

2017 Petersburg Assessments – Land (Zoned Residential)

Central Town

All lots calculated at \$5.50/sf 

Sandy Beach Waterfront – less than 1 Acre

0 – 12,000 sf \$165,000 base 

12,001 to 16,000 sf + \$6.00/sf

16,001 sf + + \$3.00/sf

-20% for site prep/topo if not filled

The first 12,000 sf valued at \$165,000 with the additional 4,000 sf calculated at \$6.00/sf, and additional sf above 16,000 sf calculated at \$3.00/sf.

Sandy Beach Waterfront – 1 Acre +

0 – 12,000 sf \$165,000 base 

12,001 sf + + \$1.00/sf

-20% for site prep/topo if not filled

The first 12,000 sf valued at \$165,000 with additional sf above 12,000 sf calculated at \$1.00/sf.

Uphill side of Sandy Beach – fronts on the road – less than 1 Acre

0 – 10,000 sf @ \$5.50/sf 

10,001 sf + @ \$2.00/sf

(We felt the additional sf above 10,000 sf was toward back of lot and felt to be worth about 1/3/sf of the front 10,000 sf which was \$1.82/sf so we rounded up to \$2.00/sf.)

-20% for site prep/topo if not filled

The first 10,000 sf calculated at \$5.50/sf with additional sf above 10,000 sf calculated at \$2.00/sf.

Uphill side of Sandy Beach – fronts on the road – 1 Acre +

0 - 10,000 sf \$5.50 

10,001 sf + + \$1.00/sf

-20% for site prep/topo if not filled

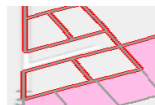
The first 10,000 sf calculated at \$5.50/sf with additional sf above 10,000 sf calculated at \$1.00/sf.

Uphill side of Sandy Beach – lots that do not front on the road

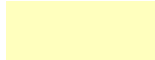
0 – 10,000 sf \$4.50/sf 

10,001 – 15,000 sf + \$2.00/sf

15,001 sf + + \$1.00/sf



Upper Nordic Drive (North) (uphill side of the street)



0 – 5,000 sf	\$110,000
5,001 – 7,500 sf	\$120,000
7,501 – 10,000 sf	\$130,000
10,001 – 12,500 sf	\$145,000
12,501 – 15,000 sf	\$165,000
15,001 – 20,000 sf	\$185,000
20,001 sf +	+ \$1.00/sf

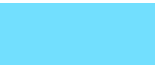
Lower Wrangell (downhill side of the street)



Valued at ½ the value of the lots fronting on Nordic. If a lot on lower Wrangell is 5,000 sf, its value would be \$55,000, half the value of a lot fronting on Nordic.

Upper Wrangell (Uphill side of the street)

All lots calculated at \$5.50/sf.



Remainder lots on Pages 001 and 002

All lots calculated at \$4.50/sf.

Airport Subdivision



Base at \$25,000

Lot with Access only – add \$4,000 to base – Total value \$29,000

If has access, fill, and utilities, add 50% (\$12,500) to base – Total value \$37,500

Scenic View Subdivision



All lots calculated at \$4.50/sf

Less 60% for lack of access, utilities, and topo

All other areas on Pages 1, 2, 4, and 6

Lots outside of the previously mentioned areas were calculated at \$4.50/sf. A deduction of 60% was applied to lots for environmental conditions, lack of access, and lack of utilities.

This applies to Northeast Sub. and lots to the southwest located uphill from Gauffin Street and lots located behind those fronting Wrangell Avenue on the uphill side.

Residential lots located north from Haugen Dr. to the School and ball field and east from N. First Street to N. Eighth Street were calculated at \$5.50/sf.