

## 2018 Petersburg Assessments – Residential Land

### South Side of Haugen Drive – From 8<sup>th</sup> Street west to South Nordic Drive

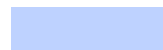
All Lots fronting Haugen Drive, those between Haugen and Ira II St from Fourth St to South Nordic Drive, as well as block 42 on S Second St are assessed at **\$5.50/sf**. This is consistent with the unit values on the north side of Haugen Drive.



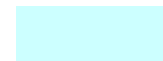
- Tideland lots Adjacent assessed at **\$1.65/sf**
- Lots containing a **mix of uplands(\$5.50/sf) and tidelands(\$1.65/sf)** rates



Lots fronting Ira II St to the South as well as those to the north from Eighth to Fourth, and all lots to the South including the west side of S Second St are assessed at **\$4.50/sf**.



- Tideland lots Adjacent assessed at **\$1.35/sf**
- Lots containing a **mix of uplands(\$4.50/sf) and tidelands(\$1.35/sf)** rates



### South Nordic Drive – From Intersection of Haugen Drive & South Nordic Drive to the Cemetery

Lots fronting on South Nordic Drive located on uphill side at **\$6.00/sf**



Lots located south of the fronting from Noseeum St and west, as well as lots fronting Hammer Slough at **\$5.50/sf**



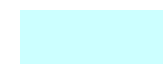
- Tideland lots at **\$1.65/sf**
- Lots containing a **mix of uplands(\$5.50/sf) and tidelands(\$1.65/sf)** rates



Lots located south of the fronting east of Noseeum St at **\$4.50/sf**



- Tideland lots at **\$1.35/sf**
- Lots containing a **mix of uplands(\$4.50/sf) and tidelands(\$1.35/sf)** rates



Lots fronting on South Nordic Drive located on water side:

Upland lots at **\$8.00/sf**



○ Tideland lots at **\$2.40/sf**



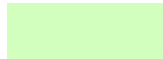
○ Lots containing a **mix of uplands(\$8.00/sf) and tidelands(\$2.40/sf)** rates



\*\*\*\*\*Some lots are subject to a **Percentage Reduction** for differing variables (outlined in Blue)

### **North Nordic Drive Tidelands**

All tideland lots \$4.67/sf



### **Frederick Point East Subdivision**

Waterfront lots – Unit values increased 50% to **\$0.35/sf.**



Upland lots – Unit values increased 50% to **\$0.08/sf.**



### **Frederick Point North Subdivision**

Waterfront lots – unit values increased 50% to **\$1.27/sf.**



Upland lots – unit values increased 50% to **\$0.15/sf.**



Value adjustments are based on sales and offers for sale in the project area and consideration for existing prevailing unit (\$/sf) values. Tidelands are valued at 30% of upland unit value as per normal procedure.

This completes a review of 2/3 of the project area, the original city boundaries extending to Mile 9 Mitkof Highway. To date all residential lots in the downtown area extending west to the cemetery on Mitkof Highway and extending southeast to Frederick Point East Subdivision have been reviewed for equality and in most cases revalued. The properties located south of the cemetery will be reviewed for equality and possibly revalued fall 2018 during preparation of the 2019 property tax roll.