

OXFORD AVENUE USAD - FINAL ASSESSMENT ROLL

Ordinance of Assessment

Non-Refundable Filing Fee per 5.35.030(D): \$1,000 *KPB 5.35.030(D)*

Paid: 5/1/2023

Enstar Construction Cost:	31,901.00
Enstar Non-Standard Cost:	9,806.00
Enstar Total Cost:	41,707.00
KPB Administration Cost:	6,280.00
FINAL Total Project Cost:	47,987.00

Total # of Parcels for Assessments:	4
Cost Per Parcel:	11,996.75

Total Assessed Value: 2023 Assessed Value (AV)	
Total Project Cost:	47,987.00
(Less) Total Prepayments of Assessments:	<u>(1,414.25)</u>
Total Assessments:	46,572.75

Total number of parcels included in petition calculations:	4	<i>KPB 5.35.107(C)(7)</i>
Total number of Parcels in Favor of project:	3	
Percentages of parcels in Favor of project (%):	75.00%	<i>KPB 5.35.107(C)(a), 60%</i>
Percentage of district's assessed value in favor of project (%):	98.41%	<i>KPB 5.35.107(C)(b), 60%</i>
% Parcels Delinquent for Real Property Taxes (<10%):	0.00%	<i>KPB 5.35.070(D), <10%</i>

PARCEL ID	LEGAL	2023 ASSESSED VALUE	LIEN LIMIT <50% A.V. 5.35.070(C)	MAX ASSMT Less Prepayments	Prepayments of Assmts 5.35.070(B)&(C)	OWNER	MAILING ADDRESS	CITY ST ZIP	DEL TAX DUE	OTH SPC ASSMTS	IN FAVOR 'YES'	IN FAVOR AV
131-042-31	T 4N R 11W SEC 11 Seward Meridian KN 2016081 WAPITI ACRES 2016 ADDN TRACT C2	700,700	1.71%	11,996.75	0.00	HUTCHISON MARY E & MICHAEL L	26562 HEAVY DOWN DR	SOLDOTNA AK 99669	NO	NO	YES	700,700
131-042-32	T 4N R 11W SEC 11 Seward Meridian KN 2016081 WAPITI ACRES 2016 ADDN TRACT C3	503,600	2.38%	11,996.75	0.00	TONIONE JOSHUA K DUKOWITZ KENDRA L	47962 OXFORD AVE	SOLDOTNA AK 99669	NO	NO	YES	503,600
131-091-56	T 4N R 11W SEC 14 Seward Meridian KN 0920019 ELK VISTA SUB TRACT A	107,200	11.19%	11,979.25	17.50	DUKOWITZ, DENISE L DUKOWITZ, KEVIN R	47973 OXFORD AVE	SOLDOTNA AK 99669	NO	NO	YES	107,200
131-720-02	T 4N R 11W SEC 15 Seward Meridian KN 0830273 ECHO LAKE SUB ANDREWS 1983 NORTH ADDN TRACT 2	21,200	56.59%	10,600.00	1,396.75	ANDREWS BARBARA J	31851 ECHO LAKE RD	SOLDOTNA AK 99669	NO	NO		0
4	# Benefited Parcels	1,332,700		46,572.75	1,414.25						3	1,311,500

The following parcel has been excluded by the Mayor from the assessment due to the physical characteristics of the property, on the basis of financially infeasible to develop, as the cost to develop the property would exceed the increase in value due to development.

131-720-01	T 4N R 11W SEC 15 Seward Meridian KN 0830273 ECHO LAKE SUB ANDREWS 1983 NORTH ADDN TRACT 1	18,500	64.85%	0.00	0.00	GLICK DARLENE C & NORMAN	31930 HATMAN CIR	SOLDOTNA AK 99669				
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5 # of Parcels located within District

as of 10/26/2023