

**SUBJECT:** AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING THE SALE OF CERTAIN BOROUGH-OWNED REAL PROPERTY ACQUIRED THROUGH TAX FORECLOSURE FOR DELINQUENT REAL PROPERTY TAX YEARS 2017, 2016, AND PRIOR, AND NOT NEEDED FOR PUBLIC PURPOSE.

**AGENDA OF: April 2, 2024**

**ASSEMBLY ACTION:**

Amended without object. 04/16/24 - *emw*

**AGENDA ACTION REQUESTED:** Introduce and set for public hearing.

Route To	Signatures
Originator	X      J i l l   I r s i k <small>Signed by: Jill Irsik</small> 2 / 2 9 / 2 0 2 4
Acting Community Development Director	X      G e o r g e   W   H a y s <small>Signed by: George W Hays</small> 3 / 4 / 2 0 2 4
Finance Director	X      C h e y e n n e   H e i n d e l <small>Signed by: Cheyenne Heindel</small> 3 / 2 0 / 2 0 2 4
Borough Attorney	X      J o h n   A s c h e n b r e n n e r <small>Signed by: John Aschenbrenner</small> 3 / 2 0 / 2 0 2 4
Borough Manager	X      M i c h a e l   B r o w n <small>Signed by: Michael Brown</small> 3 / 2 0 / 2 0 2 4
Borough Clerk	X      L o n n i e   M c K e c h n i e <small>Signed by: Lonnie McKechnie</small> 3 / 2 1 / 2 0 2 4

**ATTACHMENT (S):** Exhibit A - Tax Sale 45 Sale Parcel Listing (8 pp)  
 Ordinance Serial No. 24-037 (3 pp)

**SUMMARY STATEMENT:**

The Land and Resource Management Division proposes to conduct the 27th Tax and Special Assessment (LID) Foreclosure Sale (TS45). TS45 will consist of properties described in the attached Exhibit A. These properties have been foreclosed upon for failure to pay property taxes. Title to these parcels was transferred by the Superior Court to the Borough by Clerk's Deed. None of the properties listed in Exhibit A are needed for a public purpose and will be offered for sale. To be removed from this sale, all delinquencies and costs must be paid prior to the sale day.

When the Borough was issued the Clerk's Deed to the properties,

every right, title, and interest of a former record owner of the tax and LID foreclosed property was forfeited forever to the Borough subject only to repurchase rights. That is, the prior record owner has the statutory right to repurchase the property prior to the sale of the property for delinquent taxes, special assessments, plus interest, penalties, costs of foreclosure and sale, and costs of maintaining and managing the property.

Throughout the foreclosure process the former record owners received three notices informing them of the process and what the outcome would be if the taxes were paid by certain dates. Once the Borough received Clerk's Deed on the properties, two more notices are sent out prior to the Assembly approving the sale, informing them of the Borough's intent to sell the property and of their rights to repurchase the property. There have not been any payments made for seven or eight years on most of the properties listed in Exhibit A.

TS45 is scheduled to be held on June 22, 2024, via an online auction platform, as well as in-person at the Dorothy Swanda Jones Building. The sale will be conducted in accordance with Alaska State Statutes (AS 29.45.460-480) and Matanuska-Susitna Borough Code (23.10.220). The minimum bid for each property is the sum of the delinquent taxes, special assessments, penalties, interest owed through the date of the sale, costs of the foreclosure(s) through Clerk's Deed(s) and the costs incurred by the Borough to sell the properties.

The sale properties will be offered by an online auction and simultaneous in-person outcry auction. Land Management will be soliciting proposals from auction companies to facilitate the online and in-person sale. The cost for the online auction services will be via a flat rate that is divided amongst the sale properties and added to the minimum bid amount.

Properties that do not sell in TS45 may be offered in subsequent over-the-counter tax and LID foreclosure sales on a first-come, first-served basis until sold, or until the 10-year repurchase rights expire. At such time as the 10-year repurchase rights expire and the former record owner loses all right to the property, the properties may be sold at fair market value.

**RECOMMENDATION OF ADMINISTRATION:** Adoption of Ordinance 24-037 authorizing Tax and LID Foreclosure Sale TS45 and the sale of properties described in the accompanying Exhibit A.

**MATANUSKA-SUSITNA BOROUGH**

**FISCAL NOTE**

Agenda Date: 4-2-2024

SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING THE SALE OF CERTAIN BOROUGH-OWNED REAL PROPERTY ACQUIRED THROUGH TAX FORECLOSURE FOR DELINQUENT REAL PROPERTY TAX YEARS 2017, 2016, AND PRIOR, AND NOT NEEDED FOR PUBLIC PURPOSE.

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT <b>YES</b> NO
AMOUNT REQUESTED *	FUNDING SOURCE Land Sales
FROM ACCOUNT #	PROJECT
TO ACCOUNT# 203.000.000 3xx.xxx	PROJECT #
VERIFIED BY: <span style="float: right;">3 / 1 4 / 2 0 2 4</span> _____ X L i e s e l W e i l a n d Signed by: L i e s e l W e i l a n d	

**EXPENDITURES/REVENUES:** (Thousands of Dollars)

OPERATING	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						
CAPITAL						
REVENUE	*					

**FUNDING:** (Thousands of Dollars)

General Fund						
State/Federal Funds						
Other	*					
TOTAL	*					

**POSITIONS:**

Full-Time						
Part-Time						
Temporary						

**ANALYSIS: (Attach a separate page if necessary) \* Amount depends on sale price of property**

APPROVED BY:	3 / 2 0 / 2 0 2 4
	X C h e y e n n e H e i n d e l _____

Signed by: C h e y e n n e H e i n d e l

The properties crossed through in red were removed from the tax foreclosure list

Exhibit A - Tax Sale 45  
Sale Parcel Listing

The crossed through and in yellow parcels have been removed from foreclosure list for 1 year

2024 Tax Appraised

Tax Sale No.	Tax ID No.	Former Owner	Improvement	Parcel Size	Value
<del>TS45-01</del>	<del>225N04W29A013</del>	<del>HAINES ERIC JON</del>	<del>Cabin</del>	<del>4.98</del>	<del>\$ 62,800.00</del>
<del>TS45-02</del>	<del>225N04W29A014</del>	<del>HAINES ERIC JON</del>		<del>4.97</del>	<del>\$ 24,500.00</del>
TS45-03	224N04W20D005	SHADE KATHERINE I EST	House	20	\$ 179,700.00
TS45-04	223N04W03D003	RAMSTAD DAVID J		13.33	\$ 32,100.00
TS45-05	223N04W03D004	RAMSTAD DAVID J		13.33	\$ 32,100.00
TS45-06	223N04W03D006	RAMSTAD DAVID J		13.33	\$ 32,100.00
TS45-07	223N04W03D007	RAMSTAD DAVID J		13.33	\$ 32,100.00
TS45-08	53485B02L004	RAMSTAD DAVID J		10.02	\$ 27,600.00
TS45-09	53485B01L004	RAMSTAD DAVID J	Cabin	10	\$ 56,700.00
TS45-10	53485B05L001	RAMSTAD DAVID J		10	\$ 27,500.00
TS45-11	54131000L001	RAMSTAD DAVID J		10	\$ 27,500.00
TS45-12	54131000L002	RAMSTAD DAVID J	House	10	\$ 165,300.00
TS45-13	53428B05L004	DOBBS JAMES	Mobile Home & Garage	2.12	\$ 14,700.00
TS45-14	56602B05L006	BEATY DOUGLAS		0.94	\$ 7,500.00
TS45-15	56602B05L005	BEATY DOUGLAS	House & Garage	0.94	\$ 147,800.00
TS45-16	56602B05L004	BEATY DOUGLAS		0.92	\$ 7,500.00
TS45-17	56070000L0591	BUSHEE LYNNE		0.56	\$ 5,000.00
TS45-18	56070000L0826	PEARCEY BEULAH V		0.64	\$ 3,800.00
TS45-19	56070000L0980	PEDERSEN SIEGFRIED	Cabin	0.55	\$ 37,200.00
TS45-20	56070000L0989	FLAIR F C		0.5	\$ 3,800.00
TS45-21	221N04W31B006	EQUIVEST MORTGAGE INCOME TR	Cabin	5.08	\$ 42,500.00
TS45-22	56334000L006	FOX ELIZABETH J EST		0.28	\$ 8,500.00
TS45-23	56414B04L008	OUR LADY OF FATIMA SANCT		0.92	\$ 5,100.00
TS45-24	56414B04L009	OUR LADY OF FATIMA SANCT		0.92	\$ 5,100.00
TS45-25	56518B02L010	STRAIGHT CLAYTON JOHN		1.78	\$ 16,250.00
TS45-26	56145000L049	CLARK DELORES MARIE		0.76	\$ 8,000.00
TS45-27	56145000L048	CLARK DELORES MARIE		0.66	\$ 8,100.00
<del>TS45-28</del>	<del>56145000L047</del>	<del>CLARK DELORES MARIE</del>	<del>Cabin</del>	<del>0.55</del>	<del>\$ 26,700.00</del>
<del>TS45-29</del>	<del>56145000L046</del>	<del>CLARK DELORES M</del>		<del>0.44</del>	<del>\$ 8,000.00</del>
<del>TS45-30</del>	<del>51190B03L012</del>	<del>PEET LARRY</del>	<del>Duplex &amp; Garage</del>	<del>0.96</del>	<del>\$ 320,400.00</del>
<del>TS45-31</del>	<del>51190B03L013</del>	<del>PEET LARRY</del>	<del>Duplex</del>	<del>1.02</del>	<del>\$ 99,900.00</del>
<del>TS45-32</del>	<del>56255B05L009</del>	<del>HARLESS KEVIN</del>		<del>1.14</del>	<del>\$ 12,600.00</del>
<del>TS45-33</del>	<del>52533B01L013</del>	<del>BRANSTETTER TRACEY</del>	<del>House</del>	<del>0.99</del>	<del>\$ 369,000.00</del>
TS45-34	51150B02L010	SCOTT RAYMOND G EST	House	1.06	\$ 200,800.00
TS45-35	56175000L024	HALVERSON RITA EST	House	0.33	\$ 194,100.00
TS45-36	56206000L002	GALEKOVICH ROBERT JOHN	Cabins	0.42	\$ 114,500.00
TS45-37	52622B02L003	CARRASQUILLO JULIO J		0.94	\$ 9,600.00
TS45-38	52622B02L004	CARRASQUILLO JULIO J		0.97	\$ 9,600.00
TS45-39	52289B10L011	BAKER DAVID V		1.66	\$ 30,000.00
TS45-40	52289B10L010	BAKER DAVID V		1.66	\$ 30,000.00
TS45-41	56541B05L016	BOROUGHES JAMES		0.93	\$ 10,000.00
TS45-42	51169B05L002	FRAIDENBERG W E ESTATE		0.46	\$ 500.00
TS45-43	56229000L028	CABRIC MILADIN		2.07	\$ 11,400.00

Exhibit A - Tax Sale 45  
Sale Parcel Listing

Tax Sale No.	Tax ID No.	Former Owner	Improvement	Parcel Size	2024 Tax Appraised Value
TS45-44	53807000T00B	SOUTH TATE		2.27	\$ 2,000.00
TS45-45	223N04W34B002	GENTER LORI S		40	\$ 25,800.00
TS45-46	222N04W12A006	MEFFORD WILLIAM PAUL II		40	\$ 54,000.00
TS45-47	538250000000	PRYOR JACOB D		14.67	\$ 5,500.00
TS45-48	54284000T00F	SIMPSON ANNETTE		5	\$ 2,400.00
TS45-49	52132B27L002	RAY BENJAMIN JOHN		4.19	\$ 8,600.00

The properties crossed through in red were removed from the tax foreclosure list

**Matanuska-Susitna Borough - Tax/LID Sale Listing - ts045**  
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The crossed through and in yellow parcels have been removed from foreclosure list for 1 year

<u>TAX MAP</u>	<u>SALE ID</u>	<u>FORMER RECORD OWNER</u>	<u>MAP</u>	<u>LOCATION</u>	<u>TOTAL DUE</u>
<del>225N04W29A013</del>	<del>TS045-01</del>	<del>HAINES ERIC JON</del>	<del>TA 15</del>	<del>TALKEETNA SPUR AREA</del>	<del>TAX \$3,971.40</del>

~~THE EAST ONE-HALF OF THE WEST ONE-HALF OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (E1/2 W1/2 N1/2 NW1/4 NE1/4) OF SECTION 29, TOWNSHIP 25 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, IN THE RECORDS OF THE TALKEETNA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.~~

<del>225N04W29A014</del>	<del>TS045-02</del>	<del>HAINES ERIC JON</del>	<del>TA 15</del>	<del>TALKEETNA SPUR AREA</del>	<del>TAX \$2,007.57</del>
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~~THE WEST ONE-HALF OF THE EAST ONE-HALF OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (W1/2 E1/2 N1/2 NW1/4 NE1/4) OF SECTION 29, TOWNSHIP 25 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, LOCATED IN THE TALKEETNA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.~~

<del>224N04W20D005</del>	<del>TS045-03</del>	<del>SHADE KATHERINE I EST</del>	<del>MO 7</del>	<del>TALKEETNA SPUR AREA</del>	<del>TAX \$19,532.54</del>
		<del>SHADE JAMES R PER REP</del>			

~~THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (E1/2 SE1/4 SE1/4) OF SECTION 20, TOWNSHIP 24 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, TALKEETNA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.~~

<del>223N04W03D003</del>	<del>TS045-04</del>	<del>RAMSTAD DAVID J</del>	<del>MO 9</del>	<del>MONTANA AREA</del>	<del>TAX \$6,202.58</del>
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~~THE EAST 440 FEET OF THE WEST 880 FEET SOUTH ONE-HALF (S1/2) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 3, TOWNSHIP 23 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, CONTAINING 13.33 ACRES MORE OR LESS, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.~~

<del>223N04W03D004</del>	<del>TS045-05</del>	<del>RAMSTAD DAVID J</del>	<del>MO 9</del>	<del>MONTANA AREA</del>	<del>TAX \$6,202.58</del>
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~~THE EAST 440 FEET OF THE WEST 1320 FEET SOUTH ONE-HALF (S1/2) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 3, TOWNSHIP 23 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, CONTAINING 13.33 ACRES MORE OR LESS, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.~~

<del>223N04W03D006</del>	<del>TS045-06</del>	<del>RAMSTAD DAVID J</del>	<del>MO 9</del>	<del>MONTANA AREA</del>	<del>TAX \$6,202.58</del>
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**Matanuska-Susitna Borough - Tax/LID Sale Listing - ts045**  
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<u>TAX MAP</u>	<u>SALE ID</u>	<u>FORMER RECORD OWNER</u>	<u>MAP</u>	<u>LOCATION</u>	<u>TOTAL DUE</u>
THE WEST 440 FEET SOUTH ONE-HALF (S1/2) OF THE SOUTHEAST ONE-QUARTER (SE1/4), EXCEPTING THEREFROM THE WEST 1320 FEET, SECTION 3, TOWNSHIP 23 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, CONTAINING 13.33 ACRES MORE OR LESS, SEWARD MERIDIAN, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					
223N04W03D007	TS045-07	RAMSTAD DAVID J	MO 9	MONTANA AREA	TAX \$6,202.58
THE EAST 440 FEET OF THE WEST 880 FEET OF THE SOUTH ONE-HALF (S1/2) OF THE SOUTHEAST ONE-QUARTER (SE1/4), EXCEPTING THEREFROM THE WEST 1320 FEET, SECTION 3, TOWNSHIP 23 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, CONTAINING 13.33 ACRES MORE OR LESS, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					
53485B02L004	TS045-08	RAMSTAD DAVID J	KA 6	SHEEP CRK AREA	TAX \$5,492.04
BACK CNTRY EST BK 02 LT 004 PLAT 1988-37, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					
53485B01L004	TS045-09	RAMSTAD DAVID J	KA 6	SHEEP CRK AREA	TAX \$9,541.41
BACK CNTRY EST BK 01 LT 004 PLAT 1988-37, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					
53485B05L001	TS045-10	RAMSTAD DAVID J	KA 6	SHEEP CRK AREA	TAX \$5,476.47
BACK CNTRY EST BK 05 LT 001 PLAT 1988-37, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					
54131000L001	TS045-11	RAMSTAD DAVID J	MO 9	MONTANA AREA	TAX \$5,476.47
SOUTH VIS ACRES BK 00 LT 001 PLAT 1993-38, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					
54131000L002	TS045-12	RAMSTAD DAVID J	MO 9	MONTANA AREA	TAX \$21,295.25
SOUTH VIS ACRES BK 00 LT 002 PLAT 1993-38, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					
53428B05L004	TS045-13	DOBBS JAMES	CA 1	CASWELL AREA	TAX \$3,277.39

**Matanuska-Susitna Borough - Tax/LID Sale Listing - ts045**  
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<u>TAX MAP</u>	<u>SALE ID</u>	<u>FORMER RECORD OWNER</u>	<u>MAP</u>	<u>LOCATION</u>	<u>TOTAL DUE</u>
SECLUDED LK UNIT #2 BK 05 LT 004 PLAT 88-6, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					
56602B05L006	TS045-14	BEATY DOUGLAS	CA 2	CASWELL AREA	TAX \$2,084.36
CHANDALAR BK 05 LT 006 PLAT 75-39, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					
56602B05L005	TS045-15	BEATY DOUGLAS	CA 2	CASWELL AREA	TAX \$19,784.29
CHANDALAR BK 05 LT 005 PLAT 75-39, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					
56602B05L004	TS045-16	BEATY DOUGLAS	CA 2	CASWELL AREA	TAX \$2,084.36
CHANDALAR BK 05 LT 004 PLAT 75-39, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					
56070000L0591	TS045-17	BUSHEE LYNNE	CA 1	CASWELL AREA	TAX \$1,652.27
CASWELL LKS LT 0591 PLAT 67-10, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					
56070000L0826	TS045-18	PEARCEY BEULAH V	CA 1	CASWELL AREA	TAX \$1,464.53
CASWELL LAKES SUBDIVISION, LOT 826, PLAT 67-10, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA..					
56070000L0980	TS045-19	PEDERSEN SIEGFRIED	CA 1	CASWELL AREA	TAX \$2,348.03
CASWELL LKS LT 0980 PLAT 67-10, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					
56070000L0989	TS045-20	FLAIR F C	CA 1	CASWELL AREA	TAX \$1,471.25



**Matanuska-Susitna Borough - Tax/LID Sale Listing - ts045**  
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<u>TAX MAP</u>	<u>SALE ID</u>	<u>FORMER RECORD OWNER</u>	<u>MAP</u>	<u>LOCATION</u>	<u>TOTAL DUE</u>
FLAIR YANCY					
CASWELL LKS LT 0989 PLAT 67-10, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					
221N04W31B006	TS045-21	EQUIVEST MORTGAGE INCOME	CA 15	CASWELL AREA	TAX \$6,611.91
CAPPS BOBBY D					
A TRACT OF LAND LOCATED WITHIN THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF (NW1/4 NW1/4) OF SECTION 31, TOWNSHIP 21 NORTH, RANGE 4 WEST, OF THE SEWARD MERIDIAN, ALASKA, AND MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 31, THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 31, A DISTANCE OF 580.92 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE ANCHORAGE-FAIRBANKS HIGHWAY; THENCE S0°16'00"E ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID HIGHWAY A DISTANCE OF 380.00 FEET; THENCE WEST A DISTANCE OF 582.69 FEET TO THE WEST LINE OF SAID SECTION 31; THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 31 A DISTANCE OF 380.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 5.075 ACRES, MORE OR LESS. LOCATED IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					
56334000L006	TS045-22	FOX ELIZABETH J EST	WI 10	WILLOW AREA	TAX \$2,174.28
WILLOW CRK ACRES LT 006 PLAT -48W, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					
56414B04L008	TS045-23	OUR LADY OF FATIMA SANCT	WI 10	WILLOW AREA	TAX \$1,633.04
WILLOW BRK EST BK 04 LT 008 PLAT 73-31, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					
56414B04L009	TS045-24	OUR LADY OF FATIMA SANCT	WI 10	WILLOW AREA	TAX \$1,633.04
WILLOW BRK EST BK 04 LT 009 PLAT 73-31, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					
56518B02L010	TS045-25	STRAIGHT CLAYTON JOHN	WI 11	WILLOW AREA	TAX \$3,347.59
SOUTH SHIRLEY LK BK 02 LT 010 PLAT 75-58, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					
56145000L049	TS045-26	CLARK DELORES MARIE	WI 10	WILLOW AREA	TAX \$2,083.80

**Matanuska-Susitna Borough - Tax/LID Sale Listing - ts045**  
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<u>TAX MAP</u>	<u>SALE ID</u>	<u>FORMER RECORD OWNER</u>	<u>MAP</u>	<u>LOCATION</u>	<u>TOTAL DUE</u>
HILLIER #1 LT 049 PLAT 69-25, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					
56145000L048	TS045-27	CLARK DELORES MARIE	WI 10	WILLOW AREA	TAX \$2,100.02
HILLIER #1 LT 048 PLAT 69-25, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					
<del>56145000L047</del>	<del>TS045-28</del>	<del>CLARK DELORES MARIE</del>	<del>WI 10</del>	<del>WILLOW AREA</del>	<del>TAX \$4,331.95</del>
<del>HILLIER #1 LT 047 PLAT 69-25, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.</del>					
<del>56145000L046</del>	<del>TS045-29</del>	<del>CLARK DELORES M</del>	<del>WI 10</del>	<del>WILLOW AREA</del>	<del>TAX \$2,083.80</del>
<del>HILLIER #1 LT 046 PLAT 69-25, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.</del>					
51190B03L012	TS045-30	PEET LARRY	WA 12	CITY OF WASILLA	TAX \$4,921.30
ADVENTURE EST BK 03 LT 012 PLAT 76-50, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					
51190B03L013	TS045-31	PEET LARRY	WA 12	CITY OF WASILLA	TAX \$1,569.08
ADVENTURE EST BK 03 LT 013 PLAT 76-50, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					
56255B05L009	TS045-32	HARLESS KEVIN	HO 9	MEADOW LKS AREA	TAX \$2,320.37
RAINBOW E BK 05 LT 009 PLAT 72-1, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					
52533B01L013	TS045-33	BRANSTETTER TRACEY	WA 12	WASILLA AREA	TAX \$45,065.56

**Matanuska-Susitna Borough - Tax/LID Sale Listing - ts045**  
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<u>TAX MAP</u>	<u>SALE ID</u>	<u>FORMER RECORD OWNER</u>	<u>MAP</u>	<u>LOCATION</u>	<u>TOTAL DUE</u>
<del>WEST COUNTRY EST BK 01 LT 013 PLAT 83-191, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.</del>					
51150B02L010	TS045-34	SCOTT RAYMOND G EST SCOTT ELINOR I EST	HO 11	CITY OF HOUSTON	TAX \$19,486.95
WOODY LK EST ADD #1 BK 02 LT 010 PLAT 76-9, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					
56175000L024	TS045-35	HALVERSON RITA EST	LS 16	BIG LK AREA	TAX \$18,380.92
LAKE SHORE ACRES SUBDIVISION NO. 2, LOT 24, PLAT 66-36, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					
56206000L002	TS045-36	GALEKOVICH ROBERT JOHN	LS 16	BIG LK AREA	TAX \$21,670.44
MARSHALL ADD LT 002 PLAT -30W, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					
52622B02L003	TS045-37	CARRASQUILLO JULIO J	GB 2	BIG LK AREA	TAX \$2,196.86
MARION LAKE ESTATES, ADDITION NO. 1, BLOCK 2, LOT 3, PLAT 85-38, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					
52622B02L004	TS045-38	CARRASQUILLO JULIO J	GB 2	BIG LK AREA	TAX \$2,196.86
MARION LAKE ESTATES, ADDITION NO. 1, BLOCK 2, LOT 4, PLAT 85-38, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					
52289B10L011	TS045-39	BAKER DAVID V	OC 4	KNIK-GOOSE BAY AREA	TAX \$5,132.52
INLET VW BK 10 LT 011 PLAT 82-32, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					
52289B10L010	TS045-40	BAKER DAVID V	OC 4	KNIK-GOOSE BAY AREA	TAX \$5,132.52

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<u>TAX MAP</u>	<u>SALE ID</u>	<u>FORMER RECORD OWNER</u>	<u>MAP</u>	<u>LOCATION</u>	<u>TOTAL DUE</u>
INLET VW BK 10 LT 010 PLAT 82-32, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					
56541B05L016	TS045-41	BOROUGHS JAMES	GB 3	BURMA RD AREA	TAX \$1,945.24
IRISH HLS BK 05 LT 016 PLAT 75-11, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					
51169B05L002	TS045-42	FRAIDENBERG W E ESTATE	GC 2	GOAT CRK AREA	TAX \$949.23
WINDSONG BK 05 LT 002 PLAT 76-110, ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					
56229000L028	TS045-43	CABRIC MILADIN	PM 12	POINT MACKENZIE AREA	TAX \$1,944.82
NORTH ANCHORAGE SUBDIVISION, AMENDED PLAT, LOT 28, PLAT 61-51, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					
53807000T00B	TS045-44	SOUTH TATE	MP 1	KICHATINA RVR AREA	TAX \$1,100.84
ASLS 90-141 TRACT B PLAT 91-17, TALKEETNA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					
223N04W34B002	TS045-45	GENTER LORI S	MO 16	MONTANA AREA	TAX \$4,332.04
THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (SW1/4 NW1/4) OF SECTION 34, TOWNSHIP 23 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					
222N04W12A006	TS045-46	MEFFORD WILLIAM PAUL II	CA 1	CASWELL AREA	TAX \$9,788.36
THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (SE1/4 NE1/4) OF SECTION 12, TOWNSHIP 22 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, LOCATED IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					
538250000000	TS045-47	PRYOR JACOB D	BL 3	BULCHITNA LK AREA	TAX \$1,366.43

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<u>TAX MAP</u>	<u>SALE ID</u>	<u>FORMER RECORD OWNER</u>	<u>MAP</u>	<u>LOCATION</u>	<u>TOTAL DUE</u>
ASLS 89-027 BK 00 LT 000 PLAT 1991-38, TALKEETNA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					
54284000T00F	TS045-48	SIMPSON ANNETTE	KO 10	KROTO CRK AREA	TAX \$1,152.90
ASLS 93-136 TRACT F PLAT 94-32, TALKEETNA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					
52132B27L002	TS045-49	RAY BENJAMIN JOHN	TL 19	TRINITY LK	TAX \$1,673.70
HIGH MTN LKS AK ASLS 80-1 BK 27 LT 002 PLAT 81-67, ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					