

CLAM COVE, GRAVINA ISLAND

(Almina Stensland Testamentary Trust)

\$1,575,000
Building
Opportunity

Listing Agent:

Mary Wanzer, CRS
Broker

Office: 907.247.5811
Cell: 907.617.0196

MLS: 22067

AKMLS: 21-17408

Approx. # of Acres: 292.58

Approx. Sq. Ft: 12,744,784

Waterfront Ft: 2,126

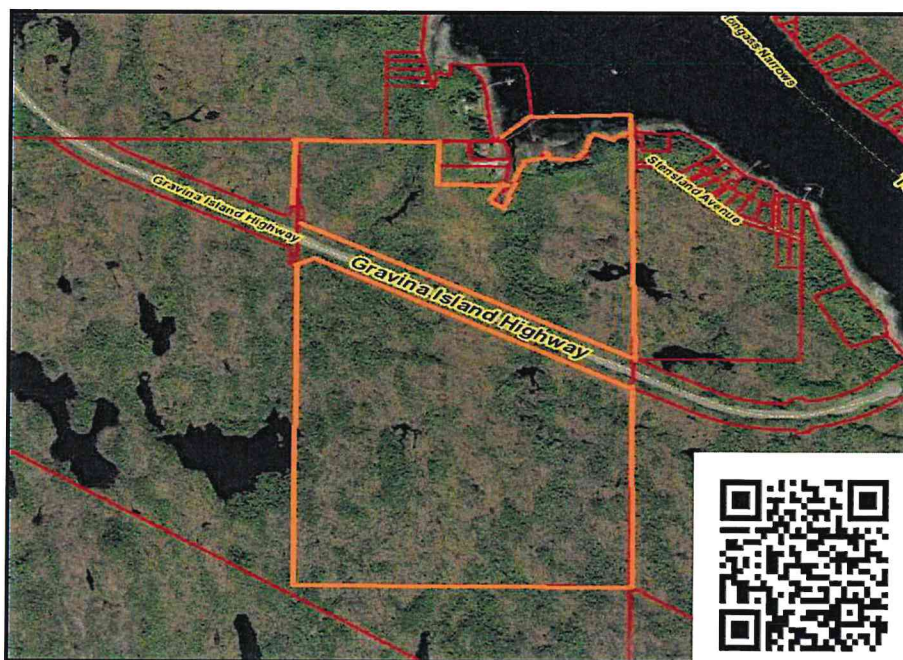
Tideland Acres: 10

Estimated Annual Tax:
\$ 3,249

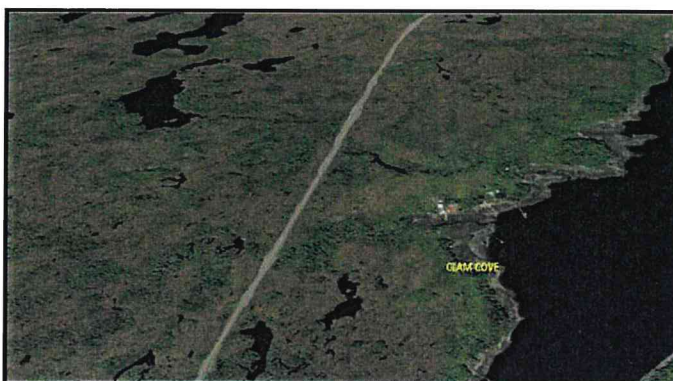
- Prime Location
- Countless Possibilities
- Close to Town
- On Gravina Hwy

• **Legal Description:** USS
1334 & ATS 427 LB

• **Zoning:** Ketchikan- Rural
Residential



This one-of-a-kind site offers over 292 acres with 2,126 feet of shoreline in Clam Cove. The Gravina Highway runs through the middle of the property offering access to uplands on both sides of the road. In addition to saltwater access the property also has freshwater lakes and streams to explore. Imagine the possibilities!



Equal Housing Opportunity
Property information is collected in good faith and not guaranteed against errors.





KETCHIKAN GATEWAY BOROUGH
ASSESSMENT DEPARTMENT
1900 FIRST AVENUE, SUITE 219
KETCHIKAN ALASKA 99901

PHONE 907-228-6640
FAX 907-228-6655
EMAIL assessment@kgbak.us

Owner and Account Data

Owner Name	STENSLAND ALMINA A TESTAMENTARY TRU	Parcel Number	305710001000
Owner 2	MILLER DARLENE TRUSTEE	Customer No	603716
Location	GRAVINA ISLAND; CLAM COVE		
Mail Address	51 PINE ST UNIT 310 EDMONDS, WA 98020	Deed Ref	PRD 307/496
		Ref Date	12/3/1999
		Prop Use	REMOTE VACANT

Current Assessed and Exempt Value

	EXEMPTION TYPE	LAND VALUES	IMPROVEMENT VALUES	TOTAL VALUES
Appraised		522,400	0	522,400
Exemption 1	None	0	0	0
Exemption 2	None	0	0	0
Exemption 3	None	0	0	0
Total Exemption		0	0	0
TOTAL ASSESSED				522,400

Assessed Values History

Parcel Number	305710001000						Owner 1
Year	Apr Land	Apr Imps	Total Apr Value	Total Exempt	Total Asd		
2021	\$522,400	\$0	\$522,400	\$0	\$522,400		STENSLAND ALMINA A TESTAMENTARY TRU
2020	\$522,400	\$0	\$522,400	\$0	\$522,400		STENSLAND ALMINA A TESTAMENTARY TRU
2019	\$522,400	\$0	\$522,400	\$0	\$522,400		STENSLAND ALMINA A TESTAMENTARY TRU
2018	\$522,400	\$0	\$522,400	\$0	\$522,400		STENSLAND ALMINA A TESTAMENTARY TRU
2017	\$522,400	\$0	\$522,400	\$0	\$522,400		STENSLAND ALMINA A TESTAMENTARY TRU

Land Data

Land Sq Ft	12,269,109	Land Acres	281.66	Water Frontage	2,126	Zoning Type	RR
------------	------------	------------	--------	----------------	-------	-------------	----

Main Structure Data

Bldg Type	No Data	Bedrooms	0	Bsmnt Area	0	Garage1 SF	0
Year Built	0	Bathrooms	0	Bsmnt Finish	0	Garage2 SF	0
No Units	0					Garage3 SF	0
Total Area	0						

\$522,400
X 9.70 mil
\$2,977.68 est. annual tax 2021



KETCHIKAN GATEWAY BOROUGH
ASSESSMENT DEPARTMENT
1900 FIRST AVENUE, SUITE 219
KETCHIKAN ALASKA 99901

PHONE 907-228-6640
FAX 907-228-6655
EMAIL assessment@kgbak.us

Owner and Account Data

Owner Name	STENSLAND ALMINA A TESTAMENTARY TRU	Parcel Number	305710001000ATS1
Owner 2	MILLER DARLENE TRUSTEE	Customer No	608213
Location	GRAVINA ISLAND; CLAM COVE		
Mail Address	51 PINE ST UNIT 310	Deed Ref	PRD 307/496
	EDMONDS, WA	Ref Date	12/3/1999
	98020	Prop Use	REMOTE VACANT

Current Assessed and Exempt Value

	EXEMPTION TYPE	LAND VALUES	IMPROVEMENT VALUES	TOTAL VALUES
Appraised		47,600	0	47,600
Exemption 1	None	0	0	0
Exemption 2	None	0	0	0
Exemption 3	None	0	0	0
Total Exemption		0	0	0
TOTAL ASSESSED				47,600

Assessed Values History

Parcel Number	305710001000ATS1						Owner 1
Year	Apr Land	Apr Imps	Total Apr Value	Total Exempt	Total Asd		
2021	\$47,600	\$0	\$47,600	\$0	\$47,600		STENSLAND ALMINA A TESTAMENTARY TRU
2020	\$47,600	\$0	\$47,600	\$0	\$47,600		STENSLAND ALMINA A TESTAMENTARY TRU
2019	\$47,600	\$0	\$47,600	\$0	\$47,600		STENSLAND ALMINA A TESTAMENTARY TRU
2018	\$47,600	\$0	\$47,600	\$0	\$47,600		STENSLAND ALMINA A TESTAMENTARY TRU
2017	\$47,600	\$0	\$47,600	\$0	\$47,600		STENSLAND ALMINA A TESTAMENTARY TRU

Land Data

Land Sq Ft	475,675	Land Acres	10.92	Water Frontage	0	Zoning Type	NO DATA
------------	---------	------------	-------	----------------	---	-------------	---------

Main Structure Data

Bldg Type	No Data	Bedrooms	0	Bsmnt Area	0	Garage1 SF	0
Year Built	0	Bathrooms	0	Bsmnt Finish	0	Garage2 SF	0
No Units	0					Garage3 SF	0
Total Area	0						

\$ 47,600
X 5.70 mil

\$ 271.32 est. annual tax 2021