



CITY OF WASILLA

290 E. HERNING AVE.
WASILLA, ALASKA 99654-7091

Area Code (907)

Administration
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Clerks Office
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Finance
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Library
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Museum
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Planning
Ph: 373-9074
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Public Works
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COUNCIL MEMORANDUM NO. 95-28

From: Mayor Stein
Date: March 16, 1995
Subject: Alta Simmons Property
Aurora Cemetery

Mrs. Simmons called recently to re-open her interest in selling her acre lot and house adjacent to Aurora Cemetery's Fishhook Road entrance.

Mr. Wyatt has prepared the attached memo briefing the City's possible interest in the property.

Administration respectfully asks for council direction on this opportunity.

John C. Stein, Mayor

No interest

INTERNAL MEMORANDUM
ADMINISTRATION

TO: Mayor Stein
FROM: Deputy Administrator Wyatt
DATE: March 15, 1995

SUBJ: ALTA SIMMONS PROPERTY

I have reviewed your March 7th Memorandum RE: the Alta Simmons Property.

It appears as though this property has some value to the City.

It is the gateway/reception house to the Cemetery.

The on-site well may be a source of water for friends and relatives of the interred, and for grounds maintenance.

The house and detached garage could be used for Parks and Rec. Maintenance headquarters and storage now, and/or at some future time be converted to a funeral reception area and leased or sold to the local funeral parlor.....

The existing access to the cemetery is apparently an easement across a quiltwork of 3 parcels with some resultant confusion over long term legal and dedicated access. Acquisition could possibly allow for access clarification.

I think the \$175,000 price is considerably out of line for this 1.09 acre (47480SF) parcel with a relatively small rectangular house and a minimum sized 2-car, detached garage.

The MSB assessed valuation for 1993 was \$60,400 for improvements and \$26,000 for land for a total of \$86,400.

The MSB assessed valuation for 1994 was \$64,100 for improvements and \$26,000 for land for a total of \$90,100.

MSB assessors have recently announced an approximate 11% areawide increase in valuation for Borough properties. This amount is reflected in the MSB "work in progress" 1995 assessment of \$71,500 for improvements and \$26,000 for land for a total of \$97,500 (about a 9% increase over the previous year).

Lot 3, Janneck Tracts (Simmons) does not appear to be affected by the State DOT/PF proposal for realignment of Fishhook Road.

Currently, there are no taxes collected on this property as a result of a Senior Citizen exemption.

SUBJECT
PARCEL

M=2,774,216.000
E=598,067.000
D=16°45'
T=245.81
L=478.62

P.C. 237+81.77

House

Garage

EXISTING R/W

EXISTING R/W

PROPOSED DOT/PE R/W
FISHHOOK ROAD

AUTA SIMMONS
PROPERTY

P.T. 233+25.22

ARPE

2

240

PR100

< REAL PROPERTY RECORD >

Date 3/15/95 Time 8:34:52

Account # 1156000L003

Real Property Attributes D=Display (where allowed)

AMB 308

TFR 61 65

CTY 013 95 .000

FSA 130 95 .000

CTY 013 94 1.700

WASILLA-LAKES FSA

Certified

Certified

Work in Progress

-----1993 CTY -----

-----1994 CTY -----

-----1995 CTY -----

Land

Impv

Land

Impv

Land

Impv

APPRAISED

26000

60400

26000

64100

26000

71500

SR CITIZEN

26000-

60400-

26000-

64100-

26000-

71500-

OWNER TAXABL

TOTAL OWNER TAXABLE

CMD 1 = RETURN TO FIRST PAGE

03-13

SA

MW

KS

JM

II

S1

KB

*26000
60400

86400*

*26000
64100

90100*

*26000
71500

97500*