

SUBJECT: LAND MANAGEMENT WILL BE CONDUCTING A 10 YEAR PLUS OVER THE COUNTER ADJACENT OWNER TAX & LID FORECLOSURE SALE THIS SPRING. THE REPURCHASE RIGHTS OF THE FORMER RECORD OWNER HAVE BEEN EXTINGUISHED.

AGENDA OF: March 7, 2017

ASSEMBLY ACTION:
 Presented to The Assembly
 3-7-17 ~~3-7-17~~

MANAGER RECOMMENDATION: For information only.

APPROVED ^{for} BY JOHN MOOSEY, BOROUGH MANAGER: *[Signature]*

Route To:	Department/Individual	Initials	Remarks
1	Originator	<i>[Initials]</i>	
2	Community Development Director	<i>[Initials]</i>	
3	Finance Director	<i>[Initials]</i>	
4	Borough Attorney	<i>[Initials]</i>	
5	Borough Clerk	<i>[Signature]</i>	2/27/17 <i>[Signature]</i>

ATTACHMENT (S): Sale parcel listing (1 pp)

SUMMARY STATEMENT: The Borough Manager approved the attached list of parcels to be sold to an adjacent lot owner under administrative authority provided by MSB 23.10.220(B) and Land Management Policies and Procedures (Tax Foreclosed Properties Where Repurchase Rights Have Been Extinguished) to benefit the borough by reducing the impact of substandard lots. The parcels to be offered do not meet minimum lot size platting standards and should be sold only to adjacent property owners.

All lots will be conveyed subject to the following deed restriction: *Development of the subject lot is strictly prohibited until such time as the lot sold by the Matanuska-Susitna Borough is combined with the adjacent lot(s) to eliminate interior lot lines and meet or lessen substandard conditions for usable area in accordance with MSB platting authority requirements in effect at the time of such approval. For purposes of this sale, the non-development deed restriction requires buyers to eliminate lot lines prior to development. Development shall*

include septic systems, wells, or structures of any kind.

These parcels have been offered in a competitive sale and did not receive any bids. Parcels unsold at the completion of the sale may be offered in subsequent over-the-counter sales per MSB 23.10.220 (B) and Land Management Policies and Procedures (Tax Foreclosed Properties Where Repurchase Rights Have Been Extinguished). The minimum purchase price was determined by a value set by the Borough Assessor and approved by the manager. These are "all cash" sales and there is no financing offered for these parcels. The Matanuska Susitna Borough's interest shall be conveyed without any warranty by quitclaim deed.

SALE OF TEN YEAR PLUS PROPERTIES / PARCEL LISTINGS

Parcel No.	Tax ID #	Parcel Description Community Council Area	Authorization	Approximate Lot Size	Purchase Price
17-01	51230802L014	Lot 14, Block 2 Rustic Wilderness Div. 3 Willow Community Council Area	Manager's Decision Approved 2-7-17	0.56	\$500.00
17-02	51230804L010	Lot 10, Block 4 Rustic Wilderness Div. 3 Willow Community Council Area	Manager's Decision Approved 2-7-17	0.46	\$500.00
17-03	51230804L011	Lot 11, Block 4 Rustic Wilderness Div.3 Willow Community Council Area	Manager's Decision Approved 2-7-17	0.55	\$500.00
17-04	51230805L014	Lot 14, Block 5 Rustic Wilderness Div. 3 Willow Community Council Area	Manager's Decision Approved 2-7-17	0.46	\$500.00
17-05	54004802L009	Lot 9, Block 2 McPherson Replat Sutton Community Council Area	Manager's Decision Approved 2-7-17	0.69	\$3,500.00
17-06	56070000L0476	Lot 476 Caswell Lakes Subdivision Susitna Community Council Area	Manager's Decision Approved 2-7-17	0.69	\$1,250.00
17-07	56070000L0575	Lot 575 Caswell Lakes Subdivision Susitna Community Council Area	Manager's Decision Approved 2-7-17	0.75	\$2,250.00
17-08	56070000L0580	Lot 580 Caswell Lakes Subdivision Susitna Community Council Area	Manager's Decision Approved 2-7-17	0.67	\$2,250.00
17-09	56070000L0612	Lot 612 Caswell Lakes Subdivision Susitna Community Council Area	Manager's Decision Approved 2-7-17	0.65	\$1,250.00
17-10	56070000L1319	Lot 1319 Caswell Lakes Subdivision Susitna Community Council Area	Manager's Decision Approved 2-7-17	0.67	\$2,250.00
17-11	56123801L009	Lot 9, Block 1 Freeman Subdivision Big Lake Community Council Area	Manager's Decision Approved 2-7-17	0.52	\$4,250.00
17-12	56165801L008	Lot 8, Block 1 Knik Homesites Subd. Knik-Fairview Community Council Area	Manager's Decision Approved 2-7-17	0.66	\$2,750.00
17-13	56165801L009	Lot 9, Block 1 Knik Homesites Subd. Knik-Fairview Community Council Area	Manager's Decision Approved 2-7-17	0.65	\$2,750.00
17-14	56165801L012	Lot 12, Block 1 Knik Homesites Subd. Knik-Fairview Community Council Area	Manager's Decision Approved 2-7-17	0.69	\$2,750.00
17-15	56165801L029	Lot 29, Block 1 Knik Homesites Subd. Knik-Fairview Community Council Area	Manager's Decision Approved 2-7-17	0.58	\$2,750.00
17-16	56165801L031	Lot 31, Block 1 Knik Homesites Subd. Knik-Fairview Community Council Area	Manager's Decision Approved 2-7-17	0.61	\$2,750.00
17-17	56165801L034	Lot 34, Block 1 Knik Homesites Subd. Knik-Fairview Community Council Area	Manager's Decision Approved 2-7-17	0.59	\$2,750.00
17-18	56165801L035	Lot 35, Block 1 Knik Homesites Subd. Knik-Fairview Community Council Area	Manager's Decision Approved 2-7-17	0.62	\$2,750.00
17-19	56165802L010	Lot 10, Block 2 Knik Homesites Subd. Knik-Fairview Community Council Area	Manager's Decision Approved 2-7-17	0.66	\$2,750.00
17-20	56252804L001	Lot 1, Block 4 Port Mackenzie Subd. Point Mackenzie Community Council Area	Manager's Decision Approved 2-7-17	0.24	\$600.00
17-21	56252804L002	Lot 2, Block 4 Port Mackenzie Subd. Point Mackenzie Community Council Area	Manager's Decision Approved 2-7-17	0.24	\$600.00
17-22	56274000L077	Lot 77 Rustic Wilderness Div. 1 Willow Community Council Area	Manager's Decision Approved 2-7-17	0.43	\$2,250.00
17-23	56314804L001-1	Lot 1, Block 4 except the west 20 ft. of Texas Subd. Big Lake Community Council Area	Manager's Decision Approved 2-7-17	0.29	\$1,500.00
17-24	56314804L002-1	The east one-half of Lot 2, Block 4 Texas Subd. Big Lake Community Council Area	Manager's Decision Approved 2-7-17	0.17	\$1,500.00
17-25	56314804L003-2	Lot 3, Block 4 except the east one-half of Texas Subd. Big Lake Community Council Area	Manager's Decision Approved 2-7-17	0.17	\$1,500.00
17-26	56359835L00A	Lot A, Block 35 North Anchorage B/35&36 Point Mackenzie Community Council Area	Manager's Decision Approved 2-7-17	0.24	\$600.00
17-27	56563000L022	Lot 22 Rustic Wilderness Div. 2 Willow Community Council Area	Manager's Decision Approved 2-7-17	0.64	\$500.00

IM No. 17-038