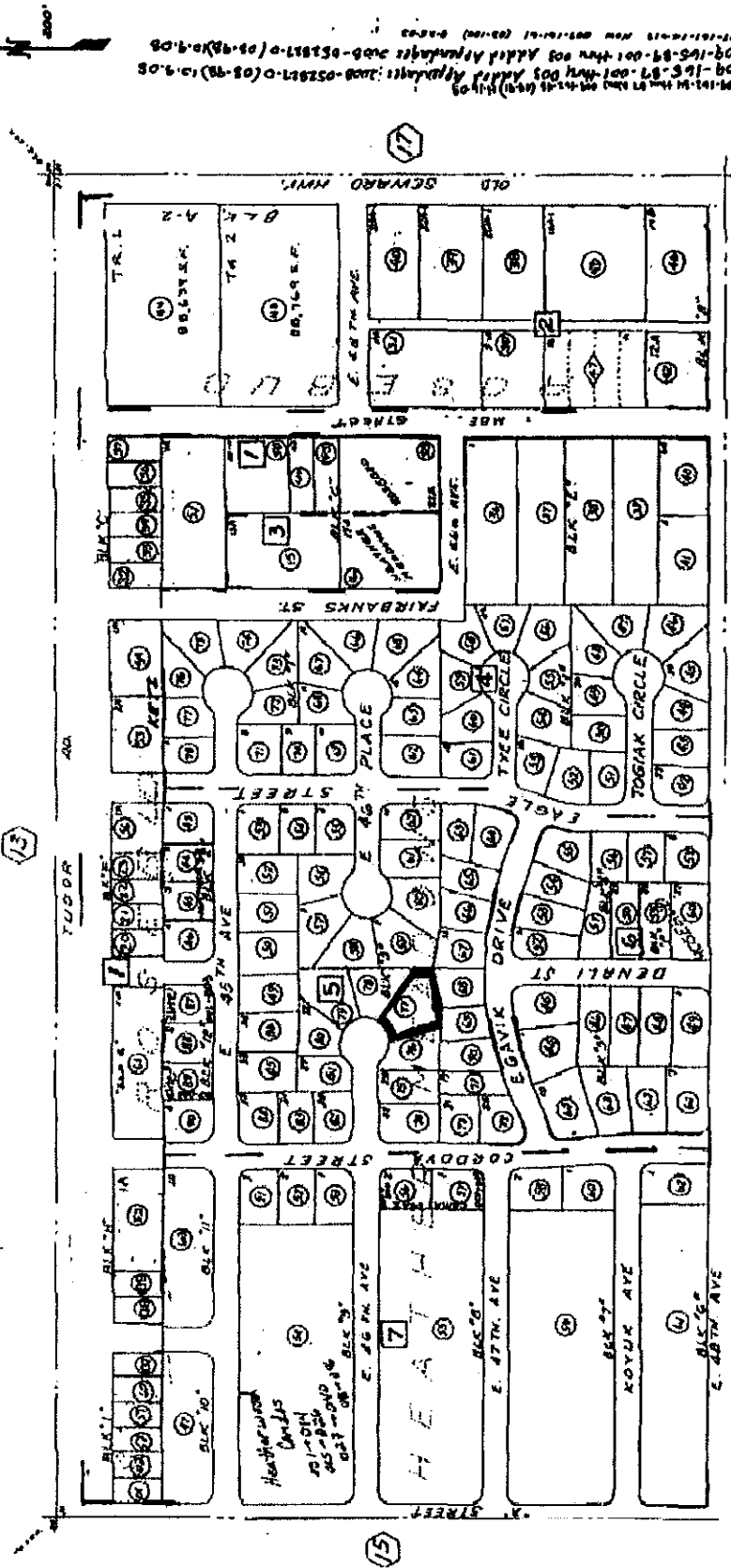
REVISED 11/16/04

Tax Area Code

Grid 1B31

009 - 78

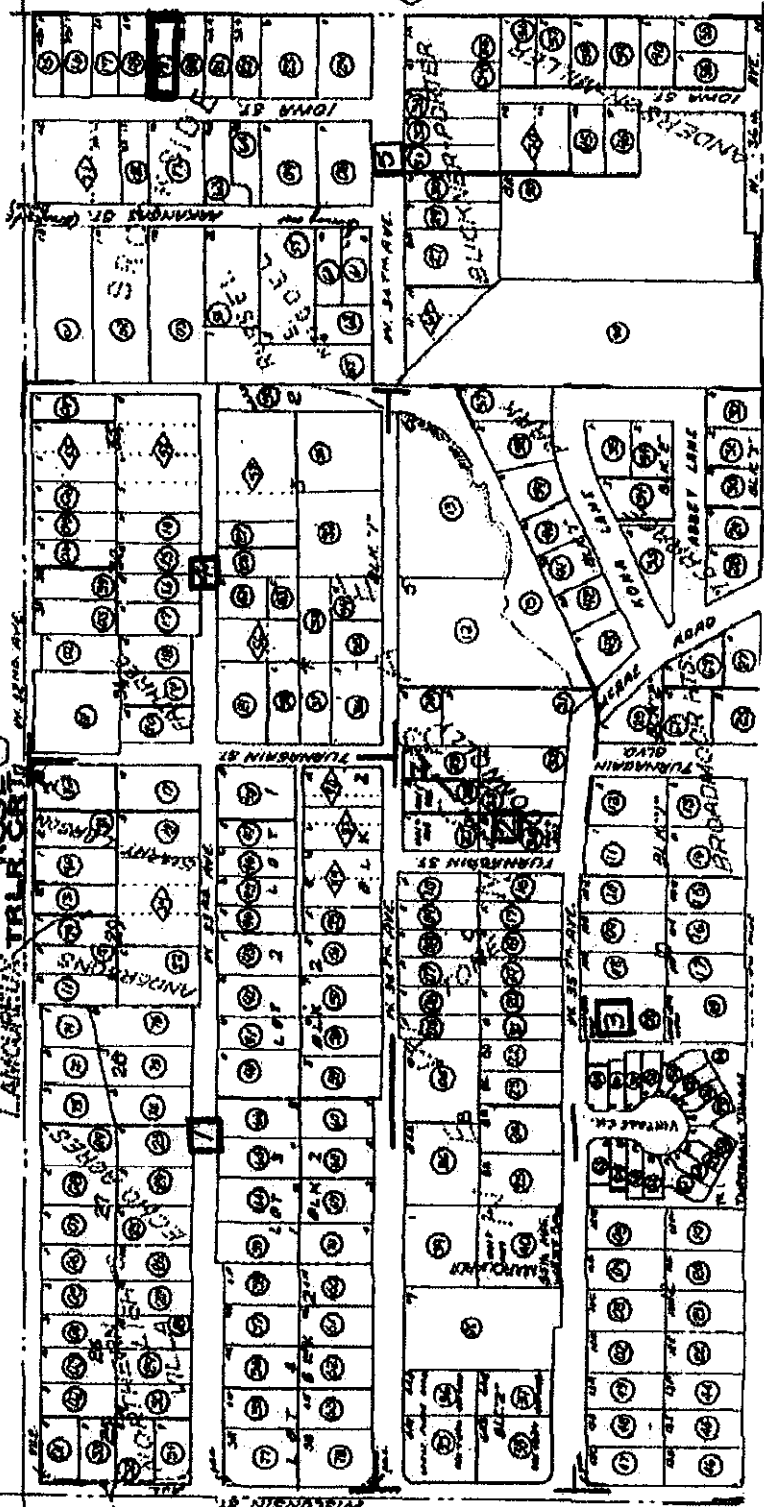
SUBDIVIDED LAND & N 1/2 NE 1/4, SEC. 31, T. 13N, R. 3W, S.M.



009-165-77-000
 330 E 46th Ave
 Heather Meadows, Blk 3, Lt 25
 Plat 69-0061

SUBDIVIDED LAND E S 1/2 NE 1/4, SEC. 26, T.13N, R.4W, S.1M.

LA-VIE-EM-ROSE 05
L'AMOUR-TRIFLE 05



24-01-4 9519-000 010 per platbook hpr
24-01-4 9519-000 010 per platbook hpr
24-01-4 9519-000 010 per platbook hpr
24-01-4 9519-000 010 per platbook hpr
24-01-4 9519-000 010 per platbook hpr

Grid 16.27

01-05-55 25 NRD complete parcel 01-05-55 3-9-00
01-05-55 25 NRD complete parcel 01-05-55 3-9-00
01-05-55 25 NRD complete parcel 01-05-55 3-9-00
01-05-55 25 NRD complete parcel 01-05-55 3-9-00
01-05-55 25 NRD complete parcel 01-05-55 3-9-00
01-05-55 25 NRD complete parcel 01-05-55 3-9-00
01-05-55 25 NRD complete parcel 01-05-55 3-9-00
01-05-55 25 NRD complete parcel 01-05-55 3-9-00
01-05-55 25 NRD complete parcel 01-05-55 3-9-00
01-05-55 25 NRD complete parcel 01-05-55 3-9-00

010-085-19-000
3209 Iowa St
Brookside, Lt 3, N2
Plat 100

Tax Area Code: 011-12

NW1/4 Sec. 9, T12N, R4W, S.M.

500-G-NR: 51005

Grnd: SW2222

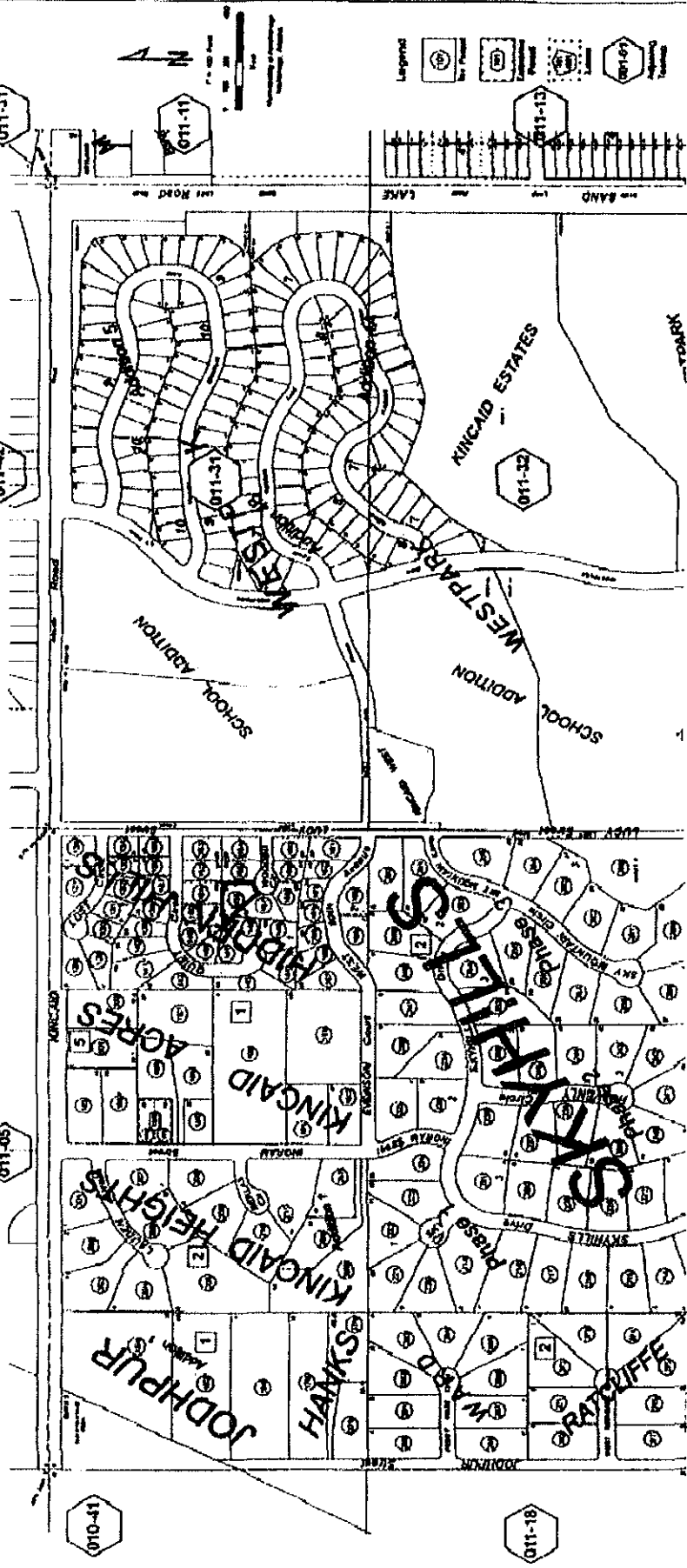
011-05

011-42

011-31

010-41

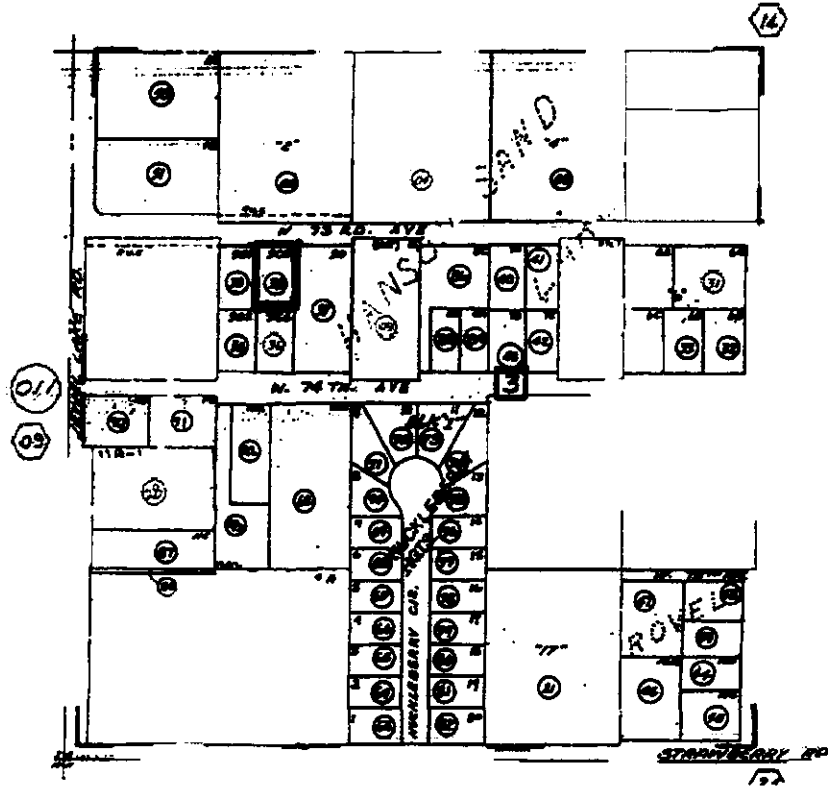
011-18



011-121-56-000
 6321 Wooded Circle
 Hidden Hills, Blk 1, Lt 31
 Plat 70-0338

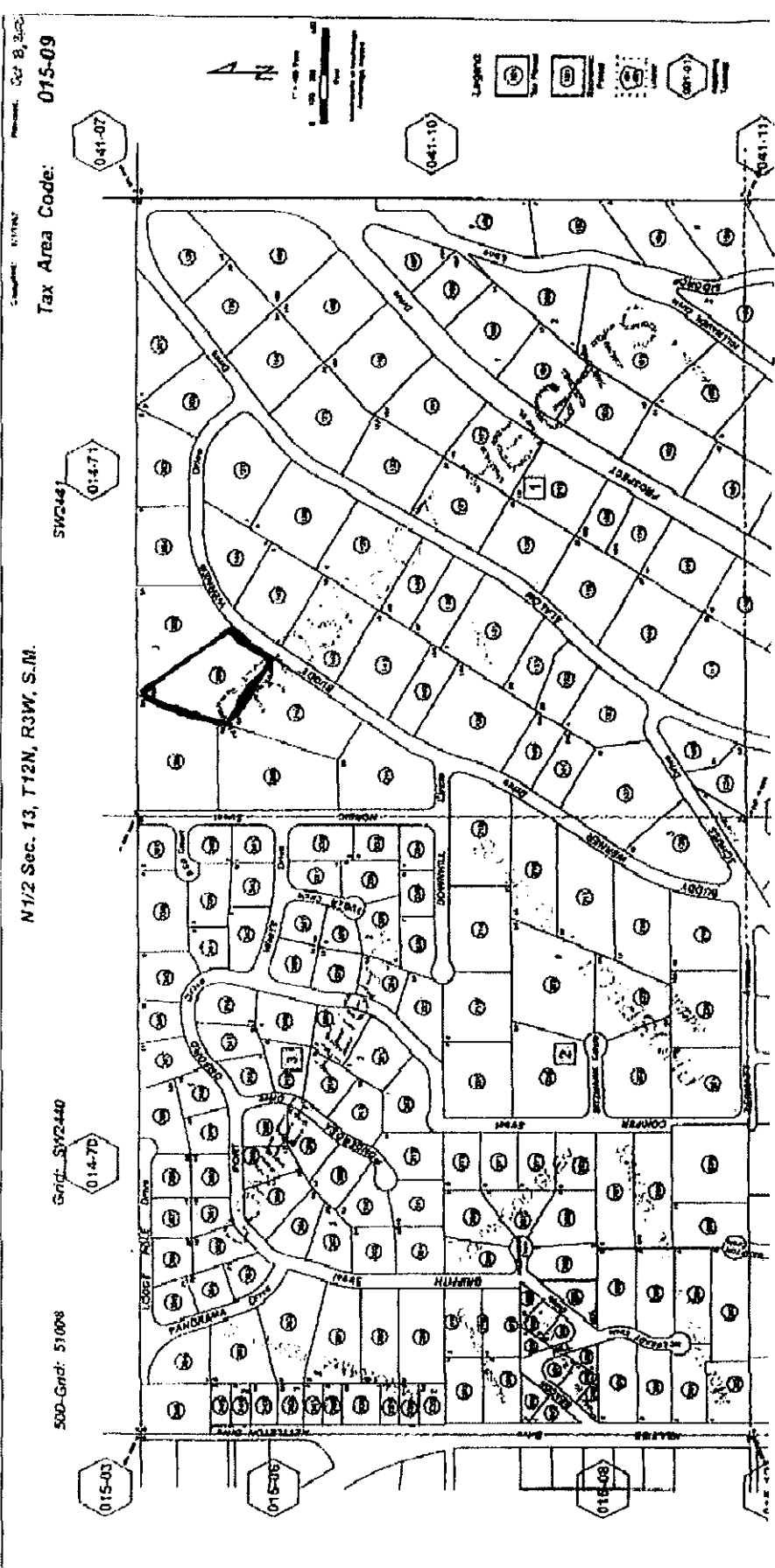
To: red Code

SUBDIVIDED AND S¹/₂ SW¹/₄, SEC. 2 T. 2 N., R. 4 N., S. M.



012-153-38-000
 N¹/₂ W 73rd Ave
 Hansen Sand Lake, Lt 9C2

Go east on W 74th off Jewel Lake Rd
 Turn left onto Blackberry St
 Take next left onto W 73rd Ave
 Lot is not marked.



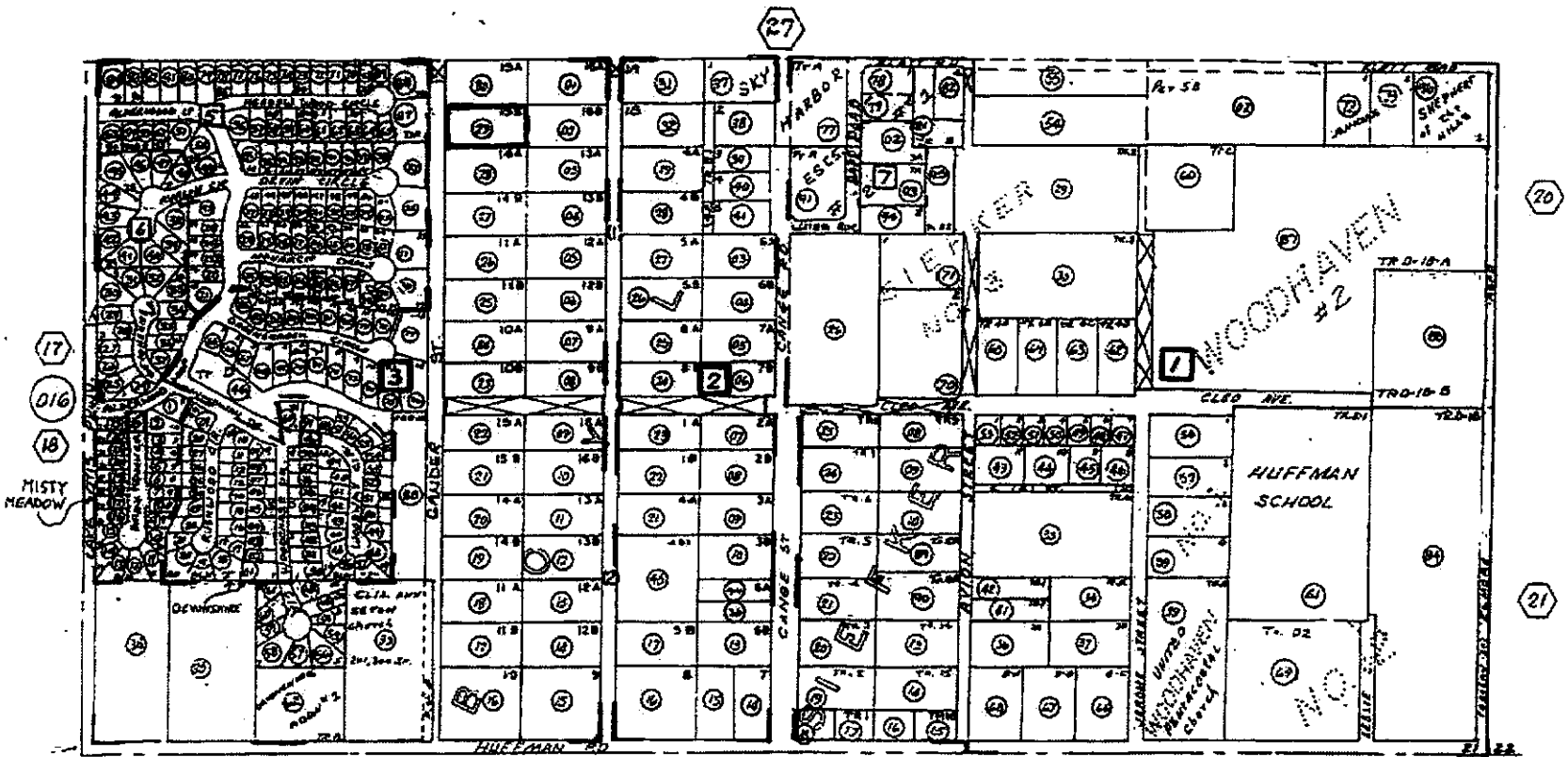
015-092-06-000
9300 Buddy Werner Dr
Prospect Heights Blk 3, Lt 10A
Plat 67-0157

Upper O'malley to Schuss Dr, turn left. Take slight left again to Buddy Werner. 9300 is on the left.

2734 & 2735

SUBDIVIDED LAND & S 1/2 SEC 21 T12N, R3W, S.M.

Tax Area Code



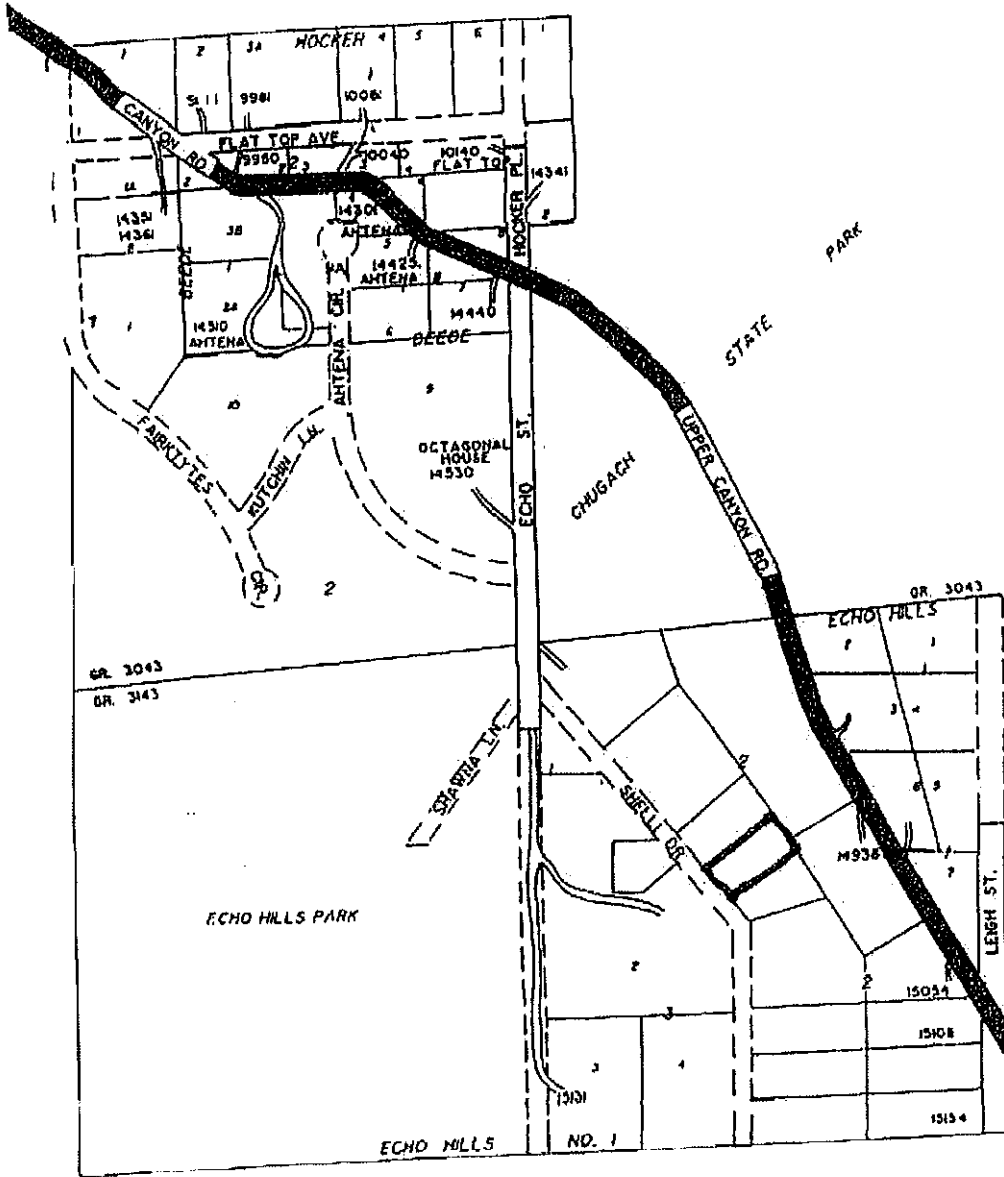
015-283-22 NOW BY 958 OUTDPT 27-21
P.C. 28-76 ADAM (20-022) 0-0-0

015-283-94-45-47-48 MAP 015-283-47-51 (06-100) 9-27-03

015-283-45 (20-20) 4-27-04
10-287-01-05 (20-128) 1-8-11
off Code to (Huffman Road Crk) 11-6-11

015-283-29-000
11641 Gander St
Thomas L Boyle, Blk 1 Lt 15B
Plat 244-B

**Go east on Huffman Rd past Lake Otis , turn left
on Gander. 11641 is the next to last lot on the right.**



A-20

Go south on Hillside Dr
 Turn left on DeArmoun/Upper DeArmoun (go 1 mi)
 Take 2nd right onto Canyon Rd (go .2 mi)
 Keep left at the fork (go .7 mi)
 Continue onto Upper Canyon Rd (go.1 mi)
 Turn left to stay on Upper Canyon Rd (go.5 mi)
 Continue onto Highland Rd (go.2 mi)

Attention: Parcel NOT accessible by road!

042-091-33-000
 NHN
 Echo Hills #1, Blk 2, Lt 3B
 Plat 70-0389

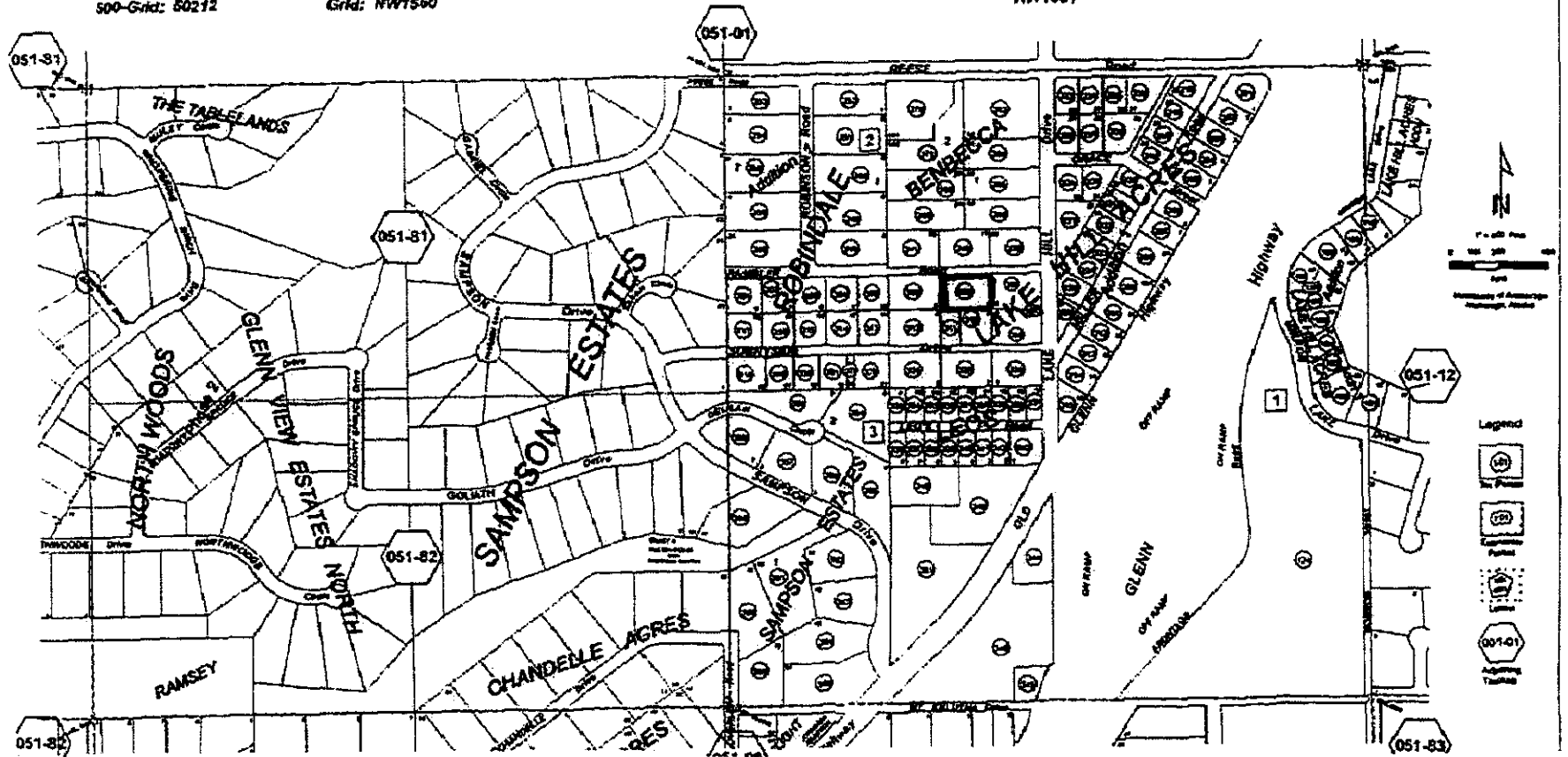
NE1/4 Sec. 3, T15N, R1W, S.M.

County: DIXIE Parish: EASTLAW
Tax Area Code: 051-05

500-Grid: 80212

Grid: NW1560

NW1561



051-053-07-000

24238 Rambler Rd

Lake Hill Acres, Lt 8

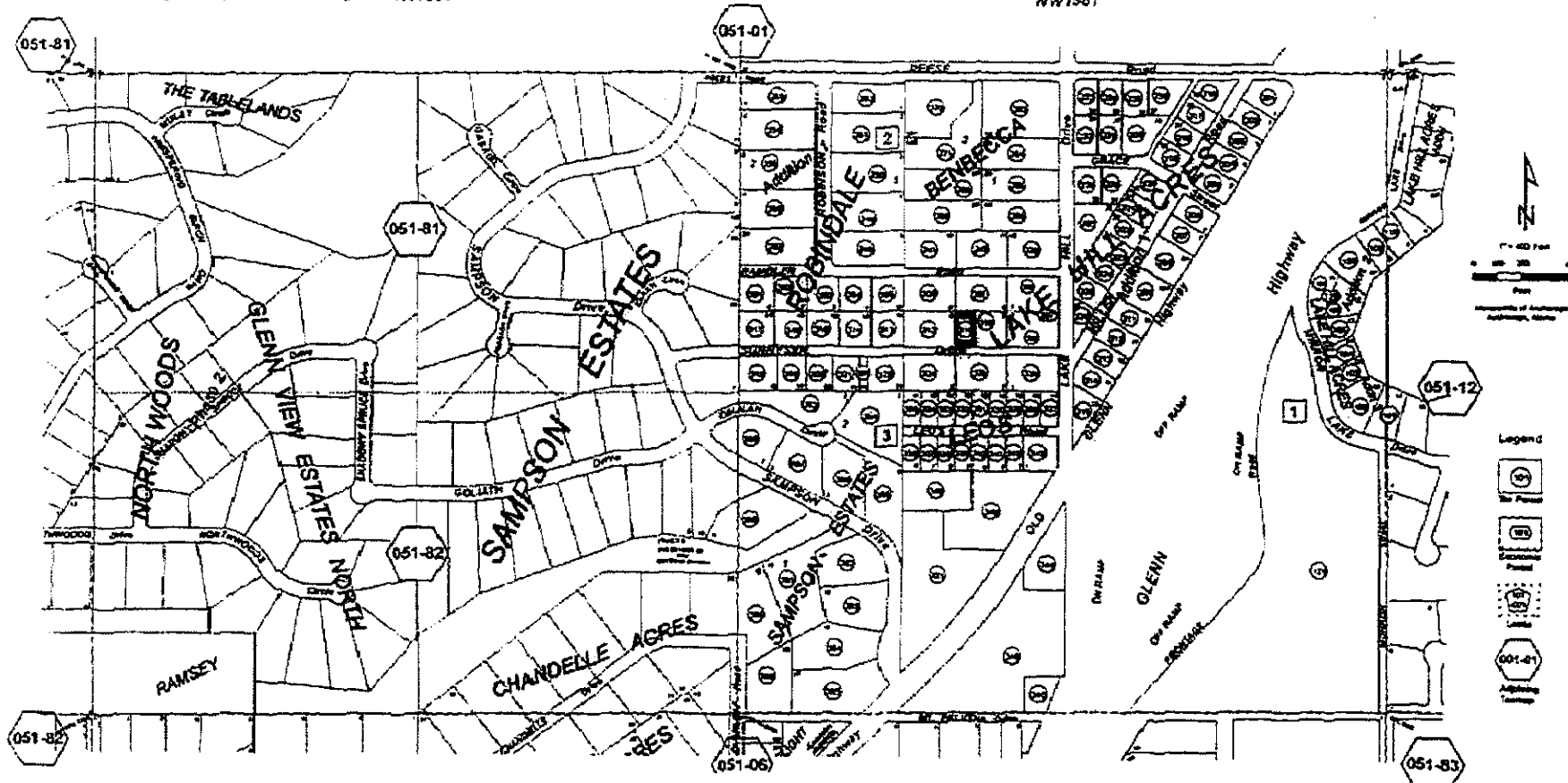
**North Peter's Creek exit, turn left onto Lake Hill Dr,
then turn right to stay on Lake Hill Dr. Turn left onto
Rambler Rd.**

500-Grid: 50212

Grid: NW1560

NW1561

Tax Area Code: 051-05



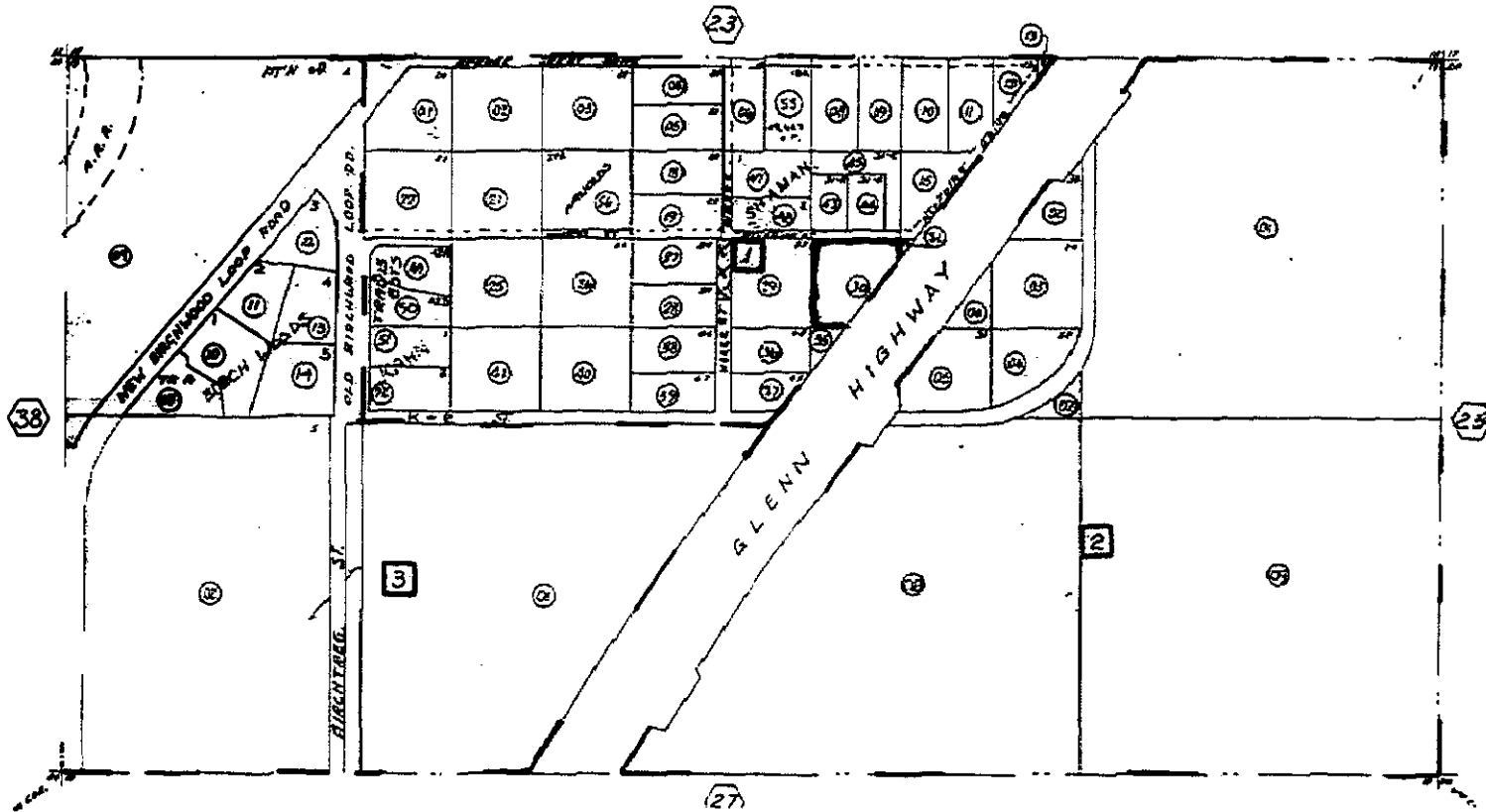
051-053-11-000

NHN Sunnyside Dr

Lake Hill Acres, Lt 5, W 80'

N. Peter's Creek exit, turn left onto Lake Hill Dr.
 Turn right to stay on Lake Hill Dr. Turn left on
 Sunnyside Dr.

SUBDIVIDED LAND & N¹/₂, SEC. 19, T. 15N., R. 1W., S.M.



051-241-30-000
 19342 Klondike St
 T15N R1W Sec 19 SM, Lt 36

S Birchwood Exit, turn left. Go to Birchtree Rd,
 turn right. Go to Klondike, turn left.

USS 3043, 3044, Ptn N1/2 Sec. 17, T10N, R2E, S.M.

Compiled: 1/20/81

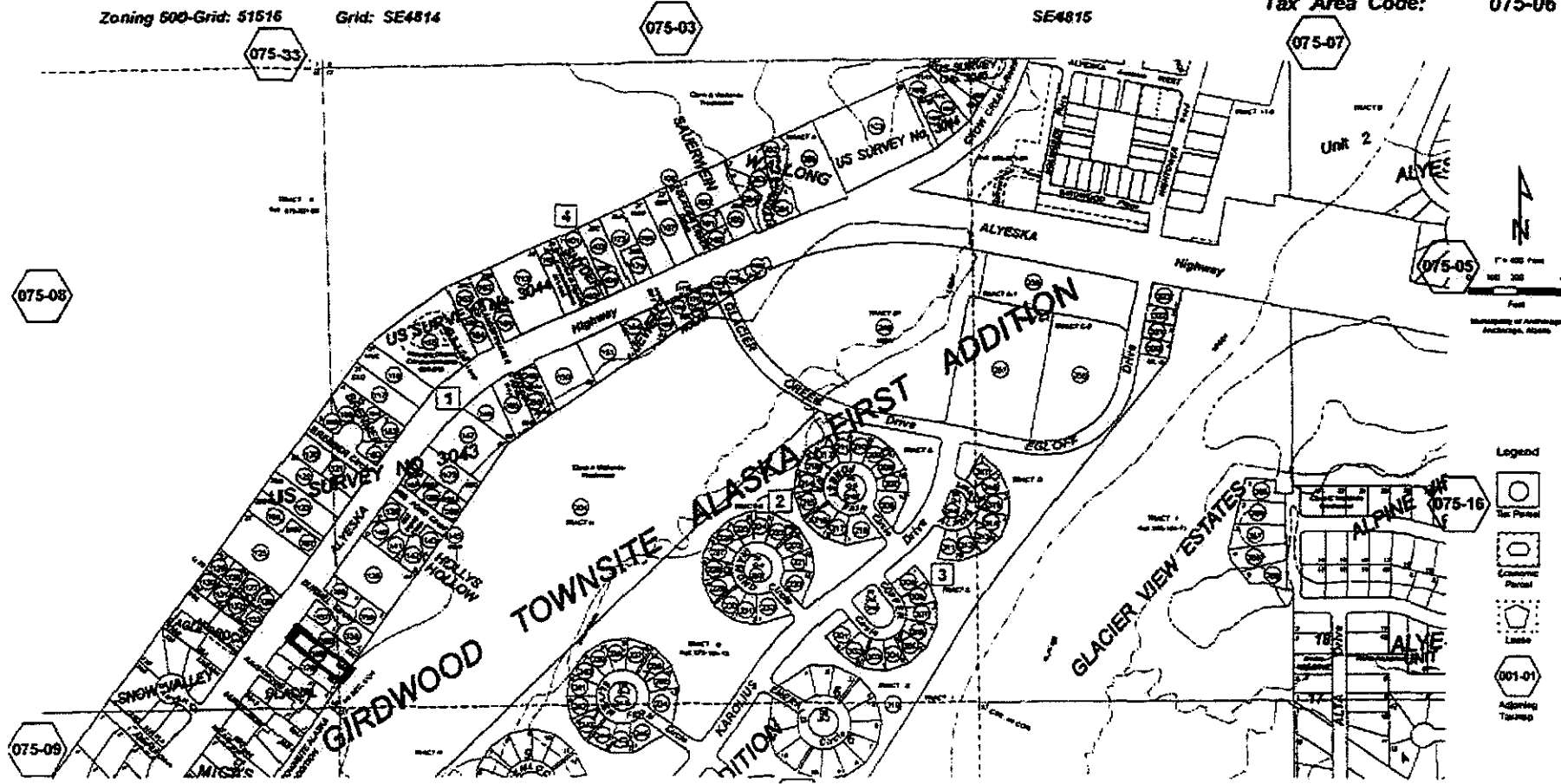
Revised: Mar. 27, 1981

Zoning 500-Grid: 51516

Grid: SE4814

Tax Area Code:

075-06



075-061-69-000

1466 Alyeska Hwy

T10N R2E Sec 17/18 SM, Lt 66D

Plat 71-0324

USS 3043, S1/2 Sec. 18, T10N, R2E, S.M.

Compiled: 1008Z

Revised: Mar. 83, 2000

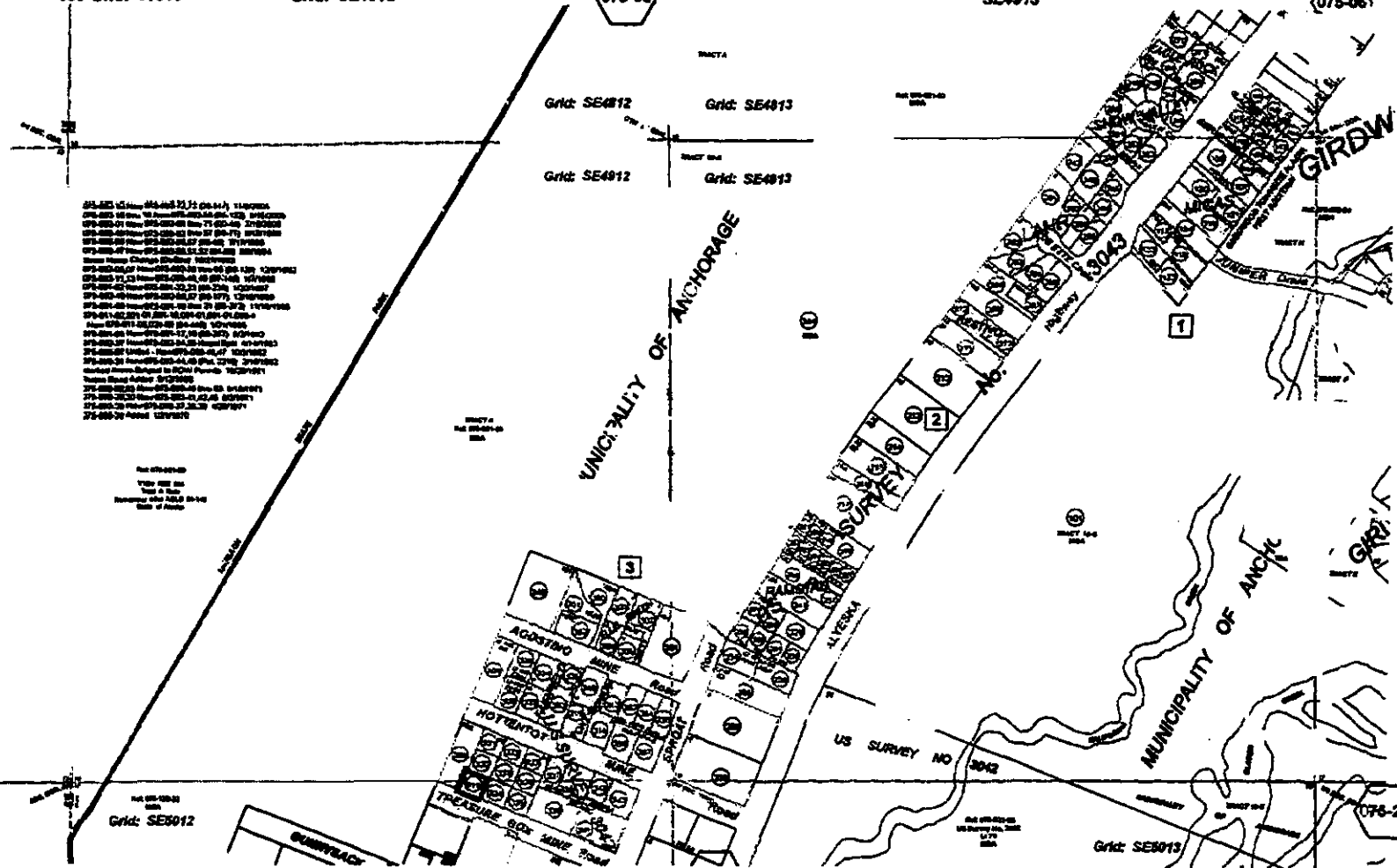
500-Grid: 51518

Grid: SE4912

SE4913

Tax Area Code: 075-06

075-09



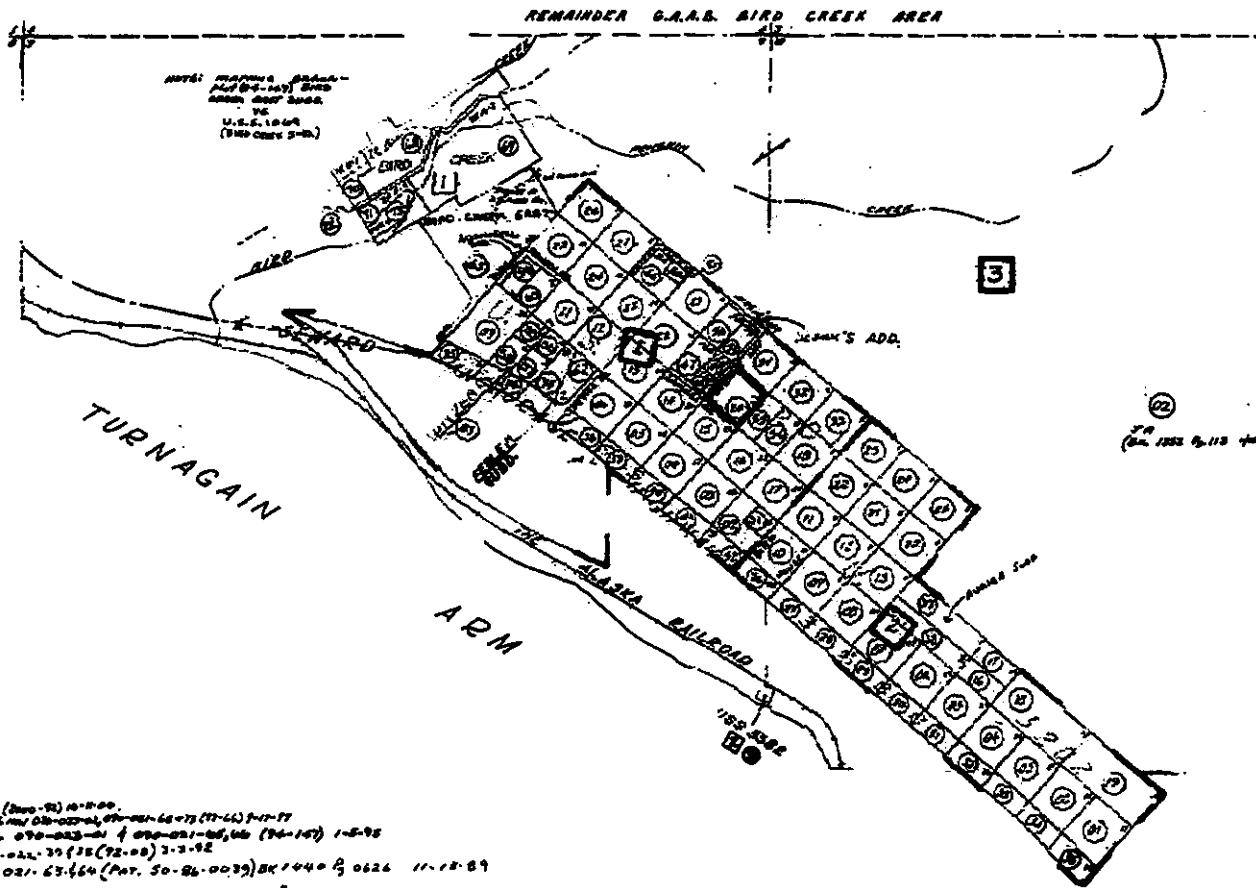
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Tax Area Code

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U. S. SURVEYS 1069, 3201 & 3202 & PROTRACTED SEC. 9 & 10, T. 10 N., R. 1 W., S. M.



090-021-01 New 090-021-24 (2000-81) 10-8-80
 070-023-01, 090-021-02, 021-01, 090-021-03, 090-021-04, 090-021-05, 090-021-06, 090-021-07, 090-021-08, 090-021-09, 090-021-10, 090-021-11, 090-021-12, 090-021-13, 090-021-14, 090-021-15, 090-021-16, 090-021-17, 090-021-18, 090-021-19, 090-021-20, 090-021-21, 090-021-22, 090-021-23, 090-021-25, 090-021-26, 090-021-27, 090-021-28, 090-021-29, 090-021-30, 090-021-31, 090-021-32, 090-021-33, 090-021-34, 090-021-35, 090-021-36, 090-021-37, 090-021-38, 090-021-39, 090-021-40, 090-021-41, 090-021-42, 090-021-43, 090-021-44, 090-021-45, 090-021-46, 090-021-47, 090-021-48, 090-021-49, 090-021-50, 090-021-51, 090-021-52, 090-021-53, 090-021-54, 090-021-55, 090-021-56, 090-021-57, 090-021-58, 090-021-59, 090-021-60, 090-021-61, 090-021-62, 090-021-63, 090-021-64, 090-021-65, 090-021-66, 090-021-67, 090-021-68, 090-021-69, 090-021-70, 090-021-71, 090-021-72, 090-021-73, 090-021-74, 090-021-75, 090-021-76, 090-021-77, 090-021-78, 090-021-79, 090-021-80, 090-021-81, 090-021-82, 090-021-83, 090-021-84, 090-021-85, 090-021-86, 090-021-87, 090-021-88, 090-021-89, 090-021-90, 090-021-91, 090-021-92, 090-021-93, 090-021-94, 090-021-95, 090-021-96, 090-021-97, 090-021-98, 090-021-99, 090-021-100

090-021-20-000
US Survey 3201
T10N R1W Sec 9/10 Sm, Lt 11

Content ID: 009829**Type:** Ordinance - AO

AN ORDINANCE AUTHORIZING THE SALE OF PROPERTIES

Title: FORECLOSED FOR DELINQUENT TAXES AND/OR SPECIAL ASSESSMENTS**Author:** vanhornlr**Initiating Dept:** Real_Estate**Description:** Sale of Properties Tax-Deeded to MOA for delinquent taxes and/or special assessments.**Keywords:** Foreclosed properties sale**Date Prepared:** 1/26/11 8:57 AM**Director Name:** Tammy Oswald**Assembly Meeting Date:** 2/15/11**Public Hearing Date:** 3/29/11

Workflow Name	Action Date	Action	User	Security Group	Content ID
Clerk_Admin_SubWorkflow	2/4/11 10:27 AM	Exit	Joy Maglaqui	Public	009829
MuniManager_SubWorkflow	2/4/11 10:27 AM	Approve	Joy Maglaqui	Public	009829
Legal_SubWorkflow	1/28/11 12:43 PM	Approve	Rhonda Westover	Public	009829
Finance_SubWorkflow	1/28/11 10:53 AM	Approve	Lucinda Mahoney	Public	009829
OMB_SubWorkflow	1/27/11 5:35 PM	Approve	Cheryl Frasca	Public	009829
Real_Estate_SubWorkflow	1/27/11 9:55 AM	Approve	Tammy Oswald	Public	009829
AllOrdinanceWorkflow	1/26/11 1:50 PM	Checkin	Lynn Roderick Van Horn	Public	009829
OMB_SubWorkflow	1/26/11 1:48 PM	Reject	Cheryl Frasca	Public	009829
Real_Estate_SubWorkflow	1/26/11 9:41 AM	Approve	Tammy Oswald	Public	009829
AllOrdinanceWorkflow	1/26/11 9:01 AM	Checkin	Lynn Roderick Van Horn	Public	009829