

SUBJECT: The sale of certain borough-wide real property acquired through tax and special assessment foreclosure for delinquent real property tax years 2004 and prior, 2006 and prior, 2009 and prior, 2011 and prior, and not needed for public purpose.


AGENDA OF: May 16, 2017

ASSEMBLY ACTION:

*Amended & adopted without objection
6-6-17 (B)*

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER: 

Route To:	Department/Individual	Initials	Remarks
1	Originator	<i>LD</i>	
2	Community Development Manager <i>Director</i>	<i>CP</i>	
3	Finance Director	<i>CP</i>	
4	Borough Attorney	<i>MS</i>	
5	Borough Clerk	<i>JMM</i>	<i>5/8/17</i> 

ATTACHMENT (S): Fiscal Note: Yes X No
 Attachments: Sale parcel listing (2 pp)
 Exhibit "A" (12 pp)
 Ordinance Serial No. 17-063 (6 pp)

SUMMARY STATEMENT:

The Land and Resource Management Division proposes conducting its 21st annual tax & special assessment (LID) foreclosure sale (TS036). TS036 will consist of properties described in Ordinance Serial No. 17-063 Exhibit A that have been foreclosed upon for taxes and special assessments for which the borough has held clerk's deed for more than two years. To be removed from this sale, all delinquencies and costs must be paid.

Title ownership to these parcels was transferred by the Superior Court to the borough by Clerk's Deed. All of the proposed sale properties belong to the borough, not the former record owners. The borough has owned these parcels for at least two years.

When the borough became the owner, every right, title, and interest of a person in the tax-foreclosed property was forfeited forever to the borough subject only to repurchase rights of the former owner; that is, the borough may sell the property back to the former owner for delinquent taxes, plus interest, costs of foreclosure and sale, and costs of maintaining and managing the property.

The owners had several opportunities to stop the foreclosure process prior to the borough receiving title to the property. First, the owners are notified of a potential foreclosure action by a pre-foreclosure courtesy notice mailed about 2 months prior to the borough filing its petition in court. This was the easiest and least expensive time to stop foreclosure.

The borough presented a petition to the court for judgment and a certified copy of the foreclosure list for taxes that had been delinquent for at least two years, and special assessment that had been delinquent for at least one year. At this time the last known owner of each property was mailed a notice advising of the foreclosure proceeding. The foreclosure list was also published for four consecutive weeks in the local newspaper. This was the second opportunity for owners to stop foreclosure and keep their property.

After sixty days, the court signed the judgment and decree of foreclosure on those properties remaining unpaid, which was recorded at the state recorders' offices. The right of redemption period began when the borough had to hold delinquent properties for at least one year. This did not affect the property owner's right to possession during this time.

At least thirty days before the one-year right of redemption period ends, the borough is required to publish in the newspaper, a redemption period notice and send a copy of the notice by certified mail to each record owner. The notice states that unless redeemed all properties shall be deeded to the Matanuska-Susitna Borough immediately on expiration of the period of redemption, and that every right or interest of a person in the properties will be forfeited forever to the Matanuska-Susitna Borough, subject only to repurchase rights. This is the last opportunity to stop the borough from becoming permanent owner of the property.

Upon receipt of the deeds from the clerk of the court, the borough now owns the property and the "former owner's right to possession" allowed during the redemption period ceases. However owners have the right to repurchase within 10 years and before the sale or contract of sale.

Two years after ^{or}clerk's deed is received the borough offers for sale those properties approved by ordinance. The borough has not evicted anyone occupying these borough-owned properties despite the potential risk to the borough during this time, nor has the borough acted as landlord by collecting rent on these tax-foreclosed properties.

On June 21, 2016, four parcels were removed from the competitive sale by the assembly. None of the four parcels were repurchased by the former owner, and no money has been received on these four parcels.

The tax sale is scheduled to be held on October 28, 2017, in the borough building. The sale will be conducted according to Alaska State Statutes (AS29.45.460-480) and Matanuska-Susitna Borough Code (23.10.220). The minimum bid for each property is the sum of the delinquent taxes and 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 properties will first be offered by sealed bid, followed by an outcry auction for parcels that did not receive a sealed bid.

Properties that do not sell in Tax & LID Foreclosure Sale TS036 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 17-063 authorizing tax and LID Foreclosure Sale TS036 and the sale of properties described in the accompanying Exhibit A.

MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE

Agenda Date: June 6, 2017

ORIGINATOR: Community Development

SUBJECT: The sale of certain borough-wide real property acquired through tax and special assessment foreclosure for delinquent real property tax years 2004 & prior, 2006 & prior, and 2009 & prior, and 2011 & prior, and not needed for public purpose.

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT <u>YES</u> NO
AMOUNT REQUESTED <u>*</u>	FUNDING SOURCE <u>Land Sale Revenue</u>
FROM ACCOUNT #	PROJECT #
TO ACCOUNT: <u>203.000.000.3XX.XXX</u>	PROJECT #
VERIFIED BY: <u>Gyubara Sawaguchi</u>	CERTIFIED BY:
DATE: <u>4/26/17</u>	DATE:

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL						
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REVENUE	<u>*</u>					
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FUNDING: (Thousands of Dollars)

General Fund						
State/Federal Funds						
Other <u>Land Sale</u>	<u>*</u>					
TOTAL	<u>*</u>					

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary) * Amount cannot be determined at this time as it is dependant on the sale price of the land.

PREPARED BY: _____ PHONE: _____

DEPARTMENT: Community Development DATE: 4/27/17

APPROVED BY: _____ DATE: _____

Strike throughs
were amended
to be removed

Tax Sale 36

Tentative Sale Date 10/28/17

TAX SALE #	TAX ID NO.	Improvement	2017 Appraised Value	Sum of All Improvements	Building / Structure Value	Well / Septic	Other
TS36-01	52044B06L016	yes	\$ 9,900.00	\$ 900.00	\$ 900.00		
TS36-02	52044B06L017	no	\$ 9,000.00				
TS36-03	56287B03L030	no	\$ 4,500.00				
TS36-04	56287B03L029	no	\$ 4,500.00				
TS36-05	52070B02L006	no	\$ 4,500.00				
TS36-06	52070B02L005	no	\$ 4,500.00				
TS36-07	56070000L0036	yes	\$ 4,600.00	\$ 100.00	\$ 100.00		
TS36-08	56070000L0037	yes	\$ 3,900.00	\$ 100.00	\$ 100.00		
TS36-09	56070000L0038	no	\$ 3,800.00				
TS36-10	56070000L0067	no	\$ 3,800.00				
TS36-13	222N04W20C017	no	\$ 17,500.00				
TS36-14	219N04W03C003	yes	\$ 29,500.00	\$ 16,000.00	\$ 12,500.00	\$ 3,500.00	
TS36-15	51183B01T00D	no	\$ 10,600.00				
TS36-16	56100B05L005	no	\$ 8,000.00				
TS36-17	56227B01L019	no	\$ 15,000.00				
TS36-18	56100B20L001	no	\$ 7,200.00				
TS36-19	56025B05L007	no	\$ 16,000.00				
TS36-20	56025B05L008	no	\$ 16,000.00				
TS36-21	56025B06L005	no	\$ 18,000.00				
TS36-22	56314B03L001-2	no	\$ 1,000.00				
TS36-23	56314B04L001-2	no	\$ 1,000.00				
TS36-24	51379B03L002	no	\$ 17,500.00				
TS36-25	51640B01L009	yes	\$ 22,500.00	\$ 9,500.00	\$ 1,000.00	\$ 8,500.00	
TS36-26	56173B04L024	no	\$ 8,500.00				
TS36-27	56289B03L001	no	\$ 5,000.00				
TS36-28	53320B04L009	yes	\$134,200.00	\$ 110,200.00	\$108,700.00		\$1,500.00
TS36-29	56251B03L002	no	\$ 20,000.00				
TS36-30	56103B03L023	no	\$ 14,000.00				
TS36-31	51518B06L013	yes	\$ 68,700.00	\$ 50,700.00	\$ 42,200.00	\$ 8,500.00	
TS36-32	52234B01L012	yes	\$ 40,100.00	\$ 25,100.00	\$ 13,600.00	\$ 8,500.00	\$3,000.00
TS36-33	55209B03L001B	yes	\$ 73,400.00	\$ 41,400.00	\$ 32,900.00	\$ 8,500.00	
TS36-34	51998B06L010	no	\$ 9,600.00				
TS36-35	52607B01L003	yes	\$ 74,100.00	\$ 15,700.00	\$ 15,200.00		\$ 500.00
TS36-36	51077B14L010	no	\$ 16,100.00				
TS36-37	51410B01L002	yes	\$156,600.00	\$ 120,500.00	\$112,000.00	\$ 8,500.00	
TS36-38	56043B06L015	no	\$ 12,500.00				
TS36-39	56043B06L016	no	\$ 12,500.00				
TS36-40	56043B05L025	yes	\$ 60,900.00	\$ 48,400.00	\$ 44,400.00	\$ 4,000.00	
TS36-41	56385B06L009	no	\$ 20,000.00				
TS36-42	56165B01L030	no	\$ 8,000.00				
TS36-43	51587B01L008	yes	\$ 87,700.00	\$ 57,100.00	\$ 48,600.00	\$ 8,500.00	
TS36-44	54725000L002	yes	\$ 94,200.00	\$ 53,200.00	\$ 49,200.00	\$ 4,000.00	

State through
which removed
to be removed

Tax Sale 36

Tentative Sale Date 10/28/17

TAX SALE #	TAX ID NO.	Improvement	2017 Appraised Value	Sum of All Improvements	Building / Structure Value	Well / Septic	Other
TS36-45	56572B04L014	no	\$ 12,000.00				
TS36-46	52184B03L004	no	\$ 22,400.00				
TS36-47	56234000L057	no	\$ 12,500.00				
TS36-48	56723000T001	yes	\$129,100.00	\$ 107,500.00	\$ 99,000.00	\$ 8,500.00	
TS36-49	53403000T00A-8	yes	\$ 67,900.00	\$ 15,400.00	\$ 15,400.00		
TS36-50	516980000000'	yes	\$ 11,700.00	\$ 7,900.00	\$ 5,900.00		\$2,000.00
TS36-51	54069000T00B	no	\$ 7,500.00				
TS36-52	52133B06L002	yes	\$ 13,600.00	\$ 6,600.00	\$ 6,600.00		
TS36-53	52133B06L003	no	\$ 7,000.00				
TS36-54	53807000T00C	no	\$ 2,000.00				
TS36-55	545600000000'	no	\$ 3,000.00				
TS36-56	53706000T00A	no	\$ 2,400.00				
TS36-57	4U04591000L17	yes	\$ 80,500.00	\$ 54,300.00	\$ 50,500.00		\$3,800.00
TS36-58	52939B01L001	yes	\$181,400.00	\$ 143,400.00	\$134,900.00	\$ 8,500.00	

Strike throughs were amended to be
Removed

Matanuska-Susitna Borough - Tax/LID Sale Listing - TS036
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<u>Tax Account</u>	<u>Sale ID</u>	<u>Former Record Owner</u>	<u>Map</u>	<u>Location</u>
52044B00L016	TS036-1	GRIFFETH AMANDA	MO 8	TALKEETNA SPUR AREA
ALASKA STATE LAND SURVEY 79-143 TRACT D, BARTLETT HILLS ALASKA SUBDIVISION, BLOCK 8, LOT 16, ACCORDING TO CORRECTED PLAT NO. 81-75, LOCATED IN THE TALKEETNA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
52044B00L017	TS036-2	GRIFFETH AMANDA	MO 8	TALKEETNA SPUR AREA
ALASKA STATE LAND SURVEY 79-143 TRACT D, BARTLETT HILLS ALASKA SUBDIVISION, BLOCK 8, LOT 17, ACCORDING TO CORRECTED PLAT NO. 81-75, LOCATED IN THE TALKEETNA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
56287B03L030	TS036-3	BOWMAN FLORENCE H	MO 15	MONTANA AREA
SPORTSMEN ACRES, BLOCK 3, LOT 30, ACCORDING TO REFILED PLAT NO. 79-433, LOCATED IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
56287B03L029	TS036-4	BOWMAN FLORENCE H	MO 15	MONTANA AREA
SPORTSMEN ACRES, BLOCK 3, LOT 29, ACCORDING TO REFILED PLAT NO. 79-433, LOCATED IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
52070B02L006	TS036-5	MCCOWAN JACOB	MO 15	MONTANA AREA
TIMBER PARK SUBDIVISION ADDITION 2, BLOCK 2, LOT 6, ACCORDING TO PLAT NO. 80-118, LOCATED IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				

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IM No. 17-092

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<u>Tax Account</u>	<u>Sale ID</u>	<u>Former Record Owner</u>	<u>Map</u>	<u>Location</u>
52070B02L005	TS036-6	MCCOWAN JACOB	MO 15	MONTANA AREA
TIMBER PARK SUBDIVISION ADDITION 2, BLOCK 2, LOT 5, ACCORDING TO PLAT NO. 80-118, LOCATED IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
56070000L0036	TS036-7	GIFFELI MICHAEL A	CA 1	CASWELL AREA
Caswell Lakes Subdivision, Lot 36, according to Plat 1968-10, located in Palmer Recording District, Third Judicial District, State of Alaska				
56070000L0037	TS036-8	GIFFELI MICHAEL A	CA 1	CASWELL AREA
Caswell Lakes Subdivision, Lot 37, according to Plat 1968-10, located in Palmer Recording District, Third Judicial District, State of Alaska				
56070000L0038	TS036-9	GIFFELI MICHAEL A	CA 1	CASWELL AREA
Caswell Lakes Subdivision, Lot 38, according to Plat 1968-10, located in Palmer Recording District, Third Judicial District, State of Alaska				
56070000L0067	TS036-10	GIFFELI MICHAEL A	CA 1	CASWELL AREA
Caswell Lakes Subdivision, Lot 67, according to Plat 1968-10, located in Palmer Recording District, Third Judicial District, State of Alaska				
222N04W20C017	TS036-13	SCHWARTZ LOUISE K TR TRE	CA 7	CASWELL AREA
THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (S1/2 NW1/4 NW1/4 SW1/4) OF SECTION 20, TOWNSHIP 22 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, LOCATED IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				

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Matanuska-Susitna Borough - Tax/LID Sale Listing - TS036
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<u>Tax Account</u>	<u>Sale ID</u>	<u>Former Record Owner</u>	<u>Map</u>	<u>Location</u>
219N04W03C003	TS036-14	TUCKER DAWN D	WI 9	HATCHER PASS AREA

THAT PORTION OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (SW1/4 NW1/4) AND THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (NW1/4 SW1/4) IN SECTION 3; TOWNSHIP 19 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE C-W 1/16 CORNER OF SAID SECTION 3 THENCE SOUTH 00°06' EAST FOR A DISTANCE OF 173.20 FEET; THENCE WEST FOR A DISTANCE OF 295.16 FEET; THENCE NORTH 00°06' WEST FOR A DISTANCE OF 265.31 FEET TO THE CURVED RIGHT OF WAY BOUNDARY OF HATCHER PASS ROAD, STATE HIGHWAY PROJECT NO. SEPTEMBER-0580(7); THENCE FOLLOWING SAID RIGHT OF WAY NORTHEASTERLY THROUGH 12°58'50" OF CENTRAL ANGLE RADIUS 1,332.40 FEET FOR AN ARC DISTANCE OF 301.79 FEET TO THE ONE-SIXTEENTH LINE; THENCE ALONG THE ONE-SIXTEENTH LINE SOUTH 00°06' EAST FOR A DISTANCE OF 151.77 FEET TO THE POINT OF BEGINNING.

51183B01T00D	TS036-15	LONG LAKE SOUTH	WI 15	WILLOW AREA
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LAKES O' THE SU, DIVISION I, TRACT D, ACCORDING TO PLAT NO. 76-44, LOCATED IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

56100B05L005	TS036-16	FARO ANGELA M	HO 6	CITY OF HOUSTON
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ENCHANTED FOREST SUBDIVISION, BLOCK 5, LOT 5, ACCORDING TO PLAT NO. 71-50, LOCATED IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

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<u>Tax Account</u>	<u>Sale ID</u>	<u>Former Record Owner</u>	<u>Map</u>	<u>Location</u>
56227B01L019	TS036-17	NICHOLS DIANA EST	HO 6	CITY OF HOUSTON
NICHOLS SUBDIVISION, BLOCK 1, LOT 19, ACCORDING TO PLAT NO. 72-51, LOCATED IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
56100B20L001	TS036-18	OSBORNE CHARLES	HO 6	CITY OF HOUSTON
ENCHANTED FOREST SUBDIVISION, BLOCK 20, LOT 1, ACCORDING TO PLAT NO. 71-50, LOCATED IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
56025B05L007	TS036-19	COGO VALLERY A	HO 12	BEAVER LKS AREA
BEAVER LAKES SUBDIVISION, BLOCK 5, LOT 7, ACCORDING TO PLAT NO. 62-30, LOCATED IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
56025B05L008	TS036-20	COGO VALLERY A	HO 12	BEAVER LKS AREA
BEAVER LAKES SUBDIVISION, BLOCK 5, LOT 8, ACCORDING TO PLAT NO. 62-30, LOCATED IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
56025B06L005	TS036-21	FAIR STEVEN LEE FAIR MILA LEE FAIR KIRBY LEE	HO 12	BEAVER LKS AREA
BEAVER LAKES SUBDIVISION, BLOCK 6, LOT 5, ACCORDING TO PLAT NO. 62-30, LOCATED IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				

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Matanuska-Susitna Borough - Tax/LID Sale Listing - TS036
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<u>Tax Account</u>	<u>Sale ID</u>	<u>Former Record Owner</u>	<u>Map</u>	<u>Location</u>
56314B03L001-2	TS036-22	WOLF LEONA	HO 12	BEAVER LKS AREA
THE WEST 20 FEET OF LOT 1, BLOCK 3, TEXAS SUBD., ACCORDING TO PLAT 63-15, LOCATED IN PALMER REC DIST, THIRD JUDICIAL DISTRICT, STATE OF ALASKA				
56314B04L001-2	TS036-23	WOLF LEONA	HO 12	BEAVER LKS AREA
THE WEST 20 FEET OF LOT 1, BLCOK 4, TEXAS SUBD., ACCORDING TO PLAT 63-15, LOCATED IN PALMER REC DIST, THIRD JUDICIAL DISTRICT, STATE OF ALASKA				
51379B03L002	TS036-24	MOORE GARY W	HO 14	BIG LK AREA
CHISANA WOODS SUBDIVISION, BLOCK 3, LOT 2, ACCORDING TO PLAT NO. 77-167, LOCATED IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
51640B01L009	TS036-25	WORSOE CRAIG	HO 14	BIG LK AREA
FLITE SIDE SUBDIVISION, BLOCK 1, LOT 9, ACCORDING TO PLAT NO. 79-6, LOCATED IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
56173B04L024	TS036-26	ROGERS JIMMIE G & NANCY K	HO 13	BIG LK AREA
LAKE PARK SUBDIVISION, REVISED PLAT, BLOCK 4, LOT 24, ACCORDING TO PLAT NO. 62-24, LOCATED IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				

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Matanuska-Susitna Borough - Tax/LID Sale Listing - TS036
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<u>Tax Account</u>	<u>Sale ID</u>	<u>Former Record Owner</u>	<u>Map</u>	<u>Location</u>
56289B03L001	TS036-27	NEWBY THOMAS S & MONA LIS	HO 13	BIG LK AREA
STARBOARD COVE SUBDIVISION, BLOCK 3, LOT 1, ACCORDING TO PLAT NO. 72-39, LOCATED IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
53320B04L009	TS036-28	SUNNYVALE EST	HO 15	HOUSTON-PARKS HWY AREA
DAWN LAKE ESTATES NO. 2, BLOCK 4, LOT 9, ACCORDING TO PLAT NO. 87-4, LOCATED IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
56251B03L002	TS036-29	NORTHERN JAMES C	HO 10	HOUSTON-PARKS HWY AREA
POLKA DOT ACRES, ADDITION NO. 1, BLOCK 3, LOT 2, ACCORDING TO PLAT NO. 72-4, LOCATED IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
56103B03L023	TS036-30	BEST IVAN N	HO 10	HOUSTON-PARKS HWY AREA
END OF THE RAINBOW SUBDIVISION, BLOCK 3, LOT 23, ACCORDING TO PLAT NO. 70-23, LOCATED IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
51518B06L013	TS036-31	GROSS LANA J	HO 10	MEADOW LKS AREA
SOUTH SHORE ACRES, BLOCK 6, LOT 13, ACCORDING TO REFILED PLAT NO. 83-138, LOCATED IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				

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Matanuska-Susitna Borough - Tax/LID Sale Listing - TS036
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<u>Tax Account</u>	<u>Sale ID</u>	<u>Former Record Owner</u>	<u>Map</u>	<u>Location</u>
52234B01L012	TS036-32	THOMPSON MARGIE	HO 7	MEADOW LKS AREA
PARADISE VALLEY, BLOCK 1, LOT 12, ACCORDING TO PLAT NO. 81-189, LOCATED IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
55209B03L001B	TS036-33	EGBERT DAVID SCOTT	HO 9	WASILLA AREA
SWISS CASTLE ESTATES, BLOCK 3, LOT 1B, ACCORDING TO PLAT NO. 2002-31, LOCATED IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
51998B06L010	TS036-34	FOSTER JOHN KEITH EST	HO 8	MEADOW LKS AREA
ALASKA STATE LAND SURVEY 79-155, BRUCE LAKE SUBDIVISION, BLOCK 6, LOT 10, ACCORDING TO PLAT NO. 80-103, LOCATED IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
52607B01L003	TS036-35	KERR BRYAN G	WA 6	SCHROCK RD AREA
WASILLA NORTH ESTATES UNIT 1, BLOCK 1, LOT 3, ACCORDING TO PLAT NO. 83-260, LOCATED IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
51077B14L010	TS036-36	CATRON GARY	WA 6	SCHROCK RD AREA
MEMORY LAKE ESTATES - UNIT 1, BLOCK 14, LOT 10, ACCORDING TO PLAT NO. 72-58, LOCATED IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				

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Matanuska-Susitna Borough - Tax/LID Sale Listing - TS036
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<u>Tax Account</u>	<u>Sale ID</u>	<u>Former Record Owner</u>	<u>Map</u>	<u>Location</u>
51410B01L002	TS036-37	MOORE GARY D	WA 6	WASILLA-FISHHOOK RD AREA
TIERRA GRANDE SUBDIVISION, BLOCK 1, LOT 2, ACCORDING TO PLAT NO. 78-4, LOCATED IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES BY WARRANTY DEED, RECORDED OCTOBER 25, 2004 AS RECEPTION NO. 2004-030157-0.				
56043B06L015	TS036-38	THIESSEN TONY D & CINDY F	HO 16	KNIK-GOOSE BAY AREA
BIRCH HILLS ESTATES, BLOCK 6, LOT 15, ACCORDING TO PLAT NO. 71-10, LOCATED IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
56043B06L016	TS036-39	THIESSEN TONY D & CINDY F	HO 16	KNIK-GOOSE BAY AREA
BIRCH HILLS ESTATES, BLOCK 6, LOT 16, ACCORDING TO PLAT NO. 71-10, LOCATED IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
56043B05L025	TS036-40	KNUTSON LYNN MARIE	HO 16	KNIK-GOOSE BAY AREA
BIRCH HILLS ESTATES, BLOCK 5, LOT 25, ACCORDING TO PLAT NO. 71-10, LOCATED IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
56385B06L009	TS036-41	GORE MARTHA L	HO 15	KNIK-GOOSE BAY AREA
PTARMIGAN-VILLAGE UNIT NO. 2, BLOCK 6, LOT 9, ACCORDING TO PLAT NO. 72-100, LOCATED IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				

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<u>Tax Account</u>	<u>Sale ID</u>	<u>Former Record Owner</u>	<u>Map</u>	<u>Location</u>
56165B01L030	TS036-42	LAYON DANIEL	OC 4	KNIK-GOOSE BAY AREA
KNIK HOMESITES, BLOCK 1, LOT 30, ACCORDING TO PLAT NO. 65-13, LOCATED IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
51587B01L008	TS036-43	BLACKMORE KAREN K	OC 4	KNIK-GOOSE BAY AREA
GLENHAVEN, BLOCK 1, LOT 8, ACCORDING TO PLAT NO. 78-171, LOCATED IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
54725000L002	TS036-44	NELSON ROSEMARIE	GB 1	KNIK-GOOSE BAY AREA
100 ACRE WOODS SUBDIVISION, LOT 2, ACCORDING TO PLAT NO. 98-12, LOCATED IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
56572B04L014	TS036-45	REED JAMES M	GB 8	KNIK-GOOSE BAY AREA
SKYLINE ESTATES ADD. NO. 1, BLOCK 4, LOT 14, ACCORDING TO PLAT NO. 75-18, LOCATED IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
52184B03L004	TS036-46	CARR MARY JANE	GB 8	KNIK-GOOSE BAY AREA
HOMESTEAD ESTATES ADDITION 1, DIVISION II, BLOCK 3, LOT 4, ACCORDING TO PLAT NO. 81-115, LOCATED IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				

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<u>Tax Account</u>	<u>Sale ID</u>	<u>Former Record Owner</u>	<u>Map</u>	<u>Location</u>
56234000L057	TS036-47	SEAMAN WILLIAM	GB 8	KNIK-GOOSE BAY AREA
OLD KNIK HARBOR, LOT 57, ACCORDING TO AMENDED PLAT NO. 61-38, LOCATED IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
56723000T001	TS036-48	BELLESTRI KENDALL LEE	SU 13	SUTTON AREA
TERRI BLOCK ACRES, TRACT 1, ACCORDING TO PLAT NO. 2007-114, LOCATED IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
53403000T00A-8	TS036-49	DERENDINGER JON HARDING	PA 10	BUTTE AREA
DEWY'S GARDEN SUBDIVISION ADDITION NO. 2, TRACT A-8, ACCORDING TO PLAT NO. 88-1, LOCATED IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
516980000000	TS036-50	SCOTT VINCENT P	GO 11	DENALI PK AREA
ALASKA STATE LAND SURVEY 77-130, ACCORDING TO PLAT NO. 79-94, LOCATED IN THE TALKEETNA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
54069000T00B	TS036-51	DEGNER JOEL F EST	BA 10	SOCKEYE LK AREA
ALASKA STATE LAND SURVEY 92-044, TRACT B, ACCORDING TO PLAT NO. 92-97, LOCATED IN THE TALKEETNA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				

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<u>Tax Account</u>	<u>Sale ID</u>	<u>Former Record Owner</u>	<u>Map</u>	<u>Location</u>
52133B06L002	TS036-52	CORDOVA LORETTA M	BA 24	LARSON LK AREA
ALASKA STATE LAND SURVEY NO. 80-94, TALKEETNA BLUFFS, BLOCK 6, LOT 2, ACCORDING TO CORRECTED PLAT NO. 81-60, LOCATED IN THE TALKEETNA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
52133B06L003	TS036-53	CORDOVA LORETTA	BA 24	LARSON LK AREA
ALASKA STATE LAND SURVEY NO. 80-94, TALKEETNA BLUFFS, BLOCK 6, LOT 3, ACCORDING TO CORRECTED PLAT NO. 81-60, LOCATED IN TALKEETNA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
53807000T00C	TS036-54	SOUTH VICTOR	MP 1	KICHATINA RVR AREA
ALASKA STATE LAND SURVEY 90-141, TRACT C, ACCORDING TO PLAT NO. 91-17, LOCATED IN THE TALKEETNA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
545600000000	TS036-55	HOWE RACHEL M	YA 2	MOUNT YENLO AREA
ALASKA STATE LAND SURVEY NO. 95-019, ACCORDING TO PLAT 96-20, LOCATED IN TALKEETNA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
53706000T00A	TS036-56	WINGO LAIRD S	YA 2	MOUNT YENLO AREA
ALASKA STATE LAND SURVEY 87-228, TRACT A, ACCORDING TO PLAT NO. 90-56, RECORDED ON OCTOBER 12, 1990, LOCATED IN THE TALKEETNA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				

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<u>Tax Account</u>	<u>Sale ID</u>	<u>Former Record Owner</u>	<u>Map</u>	<u>Location</u>
4U04591000L17	TS036-57	GILLOW TIMOTHY GUY GILLOW J PRISCILLA	TY 14	TYONE LK AREA
US SURVEY 4591, LOT 17, SITUATED ON THE EXTREME NORTHEASTERLY SHORE OF THE BACK BAY OF SUSITNA LAKE, LOCATED IN THE TALKEETNA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
52939B01L001	TS036-58	NELSON SHANE	WA 6	WASILLA-FISHHOOK RD AREA
CHIPPEWA ESTATES, PHASE 1, BLOCK 1, LOT 1, ACCORDING TO PLAT NO. 85-22, LOCATED IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA				

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