

Submitted by: Chair of the Assembly at the
request of the Mayor
Prepared by: Real Estate Services
For Reading: APRIL 24, 2001

CLERK'S OFFICE

APPROVED

Date: 6-5-01

ANCHORAGE, ALASKA

AO NO. 2001-82

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

THE ANCHORAGE MUNICIPAL 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 assessments pursuant to AS 29.45.450 and under the provisions of AS 29.45.460 is determined to have no public purpose or need.

Section 2. The properties described in Exhibit A may be sold on November 2, 2001 or such later date as determined by Real Estate Services 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 full amount applicable under the judgment and decree with interest as specified therein from the date of entry of the judgment of foreclosure to the date of repurchase, all other delinquent taxes and special assessments levied against the property as though it had continued in private ownership, all penalties and interest associated with such delinquent taxes and special assessments, and all administrative costs applicable to the property.

Section 4. This ordinance shall take effect immediately upon passage and approval

PASSED AND APPROVED by the Anchorage Assembly this 5 day of June, 2001



Chairman of the Assembly

ATTEST:



Municipal Clerk

EXHIBIT A TO AO 2001-82

Tax Parcel	Legal Description	Physical Address	Location	Former Owner
003-143-22-000	Third Addition Blk 388 Lt 9	1568 Medfra Street	Anchorage	Smart, Glenn & Shirley
004-037-33-000	Mountain View Blk 9 Lt 3	416 Bragaw Street	Anchorage	Peterson, Raymond F. & Marjory A.
004-041-42-000	Frank Kimura Lt 4	741 Irwin Street	Anchorage	Selmont, Ralph
005-111-60-003	Collegiate #1 Tr 1b1	4829 Bryn Mawr Ct #3	Anchorage	Blatchford, Edgar
006-113-26-000	Kluane Terrace Trailer Est. #2 Blk2 Lt7	8400 Rangeview Avenue	Anchorage	Merriman, Augustus & Foresta, Mary
006-291-32-018	Wonder Park Lt C-2b	McCarrey Street	Anchorage	Delapina, Daniel E. Jr.
006-402-40-001	Foothills East Blk 6 Lt 26 #13	Moss Court	Anchorage	Hoff, Gary R. & Elizabeth T.
006-402-40-002	Foothills East Blk 6 Lt 26 #14	Moss Court	Anchorage	Hoff, Gary R. & Elizabeth T.
008-021-48-000	Athenian Village Blk 4 Lt 16	3721 E. 43rd Avenue	Anchorage	Dunn, Patricia Gae
009-241-46-000	Spruce Heights Blk 2 Lt 18	119 E. 55th Avenue	Anchorage	Smart, Glenn & Shirley
010-181-19-000	Wispen Lake Manor Blk 1 Lt 5	4011 Wispen Circle	Anchorage	Helm, Gale C. & Lorraine P.
011-085-84-000	Tall Birch Blk 2 Lt 8 & 9	Whitehall Road	Anchorage	Hickel, Donald J. & Julie A.
012-271-40-013	Blackberry Lt 6 Diamondwood Ph 2 B13	W. 86th	Anchorage	Lau, Fung P.
012-491-50-000	Laurel Acres Blk 11 Lt 14	1121 Demeter Drive	Anchorage	Olbert, Clark E. & Isabel H.
012-493-26-000	Laurel Acres Blk 10 Lt 26	1151 Dorian Drive	Anchorage	Olbert, Clark E. & Isabel H.
012-493-27-000	Laurel Acres Blk 10 Lt 27	1221 Dorian Drive	Anchorage	Olbert, Clark E. & Isabel H.
014-052-39-000	Shelkof Blk 1 ft 10	6540 Askeland Drive	Anchorage	Parks, William M. & Susan E.
014-151-74-000	Tranquillity Heights Blk 1 Lt 20a	Tranquillity Loop	Anchorage	Kerr, Chris F.
014-294-32-000	Moorehand Tr 3a Lt 8	8940 Arion Street	Anchorage	Traxinger, Lawrence Jr.
015-242-47-000	Clearview Lt 8	8101 Alatna Avenue	Anchorage	Christianson, Todd R.
050-242-63-000	Palos Verdes Blk 5 Lt 1a	16902 Meadow Creek Drive	Eagle River	Mills, Bradford L.
050-501-44-000	Glacier View Heights #4 Blk 3 Lt 11	22707 Columbia Glacier Loop	Eagle River	Christensen, Kevin R. & Susan M.
051-301-16-000	Otte Walker #1 Lt 10	19318 New Market Drive	Chugiak	Walker, Oliver E.
051-561-09-000	Wallace Brothers Mountain Lt 46	Wallace Wynd Way	Chugiak	Colony Home Investments, Inc
051-561-27-000	Wallace Brothers Mountain Lt 23	Old Ridge Road	Chugiak	Colony Home Investments, Inc
051-881-02-000	Wallace Brothers Mountain Tr C	no physical access	Chugiak	Colony Home Investments, Inc
051-922-02-000	Wallace Brothers Mountain Lt 22	Menzies Way	Chugiak	Colony Home Investments, Inc
051-922-03-000	Wallace Brothers Mountain Lt 28	Menzies Way	Chugiak	Colony Home Investments, Inc
051-922-04-000	Wallace Brothers Mountain Lt 21	Menzies Way	Chugiak	Colony Home Investments, Inc
051-922-05-000	Wallace Brothers Mountain Lt 20	Wallace Wynd Way	Chugiak	Colony Home Investments, Inc
051-922-06-000	Wallace Brothers Mountain Lt 13	Wallace Wynd Way	Chugiak	Colony Home Investments, Inc
076-012-16-000	Alyeska #1 Blk 5 Lt 2	Garmisch Road	Girdwood	Haynes, John L. II & Donna L.

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - General Government

AO Number: 2001-82 Title: AO for the sale of tax & special assessment foreclosed property
Sponsor: HLB/Real Estate Services
Preparing Agency: Real Estate Services
Others Impacted: Finance Department & AWWU

CHANGES IN EXPENDITURES AND REVENUES: (Thousands of Dollars)

	FY01	FY02	FY03	FY04	FY05
Operating Expenditures					
1000 Personal Services					
2000 Supplies					
3000 Other Services					
4000 Debt Service					
5000 Capital Outlay					

COSTS WILL BE RECOVERED AT SALE

TOTAL DIRECT COSTS:

6000 IGCs

FUNCTION COST:

REVENUES:

CAPITAL:

POSITIONS: FT/PT and Temp.

PUBLIC SECTOR ECONOMIC EFFECTS:

Properties sold for delinquent taxes and/or special assessments will enable the Municipality to recover lost income. Under AS 29.45 the Municipality is allowed to keep only that amount which consists of the delinquent taxes, assessments, penalties, interest, and administrative costs. Amounts exceeding these municipal debts are required by AS 29.45 to be returned to the former owner of record.

The sale of these properties to new owners may ensure that future obligations are paid to the Municipality in a timely manner.

By selling these properties, the expense of securing and maintaining them is eliminated, thus saving the Municipality substantial funds.

PRIVATE SECTOR ECONOMIC EFFECTS:

The most positive effect on the private sector is the placement of abandoned properties in private ownership where they will be properly developed and maintained. Changes of this nature tend to increase property values within the immediate neighborhoods.

Prepared by: SharonTelephone: 4386Validated by OMB: Cheryl FrascaDate: 4/17/01Approved by: Richard F. Shroy

Date: _____

(Director, Preparing Agency)
