CITY OF WASILLA

290 E. HERNING AVE.
WASILLA, ALASKA 99687
PHONE: (907) 373-9050
FAX: (907) 373-0788

COUNCIL MEMORANDUM NO. 90-28

FROM: Finance Director

DATE: April 13, 1990

RE: Special Assessment Relief (Sewer 83-S-1)
Lot 20, Block 1, Parks Manor Subdivision

I have had prior communications with Mrs. Blackard concerning this lot and have advised her on each occasion that she needs to request action on the part of the City Council. I'm guessing that this letter is as close as we are going to get.

I checked the Matanuska-Susitna Borough tax records and find that Lot 20, Block 1 was platted as .24 acre and the Matanuska-Susitna Borough is taxing her for .08 acre or a 66 2/3% reduction, which looks like the amount of the lot taken up by Fishhook Road. I presume that Mrs. Blackard is requesting a similar reduction in her sewer assessment on this lot.

The protest period for this assessment area was over October 24, 1983 without any protests submitted for this lot. If the Council grants this request, the Debt Service Fund will be denied that source of revenue to pay off the bonds. One possibility is that if you grant her request that in trade for a reduction you require payment in full so that the principal can be used to earn interest and over time make up the difference.

Erling P. Nelson
Finance Director

Approved relief of assessment - payment of $714.87 to come out of Council Contingency

Joe and Mary Blackard
1705 Ship Avenue
Anchorage, Alaska 99501
Ph# 276-1823

Mr. Erling Nelson
City of Wasilla
290 East Herning Avenue
Wasilla, Alaska 99687

RE: Special Assessment Lot 20, Block 1, Parks Manor subdivision

Mr. Nelson,

Reference our letter dated April 25, 1988 in which we first responded to this assessment. Lot 20 is effectively blocked from any permanent development by road and utility easement. Fishhook road R.O.W. and the adjacent M.E.A. power line easement cover virtually the entire property. We own eight contiguous lots on Dana Way which were also assessed and for which the assessment has been paid in full.

The Mat-Su Borough graciously lowered the tax assessment on this property to less than 15% of the original amount citing the same reasons stated above.

Lot 20 can effectively serve as a buffer to future development on the other lots in Block 1 and we feel that this is the highest and best use considering the easements. Sewer assessment, given the situation, seems to us neither fair nor reasonable.

The City of Wasilla has notified us that our name and [illegible]

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RPR100 < REAL PROPERTY RECORD > Date 4/13/90 Time 10:51:34

Account # 1048B01L020 Subdiv PARKS MANOR

O! 1st BLACKARD JOE
W! 2nd
N! 3rd
E! C/O % MAT SU INC
R! Str 1705 SHIP AVE
S! C/S ANCHORAGE AK 99501 1806

	Certified	Certified	Work in Progress
OWNER TAXABLE	1988 013	1989 013	1990 013
Land Value	3,000	3,000	3,000
Imprv Value			
Total Value	3,000	3,000	3,000
Mill Levy	9.570	13.200	.000

Address: 351 E DANNA AVE
Acres: .06
Place Name: CITY OF WASILLA
Map Number: WA 11 T/R/S: S 17N01W03 C
Tax Roll: REGULAR 1990 Notice/Bill: OWNER
Updated: 3/27/81 DAT Neighborhood: WASILLA
CHNG ACCT, CMD 1=END, 2=ADVANCE, 3=BACK-UP, 4=TOTAL, 5=LAND INQ, OR 7=IMPV INQ

platted Acreage .24 acre
.06/16 Difference
assessing 66 2/3 %

RPI130 1 LAND ASSESSMENT RECORD INQUIRY Date 4/13/90 Time 10:51:44

Account Number 1048B01L020 PARKS MANOR

Map #: WA 11 T/R/S: 17N01W03 C

	Water P	Sewer P		
Assessment Year	87	88	89	90
Taxing Zone	013	013	013	013
Zoning			CA	CA
Land Use	VAC	VAC	VAC	VAC
Schedule	97 OS	97 OS	97 OS	97 OS
Area In Acres	.08	.08	.08	.06
Area In Sq Ft	3485	3485	3485	3485
Basic Unit VL	3000	3000	3000	3000
Basic Land VL	3000	3000	3000	3000