

Submitted by: Chair of the Assembly at the

Request of the Mayor

Prepared by: Real Estate Services

For Reading: May 2, 2006

CLERK'S OFFICE

ANCHORAGE, ALASKA

APPROVED

AO NO. 2006-66

Date: 5-16-06

1 AN ORDINANCE AUTHORIZING SALE OF NINE (9) PARCELS ACQUIRED THROUGH  
2 TAX FORECLOSURE AND DESCRIBED IN EXHIBIT A.

3  
4 WHEREAS, the Municipality acquired these parcels through tax foreclosure over ten years ago,  
5 and

6  
7 WHEREAS, by operation of law, the properties have become general inventory properties of the  
8 Municipality of Anchorage, and

9  
10 WHEREAS, all of the parcels have been determined to be surplus to the Municipality; now,  
11 therefore,

12  
13 THE ANCHORAGE ASSEMBLY ORDAINS:

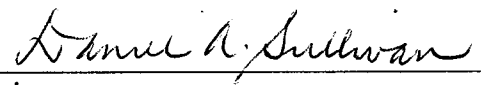
14  
15 **Section 1.** The properties described on Exhibit A are determined to have no public purpose  
16 or need and have been declared surplus.

17  
18 **Section 2.** The properties described on Exhibit A may be sold in any manner allowed by law.

19  
20 **Section 3.** The properties shall be sold to the highest bidder; the minimum bid shall be the  
21 fair market value, based upon Brokers Opinion of Value.

22  
23 **Section 4.** This ordinance shall take effect immediately upon passage and approval by the  
24 Assembly.

25  
26 PASSED AND APPROVED by the Anchorage Assembly this 16<sup>th</sup> day of May, 2006.  
27

28  
29  
30  
31   
32 Chair

33  
34 ATTEST:

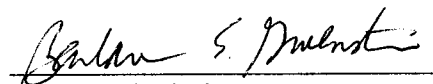
35  
36  
37   
38 Municipal Clerk  
39

EXHIBIT A TO AO 2006- 66

1. 004-035-47 Mountain View Lot 4 Blk 16 aka 3320 Thompson Ave, Anchorage, non-conforming R3 - 3,375 SF
2. 050-651-03 Mountain Valley Estates Blk 1 Lot 19, Hiland Rd. Eagle River, R6 - 86,888 SF
3. 050-661-13 Mountain Valley Estates Blk 5 Lot 10, Birdsong Dr. Eagle River, R6 - 68,861 SF
4. 050-661-14 Mountain Valley Estates Blk 5 Lot 11, Birdsong Dr. Eagle River, R6 - 75,072 SF
5. 050-792-15 Riverview Estates Blk 5 Lot 18, Waterfall Dr. Eagle River, R1A - 49,590 SF
6. 051-172-01 T15N R1W SEC 18 Lt 75, Becky Lane, Birchwood, R9 - 74,923 SF
7. 051-231-14 T15NR1W Section 18 Lot 175 aka 19326 Richner Rd. Birchwood R5A – 108,900 SF
8. 051-471-12 Sleepy Hollow #1 Blk 1 Lot 1 aka Mountain Dr. Peters Creek, R6 - 55,674 SF
9. 051-511-04 Sleepy Hollow #2 Blk 1 Lt 14 aka Mountain Dr. Peters Creek, R6 - 59,146 SF

**MUNICIPALITY OF ANCHORAGE**  
**Summary of Economic Effects - General Government**

AO No. 2006- 66      Title: **AN ORDINANCE AUTHORIZING SALE OF NINE (9)  
PARCELS ACQUIRED THROUGH TAX FORECLOSURE  
AND DESCRIBED IN EXHIBIT A.**

Sponsor:            Real Estate Services  
Preparing Agency: Real Estate Services  
Others Impacted:   Treasury

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**CHANGES IN EXPENDITURES AND REVENUES:**                      (Thousands of Dollars)

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|                        | FY06 | FY07 | FY08 | FY09 | FY10 |
|------------------------|------|------|------|------|------|
| Operating Expenditures |      |      |      |      |      |
| 1000 Personal Services |      |      |      |      |      |
| 2000 Supplies          |      |      |      |      |      |
| 3000 Other Services    |      |      |      |      |      |
| 5000 Capital Outlay    |      |      |      |      |      |

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**TOTAL DIRECT COSTS:**

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6000 IGCs

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**FUNCTION COST:**

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**REVENUES:**

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**CAPITAL:**

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**POSITIONS:**

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**PUBLIC SECTOR ECONOMIC EFFECTS:**

The sale of these parcels will support city government by generating future taxes.

**PRIVATE SECTOR ECONOMIC EFFECTS:**

These parcels will now be developed and maintained, enhancing property values within the immediate neighborhoods.

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Prepared by: Tammy R Oswald, Manager, Real Estate Services

343-7986



# MUNICIPALITY OF ANCHORAGE

## ASSEMBLY MEMORANDUM

**No. AM 297 -2006**

**Meeting Date: May 2, 2006**

1  
2 FROM: MAYOR

3  
4 SUBJECT: AN ORDINANCE AUTHORIZING SALE OF NINE (9) PARCELS ACQUIRED  
5 THROUGH TAX FORECLOSURE AND DESCRIBED IN EXHIBIT A.  
6  
7

8 Exhibit A describes nine (9) tax foreclosed properties held by the Municipality for over ten years.  
9 By operation of law, these properties are now general inventory properties of the Municipality of  
10 Anchorage.  
11

12 Further, these parcels were declared surplus to municipal use by municipal agency review  
13 concluded March 6, 2006.  
14

15 The properties shall be sold to the highest bidder; the minimum bid for these properties shall be  
16 the fair market value, based upon Brokers Opinion of Value. Any sale amount over special  
17 assessments, if applicable, shall be placed in the Area Wide Fund.  
18

19 THE ADMINISTRATION RECOMMENDS APPROVAL OF THE ORDINANCE  
20 AUTHORIZING SALE OF NINE (9) PARCELS ACQUIRED THROUGH TAX  
21 FORECLOSURE AND DESCRIBED IN EXHIBIT A.  
22

23 Prepared by: Tammy R. Oswald, Manager, Real Estate Services

24 Recommended by: Robin E. Ward, Executive Director  
25 Heritage Land Bank and Real Estate Services

26 Concur: Mary Jane Michael, Executive Director  
27 Economic & Community Development

28 Concur: Denis C. LeBlanc, Municipal Manager

29 Respectfully submitted: Mark Begich, Mayor  
30  
31

①

2006 APR 28 AM 9:27

77 004-035-47

Revised: Nov 18, 2000  
004-03

WOLFSON

**500-Grid: 50807**

**Grid: SW1135**

**S1/2 SE1/4 Sec. 9, T13N, R3W, S.M.**

**Tax Area Code:**

004-03.

004-

004-02

004-06

004-05

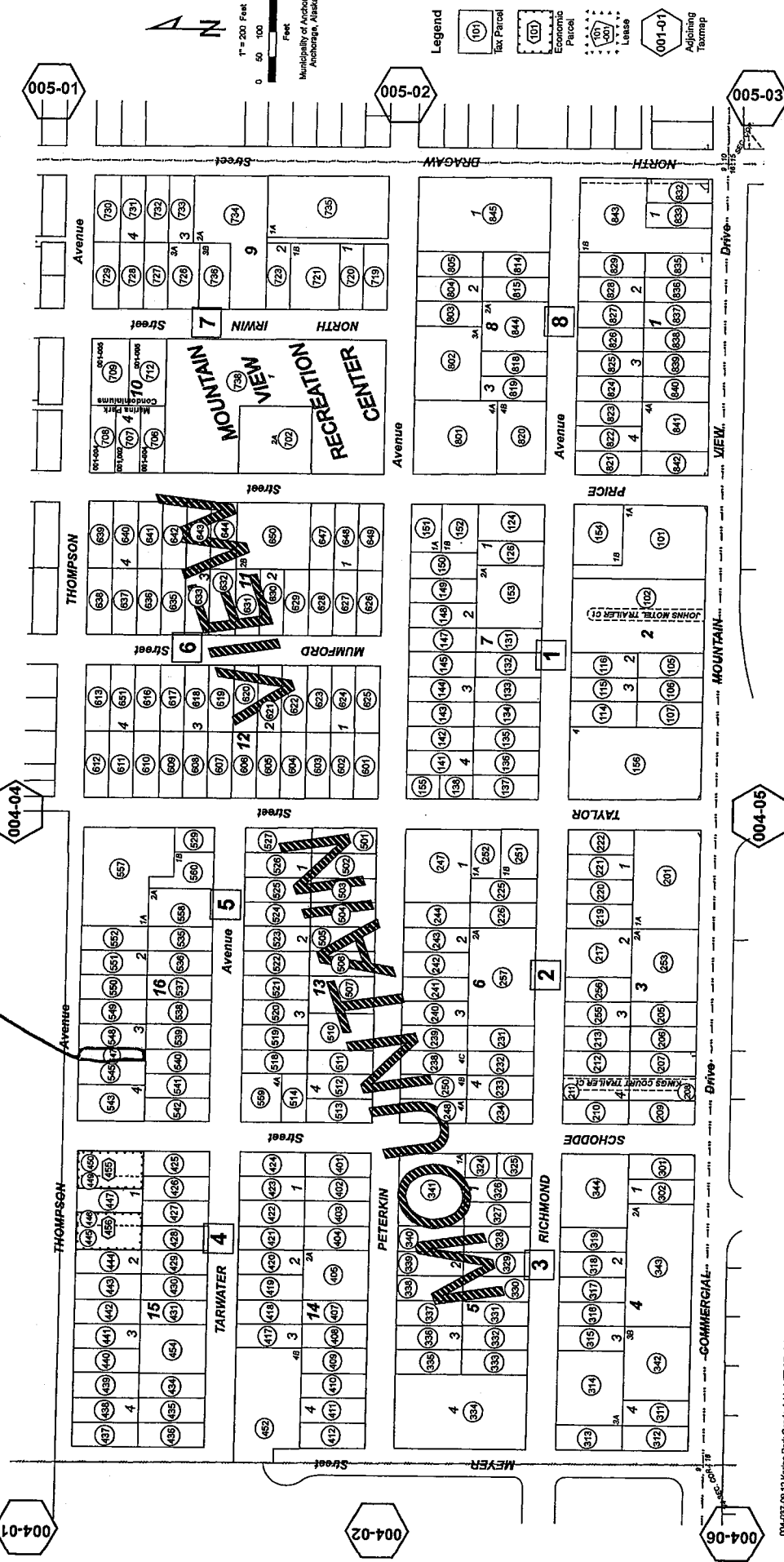
004-04

005-01

005-02

005-03

Assessor's Map Book-Page: 004-03

[illegible]

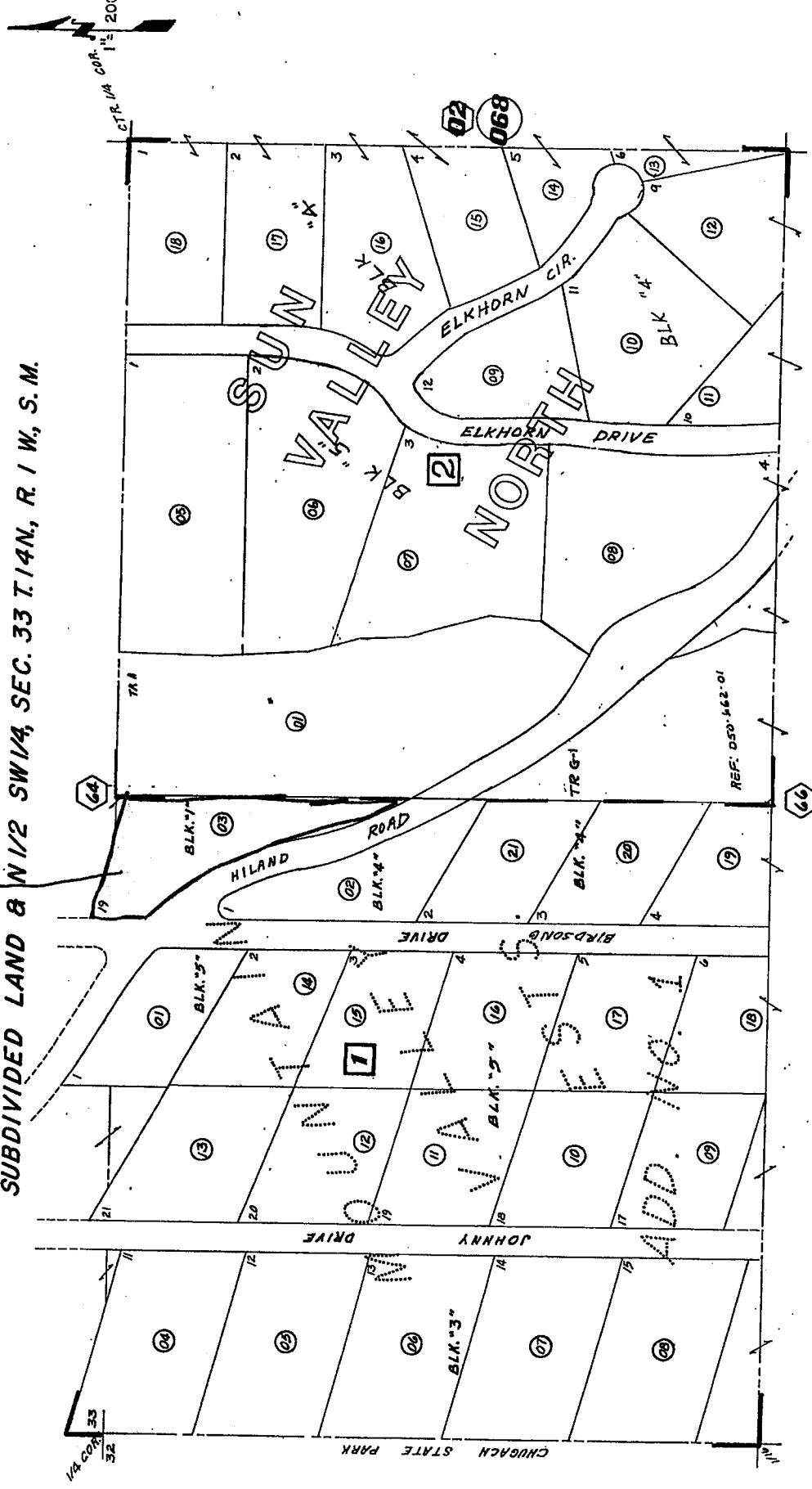
2

GRID SW 758

050-651-03

Date Compiled 10-1-73 Revised 4-5-73  
REVISED  
Tax Area Code 050-65

SUBDIVIDED LAND & N 1/2 SW 1/4, SEC. 33 T.14N., R. 1 W., S. M.



Adjoining Page No.



Assessor's Parcel No.



Adjoining Tax Bk. No.



Assessor's Block No.



Street Name Change (Hiland Drive to Hiland Road) 4-5-70  
Street Name Change (Hiland Dr. to Birdsong Dr.) 10-11-73  
050-652-02 + of 050-650-452-052181 650-662-01 + 08 (83-297) 8-18-83  
050-652-01 + 04 8-14-82 050-650-451-082141 8-14-82  
050-651-08 THRU 21 ADDED 4-22-74 (MOD. 10-1)  
MT. VALLEY ESTS. ADDED 10-1-75

Assessor's Map Bk. 050Pg.66

5

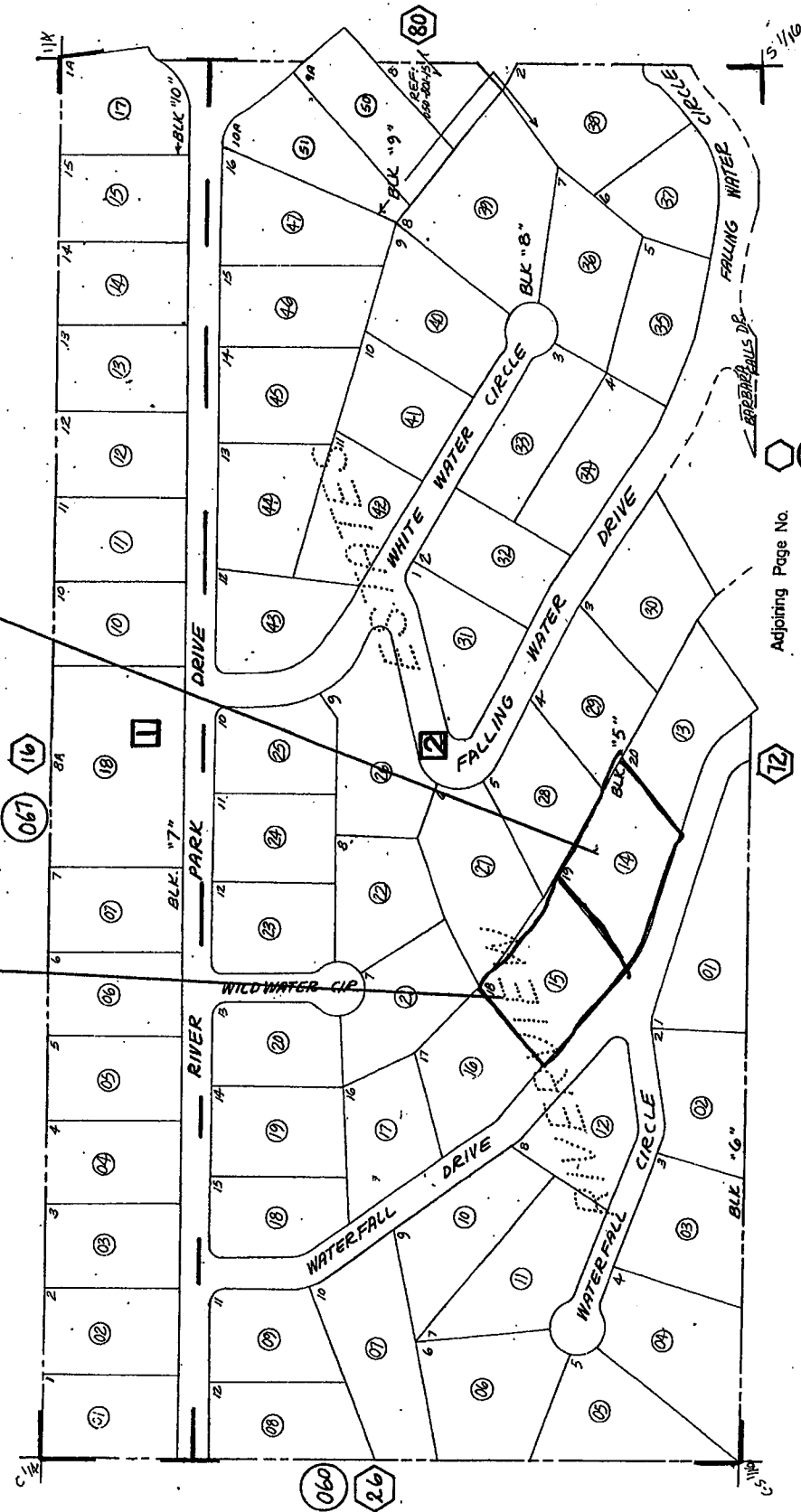
GRID NW 357

050-192-15

050-192-14

Date Compiled 3-12-79 Revised B-5-79  
Tax Area Code 050-79

SUBDIVIDED LAND & N2 SE4, SEC. 20 T14N, R1W, S.M.



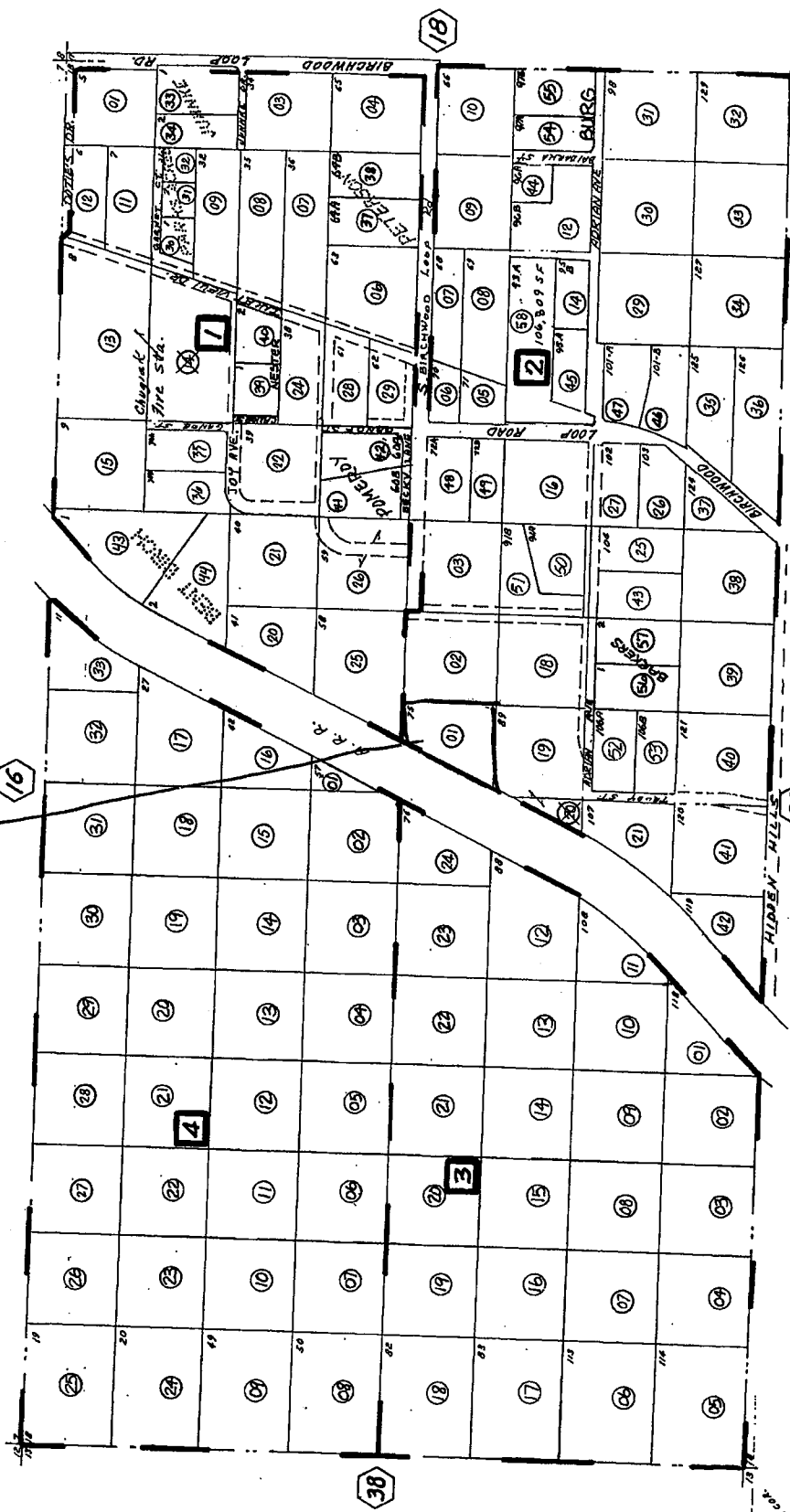
- Adjoining Page No.
- Adjoining Tax Bk No.
- Assessor's Parcel No.
- Assessor's Block No.

Assessor's Map Bk 050 Pg. 79  
Municipality of Anchorage

050-79-08-09 Now 050-79-18 (1/2-38) B-5-79  
050-79-18-09 Now 050-79-18-09 (1/2-38) B-5-79  
1971-1972-73 050-79-18-09 (1/2-38) B-5-79  
1971-1972-73 050-79-18-09 (1/2-38) B-5-79



SUBDIVIDED LAND & N<sup>1</sup>/<sub>2</sub>, SEC. 18, T. 15N., R. 1W., S.M.



Assessor's Parcel No. ○

Assessor's Block No.

051-171-29 NEW CONNECTION 5-5-02 Adjoining Page No.  
051-171-17, 18, 19 NOW 051-171-43, 44 (94-45) 11-17-94  
051-172-13, 15 Now 051-172-50 (99-2) 2

Adjoining Tax Book No.

051-171-02 NON 051-171-33 & 34 7-9-76  
BLM COR 95 SENT - 95A & 95B 10-17-72  
051-172-99 EXCEPTED FROM 051-172-12 5-2-77



8

051-491-12

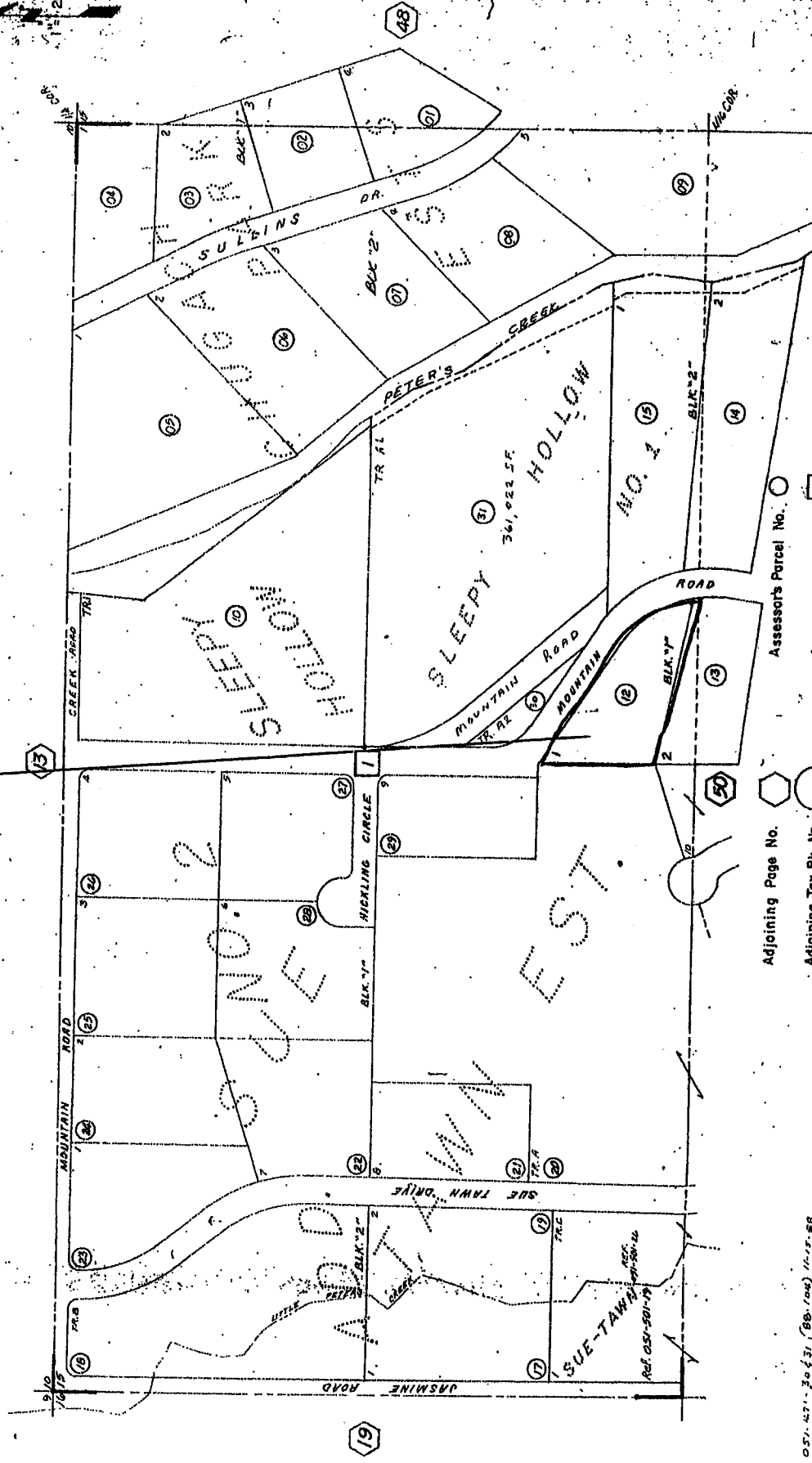
CHUGIAK sheet 11

Date Compiled 1-17-73 Revised 7-73

Tax Area Code

051-47

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



Adjoining Page No.

Adjoining Tax Bk. No.

Assessor's Parcel No.

Assessor's Block No.

Assessor's Map Bk. 051 Pg. 47

Greater Anchorage Area Borough

051-471-16 Now 051-471-30 & 31 (80-104) 11-17-68  
051-471-17 & 18 Ref 051-202-16 NOW  
051-471-17 TRM Ref 051-30-26 12-31-76  
REF 051-202-13 NOW Ref 051-30-26  
REF 051-202-17 NOW 051-471-12 TRM 10-6-73



**Content Information****Content ID :** 003911**Type:** Ordinance - AO**Title:** Ordinance for the Sale of 9 Parcels**Author:** curtiscr**Initiating Dept:** HLB**Description:** Ordinance for the sale of nine (9) parcels in exhibit A**Keywords:** Sale of nine (9) parcels**Date Prepared:** 4/20/06 11:18 AM**Director Name:** Robin Ward**Assembly Meeting Date**  
**MM/DD/YY:** 5/2/06**Public Hearing Date**  
**MM/DD/YY:** 5/2<sup>16</sup><sub>23</sub>/062006 APR 24 PM 12:05  
CLERK'S OFFICE**Workflow History**

| <u>Workflow Name</u>     | <u>Action Date</u>  | <u>Action</u> | <u>User</u> | <u>Security Group</u> | <u>Content ID</u> |
|--------------------------|---------------------|---------------|-------------|-----------------------|-------------------|
| AllOrdinanceWorkflow     | 4/20/06<br>11:22 AM | Checkin       | mooredy     | Public                | 003911            |
| HLB_SubWorkflow          | 4/20/06<br>11:33 AM | Approve       | wardre      | Public                | 003911            |
| ECD_SubWorkflow          | 4/20/06<br>11:41 AM | Approve       | barkleyva   | Public                | 003911            |
| OMB_SubWorkflow          | 4/20/06 7:20<br>PM  | Approve       | mitsonjl    | Public                | 003911            |
| Legal_SubWorkflow        | 4/21/06<br>10:25 AM | Approve       | fehlenrl    | Public                | 003911            |
| MuniManager_SubWorkflow  | 4/21/06<br>10:36 AM | Checkin       | curtiscr    | Public                | 003911            |
| MuniManager_SubWorkflow  | 4/21/06<br>11:19 AM | Approve       | leblancdc   | Public                | 003911            |
| MuniMgrCoord_SubWorkflow | 4/21/06<br>11:49 AM | Approve       | abbottmk    | Public                | 003911            |