









KENAI PENINSULA BOROUGH


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BUSINESS (907) 262-4441 FAX (907) 262-1892

JOHN J. WILLIAMS
MAYOR

MEMORANDUM

TO: John J. Williams, Mayor 

THRU:  Tim Navarre, Chief of Staff
 Colette Thompson, Borough Attorney
 Craig Chapman, Finance Director
 Rhonda Krohn, Property Tax and Collections Supervisor
 Max Best, Planning Director

FROM:  Marcus A Mueller, Land Management Officer

DATE: May 9, 2006

SUBJECT: Deferred Auction Sale of Tax Foreclosed Property

The Land Management Division, on behalf of the Finance Department, is charged with disposing tax foreclosed property. Tax foreclosed properties are offered through outcry auction after being held by the borough for a period of two years, being the statutory period to validate the borough's title under AS 29.45.450. Tax foreclosed properties having improvements are often not held for the two year period, but rather as policy are disposed of immediately to avoid the many possible liabilities associated with owning improvements of unknown character.

Typically, the Land Management Division holds a tax sale annually sometime between the months of August and October. Because court deeds were issued later than normal for the 2002 tax foreclosure year, only 3 parcels would be available for disposal in 2006. There is little economy in holding a public auction sale for this small number of properties. The Land Management Division and the Finance Department have discussed alternatives and have reached consensus.

Deferring the sale of the 3 parcels currently available for disposal until 2007 will allow that short list to be combined with the current list of approximately 40 parcels already scheduled for auction in 2007. Holding these properties for an additional year will have no adverse affect on the rights of the former record owner provided by state statute. Taxes and fees due these properties will be adjusted to include the interim tax year. The finance department can seek

judgment for the unpaid 2004 taxes for those properties that already have liens from prior years but are not yet subject to a Clerk's Deed.

Based on these facts, it is in the best interest of the Kenai Peninsula Borough to forego a public sale of tax foreclosed properties in the calendar year 2006. A public sale of tax foreclosed properties will be scheduled for 2007 to include eligible properties that would have been available in 2006. A list of referenced properties is attached.

INVENTORY - TAX FORECLOSED PROPERTY - Deeded to the Kenai Peninsula Borough										
PARCEL #	LAST OWNER OF RECORD Available for Auction 2006	CITY	FC YR	Rec Dist	DOC # or B/P	Deed Date	Rec Date	2006 Land	2006 Imprmt	Total
1 165-400-01-1	Taylor Robert L		1999	HM	325/747	12/10/2001	1/7/2002	3,000		3,000
1 012-220-09-1	Preblich Evalyn L		2001	KN	2003-010239-0	8/4/2003	8/13/2003	16,000		16,000
1 063-017-49-5	Northland Credit Cbrporation		2001	KN	2003-010239-0	8/4/2003	8/13/2003	5,000		5,000
3										
Available for Auction (Jan) 2007										
1 017-330-02-8	Showalter Emery V Jr.		2002	KN	2005-000879-0	1/11/2005	1/31/2005	12,000		12,000
1 025-143-03-3	Forgy Richard Phillip & Linda Ann		2002	KN	2005-000879-0	1/11/2005	1/31/2005	21,000		21,000
1 039-033-17-0	Beyford Eddie	30	2002	KN	2005-000879-0	1/11/2005	1/31/2005	2,500		2,500
1 039-123-11-2	Doty Bruce	30	2002	KN	2005-000879-0	1/11/2005	1/31/2005	5,400		5,400
1 043-020-07-2	Jenkins Carl E	30	2002	KN	2005-000879-0	1/11/2005	1/31/2005	25,200		25,200
1 063-018-10-5	Adkins David Allen		2002	KN	2005-000879-0	1/11/2005	1/31/2005	7,200		7,200
1 065-211-10-4	Stillman George & Annie R		2002	KN	2005-000879-0	1/11/2005	1/31/2005	5,200		5,200
1 065-490-10-4	Shomper Francis & Lillian		2002	KN	2005-000879-0	1/11/2005	1/31/2005	9,200		9,200
1 066-430-21-6	Forgy Richard & Linda A		2002	KN	2005-000879-0	1/11/2005	1/31/2005	7,500		7,500
1 133-031-26-0	Smyth Sharon Croskey		2002	KN	2005-000879-0	1/11/2005	1/31/2005	22,100		22,100
1 159-610-57-5	Doxsee Adrian Reeve		2002	HM	2005-000297-0	1/11/2005	1/26/2005	14,400		14,400
1 165-022-01-3	Hoops Rick		2002	HM	2005-000297-0	1/11/2005	1/26/2005	45,500		45,500
1 165-022-40-1	Ross Michael L & Elizabeth A		2002	HM	2005-000297-0	1/11/2005	1/26/2005	24,100		24,100
1 165-690-11-6	Basargin Isak & Irena		2002	HM	2005-000297-0	1/11/2005	1/26/2005	8,900		8,900
1 165-690-12-4	Basargin Isak & Irena		2002	HM	2005-000297-0	1/11/2005	1/26/2005	11,100		11,100
1 165-690-24-9	Basargin Isak & Irena		2002	HM	2005-000297-0	1/11/2005	1/26/2005	7,100		7,100
1 172-071-51-6	Hagen Tom		2002	HM	2005-000297-0	1/11/2005	1/26/2005	21,400		21,400
1 173-690-16-5	Ernst Roger J	20	2002	HM	2005-000297-0	1/11/2005	1/26/2005	18,200		18,200
1 191-180-23-1	Cleghorn Adam		2002	SL	2005-000009-0	1/11/2005	1/21/2005	7,200		7,200
1 137-080-03-2	Sage Dolores C		2002	KN	2005-004951-0	5/16/2005	6/8/2005	21,700		21,700
20										
Available for Auction (Sept) 2007										
1 1012-261-29-3	Purcell Bethany R		2003	KN	2005-009080-0	9/13/2005	9/16/2005	2,000		2,000
1 1013-041-31-4	Hennagin Richard		2003	KN	2005-009080-0	9/13/2005	9/16/2005	14,500		14,500
1 1013-218-09-4	Maguire Kevin P		2003	KN	2005-009080-0	9/13/2005	9/16/2005	5,800		5,800
1 1013-218-10-2	Maguire Kevin P		2003	KN	2005-009080-0	9/13/2005	9/16/2005	5,800		5,800
1 1013-550-36-3	Martin Robert & Tammera		2003	KN	2005-009080-0	9/13/2005	9/16/2005	8,500		8,500
1 1013-550-38-9	Martin Robert & Tammera		2003	KN	2005-009080-0	9/13/2005	9/16/2005	8,500		8,500
1 1013-700-70-3	Smith Erica Ann & Smith Erin Layne		2003	KN	2005-009080-0	9/13/2005	9/16/2005	7,400		7,400
1 015-130-18-0	Hanley Bethany R		2003	KN	2005-009080-0	9/13/2005	9/16/2005	1,000		1,000
1 039-034-29-3	Dew Ruth L	30	2003	KN	2005-009080-0	9/13/2005	9/16/2005	2,500		2,500
1 055-050-20-7	Aho Ronald & Evdokia		2003	KN	2005-009080-0	9/13/2005	9/16/2005	6,700		6,700
1 055-050-22-3	Aho Ron J & Evdokia		2003	KN	2005-009080-0	9/13/2005	9/16/2005	4,600		4,600
1 055-050-23-1	Aho Ronald & Evdokia		2003	KN	2005-009080-0	9/13/2005	9/16/2005	4,600		4,600
1 157-076-02-7	Crawford Theodore M		2003	HM	2005-004426-0	9/13/2005	9/16/2005	4,700		4,700
1 157-076-03-5	Crawford Theodore M		2003	HM	2005-004426-0	9/13/2005	9/16/2005	4,700		4,700
1 157-150-01-2	Crawford Theodore M		2003	HM	2005-004426-0	9/13/2005	9/16/2005	1,300		1,300
1 165-770-06-6	Reutov Nikit		2003	HM	2005-004426-0	9/13/2005	9/16/2005	3,500		3,500
1 171-010-19-2	Amberg Fred Et Al		2003	HM	2005-004426-0	9/13/2005	9/16/2005	35,800		35,800
1 179-080-50-2	Daarud Elmer M	20	2003	HM	2005-004426-0	9/13/2005	9/16/2005	1,700		1,700
18										
Clark's Deed to be Take Immediately Prior to Auction										
1 1055-050-21-5	Aho Ron J & Evdokia		2003	KN				13,200	6,100	19,300
1 1133-400-04-4	Smyth Sharon Croskey		2003	KN				14,600	6,200	20,800
1 133-400-28-3	Smyth Sharon Croskey aka Smyth Sharon C		2003	KN				17,400	6,200	23,600
1 139-160-12-1	Ames Tom		2003	HM				14,900	10,200	25,100
1 172-430-08-4	Mulvey Amanda Rowan		2003	HM				30,500	9,700	40,200
5										
43 TOTAL	(Subject to Redemption by Last Record Owner)									