



	Presented
Date Action Taken:	6/14/2010
Other:	
Verified by:	<i>K. Smith</i>

WASILLA CITY COUNCIL INFORMATIONAL MEMORANDUM

IM No. 10-18

TITLE: LIBRARY NEEDS COMMITTEE REPORT IN RESPONSE TO WASILLA CITY COUNCIL RESOLUTION SERIAL NO. 10-10.

Agenda of: June 14, 2010

Date: June 2, 2010

Originator: Deputy City Clerk

Route to:	Department	Signature/Date
X	Finance Director	<i>[Signature]</i> 6/2/10
X	Deputy Administrator	<i>[Signature]</i>
X	City Clerk	<i>[Signature]</i>

REVIEWED BY MAYOR VERNE E. RUPRIGHT:

[Signature]

FISCAL IMPACT: yes \$ or no

Funds Available yes no

Account name/number:

Attachments: Funding Progress Report (2 pp)

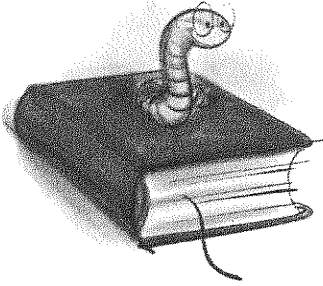
SUMMARY STATEMENT:

Within Wasilla City Council Resolution Serial No. 10-10 the Library Needs Committee was asked to create a working document that addressed the following tasks:

- Determine if Meta-Rose Square Building can be used for a library;
- Suggested size and locations of a new library facility;
- Tentative timeline;
- Projected costs;
- Funding sources;
- List of library needs; and
- Their commitment to the project.

The attached memo from the Library Needs Committee is their response to the aforementioned list of tasks.

Memorandum to City Council



May 18, 2010

RE: City Council Resolution Serial No. 10-10
Recommendations to City Council

Task 1- Determine if Meta-Rose Square Building can be used for a library.

The City's architectural report by Burkhart-Croft shows the Meta-Rose Square building can be converted into a City Library for \$3 million. The Library Needs Committee believes the Meta-Rose Square building falls short in two major areas:

- 1) *Library Use data shows the City's library should be between 20,000 and 40,000 square feet in size. Although the Meta-Rose Square building is 20,000 square feet in size, it has no room to expand; and*
- 2) *The Meta-Rose building has 3 floors. The City's library study by ASCG shows the library should be constructed as a single story building to minimize personnel cost in the operating budget.*

Other areas that are not ideal at the Meta-Rose Square that need to be considered include:

Limited parking, limited access for school buses and delivery trucks, natural lighting with operable windows in the existing retail areas is minimal, no meeting rooms, and no study rooms. This is based on the public's input on the areas that need improvement at the current library.

The Library Needs Committee believes that although the Meta-Rose Square Building could be used for a library, it should not be. The cost is too large for an "interim solution" and it would still have the same problems that the current library has – marginal parking, no meeting rooms, etc.

Task 2- Suggest size and location of a new library.

The new library should be a minimum of 24,000 square feet in size now, with the ability to expand to 40,000 square feet in 20 years (see chart below). The current service population of the Wasilla Library is 39,000. A 20-year planning period shows the library service population reaching 62,000 with a growth rate of 2.35 percent.

Constructing a smaller building now with the ability to expand makes the project more feasible. A single-story 24,000 square foot library could be operated at the same staffing level as the current library, if the new building was well laid out like the floor plan prepared by Isaac Benton (The City's Library Architect) in 2008 for the VPA site.

The Library Needs Committee believes the Wasilla Library should never be more than 40,000 square feet in size or it will lose the "small town" feel people enjoy. Limiting the ultimate library size also keeps pressure on the Borough to add libraries in the future to outlying areas.



Wasilla Meta-Rose Public Library

Library Needs Committee

Jeanne Troshynski; Chair, Borough Resident
Ralph Baldwin; Vice-Chair, Borough Resident
Colleen Carter Scott, City Resident
Mary Kvalheim, City Resident
Mary Kay "Randy" Robinson, City Resident

Service Population	Library Size (sqft) w/ Minimum Desirable Parameters	Library Size (sqft) w/ Maximum Desirable Parameters
10,000	10,029	20,091
20,000	17,254	37,058
30,000	23,040	43,830
40,000	27,401	55,288
50,000	32,251	66,858
60,000	36,948	77,033
70,000	41,729	90,524
80,000	46,861	100,750
90,000	50,861	113,071

Note- Library Size based on Wisconsin Department of Education Planning Outline for Libraries

The Library Needs Committee believes the library should maintain its location downtown as indicated by the public in the ASCG study. The minimum parcel size needed is 3 acres based on an ultimate building size of 40,000 square feet with between 1 and 2 acres of parking. Properties less than 3 acres would require a 2 story library building.

The following is a list of potential library sites in the downtown area, that include three sites north of Main Street on Wasilla-Fishhook Road near Iditarod Elementary School:

Property	Size-Acres	Assessed Value	Comments
Parcel C21 Section 3	7.08	\$177,000	Vacant Land
Parcel D4 Section 4	2.78	\$514,700	Vacant Land
Parcel D6 Section 4	4.29	\$560,600	Vacant Land
Tract B Radon Dev.	2.80	\$487,900	Vacant Land
L1 B2 Yenlo Square	2.31	\$503,200	Vacant Land
Tract 7 Fred Nelson	8.36	\$407,900	Land w/Existing Structure
Lot 7B Thomas Addn 2	3.76	\$2,208,100	Existing mini-storage buildings
Parcel B17 Section 10	2.55	\$1,335,700	Existing mini-storage buildings
Tract A PJC Sub.	13.24	\$522,800	Land w/ Existing Structure
Nunley Park-City Block	3.10	\$182,600 (4 lots)	Need to purchase 4 lots
Valley Performing Arts Site	2.59	\$220,000 (L2A)	Assumes VPA relocates and purchase adjacent lot (L2A)
Lots 3A-6A Block 1 Thomas Add. #2 Ph 1	2.9	\$1,742,300	Existing Business Park

Note- Most of these properties are currently not for sale and the owners may not be willing to sell.

Task 3- Tentative Timeline.

The biggest variable in the timeline is the time to acquire funding (1-3 years). Construction can be completed in 1-year. Design can take up to 1-year, unless a Design-Build delivery system is used which saves time. Total time 3-5 years.

Task 4- Projected Costs.

Construction cost will vary from \$250-\$350 per square foot for a library. FF&E costs vary from \$35-\$50 per square for furniture, fixtures and equipment for a library.

24,000 sqft Building w/ FF&E	=	\$6.8 million - \$9.6 million
Design & Construction Management (15%)	=	\$1 million - \$1.4 million
Land acquisition	=	\$0.5 million - \$2.5 million
Site Development	=	\$0.5 million - \$1.0 million
Contingency (10%)	=	\$1.0 million
Total Cost	=	\$10 million - \$15 million for 24,000 square foot Building

Task 5- Funding Sources.

- 1) Sales Tax increase of ½ percent to support a revenue bond (50 or 100 percent of total project cost)
- 2) Alaska Library Construction and Major Expansion Grant Program (50 percent)
- 3) US Department of Agricultural (USDA), up to \$1 million Federal Grant
- 4) Economic Development Administration (EDA), up to \$1 million Federal Grant
- 5) Rasmuson Foundation Grant, up to \$1 million towards construction
- 6) Friends of Wasilla Library Building Fund and fund-raising

Library Projects in Alaska from 2002-2005 used a variety of funding:

Federal Funds Averaged	32% of project cost
State Funds Averaged	25% of project cost
Municipal Funding Averaged	24% of project cost
Funding from Foundations	12% of projects cost
Funding from Corporations	1% of project cost
Local Fund Raising	6% of project cost
	100%

Task 6- List of Library Needs.

The existing Wasilla Library has become deficient in many areas due to the increase in use since it was constructed in 1978. The library outgrew its current building 1995. A space needs assessment done in 1997 showed that the facility was not adequate to house the existing collection, staff, or to allow growth in collection or services.

The needs assessment was updated in 2006, and along with the inadequacies noted in the 1997 assessment, the latter assessment noted marked deficiencies in collection size, access to technology, reader seating, meeting space and work space. As a result, effective delivery of library services to patrons has been, and is, limited by the availability of resources and space. Since FY2005, library visits have increased by 18%; total circulation has increased by 24%; program attendance has increased by 22%; and patron computer use has increased by 64%.

In general, the building needs to be bigger with more parking. A bigger building will provide more space for programming, more space for meeting rooms and study areas, and more room for reading areas and computer use.



Story Time at Wasilla Meta-Rose Public Library

The library offers numerous special reading and learning programs throughout the year including pre-school and toddler story times, baby lap-sit, a children's birthday book club, summer and winter reading programs for all ages, community outreach, collaborative programs with local schools, and author visits.

Currently, there is no designated program area. Story times for toddlers and preschoolers, as well as workspace for the accompanying crafts, are held in the youth services collection walkway between the videos and the young adult books. This makes it quite difficult for anyone to access these materials during story times, and greatly restricts the number of children that may participate in literacy programs.

Other noted library needs, as listed in the 2008 ASCG report, are:

- increased parking
- access for school buses and delivery trucks (a loading dock)
- up to 20 computer stations for patrons as well as plenty of technology capacity to keep up with future changes

- *meeting room(s) for up to 150 people*
- *study rooms for tutoring and designated quiet areas*
- *improved accessibility for people with disabilities and caregivers with strollers*
- *high quality indoor lighting and natural lighting with operable windows*
- *reading areas next to windows*
- *a waiting area for patrons to wait for rides, buses, etc.*
- *an events display sign for ongoing community events*
- *outside courtyard with landscaping for reading, as well as outdoor lighting for improved security*
- *a place for pets and bicycles*
- *staff workstations strategically located to view the library in all directions*
- *the ability to expand with maximum flexibility*

Task 7- The Committee's Commitment to the Project.

The committee will support the City in pursuing a new 24,000 square foot library that can be expanded in the future.

Jeanne Troshynski, Chair, Borough Resident

As one of nine children, I spent a great deal of time as a young person at the public library. The access to books and information was instrumental in my growing up. I have valued libraries as a resource since my childhood.

In 1993 my family and I moved to Alaska. After spending a year in Glennallen, we were given a choice to move to either Fairbanks or Wasilla. We were told by several people that Wasilla is one of the most community oriented areas in the state. For me this was a huge factor in our decision of where to live. I have always valued being a part of a community.

In 2000 I was asked by Ley Schliech to join the Friends of Wasilla Library Board. I have been serving as president of the board since 2001. It quickly became apparent that the priority for the Wasilla Library is to get a new building. In fact, this has been a priority for many years.

I am currently serving my second term on the Borough Library Board. I feel that understanding the whole picture is critical in being a problem solver and advocate for any project.

I am not a city resident, but I consider Wasilla my home. I shop extensively in the city limits of Wasilla. Both of my children graduated from Wasilla High School. I regularly use the Wasilla Public Library.

I believe a cornerstone to any successful community is an excellent library. We are truly fortunate to have an amazing staff at Wasilla Meta-Rose Public Library. I am committed to continuing to work for a beautiful library to serve the community of Wasilla including its residents, neighbors, and visitors.

Ralph Baldwin, Vice Chair, Borough Resident

Members of my family are big readers and throughout our lives, public libraries have played an important role in our development and well being.

There is something beautiful and quintessentially American about the institution of public libraries. A public library is a place that an individual, regardless of age, sex, race, or economic status, can visit to better themselves, to become more educated and, as a result, a more productive citizen.

Wasilla has outgrown the present library many times over and it is now time to take action so that the essential need of access for all to important and relevant information is met in a timely fashion. Cooperative effort and hard work among all parties involved can accomplish this goal, one of building a new library, one that will meet the increased needs of our community for many years into the future.

Mary Kvalheim, City Resident

It is my opinion, public libraries are the center point of any community. I hope I will be able to stay on the Library Needs Committee until it has finished the task assigned. I would like to continue with any following committees on which I am asked to serve to further the Wasilla Public Library for as long as necessary and/or until the library is completed.

My granddaughter still remembers crowding in to the lower floor area to meet and listen to the cousin of Laura Ingalls Wilder of Little House on the Prairie fame. The books were even more important to her because of this older woman coming to talk to the children about this time in our nation's history.

Our library is a reflection on our city, on our community as to how much we value this institution. What we present to the rest of this borough, to the rest of this state is a very poor image of our city if they consider our existing library the focal point of the community, the city. The library to me represents how much we value education and learning as well as a community gathering place. To improve our image, Wasilla city residents need to commit and support the plans adopted by the Friends of the Library. It is time for us to have a new community library that shows pride in our home town.

Wouldn't you like to be a member of the City Council that finally supported and certified the election for the bond issue (passed by city voters, of course) that gives our city a new library?

M.K. (Randy) Robinson, City Resident

Words are magic. With words we report the news, profess our undying love and preserve our traditions.

I am proud to be a member of the Library Needs Committee and happy to devote the time to help bring a civic investment to Wasilla. I feel that a library improves quality of life for residents which in turn attracts more residents which increases city revenues.

To quote John Adams, "Let us dare to read, think, speak and write... Let every sluice of knowledge be opened and set a flowing."

Colleen Carter Scott, City Resident

My commitment to this project is based on events started long before I was born. My parents arrived in Wasilla in 1940. Wasilla was a gathering of people in a place where entertainment didn't depend on outside stimuli. It was a place where ideas were shared for the betterment of the community bringing diversity into their everyday life.

Mere survival was a way of life and that survival depended on each member of the community. Wasilla didn't have a fire department or a cemetery but a small library had been started. That, in itself, indicates the importance even a fledging library represented. It was a place of sharing---reading materials and ideas. It was a focal

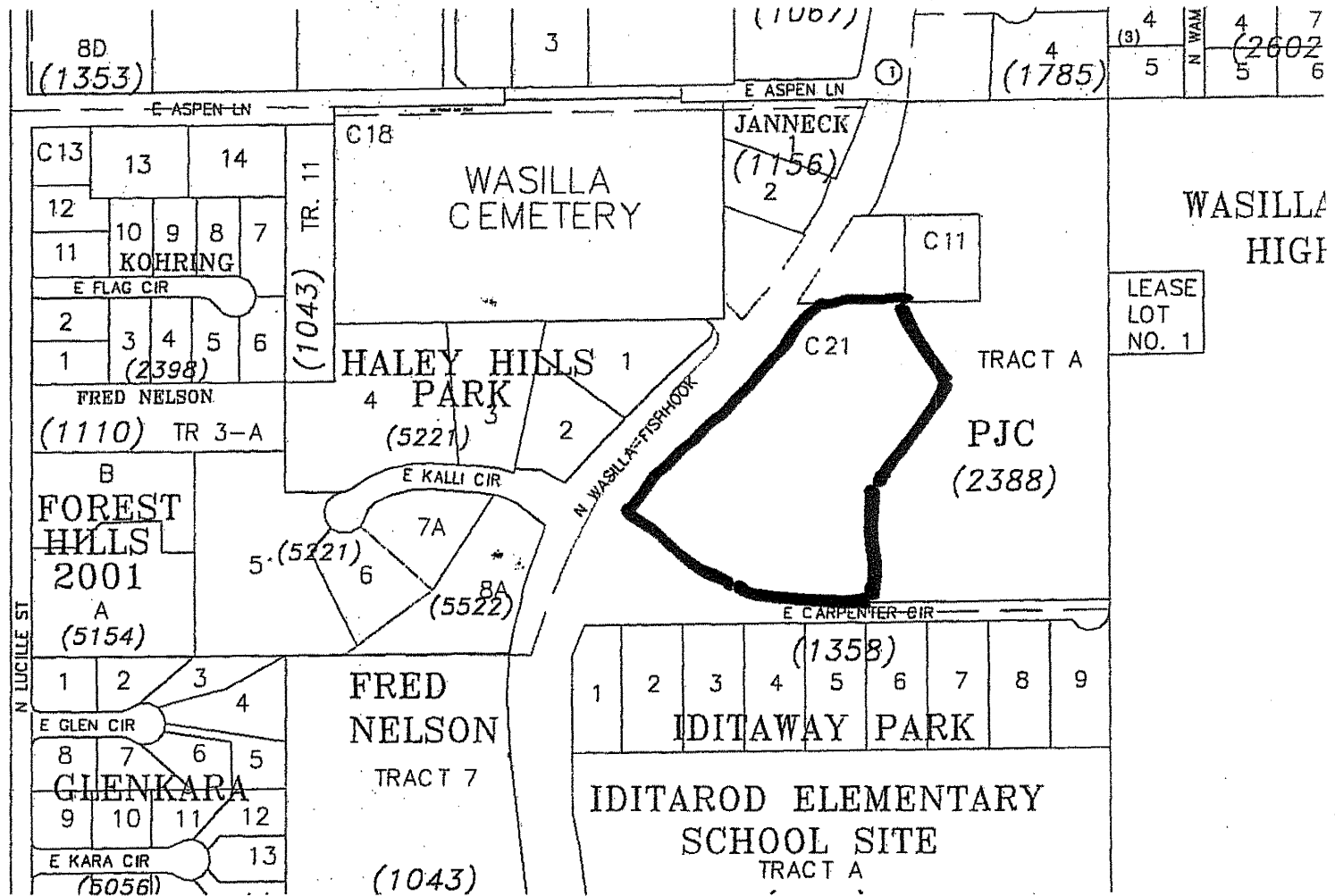
point of the community. Wasilla needs to bring that focus back and I truly believe a library would accomplish that goal. As a center point of the community it would create a downtown area conducive to sharing of ideas and community activities-an area of pride and accomplishment for the inhabitants as well as visitors. My commitment to the project is tied up in the past with gratitude to the founders and a responsibility to those same pioneers who have taken us this far.

Conclusion and request for further direction.

Now that the tasks as outlined in City Council Resolution Serial Number 10-10 have been addressed by the Library Needs Committee, the Wasilla Meta-Rose Public Library Needs Committee (WMRPLNC) respectfully requests direction from the council as to the committee's next task.

After spending a considerable amount of time and thought towards developing the working document requested by the Council through the resolution, the next logical step to the committee is to acquire land. This would satisfy a major requirement for scoring on the state evaluation matrix for funding for up to 50% of the total project costs.

The committee respectfully requests that the Council provide instruction as to what tasks should be pursued. Once further direction has been received from the Council, the committee will schedule additional meetings to continue working on this project.





MATANUSKA-SUSITNA BOROUGH

Search Again

Owner Search

Real Property Detail for Account: 17N01W03C021

Site Information

Account Number	17N01W03C021	Subdivision	
Parcel ID	53686	City	Wasilla
TRS	S17N01W03	Map	WA11
Abbreviated Description (Not for Conveyance)	TOWNSHIP 17N RANGE 1W SECTION 3 LOT C21		



Site Address: 1001 N WASILLA-FISHHOOK RD

Ownership

Owners	GARNEY BARBARA A	Buyers	
Primary Owner's Address	# 8 487 W LAKEVIEW AVE WASILLA AK 99654	Primary Buyer's Address	

Appraisal Information (Show Building Information)

Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed*
2010	\$177,000.00	\$0.00	\$177,000.00	2010	\$177,000.00	\$0.00	\$177,000.00
2009	\$177,000.00	\$0.00	\$177,000.00	2009	\$177,000.00	\$0.00	\$177,000.00
2008	\$177,000.00	\$0.00	\$177,000.00	2008	\$177,000.00	\$0.00	\$177,000.00

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed	Date	Type	Recording Info (offsite link to DNR)
2010	No	0035	Not Yet Set	Tax Not Yet Set	2/23/1983	QUITCLAIM DEED (ALL TYPE)	Palmer Bk: 296 Pg: 750
2009	Yes	0035	11.7	\$2070.90			
2008	Yes	0035	12.269	\$2171.61			

Tax Account Status †

Status	Tax Balance	Farm	Disabled	Senior	Total	LID Exists
Current	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	No

Land and Miscellaneous

Gross Acreage	Net Acreage	Assembly District	Voting Precinct	Fire Service Area	Road Service Area
7.08	7.08	Assembly District 004	14-080 Wasilla No. 2	130 Wasilla Lakes FSA	

* Total Assessed is net of exemptions and deferrals.

Last Updated: 4/6/2010 4:00:51 AM

** Payments, interest, penalties, and other charges posted after Last Update Date are not reflected in balances.

† If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Search Again

Owner Search

Real Property Detail for Account: 17N01W04D004

Site Information

Account Number	17N01W04D004	Subdivision	
Parcel ID	81595	City	Wasilla
TRS	S17N01W04	Map	WA12
Abbreviated Description (Not for Conveyance)	TOWNSHIP 17N RANGE 1W SECTION 4 LOT D4		

Wasilla



Site Address: 600 N LUCILLE ST

Ownership

Owners	BALDWIN SAMUEL J	Buyers	
Primary Owner's Address	800 BELFORD AVE GRAND JUNCTION CO 81501	Primary Buyer's Address	

Appraisal Information (Show Building Information)

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed*
2010	\$514,700.00	\$0.00	\$514,700.00	2010	\$514,700.00	\$0.00	\$514,700.00
2009	\$514,700.00	\$0.00	\$514,700.00	2009	\$514,700.00	\$0.00	\$514,700.00
2008	\$514,700.00	\$0.00	\$514,700.00	2008	\$514,700.00	\$0.00	\$514,700.00

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed	Date	Type
2010	No	0035	Not Yet Set	Tax Not Yet Set	4/13/2005	
2009	Yes	0035	11.7	\$6021.99	4/13/2005	QUITCLAIM DEED (ALL TYPE)
2008	Yes	0035	12.269	\$6314.85	1/30/1986	WARRANTY DEED (ALL TYPES)

Recorded Documents

Date	Type
4/13/2005	
4/13/2005	QUITCLAIM DEED (ALL TYPE)
1/30/1986	WARRANTY DEED (ALL TYPES)

Recording Info (offsite link to DNR)

[Palmer 2005-008796-0](#)
[Palmer 2005-008797-0](#)
[Palmer Bk: 454 Pg: 492](#)

Tax Account Status †

Status	Tax Balance	Farm	Disabled	Senior	Total	LID Exists
Please Call	\$6,342.84	\$0.00	\$0.00	\$0.00	\$0.00	No

Land and Miscellaneous

Gross Acreage	Net Acreage	Assembly District	Voting Precinct	Fire Service Area	Road Service Area
3.44	2.78	Assembly District 004	14-075 Wasilla No. 1	130 Wasilla Lakes FSA	

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MATANUSKA-SUSITNA BOROUGH

Search Again

Owner Search

Real Property Detail for Account: 17N01W04D006

Site Information

Account Number	17N01W04D006	Subdivision	
Parcel ID	4315	City	Wasilla
TRS	S17N01W04	Map	WA12
Abbreviated Description (Not for Conveyance)	TOWNSHIP 17N RANGE 1W SECTION 4 LOT D6		

Wasilla



Tax Maps

Simple Viewer

Advanced Viewer

Site Address	151 W NELSON AVE
Ownership	
Owners	GLOBAL FINANCE & INV CO
Primary Owner's Address	2523 SECOND AVE SEATTLE WA 98121

Buyers	
Primary Buyer's Address	

Appraisal Information (Show Building Information)

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed*
2010	\$560,600.00	\$0.00	\$560,600.00	2010	\$560,600.00	\$0.00	\$560,600.00
2009	\$560,600.00	\$0.00	\$560,600.00	2009	\$560,600.00	\$0.00	\$560,600.00
2008	\$560,600.00	\$0.00	\$560,600.00	2008	\$560,600.00	\$0.00	\$560,600.00

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed	Date	Type
2010	No	0035	Not Yet Set	Tax Not Yet Set	5/10/1993	WARRANTY DEED (ALL TYPES)
2009	Yes	0035	11.7	\$6559.02	12/10/1992	WARRANTY DEED (ALL TYPES)
2008	Yes	0035	12.269	\$6878.01	10/17/1989	QUITCLAIM DEED (ALL TYPE)

Recorded Documents

Date	Type
5/10/1993	WARRANTY DEED (ALL TYPES)
12/10/1992	WARRANTY DEED (ALL TYPES)
10/17/1989	QUITCLAIM DEED (ALL TYPE)

Recording Info (offsite link to DNR)

[Palmer Bk: 715 Pg: 212](#)
[Palmer Bk: 701 Pg: 64](#)
[Palmer Bk: 599 Pg: 762](#)

Tax Account Status †

Status	Tax Balance	Farm	Disabled	Senior	Total	LID Exists
Current	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	No

Land and Miscellaneous

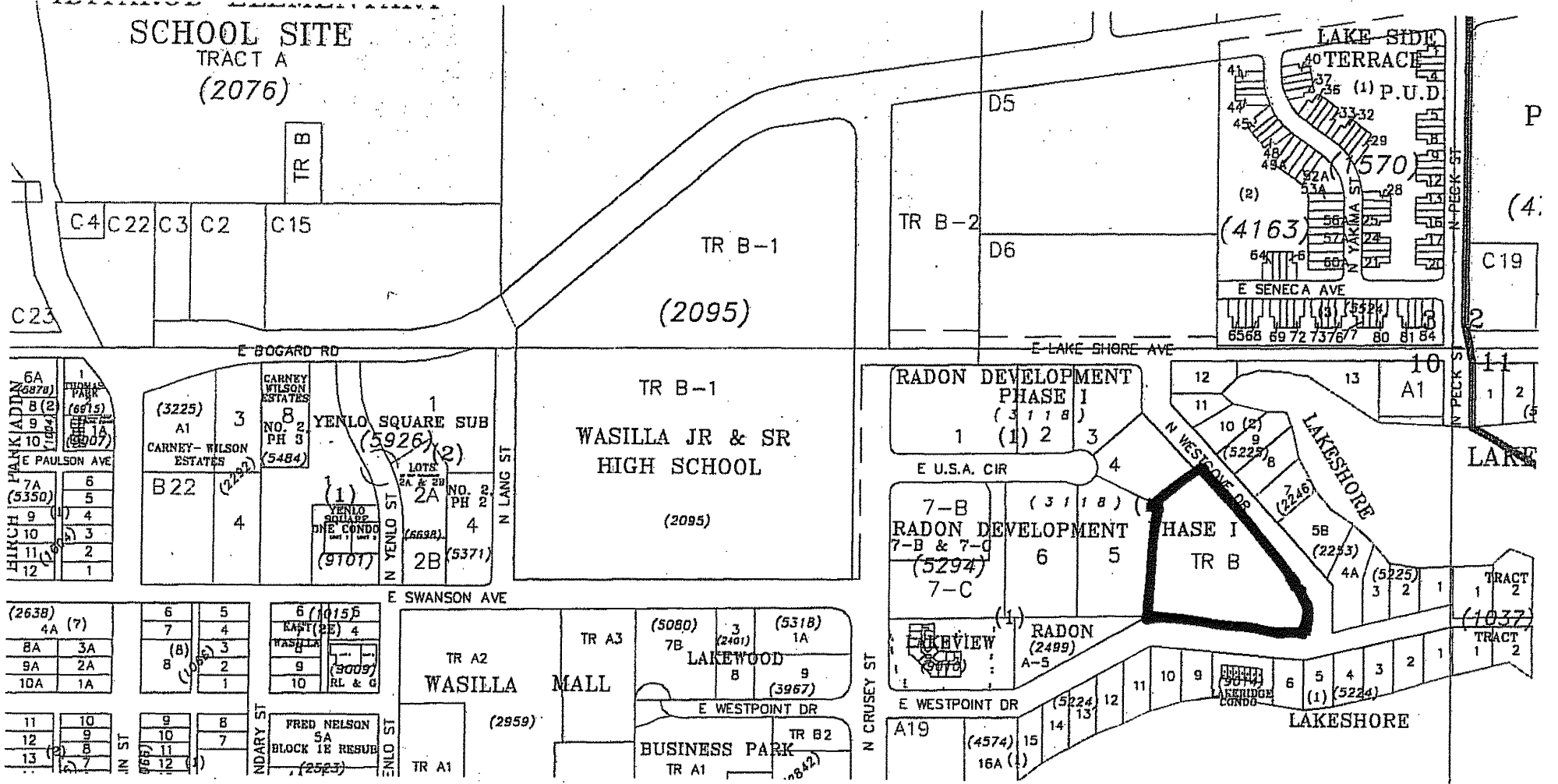
Gross Acreage	Net Acreage	Assembly District	Voting Precinct	Fire Service Area	Road Service Area
4.48	4.29	Assembly District 004	14-075 Wasilla No. 1	130 Wasilla Lakes FSA	

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SCHOOL SITE
TRACT A
(2076)

TR B-1
(2095)

TR B-1
WASILLA JR & SR
HIGH SCHOOL
(2095)

RADON DEVELOPMENT
PHASE I
(3118)

7-B
RADON DEVELOPMENT
7-B & 7-C
7-C
(5294)

TR B

LAKESHORE
RADON
(2499)
A-5

LAKESHORE

TR A2
WASILLA MALL

TR A3
LAKELWOOD
7B
1A

TR B2
BUSINESS PARK
TR A1

YENLO SQUARE SUB
(5926)
CARNEY-WILSON
ESTATES
NO. 2
PH 3
(5484)
B22
LOT 2A
LOT 2B
(5371)

TR A1
WASILLA
EAST (2E) 4
WASILLA
9
10
RL & G
(3009)

FRED NELSON
5A
BLOCK 1E RESUB
(2523)

PANKIADIN
6A
8(2)
9
10
E PAULSON AVE
7A
(5350)
9
10
11
12

TR A1
WASILLA
8A
9A
10A
2A
3A
1A

TR A1
WASILLA
11
12
13

LAKE-SIDE
40 TERRACE
(1) P.U.D.
(570)
(4163)
E SENECA AVE
6568 69 72 73 76 77 80 81 84

LAKE
TRACT 1
TRACT 2

TRACT 1
TRACT 2
(1037)



MATANUSKA-SUSITNA BOROUGH

Search Again

Owner Search

Real Property Detail for Account: 3118B01T00B

Site Information

Account Number 3118B01T00B Subdivision
 Parcel ID 74765 City
 TRS S17N01W10 Map WA11
 Abbreviated Description RADON DEV PH I BLOCK 1 TRACT B
 (Not for Conveyance)

RADON DEV PH I
 Wasilla



Site Address 1035 E WESTPOINT DR

Ownership

Owners HAYES JOE L Buyers
 Primary Owner's Address PO BOX 101821 ANCHORAGE AK 99510-1821 Primary Buyer's Address

Appraisal Information (Show Building Information)

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed*
2010	\$487,900.00	\$0.00	\$487,900.00	2010	\$487,900.00	\$0.00	\$487,900.00
2009	\$487,900.00	\$0.00	\$487,900.00	2009	\$487,900.00	\$0.00	\$487,900.00
2008	\$487,900.00	\$0.00	\$487,900.00	2008	\$487,900.00	\$0.00	\$487,900.00

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed	Date	Type
2010	No	0035	Not Yet Set	Tax Not Yet Set	8/13/2008	
2009	Yes	0035	11.7	\$5708.43	1/22/2004	QUITCLAIM DEED (ALL TYPE)
2008	Yes	0035	12.269	\$5986.05	12/9/2003	

Recorded Documents

Recording Info (offsite link to DNR)

- [Palmer 2008-018264-0](#)
- [Palmer 2004-001780-0](#)
- [Palmer 2003-036797-0](#)

Tax Account Status †

Status	Tax Balance	Farm	Disabled	Senior	Total	LID Exists
Current	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	No

Land and Miscellaneous

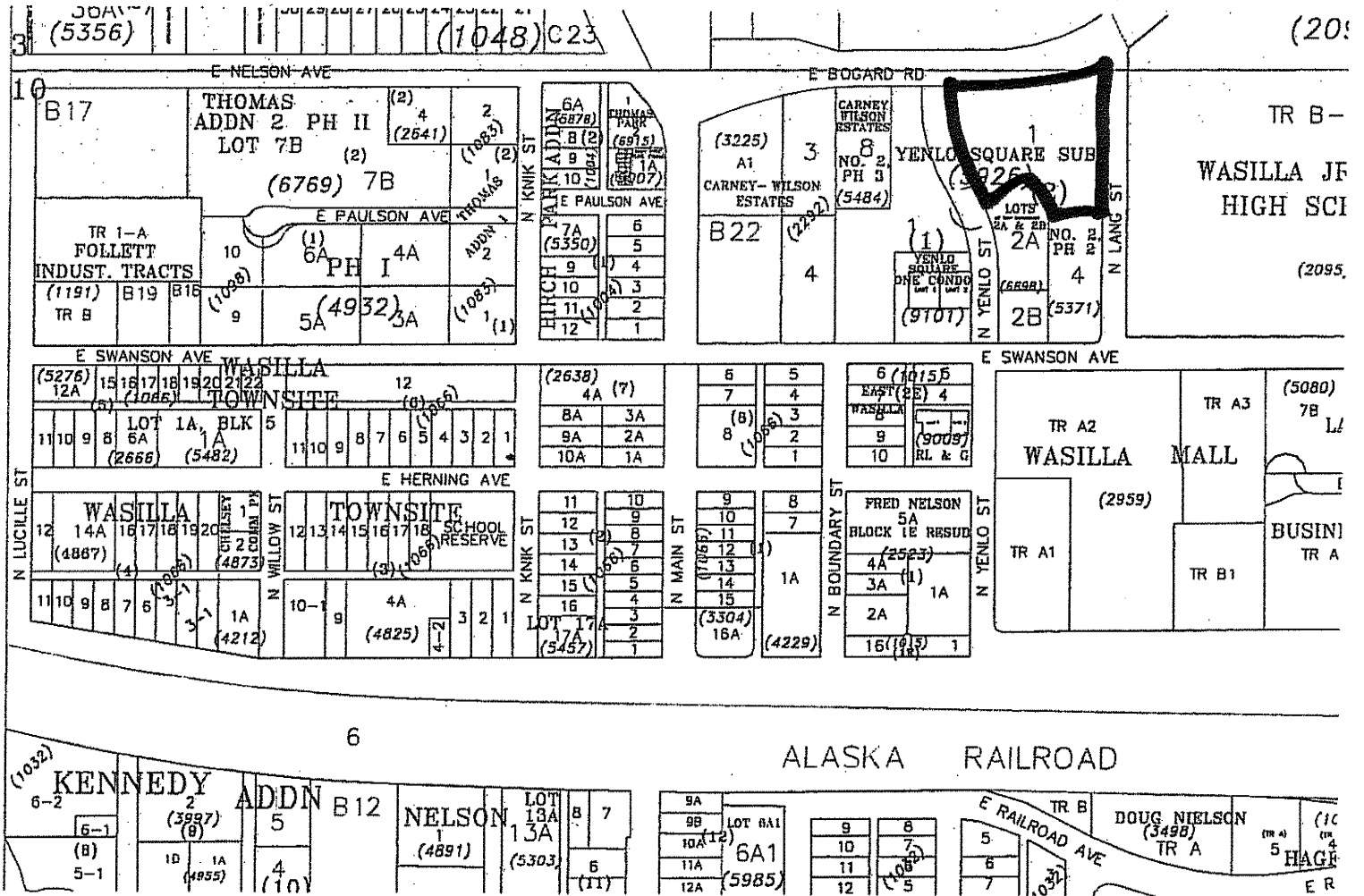
Gross Acreage	Net Acreage	Assembly District	Voting Precinct	Fire Service Area	Road Service Area
2.80	2.80	Assembly District 004	14-080 Wasilla No. 2	130 Wasilla Lakes FSA	

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MATANUSKA-SUSITNA BOROUGH

Search Again

 Owner Search

Real Property Detail for Account: 5926B02L001

Site Information

Account Number 5926B02L001 Subdivision
 Parcel ID 19533 City
 TRS S17N01W10 Map WA11
 Abbreviated Description YENLO SQUARE BLOCK 2 LOT 1
 (Not for Conveyance)

YENLO SQUARE

Wasilla



Tax Maps

Simple Viewer

Advanced Viewer

Site Address 510 E BOGARD RD

Ownership

Owners COOK INLET HOUSING AUTHOR Buyers
 Primary Owner's Address STE 100 3510 SPENARD RD ANCHORAGE Primary Buyer's Address
 AK 99503

Appraisal Information (Show Building Information)

Appraisal Information			Assessment				
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed*
2010	\$503,200.00	\$0.00	\$503,200.00	2010	\$0.00	\$0.00	\$0.00
2009	\$503,200.00	\$0.00	\$503,200.00	2009	\$503,200.00	\$0.00	\$503,200.00
2008	\$503,200.00	\$0.00	\$503,200.00	2008	\$503,200.00	\$0.00	\$503,200.00

Tax/Billing Information

Tax/Billing Information				Recorded Documents		Recording Info (offsite link to DNR)
Year	Certified	Zona	Mill	Date	Type	
2010	No	0035	Not Yet Set	6/22/2007	WARRANTY DEED (ALL TYPES)	Palmer 2007-015382-0
2009	Yes	0035	11.7			
2008	Yes	0035	12.269			

Tax Account Status †

Status	Tax Balance	Farm	Disabled	Senior	Total	LID Exists
Please Call	\$13,052.66	\$0.00	\$0.00	\$0.00	\$0.00	No

Land and Miscellaneous

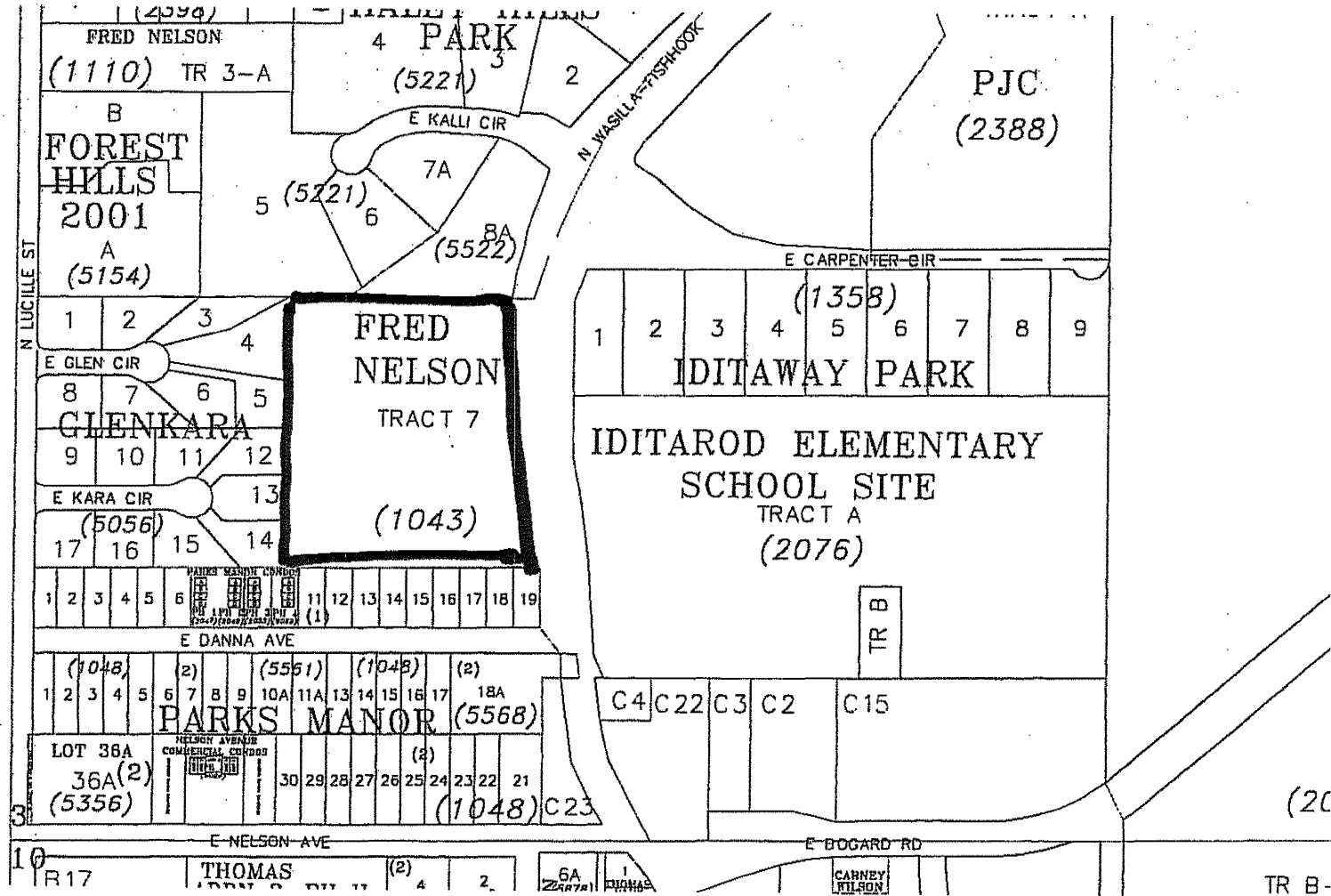
Gross Acreage	Net Acreage	Assembly District	Voting Precinct	Fire Service Area	Road Service Area
2.31	2.31	Assembly District 004	14-080 Wasilla No. 2	130 Wasilla Lakes FSA	

* Total Assessed is net of exemptions and deferments.

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MATANUSKA-SUSITNA BOROUGH

Search Again

Owner Search

Real Property Detail for Account: 1043000T007

Site Information

Account Number 1043000T007 Subdivision
 Parcel ID 62754 City
 TRS S17N01W03 Map WA11
 Abbreviated Description NELSON FRED TRACT 7
 (Not for Conveyance)

NELSON FRED
 Wasilla



Tax Maps

Simple Viewer

Advanced Viewer

Site Address 800 N WASILLA-FISHHOOK RD

Ownership

Owners CARTER RAYMOND & K TRE CARTER Buyers
 RAYMOND & K LVG TR
 Primary Owner's Address 251 DANNA AVE WASILLA AK 99654 Primary Buyer's Address

Appraisal Information (Show Building Information)

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed*
2010	\$273,100.00	\$134,800.00	\$407,900.00	2010	\$123,100.00	\$134,800.00	\$257,900.00
2009	\$273,100.00	\$129,800.00	\$402,900.00	2009	\$123,100.00	\$129,800.00	\$252,900.00
2008	\$273,100.00	\$152,400.00	\$425,500.00	2008	\$123,100.00	\$152,400.00	\$275,500.00

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed	Date	Type
2010	No	0035	Not Yet Set	Tax Not Yet Set	11/2/1994	
2009	Yes	0035	11.7	\$2958.93		
2008	Yes	0035	12.269	\$3380.11		

Recorded Documents

Recording info (offsite link to DNR)
[Palmer Bk: 786 Pg: 961](#)

Tax Account Status †

Status	Tax Balance	Farm	Disabled	Senior	Total	LID Exists
Current	\$0.00	\$0.00	\$0.00	\$150,000.00	\$150,000.00	No

Land and Miscellaneous

Gross Acreage	Net Acreage	Assembly District	Voting Precinct	Fire Service Area	Road Service Area
8.36	8.36	Assembly District 004	14-080 Wasilla No. 2	130 Wasilla Lakes FSA	

* Total Assessed is net of exemptions and deferrals.

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MATANUSKA-SUSITNA BOROUGH

Search Again

Owner Search

Real Property Detail for Account: 6769B02L007B

Site Information

Account Number 6769B02L007B Subdivision
 Parcel ID 506184 City
 TRS S17N01W10 Map WA11
 Abbreviated Description THOMAS ADD #2 PH II RSB L7A BLOCK 2
 (Not for Conveyance) LOT 7B

THOMAS ADD #2 PH II B/2 L7A
 Wasilla



Site Address 191 E PAULSON AVE
 Site Address 190 E NELSON AVE
 Site Address 261 E PAULSON AVE
 Site Address 201 E PAULSON AVE
 Site Address 200 E NELSON AVE
 Site Address 230 E NELSON AVE
 Site Address 231 E PAULSON AVE

Ownership

Owners GLOBAL FINANCE & INV CO Buyers
 Primary Owner's Address 2623 SECOND AVE SEATTLE WA 98121 Primary Buyer's Address

Appraisal Information (Show Building Information)

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed*
2010	\$737,000.00	\$1,471,100.00	\$2,208,100.00	2010	\$737,000.00	\$1,471,100.00	\$2,208,100.00
2009	\$737,000.00	\$1,270,000.00	\$2,007,000.00	2009	\$737,000.00	\$1,270,000.00	\$2,007,000.00
2008	\$737,000.00	\$1,301,300.00	\$2,038,300.00	2008	\$737,000.00	\$1,301,300.00	\$2,038,300.00

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed	Recorded Documents		Recording Info (offsite link to DNR)
					Date	Type	
2010	No	0035	Not Yet Set	Tax Not Yet Set			
2009	Yes	0035	11.7	\$23481.80			
2008	Yes	0035	12.269	\$25007.91			

Tax Account Status †

Status	Tax Balance	Farm	Disabled	Senior	Total	LID Exists
Current	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	No

Land and Miscellaneous

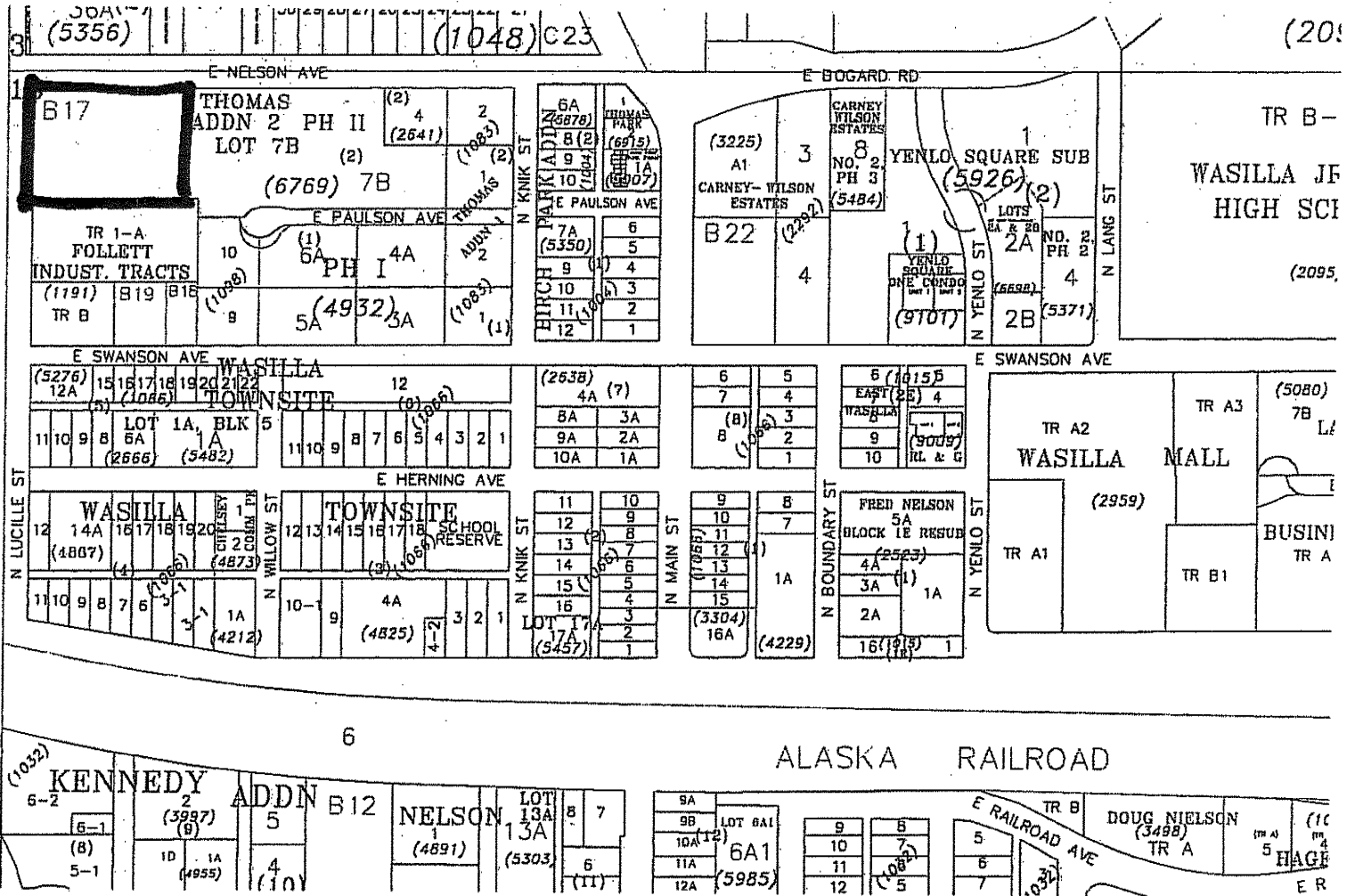
Gross Acreage	Net Acreage	Assembly District	Voting Precinct	Fire Service Area	Road Service Area
3.76	3.76	Assembly District 004	14-080 Wasilla No. 2	130 Wasilla Lakes FSA	

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MATANUSKA-SUSITNA BOROUGH

Search Again

Owner Search

Real Property Detail for Account: 17N01W10B017

Site Information

Account Number	17N01W10B017	Subdivision	
Parcel ID	79362	City	
TRS	S17N01W10	Map	WA11
Abbreviated Description (Not for Conveyance)	TOWNSHIP 17N RANGE 1W SECTION 10 LOT B17		

Wasilla



Tax Maps

Simple Viewer

Advanced Viewer

Site Address	555 N LUCILLE ST
Site Address	100 E NELSON AVE
Ownership	
Owners	GLOBAL FINANCE & INV CO
Primary Owner's Address	2623 SECOND AVE SEATTLE WA 98121

Buyers	
Primary Buyer's Address	

Appraisal Information (Show Building Information)

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed*
2010	\$555,400.00	\$780,300.00	\$1,335,700.00	2010	\$555,400.00	\$780,300.00	\$1,335,700.00
2009	\$555,400.00	\$848,900.00	\$1,404,300.00	2009	\$555,400.00	\$848,900.00	\$1,404,300.00
2008	\$555,400.00	\$865,300.00	\$1,420,700.00	2008	\$555,400.00	\$865,300.00	\$1,420,700.00

Tax/Billing Information

Tax/Billing Information				Recorded Documents		Recording Info (offsite link to DNR)
Year	Certified	Zone Mill	Tax Billed	Date	Type	
2010	No	0035 Not Yet Set	Tax Not Yet Set	6/22/1992	WARRANTY DEED (ALL TYPES)	Palmer Bk: 685 Pg: 26
2009	Yes	0035 11.7	\$16430.31	5/17/1989	WARRANTY DEED (ALL TYPES)	Palmer Bk: 585 Pg: 665
2008	Yes	0035 12.269	\$17430.57	5/17/1989	WARRANTY DEED (ALL TYPES)	Palmer Bk: 585 Pg: 668

Tax Account Status †

Status	Tax Balance	Farm	Disabled	Senior	Total	LID Exists
Current	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	No

Land and Miscellaneous

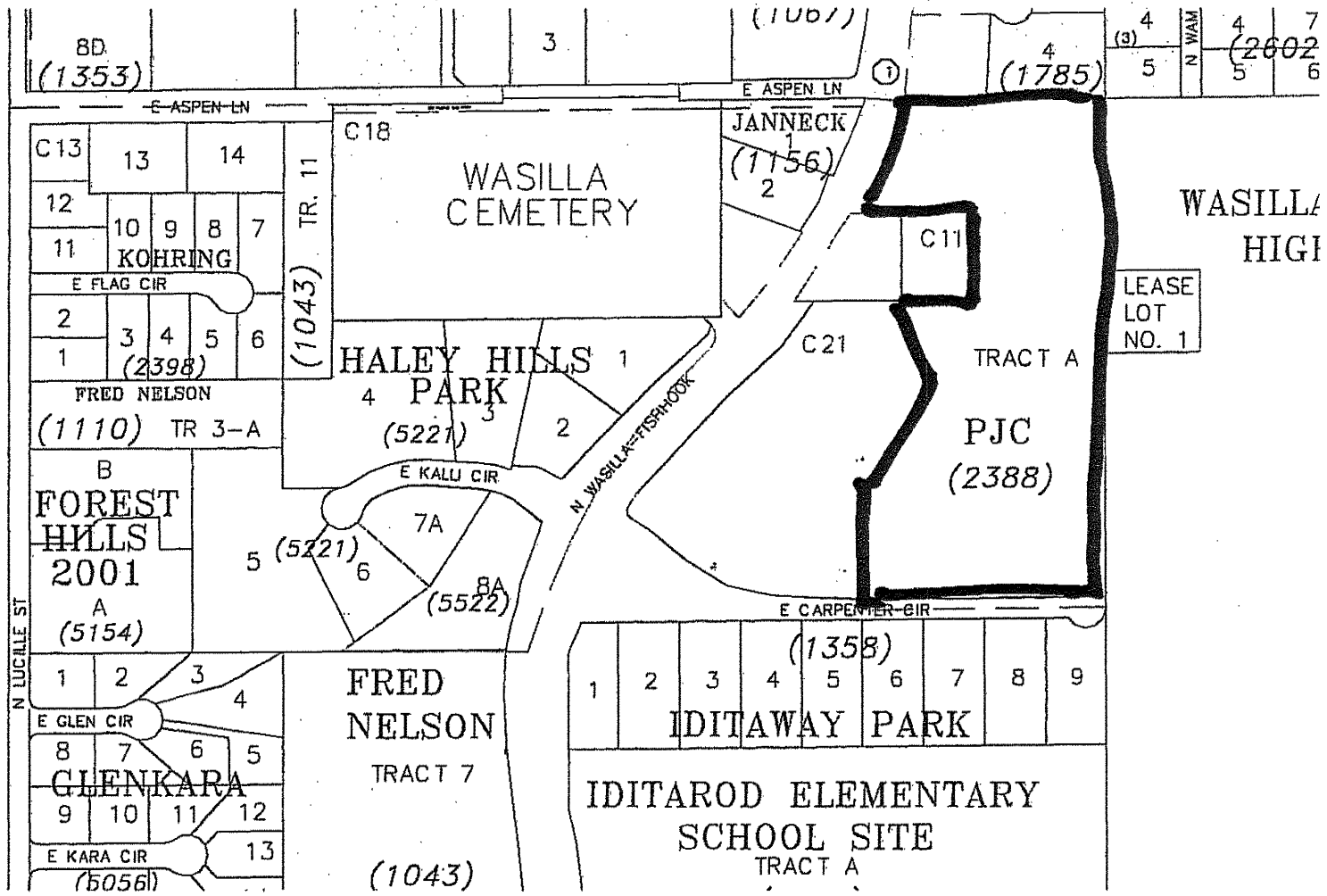
Gross Acreage	Net Acreage	Assembly District	Voting Precinct	Fire Service Area	Road Service Area
2.55	2.55	Assembly District 004	14-080 Wasilla No. 2	130 Wasilla Lakes FSA	

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MATANUSKA-SUSITNA BOROUGH

Search Again

Owner Search Search

Real Property Detail for Account: 2388000T00A

Site Information

Account Number	2388000T00A	Subdivision	PJC
Parcel ID	76028	City	Wasilla
TRS	S17N01W03	Map	WA11
Abbreviated Description (Not for Conveyance)	PJC TRACT A		

PJC
Wasilla



Site Address 1191 N WASILLA-FISHHOOK RD
 Site Address 501 E CARPENTER CIR

Ownership

Owners	PJC LLC	Buyers	
Primary Owner's Address	PO BOX 871746 WASILLA AK 99687-1746	Primary Buyer's Address	

Appraisal Information (Show Building Information)

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed*
2010	\$211,800.00	\$311,000.00	\$522,800.00	2010	\$211,800.00	\$311,000.00	\$522,800.00
2009	\$211,800.00	\$320,100.00	\$531,900.00	2009	\$211,800.00	\$320,100.00	\$531,900.00
2008	\$211,800.00	\$333,600.00	\$545,400.00	2008	\$211,800.00	\$333,600.00	\$545,400.00

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2010	No	0035	Not Yet Set	Tax Not Yet Set
2009	Yes	0035	11.7	\$6223.23
2008	Yes	0035	12.269	\$6691.51

Recorded Documents

Date	Type
11/30/2007	WARRANTY DEED (ALL TYPES)
4/8/1999	QUITCLAIM DEED (ALL TYPE)

Recording Info (offsite link to DNR)

[Palmer 2007-030481-0](#)
[Palmer Bk. 1007 Pg. 24](#)

Tax Account Status †

Status	Tax Balance	Farm	Disabled	Senior	Total	LID Exists
Current	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	No

Land and Miscellaneous

Gross Acreage	Net Acreage	Assembly District	Voting Precinct	Fire Service Area	Road Service Area
13.24	13.24	Assembly District 004	14-080 Wasilla No. 2	130 Wasilla Lakes FSA	

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MATANUSKA-SUSITNA BOROUGH

Search Again

Owner Search

Real Property Detail for Account: 2789B02L002A

Site Information

Account Number 2789B02L002A Subdivision
 Parcel ID 22708 City
 TRS S17N01W09 Map WA12
 Abbreviated Description WASILLA ARPRK IND RSB B/1 BLOCK 2
 (Not for Conveyance) LOT 2A

WASILLA ARPRK IND RSB B/1
 Wasilla



Site Address 301 W SWANSON AVE

Ownership

Owners FOLLETT RICHARD H FOLLETT SHIRLEY J Buyers
 Primary Owner's Address # 206 903 W NORTHERN LGTS BLVD Primary Buyer's Address
 ANCHORAGE AK 99503

Appraisal Information (Show Building Information)

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed*
2010	\$220,000.00	\$0.00	\$220,000.00	2010	\$220,000.00	\$0.00	\$220,000.00
2009	\$220,000.00	\$0.00	\$220,000.00	2009	\$220,000.00	\$0.00	\$220,000.00
2008	\$220,000.00	\$0.00	\$220,000.00	2008	\$220,000.00	\$0.00	\$220,000.00

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2010	No	0035	Not Yet Set	Tax Not Yet Set
2009	Yes	0035	11.7	\$2574.00
2008	Yes	0035	12.269	\$2699.18

Recorded Documents

Date	Type
2/18/1999	QUITCLAIM DEED (ALL TYPE)
3/4/1986	QUITCLAIM DEED (ALL TYPE)

Recording Info (offsite link to DNR)

Palmer Bk: 999 Pg: 348
 Palmer Bk: 458 Pg: 396

Tax Account Status †

Status	Tax Balance	Farm	Disabled	Senior	Total	LID Exists
Current	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	No

Land and Miscellaneous

Gross Acreage	Net Acreage	Assembly District	Voting Precinct	Fire Service Area	Road Service Area
0.92	0.92	Assembly District 004	14-075 Wasilla No. 1	130 Wasilla Lakes FSA	

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MATANUSKA-SUSITNA BOROUGH

Search Again

Owner Search

Real Property Detail for Account: 2789B02L001B

Site Information

Account Number 2789B02L001B Subdivision
 Parcel ID 29125 City
 TRS S17N01W09 Map WA12
 Abbreviated Description (Not for Conveyance) WASILLA ARPRK IND RSB B/1 BLOCK 2 LOT 1B

WASILLA ARPRK IND RSB B/1

Wasilla



Tax Maps

Simple Viewer

Advanced Viewer

Site Address 231 W SWANSON AVE

Ownership

Owners WASILLA CITY OF Buyers
 Primary Owner's Address 290 E HERNING AVE WASILLA AK 99654 Primary Buyer's Address

Appraisal Information (Show Building Information)

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed*
2010	\$172,800.00	\$0.00	\$172,800.00	2010	\$0.00	\$0.00	\$0.00
2009	\$172,800.00	\$0.00	\$172,800.00	2009	\$0.00	\$0.00	\$0.00
2008	\$172,800.00	\$0.00	\$172,800.00	2008	\$0.00	\$0.00	\$0.00

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed	Date	Type
2010	No	0035	Not Yet Set	Tax Not Yet Set	4/25/2003	WARRANTY DEED (ALL TYPES)
2009	Yes	0035	11.7	\$0.00	2/18/1999	QUITCLAIM DEED (ALL TYPE)
2008	Yes	0035	12.269	\$0.00	3/4/1986	QUITCLAIM DEED (ALL TYPE)

Recorded Documents

Date	Type
4/25/2003	WARRANTY DEED (ALL TYPES)
2/18/1999	QUITCLAIM DEED (ALL TYPE)
3/4/1986	QUITCLAIM DEED (ALL TYPE)

Recording Info (offsite link to DNR)

[Palmer 2003-010869-0](#)
[Palmer Bk: 999 Pg: 347](#)
[Palmer Bk: 458 Pg: 396](#)

Tax Account Status †

Status	Tax Balance	Farm	Disabled	Senior	Total	LID Exists
Current	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	No

Land and Miscellaneous

Gross Acreage	Net Acreage	Assembly District	Voting Precinct	Fire Service Area	Road Service Area
0.72	0.72	Assembly District 004	14-075 Wasilla No. 1	130 Wasilla Lakes FSA	

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MATANUSKA-SUSITNA BOROUGH

Search Again

Owner Search

Real Property Detail for Account: 2789B02L001C

Site Information

Account Number	2789B02L001C	Subdivision	
Parcel ID	31809	City	Wasilla
TRS	S17ND1W09	Map	WA12
Abbreviated Description (Not for Conveyance)	WASILLA ARPRK IND RSB B/1 BLOCK 2 LOT 1C		

WASILLA ARPRK IND RSB B/1

Wasilla



Tax Maps

Simple Viewer

Advanced Viewer

Site Address 255 W SWANSON AVE
 Site Address 251 W SWANSON AVE

Ownership

Owners	WASILLA CITY OF	Buyers	VALLEY PERFORMING ARTS
Primary Owner's Address	290 E HERNING AVE WASILLA AK 99654	Primary Buyer's Address	251 W SWANSON AVE WASILLA AK 99654-6830

Appraisal Information (Show Building Information)

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed*
2010	\$228,300.00	\$208,600.00	\$436,900.00	2010	\$0.00	\$0.00	\$0.00
2009	\$228,300.00	\$219,800.00	\$448,100.00	2009	\$0.00	\$0.00	\$0.00
2008	\$228,300.00	\$218,000.00	\$446,300.00	2008	\$0.00	\$0.00	\$0.00

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed	Date	Type
2010	No	0035	Not Yet Set	Tax Not Yet Set	9/28/1994	
2009	Yes	0035	11.7	\$0.00	6/15/1994	WARRANTY DEED (ALL TYPES)
2008	Yes	0035	12.289	\$0.00	4/3/1990	WARRANTY DEED (ALL TYPES)

Recorded Documents

Date	Type
9/28/1994	
6/15/1994	WARRANTY DEED (ALL TYPES)
4/3/1990	WARRANTY DEED (ALL TYPES)

Recording Info (offsite link to DNR)

[Palmer Bk: 782 Pg: 865](#)
[Palmer Bk: 770 Pg: 485](#)
[Palmer Bk: 613 Pg: 843](#)

Tax Account Status †

Status	Tax Balance	Farm	Disabled	Senior	Total	LID Exists
Current	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	No

Land and Miscellaneous

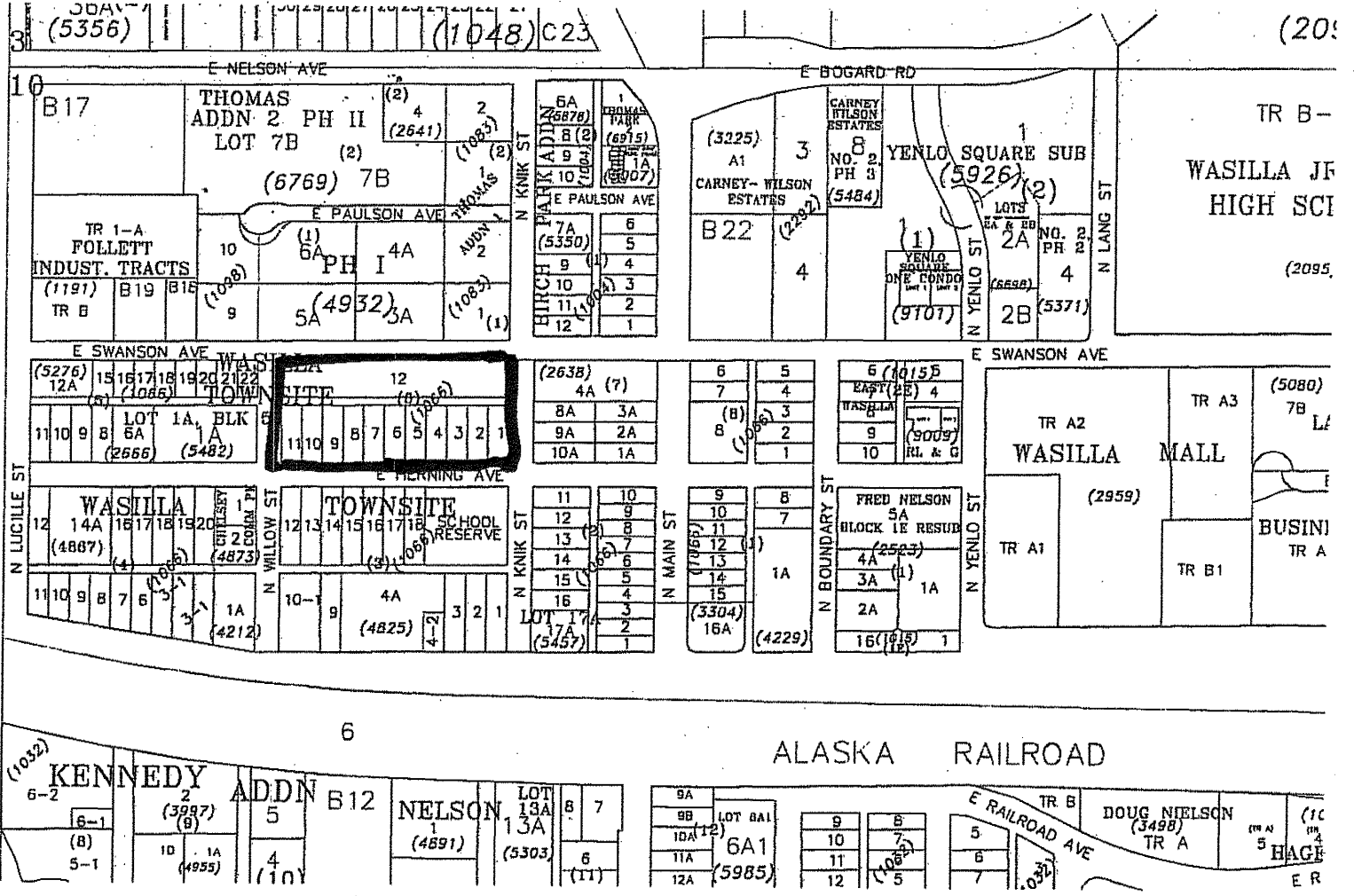
Gross Acreage	Net Acreage	Assembly District	Voting Precinct	Fire Service Area	Road Service Area
0.95	0.95	Assembly District 004	14-075 Wasilla No. 1	130 Wasilla Lakes FSA	

* Total Assessed is net of exemptions and deferrals.

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MATANUSKA-SUSITNA BOROUGH

Search Again

Owner Search

Real Property Detail for Account: 1066B06L009

Site Information

Account Number 1066B06L009 Subdivision
 Parcel ID 4183 City
 TRS S17ND1W10 Map WA11
 Abbreviated Description (Not for Conveyance) WASILLA TWNST (USS 1175) BLOCK 6 LOT 9

WASILLA TWNST (USS 1175)

Wasilla



Tax Maps

Simple Viewer

Advanced Viewer

Site Address 221 E HERNING AVE

Ownership

Owners PREFERRERD INSULATORS INC Buyers
 Primary Owner's Address PO BOX 520785 BIG LAKE AK 99652-0785 Primary Buyer's Address

Appraisal Information (Show Building Information)

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed*
2010	\$38,500.00	\$2,000.00	\$40,500.00	2010	\$38,500.00	\$2,000.00	\$40,500.00
2009	\$38,500.00	\$2,000.00	\$40,500.00	2009	\$38,500.00	\$2,000.00	\$40,500.00
2008	\$38,500.00	\$2,000.00	\$40,500.00	2008	\$38,500.00	\$2,000.00	\$40,500.00

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed	Date	Type
2010	No	0035	Not Yet Set	Tax Not Yet Set	10/22/2001	WARRANTY DEED (ALL TYPES)
2009	Yes	0035	11.7	\$473.85	7/12/1989	
2008	Yes	0035	12.269	\$496.89	6/22/1977	QUITCLAIM DEED (ALL TYPE)

Recorded Documents

Date	Type
10/22/2001	WARRANTY DEED (ALL TYPES)
7/12/1989	
6/22/1977	QUITCLAIM DEED (ALL TYPE)

Recording Info (offsite link to DNR)

[Palmer 2001-022937-0](#)
[Palmer Bk: 590 Pg: 593](#)
[Palmer Bk: 141 Pg: 880](#)

Tax Account Status †

Status	Tax Balance	Farm	Disabled	Senior	Total	LID Exists
Current	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	No

Land and Miscellaneous

Gross Acreage	Net Acreage	Assembly District	Voting Precinct	Fire Service Area	Road Service Area
0.16	0.16	Assembly District 004	14-080 Wasilla No. 2	130 Wasilla Lakes FSA	

* Total Assessed is net of exemptions and deferments.

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MATANUSKA-SUSITNA BOROUGH

Search Again

Owner Search

Real Property Detail for Account: 1066B06L008

Site Information

Account Number 1066B06L008 Subdivision
 Parcel ID 55822 City
 TRS S17N01W10 Map WA11
 Abbreviated Description (Not for Conveyance) WASILLA TWNST (USS 1175) BLOCK 6 LOT 8

WASILLA TWNST (USS 1175)

Wasilla



Tax Maps

Simple Viewer

Advanced Viewer

Site Address 231 E HERNING AVE

Ownership

Owners MATTHEWS CURTIS D Buyers
 Primary Owner's Address PO BOX 520785 BIG LAKE AK 99652-0785 Primary Buyer's Address

Appraisal Information (Show Building Information)

Year	Land Appraised	Bldg. Appraised	Total Appraised	Assessment Year	Land Assessed	Bldg. Assessed	Total Assessed*
2010	\$38,500.00	\$26,600.00	\$65,100.00	2010	\$38,500.00	\$26,600.00	\$65,100.00
2009	\$38,500.00	\$26,000.00	\$64,500.00	2009	\$38,500.00	\$26,000.00	\$64,500.00
2008	\$38,500.00	\$27,000.00	\$65,500.00	2008	\$38,500.00	\$27,000.00	\$65,500.00

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2010	No	0035	Not Yet Set	Tax Not Yet Set
2009	Yes	0035	11.7	\$754.65
2008	Yes	0035	12.269	\$803.62

Recorded Documents

Date	Type
5/4/1999	WARRANTY DEED (ALL TYPES)
2/17/1999	QUITCLAIM DEED (ALL TYPE)
3/23/1990	WARRANTY DEED (ALL TYPES)

Recording Info (offsite link to DNR)

[Palmer Bk: 1011 Pg: 391](#)
[Palmer Bk: 999 Pg: 226](#)
[Palmer Bk: 613 Pg: 196](#)

Tax Account Status †

Status	Tax Balance	Farm	Disabled	Senior	Total	LID Exists
Current	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	No

Land and Miscellaneous

Gross Acreage	Net Acreage	Assembly District	Voting Precinct	Fire Service Area	Road Service Area
0.16	0.16	Assembly District 004	14-080 Wasilla No. 2	130 Wasilla Lakes FSA	

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MATANUSKA-SUSITNA BOROUGH

Search Again

Owner Search

Real Property Detail for Account: 1066B06L011

Site Information

Account Number 1066B06L011 Subdivision
 Parcel ID 4082 City
 TRS S17N01W10 Map WA11
 Abbreviated Description (Not for Conveyance) WASILLA TWNST (USS 1175) BLOCK 6 LOT 11

WASILLA TWNST (USS 1175)

Wasilla



Tax Maps

Simple Viewer

Advanced Viewer

Site Address 201 E HERNING AVE

Ownership

Owners WILLIAMS ETHAN Buyers
 Primary Owner's Address PO BOX 872691 WASILLA AK 99687-2691 Primary Buyer's Address

Appraisal Information (Show Building Information)

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed*
2010	\$38,500.00	\$0.00	\$38,500.00	2010	\$38,500.00	\$0.00	\$38,500.00
2009	\$38,500.00	\$0.00	\$38,500.00	2009	\$38,500.00	\$0.00	\$38,500.00
2008	\$38,500.00	\$0.00	\$38,500.00	2008	\$38,500.00	\$0.00	\$38,500.00

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed	Date	Type
2010	No	0035	Not Yet Set	Tax Not Yet Set	2/3/2004	WARRANTY DEED (ALL TYPES)
2009	Yes	0035	11.7	\$450.45	10/24/1983	WARRANTY DEED (ALL TYPES)
2008	Yes	0035	12.259	\$472.36	10/15/1982	WARRANTY DEED (ALL TYPES)

Recorded Documents

Date	Type
2/3/2004	WARRANTY DEED (ALL TYPES)
10/24/1983	WARRANTY DEED (ALL TYPES)
10/15/1982	WARRANTY DEED (ALL TYPES)

Recording Info (offsite link to DNR)

[Palmer 2004-002850-0](#)
[Palmer Bk: 327 Pg: 844](#)
[Palmer Bk: 278 Pg: 807](#)

Tax Account Status †

Status	Tax Balance	Farm	Disabled	Senior	Total	LID Exists
Current	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	No

Land and Miscellaneous

Gross Acreage	Net Acreage	Assembly District	Voting Precinct	Fire Service Area	Road Service Area
0.16	0.16	Assembly District 004	14-080 Wasilla No. 2	130 Wasilla Lakes FSA	

* Total Assessed is net of exemptions and deferrals.

Last Updated: 4/6/2010 4:00:51 AM

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MATANUSKA-SUSITNA BOROUGH

Search Again

Owner Search

Real Property Detail for Account: 1066B06L010

Site Information

Account Number 1066B06L010 Subdivision
 Parcel ID 19803 City
 TRS S17N01W1D Map WA11
 Abbreviated Description WASILLA TWNST (USS 1175) BLOCK 6 LOT
 (Not for Conveyance) 10

WASILLA TWNST (USS 1175)

Wasilla



Site Address 211 E HERNING AVE

Ownership

Owners WILLIAMS ETHAN Buyers
 Primary Owner's Address PO BOX 872691 WASILLA AK 99687-2691 Primary Buyer's Address

Appraisal Information (Show Building Information)

Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed*
2010	\$38,500.00	\$0.00	\$38,500.00	2010	\$38,500.00	\$0.00	\$38,500.00
2009	\$38,500.00	\$0.00	\$38,500.00	2009	\$38,500.00	\$0.00	\$38,500.00
2008	\$38,500.00	\$0.00	\$38,500.00	2008	\$38,500.00	\$0.00	\$38,500.00

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed	Date	Type
2010	No	0035	Not Yet Set	Tax Not Yet Set	2/3/2004	WARRANTY DEED (ALL TYPES)
2009	Yes	0035	11.7	5450.45	4/26/1984	WARRANTY DEED (ALL TYPES)
2008	Yes	0035	12.269	5472.36	6/4/1979	QUITCLAIM DEED (ALL TYPE)

Recorded Documents

Date	Type
2/3/2004	WARRANTY DEED (ALL TYPES)
4/26/1984	WARRANTY DEED (ALL TYPES)
6/4/1979	QUITCLAIM DEED (ALL TYPE)

Recording Info (offsite link to DNR)

[Palmer 2004-002850-0](#)
[Palmer Bk: 355 Pg: 172](#)
[Palmer Bk: 192 Pg: 93](#)

Tax Account Status †

Status	Tax Balance	Farm	Disabled	Senior	Total	LID Exists
Current	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	No

Land and Miscellaneous

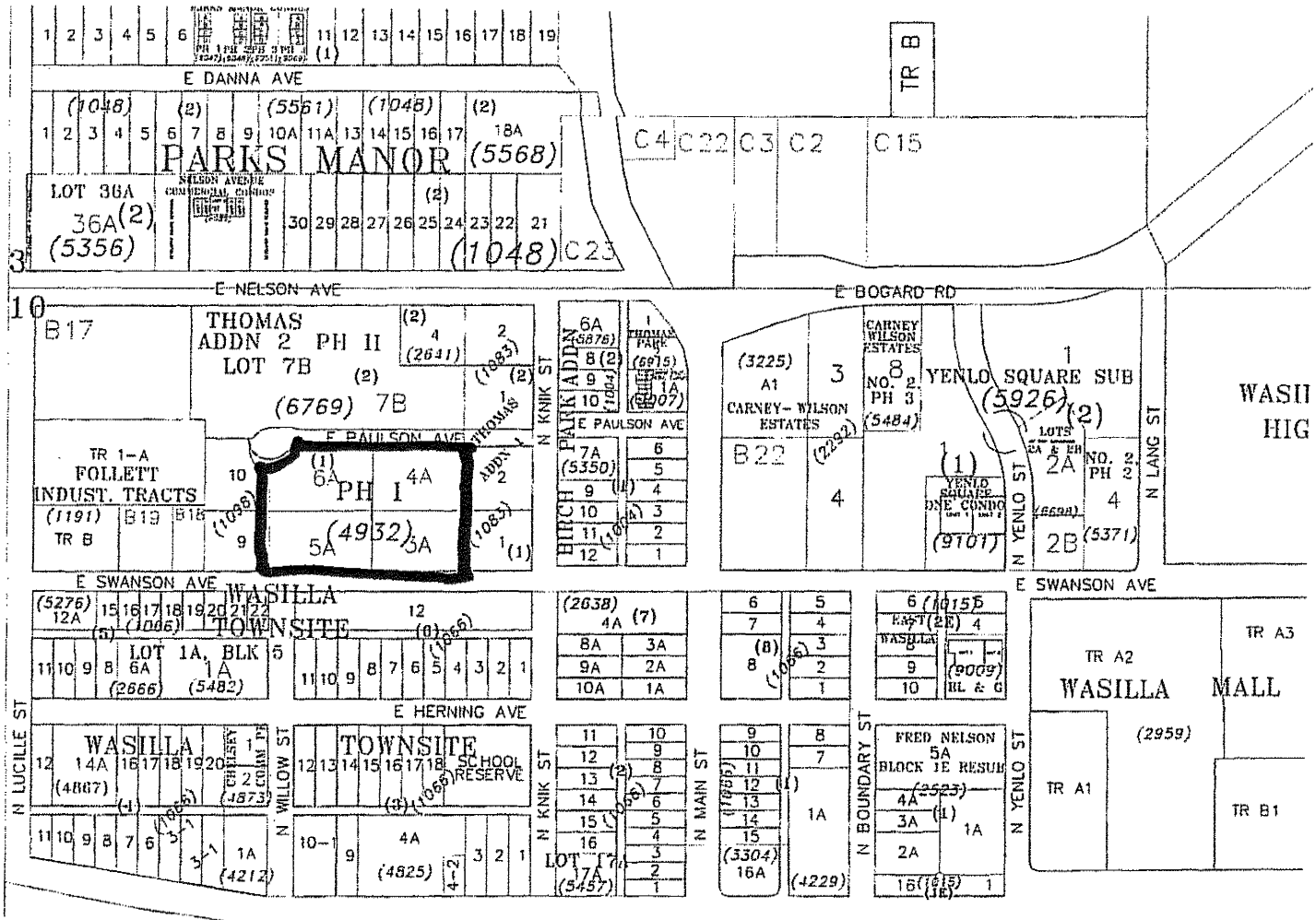
Gross Acreage	Net Acreage	Assembly District	Voting Precinct	Fire Service Area	Road Service Area
0.16	0.16	Assembly District 004	14-080 Wasilla No. 2	130 Wasilla Lakes FSA	

* Total Assessed is net of exemptions and deferrals.

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1 2 3 4 5 6 11 12 13 14 15 16 17 18 19
 E DANNA AVE

(1048) (2) (5561) (1048) (2)
 1 2 3 4 5 6 7 8 9 10A 11A 13 14 15 16 17 18A
PARKS MANOR (5568)
 NELSON AVE
 LOT 36A
 36A(2)
 (5356)
 30 29 28 27 26 25 24 23 22 21
 (1048)

C4 C22 C3 C2 C15

TR B

10
 B17
 THOMAS
 ADDN 2 PH II (2)
 LOT 7B (2)
 (6769) 7B
 E PAULSON AVE
 PH I
 6A 4A
 5A 3A
 (4932)
 TR 1-A FOLLETT
 INDUST. TRACTS
 (1191) B19 B18
 TR B

6A (5878)
 8 (2)
 9
 10
 7A (5350)
 9
 10
 11
 12

(3225)
 A1
 CARNEY-WILSON
 ESTATES
 B22
 (2232)
 3
 4

YENLO SQUARE SUB
 (5926)
 (2)
 1
 2A
 2B (5371)
 NO. 2 PH 3
 (5484)
 (9707)
 N YENLO ST

WASH HIG

E SWANSON AVE
 WASILLA TOWNSITE
 (5276) 12A
 (1006)
 LOT 1A, BLK 5
 6A 1A
 (2666) (5482)
 11 10 9 8 7 6 5 4 3 2 1

(2638)
 4A (7)
 8A 3A
 9A 2A
 10A 1A

6 5
 7 4
 8 (8)
 10

6 (10155)
 EAST (2E) 4
 WASILLA
 9 (9009)
 10 HL & G

E SWANSON AVE
 TR A2
WASILLA MALL
 (2959)
 TR A1
 TR A3
 TR B1

N LUCILLE ST
 WASILLA TOWNSITE
 (4867)
 (1)
 (1006)
 (4873)
 N WILLOW ST
 12 14A 16 17 18 19 20
 2 CHAIN PH
 1 2
 10-1 9 4A
 (4825)
 3 2 1
 (4212)

11 10
 12 9
 13 (2) 8
 14 7
 15 6
 16 5
 17 4
 18 3
 19 2
 20 1
 LOT 17A
 (5457)

9 8
 10 7
 11 6
 12 (1)
 13
 14
 15
 16A (3304)
 (4229)

N BOUNDARY ST
 FRED NELSON
 5A
 BLOCK JE RESUL
 (2523)
 4A
 3A (1)
 2A 1A
 15 (1615)
 (16)



MATANUSKA-SUSITNA BOROUGH

Search Again

Owner Search Search

Real Property Detail for Account: 4932B01L003A

Site Information

Account Number 4932B01L003A Subdivision THOMAS ADD #2 PH I
 Parcel ID 14762 City Wasilla
 TRS S17N01W10 Map WA11
 Abbreviated Description THOMAS ADD #2 PH I BLOCK 1 LOT 3A
 (Not for Conveyance)

THOMAS ADD #2 PH I
Wasilla



Tax Maps

Simple Viewer

Advanced Viewer

Site Address 231 E SWANSON AVE
 Site Address 261 E SWANSON AVE
 Ownership
 Owners GLOBAL FINANCE & INV CO
 Primary Owner's Address 2623 SECOND AVE SEATTLE WA 98121

Buyers
 Primary Buyer's Address

Appraisal Information (Show Building Information)

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed*
2010	\$160,600.00	\$257,800.00	\$418,400.00	2010	\$160,600.00	\$257,800.00	\$418,400.00
2009	\$160,600.00	\$337,700.00	\$498,300.00	2009	\$160,600.00	\$337,700.00	\$498,300.00
2008	\$160,600.00	\$347,200.00	\$507,800.00	2008	\$160,600.00	\$347,200.00	\$507,800.00

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2010	No	0035	Not Yet Set	Tax Not Yet Set
2009	Yes	0035	11.7	\$5830.11
2008	Yes	0035	12.269	\$6230.20

Recorded Documents

Date Type

Recording Info (offsite link to DNR)

Tax Account Status †

Status	Tax Balance	Farm	Disabled	Senior	Total	LID Exists
Current	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	No

Land and Miscellaneous

Gross Acreage	Net Acreage	Assembly District	Voting Precinct	Fire Service Area	Road Service Area
0.67	0.67	Assembly District 004	14-080 Wasilla No. 2	130 Wasilla Lakes FSA	

* Total Assessed is net of exemptions and deferrals.

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† If account is in foreclosure, payment must be in certified funds.

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MATANUSKA-SUSITNA BOROUGH

Search Again

Owner Search Search

Real Property Detail for Account: 4932B01L004A

Site Information

Account Number 4932B01L004A Subdivision THOMAS ADD #2 PH I
 Parcel ID 85171 City Wasilla
 TRS S17N01W10 Map WA11
 Abbreviated Description THOMAS ADD #2 PH I BLOCK 1 LOT 4A
 (Not for Conveyance)

THOMAS ADD #2 PH I
Wasilla



Site Address 260 E PAULSON AVE
 Site Address 230 E PAULSON AVE
 Ownership
 Owners GLOBAL FINANCE & INV CO
 Primary Owner's Address 2623 SECOND AVE SEATTLE WA 98121

Buyers
 Primary Buyer's Address

Appraisal Information (Show Building Information)

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed*
2010	\$175,200.00	\$269,600.00	\$444,800.00	2010	\$175,200.00	\$269,600.00	\$444,800.00
2009	\$175,200.00	\$288,700.00	\$463,900.00	2009	\$175,200.00	\$288,700.00	\$463,900.00
2008	\$175,200.00	\$297,600.00	\$472,800.00	2008	\$175,200.00	\$297,600.00	\$472,800.00

Tax/Billing Information

Year	Certified	Zone	Mill	Tax	Billed
2010	No	0035	Not Yet Set	Tax	Not Yet Set
2009	Yes	0035	11.7	\$5427.63	
2008	Yes	0035	12.269	\$5800.78	

Recorded Documents

Date Type

Recording Info (offsite link to DNR)

Tax Account Status †

Status	Tax Balance	Farm	Disabled	Senior	Total	LID Exists
Current	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	No

Land and Miscellaneous

Gross Acreage	Net Acreage	Assembly District	Voting Precinct	Fire Service Area	Road Service Area
0.73	0.73	Assembly District 004	14-080 Wasilla No. 2	130 Wasilla Lakes FSA	

* Total Assessed is net of exemptions and deferrals.

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MATANUSKA-SUSITNA BOROUGH

Search Again

Owner Search Search

Real Property Detail for Account: 4932B01L005A

Site Information

Account Number 4932B01L005A Subdivision
 Parcel ID 64494 City
 TRS S17ND1W10 Map WA11
 Abbreviated Description THOMAS ADD #2 PH I BLOCK 1 LOT 5A
 (Not for Conveyance)

THOMAS ADD #2 PH I
 Wasilla



Site Address 201 E SWANSON AVE
 Ownership
 Owners GLOBAL FINANCE & INV CO
 Primary Owner's Address 2623 SECOND AVE SEATTLE WA 98121

Buyers
 Primary Buyer's Address

Appraisal Information (Show Building Information)

Appraisal Information			Assessment				
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed*
2010	\$179,600.00	\$359,400.00	\$539,000.00	2010	\$179,600.00	\$359,400.00	\$539,000.00
2009	\$179,600.00	\$395,200.00	\$574,800.00	2009	\$179,600.00	\$395,200.00	\$574,800.00
2008	\$179,600.00	\$407,300.00	\$586,900.00	2008	\$179,600.00	\$407,300.00	\$586,900.00

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2010	No	0035	Not Yet Set	Tax Not Yet Set
2009	Yes	0035	11.7	\$6725.16
2008	Yes	0035	12.269	\$7200.67

Recorded Documents

Date	Type

Recording Info (offsite link to DNR)

Tax Account Status †

Status	Tax Balance	Farm	Disabled	Senior	Total	LID Exists
Current	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	No

Land and Miscellaneous

Gross Acreage	Net Acreage	Assembly District	Voting Precinct	Fire Service Area	Road Service Area
0.75	0.75	Assembly District 004	14-080 Wasilla No. 2	130 Wasilla Lakes FSA	

* Total Assessed is net of exemptions and deferrals.

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MATANUSKA-SUSITNA BOROUGH

Search Again
 Owner Search Search

Real Property Detail for Account: 4932B01L006A

Site Information

Account Number 4932B01L006A Subdivision
 Parcel ID 50791 City
 TRS S17N01W10 Map WA11
 Abbreviated Description THOMAS ADD #2 PH I BLOCK 1 LOT 6A
 (Not for Conveyance)

THOMAS ADD #2 PH I
 Wasilla



Tax Maps

Simple Viewer

Advanced Viewer

Site Address 200 E PAULSON AVE

Ownership

Owners GLOBAL FINANCE & INV CO Buyers
 Primary Owner's Address 2623 SECOND AVE SEATTLE WA 98121 Primary Buyer's Address

Appraisal Information ([Show Building Information](#))

Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed*
2010	\$179,700.00	\$159,400.00	\$339,100.00	2010	\$179,700.00	\$159,400.00	\$339,100.00
2009	\$179,700.00	\$175,200.00	\$354,900.00	2009	\$179,700.00	\$175,200.00	\$354,900.00
2008	\$179,700.00	\$193,600.00	\$373,300.00	2008	\$179,700.00	\$193,600.00	\$373,300.00

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed	Date	Type
2010	No	0035	Not Yet Set	Tax Not Yet Set		
2009	Yes	0035	11.7	\$4152.33		
2008	Yes	0035	12.269	\$4580.02		

Recorded Documents

Recording Info (offsite link to DNR)

Tax Account Status †

Status	Tax Balance	Farm	Disabled	Senior	Total	LID Exists
Current	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	No

Land and Miscellaneous

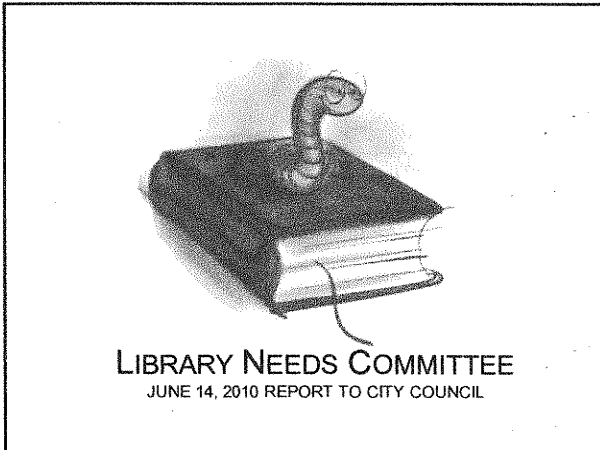
Gross Acreage	Net Acreage	Assembly District	Voting Precinct	Fire Service Area	Road Service Area
0.79	0.75	Assembly District 004	14-080 Wasilla No. 2	130 Wasilla Lakes FSA	

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Task 1- Determine if Meta-Rose Square Building can be used for a library.

Yes. The Burkhart-Croft study reports that the Meta-Rose Square building can be converted into a library for \$3 million.

Library Needs Committee Recommendation:
Although Meta-Rose Square could be used for a library, it should not be. The cost is too large for an "interim solution" and it would still have the **same inadequacies** the current library building has – marginal parking, no meeting rooms, etc.

**Task 1- Continued:
Meta-Rose Square Inadequacies**

- No room to expand
- Three floors – requires increased staffing, the largest library operating cost
- Limited parking
- Limited access for school buses and delivery trucks
- Lack of natural lighting with operable windows in the existing retail areas
- No room for a meeting room
- No room for study rooms

Inadequacies noted from comparison with the City's ASCG library study and public input regarding areas which need improvement at the current library.

Task 2- Suggest size and location of a new library.

- 24,000 square feet now, with the ability to expand to 40,000 square feet within 20 years
 - Single-story 24,000 square foot, well laid out library, could be operated at the same staffing level as the current library

Library Needs Committee Recommendation:

Wasilla Meta-Rose Public Library should never be more than 40,000 square feet in size or it will lose the "small town" feel people enjoy. Additionally, limiting the library size will keep pressure on the Borough to add libraries in the future to outlying areas.

Task 2- Continued: Possible Locations

The following is a list of potential library sites in the downtown area, that include three sites north of Main Street on Wasilla-Fishhook Road near Iditarod Elementary School:

Property	Size-Acres	Value
Parcel C21 Sec. 3	7.08	\$177,000
Parcel D4 Sec. 4	2.78	\$514,700
Parcel D6 Sec. 4	4.29	\$560,600
Tract B Radon	2.80	\$487,900
L1 B2 Yenlo Square	2.31	\$503,200
Tr. 7 Fred Nelson	8.36	\$407,900
Lot 7B Thomas	3.78	\$2,208,100
Parcel B17 Sec. 10	2.55	\$1,335,700
Tract A PJC	13.24	\$522,800
Nunley Park City Block	3.10	\$182,800
VPA Site	2.59	\$220,000
Lots 3A-6AB1 Thomas	2.9	\$1,742,300

Task 3- Tentative Timeline

- The biggest variable in the timeline is the time to acquire funding (1-3 years).
- Construction can be completed in 1-year.
- Design can take up to 1-year, unless a Design-Build delivery system is used to decrease time.

Total time 3-5 years.

Task 4- Projected Costs

- \$250-\$350 per square foot for a library
- FF&E costs vary from \$35-\$50 per square foot
 - 24,000 sq ft Building w/ FF&E=\$6.8 million - \$9.6 million
 - Design & Construction Management (15%)=\$1 million - \$1.4 million
 - Land acquisition=\$0.5 million - \$2.5 million
 - Site Development=\$0.5 million - \$1.0 million
 - Contingency (10%)=\$1.0 million
 - **Total Cost=\$10 million - \$15 million** for 24,000 square foot building

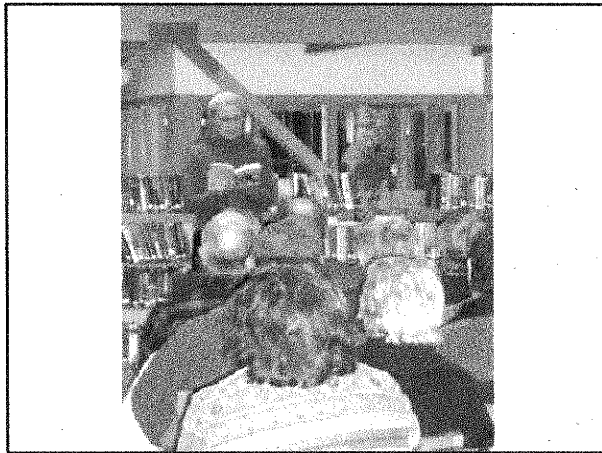
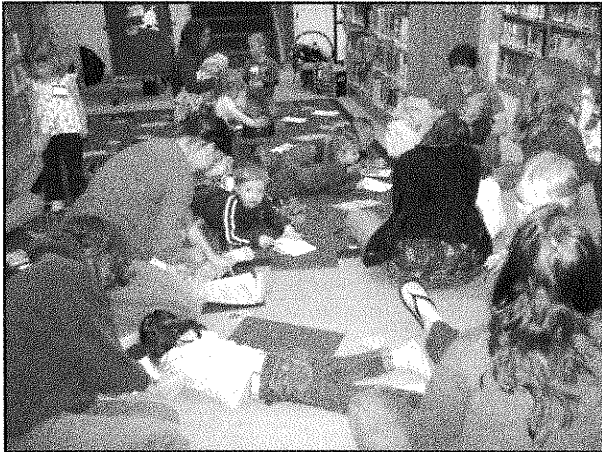
Task 5- Funding Sources

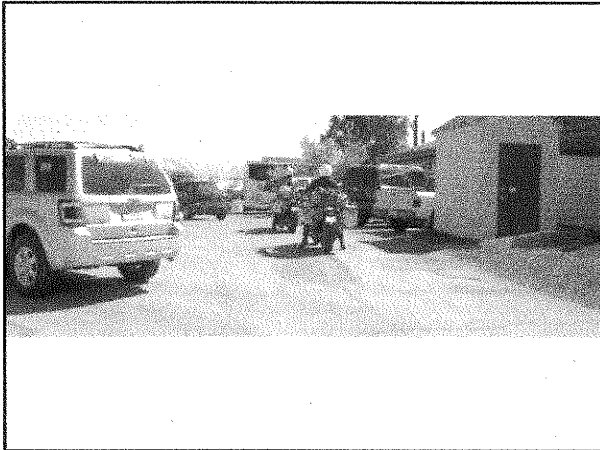
Funding of Library Projects in Alaska from 2002-2005

Average Federal Funds	32% of project cost
Average State Funds	25% of project cost
Average Municipal Funds	24% of project cost
Funding from Foundations	12% of project cost
Funding from Corporations	1% of project cost
Local Fund Raising	6% of project cost
	<u>100%</u>

Task 5 Continued- Funding Sources

1. Alaska Library Construction and Major Expansion Grant Program (up to 50%)
2. US Department of Agricultural (USDA), up to \$1 million Federal Grant
3. Economic Development Administration (EDA), up to \$1 million Federal Grant
4. Rasmuson Foundation Grant, up to \$1 million towards construction
5. Sales Tax increase of ½ percent to support a revenue bond (50 or 100 percent of total project cost)
6. Friends of Wasilla Library Building Fund and fund-raising





Task 6 Continued- Library Needs

- More parking
- Programming space
- Meeting room(s) for up to 150 people
- Study rooms for tutoring and designated quiet areas
- Up to 20 computer stations for patrons as well as plenty of technology capacity to keep up with future changes
- Additional reader seating
- Access for school buses and delivery trucks
- Improved accessibility for people with disabilities and caregivers with strollers

Task 6 Continued- Library Needs

- High quality indoor lighting and natural lighting with operable windows
- A waiting area for patrons to wait for rides, buses, etc.
- An events display sign for ongoing community events
- Outside courtyard with landscaping for reading, as well as outdoor lighting for improved security
- A place for pets and bicycles
- Staff workstations strategically located to view the library in all directions
- The ability to expand with maximum flexibility

Task 7- The Committee's Commitment to the Project

The committee will support the City in pursuing a new 24,000 square foot library that can be expanded in the future.

Conclusion and Request for Further Direction

- Library Needs Committee respectfully requests direction from the council as to the committee's next task.

Library Needs Committee Recommendation:

After spending a considerable amount of time and thought towards developing the working document requested by the Council through Resolution Serial Number 10-10, the next logical step to the committee is to acquire land. This would satisfy a major requirement for scoring on the state evaluation matrix for funding for up to 50% of the total project costs.
