



Property Appraisal

Municipality of Anchorage, Alaska

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Public Inquiry Parcel Details

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PARCEL: 009-231-43-000 01/02 Commercial Office Bldg Low Ri 01/22/08

WBP LEASING INC

CAMPBELL PARK ACRES #2

BLK 1 LT 3A

% CORNELL COMPANIES

1700 West Loop S Ste 1500

Houston

TX 77027

Site 5202 A St

Lot Size:	16,800	---Date Changed---	----Deed Changed----		
Zone :	I1	Owner :	12/22/00	Stateid:	3413 0000771
Tax Dist:	003	Address:	07/27/06	Date :	01/28/99
Grid :	SW1930	Hra # :		Plat :	000127
GRW:	PIWC	REF #:	12/22/00	009-231-05-000	

ASSESSMENT HISTORY

	---Land--	--Building-	---Total---	
Appraised Val 2006:	168,000	542,800	710,800	
Appraised Val 2007:	235,200	651,800	887,000	--Exemption--
Appraised Val 2008:	273,000	725,700	998,700	-----Type-----
Exempt Value 2008:	0	0	0	
State Credit 2008:			0	
Resid Credit 2008:			0	
Taxable Value 2008:			998,700	

Tax Record Report for Parcel 0092314300001 at 5202 A St, AK

General Property Data

Owner	Wbp Leasing Inc	Parcel	0092314300001
Owner Address	% Cornell Companies 1700 West Loop S Ste 1500 Houston, TX 77027-3089	Tax District	003
Zoning	I1	Card	02
Region	10 - Municipality of Anchorage	Building Name	100 W International
Ident Units	1	Building Type	Low Rise Office Bldg
# Units	000	Building Grd	Average Minus

Legal

Land Use Code	Office Bldg Low Rise 1-4	Plat	000127
Legal Desc	CAMPBELL PARK ACRES #2 BLK 1 LT 3A	Grid	SW1930
Land Size	16,800	Neighborhood #	01101
Eff Year	1,972	Total SqFt	15,240

Current Property Data

Tax Year	2007	Land Value	235,200
Building Value	651,800	Total Value	887,000
Mill Rate	1,454	Tax Amount	12,896
% Complete	73	Deed Date	01/28/99
Prev Deed Date	01/28/99	Deed Book	3413
Prev Deed Book	3413	Deed Page	0771
Prev Deed Page	0771		

Details

Land Info:	Well Site: No; Drainage: Good
Utilites:	Public Sewer; Public Water
Access Info:	Good
Street Info:	Curb & Gutter; Paved; Front Traffic: High
Comml Int/Ext (1):	Floor Level - From: B1; Floor Level - To: B1; Floor Size: 4920.00; Perimeter: 322; Use Type: Multi-use, Office; Wall Height: 8; Const Type: Fire Resistant; Partitions: Average; Heat System: Hot Water/steam; Plumbing: Average; Physical Cond: Normal; Functional: Normal
Comml Int/Ext (2):	Floor Level - From: 01; Floor Level - To: 01; Floor Size: 4920.00; Perimeter: 322; Use Type: Multi-use, Office; Wall Height: 10; Wall Type: Metal Sandwich; Const Type: Light Steel; Partitions: Average; Heat System: Hot Water/steam; Plumbing: Average; Physical Cond: Normal; Functional: Normal
Comml Int/Ext (3):	Floor Level - From: 02; Floor Level - To: 02; Floor Size: 5400.00; Perimeter: 330; Use Type: Offices; Wall Height: 9; Wall Type: Metal Sandwich; Const Type: Light Steel; Partitions: Average; Heat System: Hot Water/steam; Plumbing: Average; Physical Cond: Normal; Functional: Normal

Sales

Year	Land Value	Bldg Value	Total Value	Mil Rate	Taxes	Per Complete	Deed Date	Book	Page	Owner
2007	235,200.00	651,800.00	887,000.00	1454.00	12,896.00	73	1/28/1999	3413	0771	WBP LEASING INC
2006	168,000.00	542,800.00	710,800.00	1528.00	10,861.00	76	1/28/1999	3413	0771	
2005	134,400.00	473,100.00	607,500.00	1628.00	9,890.00	77	1/28/1999	3413	0771	
2004	88,200.00	426,700.00	514,900.00	1618.00	8,331.00	82	1/28/1999	3413	0771	
2003	88,200.00	362,200.00	450,400.00	1661.00	7,481.00	80	1/28/1999	3413	0771	

Tax records last updated October 26,2007
Information is deemed to be reliable, but is not guaranteed. See [copyright notice](#).

Tax Record Report for Parcel 0092314300002 at 5202 A St, AK

General Property Data

Owner	Wbp Leasing Inc	Parcel	0092314300002
Owner Address	% Cornell Companies 1700 West Loop S Ste 1500 Houston, TX 77027-3089	Tax District	003
Zoning	I1	Card	02
Region	10 - Municipality of Anchorage	Ident Units	1
Building Type	Unknown	# Units	001
Building Grd	Average		

Legal

Land Use Code	Office Bldg Low Rise 1-4	Plat	000127
Legal Desc	CAMPBELL PARK ACRES #2 BLK 1 LT 3A	Grid	SW1930
Land Size	16,800	Neighborhood #	09F00
Eff Year	1,967	Total SqFt	2,400

Current Property Data

Tax Year	2007	Land Value	235,200
Building Value	651,800	Total Value	887,000
Mill Rate	1,454	Tax Amount	12,896
% Complete	73	Deed Date	01/28/99
Prev Deed Date	01/28/99	Deed Book	3413
Prev Deed Book	3413	Deed Page	0771
Prev Deed Page	0771		

Details

Land Info:	Well Site: No; Drainage: Good
Utilites:	Public Sewer; Public Water
Access Info:	Good
Street Info:	Curb & Gutter; Paved; Front Traffic: High
Comml Int/Ext (1):	Floor Level - From: B1; Floor Level - To: B1; Floor Size: 1200.00; Perimeter: 140; Use Type: Unfin Res Basement; Wall Height: 8; Wall Type: Cond. Block; Const Type: Fire Resistant; Partitions: Average; Heat System: Hot Water/steam; Plumbing: Average; Physical Cond: Normal; Functional: Normal
Comml Int/Ext (2):	Floor Level - From: 01; Floor Level - To: 01; Floor Size: 1200.00; Perimeter: 140; Use Type: Dwelg Conv. Office; Wall Height: 9; Wall Type: Frame, T-111; Const Type: Wood Joist(wo & Stl); Partitions: Average; Heat System: Hot Water/steam; Plumbing: Average; Physical Cond: Normal; Functional: Normal

Sales

Year	Land Value	Bldg Value	Total Value	Mil Rate	Taxes	Per Complete	Deed Date	Book	Page	Owner
2007	235,200.00	651,800.00	887,000.00	1454.00	12,896.00	73	1/28/1999	3413	0771	WBP LEASING INC
2006	168,000.00	542,800.00	710,800.00	1528.00	10,861.00	76	1/28/1999	3413	0771	

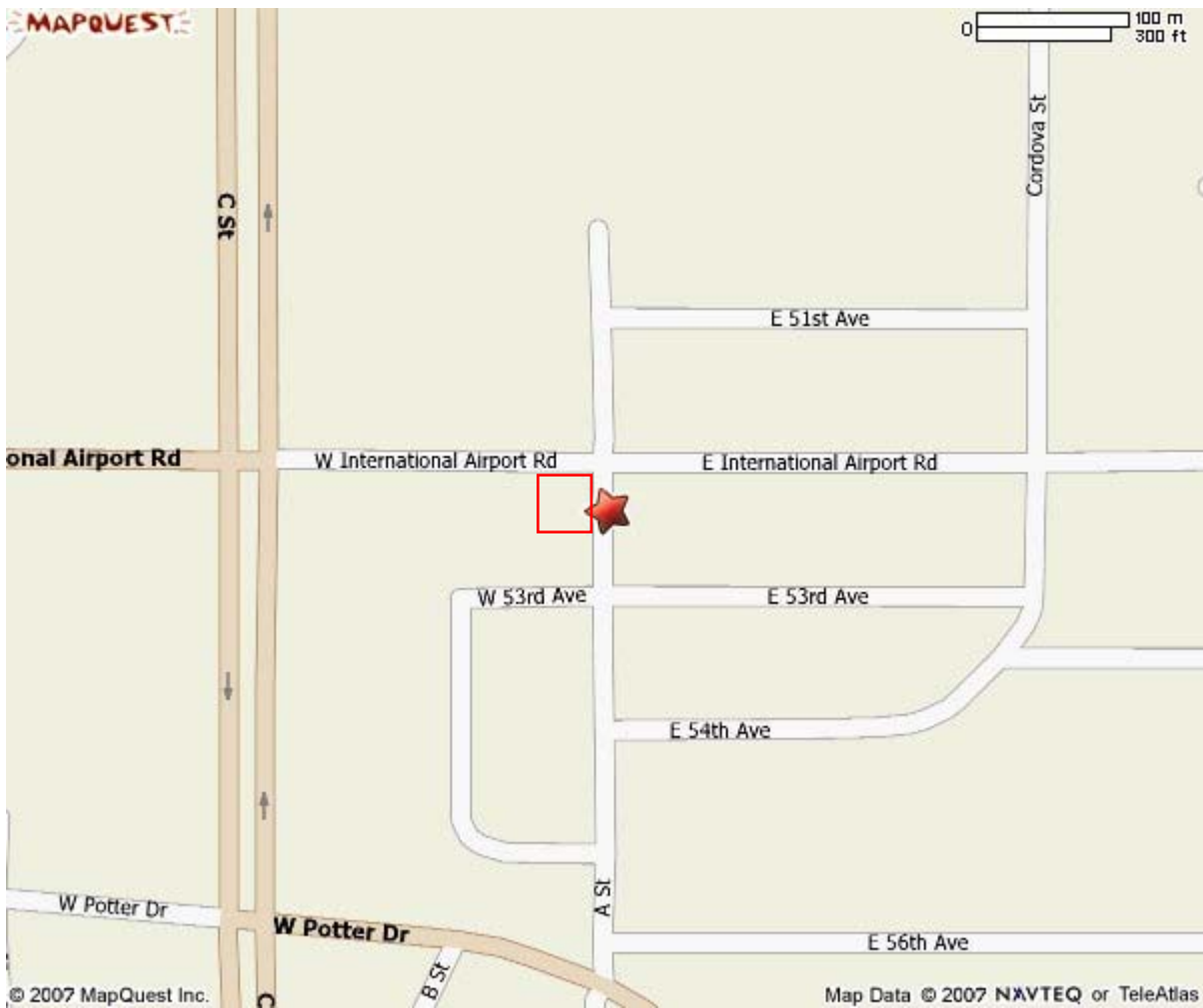
Tax records last updated October 26,2007
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5202 A St
Anchorage AK
99518-1274 US

Notes:

Cornell Companies location



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5202 A St, Anchorage, AK 99518

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Google

Pointer lat 61.173378° lon -149.882626° elev 132 ft Streaming ||||| 100% Eye alt 1494 ft



Midtown Improvement District
P.O. Box 244184
Anchorage, AK 99524
907-242-9503
www.midtownimprovementdistrict.org
Contact: tommcgrath@pci.net

January 28, 2008

RE: Petition for Midtown Business Improvement District (MID)

Dear Neighbor,

This is a petition of the Anchorage Midtown Improvement District (MID), to establish an assessment district for services, also called a Business Improvement District (BID), in Midtown Anchorage. Throughout the United States more than 1,000 cities of all sizes have used BIDs to rejuvenate and revitalize their Midtowns. The goal of MID is to raise the standard of Midtown public services within the boundaries shown on the attached map by adding to existing municipal services. The MID is intended to increase occupancy rates, increase investment values, increase lease income, decrease crime, increase cleanliness, stimulate economic development, and improve the quality of life in the MID area.

A letter was previously sent explaining the need for a Midtown Improvement District, dated July 05, 2007. As the financial and business center of Alaska, Midtown needs the infrastructure to handle increased commercial buildings, residential housing and the increased vehicle and pedestrian traffic that will result. We also need to make sure Midtown is a safe, inviting place to visit, work and live. The BID will work toward those ends.

Should this petition be approved, the estimated startup date for the MID is July 1, 2008. A condition of this MID is that a new petition will be circulated at the end of the first three years of operation to reauthorize or to terminate the MID.

Services

All services permitted by Municipal Ordinance 96-77 (S-1) as amended may be provided by the MID. By ordinance, existing municipal services may not be reduced due to increased services provided by the MID. The MID will initially provide "clean and safe" and other services as follows:

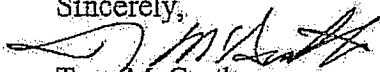
- Trained Midtown staff will give informational services and safety and security assistance to businesses, visitors, residents and Midtown employees.
- Cleaning crews to assure prompt and consistent graffiti and litter removal.
- Coordination with existing law enforcement and community service patrols to reduce public inebriation, homeless camps, panhandling and street crime.

Please return the enclosed Petition. Your Petition must be returned by April 15, 2008 to Midtown Improvement District, P.O. Box 244184, Anchorage, Alaska 99524. The petition results will be certified by the Municipality of Anchorage.

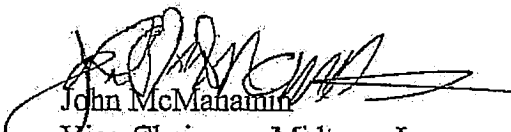
If you have any questions, or would like to discuss this further, please contact one of your Midtown neighbors listed on the following Anchorage Midtown District Board of Directors list.

This Petition Statement was approved by the Board of Directors of the Midtown Improvement District on January 7, 2008.

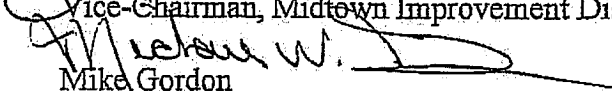
Sincerely,



Tom McGrath
Chairman, Midtown Improvement District (MID)
tommcgrath@gci.net
907-250-4302



John McManamin
Vice-Chairman, Midtown Improvement District (MID) calaisco@gci.net



Mike Gordon
Secretary/Treasurer, Midtown Improvement District (MID) GoMntMike@aol.com

Board of Directors:

Frank Danner, Dynamic Properties

fdanner@gci.net

Jim Huettl, USKH

jhuettl@uskh.com

John Boyt, Replacement Glass

replaceglass@gci.net

Mark Rowley, Pacific Tower Properties

Rowley@gci.net

Mike Milliman, Alaska Printers

akprint@acsalaska.net

Paul Houston, CHI Alaska

paulh@chialaska.com

Shawn Cange, Pacific Tower Properties

shawn@ptiinc.us

Tom Gimple,

tgimple@ihot.com

