

MUNICIPALITY OF ANCHORAGE



Real Estate Department

907-343-7533

Mayor Dan Sullivan

March 10, 2015

The Honorable Cathy Giessel
Capitol Building Room 427
Juneau, Alaska 99801

Re: SB 36 – Online Notices

Dear Senator Giessel,

In response to a question you posed regarding the Municipality of Anchorage's process in contacting individuals who may not have paid their property taxes, I would like to provide you with a breakdown of the procedures and due diligence carried out by our Real Estate Department when attempting to collect property taxes.

If a property owner becomes delinquent with their property tax, they are notified a minimum of eleven times by direct mail in the three years prior to the Municipality taking Clerk's Deed to the property. The Real Estate Department sends an additional seven mailings and physically posts the properties after the Clerk's Deed is taken to notify property owners concerning the loss of their property and rights to repurchase.

When foreclosure or expiration of redemption notices are returned as undeliverable, the Real Estate Department researches to the best of their ability to find updated addresses or relatives by using PFD records, Accurint, Motznik, Google, CourtView, State's Recorder's Office, and Municipal property records for additional properties listing another mailing address.

As required by AS29, expiration of redemption notices are mailed certified return receipt. After a week, we monitor the delivery status using the post office tracking tool to determine if the certified notices have been claimed. If the notices are not claimed, we mail a copy of the expiration of redemption notice regular post at the same address and research for an additional mailing addresses or relative's addresses.

The amendment we are requesting, SB36, will not affect the above procedures. Passing SB36 will only aid in the public notice process.

Respectfully,

Tammy R. Oswald, Director
Real Estate Department