



FAIRBANKS NORTH STAR BOROUGH
TAX FORECLOSED PROPERTY SALE

AUGUST 25, 2021

TAX FACTS

Q. *What is the tax foreclosed property sale?*

- A. The tax foreclosed property sale is a sale of real properties which have been deeded to the Fairbanks North Star Borough (FNSB) as a result of delinquent real property taxes. The legal procedures for the FNSB to acquire tax-deeds and hold a tax foreclosed property sale are provided in Alaska Statutes (AS 29.45) and Borough Code (FNSBC 8.20 and 8.24).

R. *When and where will the tax foreclosure sale be held?*

- A. The tax foreclosed property sale will be by sealed bids submitted to the Financial Services Department, Treasury & Budget Division, which must be received by the close of business on Wednesday, August 25, 2021 at 5:00 p.m., (see sealed bids acceptance hours below). Sealed bids will be opened, and the results of the sealed bids announced by 12:00 p.m. (noon) on Thursday, August 26, 2021 by posting notice on the Borough's Tax Foreclosure webpage and at the Juanita Helms Administration Center (JHAC).

S. *Who may participate in this sale?*

- A. Any person eighteen (18) years of age or older, is eligible to participate in this sale, except that the following persons may not participate in their own name or in the name of their spouse, dependent child, or solely-owned or family-owned business:
- a. Borough Mayor
 - b. Borough Chief of Staff
 - c. Borough Attorney
 - d. Employees of the Division of Treasury and Budget and the Chief Financial Officer
 - e. Any person who presently owes delinquent taxes on any property in the Fairbanks North Star Borough.

T. *How can I purchase property during this sale?*

- A. Bid packets can be purchased at the Treasury & Budget Division, First Floor, FNSB JHAC beginning Monday, August 16, 2021 through Friday August 20, 2021. The cost of a bid packet is \$15.00 each and is nonrefundable. If you are bidding on more than one property you will need to purchase one for each property. Completed sealed bid packets will be accepted beginning Monday, August 23, 2021 through 5:00 P.M. Wednesday, August 25, 2021 (see sealed bid acceptance hours below) at the Treasury & Budget Division, First Floor, FNSB JHAC only. Detailed instructions on how to submit a bid will be included in the Bid Packet. **NOTE: No copies of bid packet forms will be accepted – original forms only.**

MAILED AND ELECTRONIC BIDS ARE NOT ACCEPTED. BID PACKETS MUST BE HAND DELIVERED.



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Q. *How can I submit a Sealed Bid for a property offered during this sale?*

- A. Bidders may submit sealed bids beginning Monday, August 23, 2021 and Tuesday, August 24, 2021 between the hours of 10:30 a.m. to 4:00 p.m., excepting for Wednesday, August 25, 2021 when bids will be accepted between the hours of 10:00 am to 5:00 p.m. The bids are awarded to the highest bidder. The minimum bid consists of back taxes, interest and penalties owed on the property and the administrative costs associated with foreclosure and sale.

R. *What guarantees do I have concerning these properties if I should be a successful bidder?*

- A. NONE. The FNSB does not guarantee title of any kind for properties purchased at the tax sale. Title insurance may not be available for these properties. If you need to have the title to this property insured, you should consult a title company prior to bidding to determine whether title insurance will be available. Additionally, the FNSB does not guarantee the suitability for any particular use whatsoever on any of these properties.

S. *What kind of deed will I be issued if I should be a successful bidder?*

- A. A Tax Foreclosure Sale Deed.

T. *How can I find out more information about the properties to be sold?*

- A. Properties to be sold are located throughout the FNSB and include vacant land, properties with improvements and/or occupied structures. Information regarding the properties, general location, names of former record owners and minimum bid will appear in the Fairbanks Daily News Miner beginning Sunday, July 18, 2021. A list of the properties for sale and detailed property information is available on-line on the FNSB's Tax Foreclosure webpage at <https://www.fnsb.gov/169/Tax-Foreclosure>, after June 30, 2021. Copies of the information are available at \$0.25 per page. In a sale of this nature, the former record owners have the right to repurchase their property until the close of business (5:00 p.m.) on Thursday, August 25, 2021. For the most up-to-date information about available properties contact Tax Foreclosure staff at (907) 459-1238.

SEALED BIDS WILL ONLY BE ACCEPTED AS FOLLOWS:

August 23 – 24, 2021 from 10:30 a.m. to 4:00 p.m.

August 25, 2021 from 10:00 a.m. to 5:00 p.m.



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INSPECTIONS OF THESE PROPERTIES ARE DONE AT YOUR OWN RISK!

Q. Can I inspect the property?

A. Yes, you may personally inspect the property before submitting a bid. **Please be aware:**

- There may be people living or conducting business on the property. You should not enter a structure without the occupant's permission. If you are allowed to walk through the structure, please be courteous.
- If a structure appears abandoned, you should still knock before entering. If the doors are locked and there is no easy way of entering the structure, **forced entry is not authorized.**
- In some instances, there may be safety issues to consider when inspecting these properties. Safety issues may include but are not limited to: unsafe / unstable structures, hazards from debris, potential hazards from environmental contamination or illegal activities, hostile owners / occupants, dangerous animals, or other general hazards. Use caution on all properties.

Q. What happens if my bid should be the winning sealed bid?

A. Successful bidders will be announced by 12:00 pm (noon) on Thursday, August 26, 2021, with postings on the FNSB's Tax Foreclosure webpage, and at the JHAC. Upon posting, Treasury & Budget Division staff will immediately begin calling successful bidders to set up appointments to sign the Agreement to Purchase. All Agreements to Purchase and the remaining balances shall be paid by the winning bidder no later than Monday, August 30, 2021 at 5:00 p.m.

NOTE: The Fairbanks North Star Borough has restructured the tax foreclosure fee schedule. The costs associated with the sale have been separated from costs normally added to the tax deed fee. This new structure does not increase the purchase costs as the \$250.00 would have been included in the minimum bid (see sample Agreement to Purchase which will be in the bid packet).

Q. If I am not the successful bidder, how soon can I get my deposit back?

A. Immediately following the sale, deposits will be returned to low bidders or their representatives (with power of attorney) upon presenting picture identification. Deposits may be picked up at the Treasury & Budget Division, Monday through Friday, 8:00 A.M. to 5:00 P.M.

Q. What is a Limited Liability Report issued by a title company?

A. This is a report used by the FNSB showing all parties to whom notice is required under AS 29.45 prior to foreclosure. These reports reflect parties with a financial or other interest in the property and are available for review; however, it should be understood that they are **NOT** to be used for the



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purpose of closing a transaction that will affect title to said property. It is recommended that potential bidders consult a title officer regarding matters of record which are important to them.

Q. What happens to tax liens which appear against a property?

- A. Prior recorded tax liens of the state and federal government remain a lien against the property and are not extinguished by the FNSB's tax foreclosure sale to a third party. If you wish to negotiate with the IRS regarding possible discharge of their liens contact the number listed on the specific IRS Lien which can be found in the Limited Liability Report.

DISCLAIMER

All property is offered for sale "as-is", "where-is" without recourse against the FNSB. No representation or warranty, expressed or implied, is made as to the validity of the title, size, dimension, or condition of any property, or its suitability for any use or purpose whatsoever. The FNSB accepts **no** responsibility for personal property on the premises at any time.

FNSB personnel are not allowed to give you legal advice or interpret title documents. The FNSB urges you to consult various professionals, including but not limited to, the US Army Corps of Engineers, Alaska Department of Environmental Conservation, FNSB Community Planning Department, architects, engineers, surveyors, title examiners, or a real estate attorney, before making a decision to bid.

CHECKLIST

In addition to the above Tax Foreclosure information, the following is a checklist of some things you may want to consider before bidding. This list is not all inclusive. These may or may not *apply* or *cover all aspects* that need to be considered on the property you want to bid on.

- ✚ Have you **completely read and understood** the information provided by Tax Foreclosure on the Tax Foreclosure webpage at <https://www.fnsb.gov/169/Tax-Foreclosure?>
- ✚ **Have you personally inspected the property?** Is the parcel suitable for your anticipated use?
- ✚ Have you considered what to do with properties that are occupied; example, enter into a landlord-tenant agreement or evict? Are you familiar with the eviction process and the Alaska Landlord Tenant Act guidelines?
- ✚ Does the parcel have debris or abandoned vehicles that you wish to remove? If so, have you researched disposal methods, i.e. FNSB Landfill: (907) 459-1482 or Department of Motor Vehicles: (907) 452-1151?
- ✚ Are there any easements or other encumbrances on the parcel?



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- ✚ Does the zoning of the parcel allow the use you anticipate for it? Is the parcel in a flood zone? Are there use restrictions (covenants) for the parcel in which you are interested? The Department of Community Planning can answer some of these questions for you. Call (907) 459-1260 for more information.
- ✚ Does the parcel have adequate access year-round for your vehicle? What provisions will be necessary for a driveway?
- ✚ Is the parcel affected by wetlands? Contact the U.S. Army Corps of Engineers at (907) 474-2166 for information regarding wetlands.
- ✚ Is there *possible contamination or has there been illegal activity* on the property you wish to bid on? If so, have you checked with the Alaska Department of Environmental Conservation or other professionals, i.e. local law enforcement agencies in this area, so that you fully understand all of the possible expectations and obligations that could be associated with the property? NOTE: The FNSB is NOT a party to ANY AGREEMENT MADE BETWEEN YOU AND ADEC OR ANY OTHER AGENCY.