


**SUBJECT: INFORMING THE ASSEMBLY THAT THE LAND MANAGEMENT DIVISION WILL BE CONDUCTING A COMPETITIVE SALE OF PREVIOUSLY APPROVED AND OFFERED TAX FORECLOSURE PROPERTIES IN THE FALL OF 2025.**

**AGENDA OF: October 7, 2025**

**ASSEMBLY ACTION:**

**AGENDA ACTION REQUESTED:** For information only.

Route To	Signatures
Originator	<div>9 / 1 9 / 2 0 2 5</div> <div>X      J i l l I r s i k</div> <div>S i g n e d   b y : J i l l I r s i k</div>
Division Manager	<div>9 / 2 3 / 2 0 2 5</div> <div>X      J o e M e t z g e r</div> <div>S i g n e d   b y : J o e M e t z g e r</div>
Department Director	<div>9 / 2 4 / 2 0 2 5</div> <div>X      J i l l i a n M o r r i s s e y</div> <div>S i g n e d   b y : J i l l i a n M o r r i s s e y</div>
Finance Director	<div> R e c o v e r a b l e   S i g n a t u r e</div> <div>X      C h e y e n n e H e i n d e l</div> <div>S i g n e d   b y : C h e y e n n e H e i n d e l</div>
Borough Attorney	<div>9 / 2 4 / 2 0 2 5</div> <div>X      N i c h o l a s S p i r o p o u l o s</div> <div>S i g n e d   b y : N i c h o l a s S p i r o p o u l o s</div>
Borough Manager	<div>9 / 2 4 / 2 0 2 5</div> <div>X      M i c h a e l B r o w n</div> <div>S i g n e d   b y : M i k e B r o w n</div>
Borough Clerk	<div>9 / 2 5 / 2 0 2 5</div> <div>X      B r e n d a J . H e n r y   f o r</div> <div>S i g n e d   b y : B r e n d a H e n r y</div>

**ATTACHMENT (S):** Sale Parcel Listing (1pp)

**SUMMARY STATEMENT:** The Land Management Division will be conducting a competitive land sale featuring parcels previously offered in tax foreclosure sales, including both competitive and over-the-counter offerings. These properties have been approved for sale by the Borough Assembly through formal Ordinance.

Under the authority granted by MSB 23.10.220(B) and Land Management Policies and Procedures, the Borough Manager has authorized this sale. The attached parcel list outlines the properties included in this sale.

A Borough departmental review was conducted and there were no objections to the proposed parcels being sold.

Eight of the ten properties are considered 10-year plus parcels, meaning that more than 10 years have passed since the Borough was issued Clerk's Deed to the properties. Per Alaska Statute, once 10 years have passed, the former recorder owner's right to re-purchase is extinguished. Land Management staff requested from the Assessment Division a fair market value estimate for each parcel. The minimum bid for these eight parcels is a percentage of the estimated fair market value.

For the two parcels that are not 10-year plus properties, the former record owner's right to re-purchase is still valid. For those two parcels to be removed from this proposed sale, all fees, penalties, and taxes must be paid in full prior to the close of the auction (Alaska Statute 29.45.470). The minimum bid for these two properties will be the total tax amount owed, including penalties, interest, and fees.

These are cash only sales and there will be no financing available. The Matanuska-Susitna Borough's interest shall be conveyed without any warranty by quitclaim deed.

## 2025 Fall Land Sale (TS48)

Sale Number	Tax ID	Former Record Owner	Lot Size (acres)	Location	Minimum Bid
48-01	6414B05L003	Shirley Michell Bahsteter	0.92	Willow	\$ 17,821.99
48-02	17N03W23B006	The Estate of Edmond A Paquette	5	Big Lake	\$ 23,564.56
48-03	1853B04L006	10 yr plus	1.15	Meadow Lakes	\$ 7,500.00
48-04	6496B01L004	10 yr plus	0.92	KGB	\$ 11,400.00
48-05	6420B04L007	10 yr plus	2.1	KGB	\$ 12,800.00
48-06	23N03W31D001	10 yr plus	30	Caswell	\$ 16,200.00
48-07	22N04W04B004	10 yr plus	40.11	Caswell	\$ 7,500.00
48-08	22N03W06A002	10 yr plus	275.17	Caswell	\$ 68,300.00
48-09	22N03W06D001	10 yr plus	80	Caswell	\$ 24,000.00
48-10	6386000L005	10 yr plus	4.11	Little Susitna	\$ 5,000.00