



TAX AND LID FORECLOSURE SALE TS45

On-line registration is open starting September 30, 2024 at PublicSurplus.com

Online bidding will begin starting October 14, 2024, and continue until noon (12:00 pm Alaska Standard Time) on October 29, 2024.

***An interactive map of sale properties and this brochure are available online at:
[Matanuska-Susitna Borough - Land Sales \(matsugov.us\)](https://matsugov.us)***

***For information regarding online registration or bidding please visit Public Surplus
at Publicsurplus.com***

**Matanuska-Susitna Borough Tax & LID Foreclosure Sale
Frequently Asked Questions**

Q. How often are tax foreclosure auctions held?

A. Approximately once every year, with the possibility of having multiple sales a year, pending Assembly approval.

Q. How can I be notified of a sale?

A. The Land & Resource Management Division of the Mat-Su Borough maintains an email notification list for land sales. If your email is on the list, you will receive an email when a sale is held. If you would like to be added to the notification list, send an e-mail to LMD@matsugov.us or call 907-861-7869.

Q. How did the Matanuska-Susitna Borough obtain ownership of these sale parcels?

A. The Borough obtained the parcels by foreclosure for non-payment of property and LIDs (Local Improvement District) taxes by judicial Clerk's Deed.

Q. Can the former record owner get the property back?

A. Yes, pursuant to Alaska Statutes, properties in the sale may be repurchased by the former record owner at any time PRIOR to the sale of the property.

Q. How are the parcels sold?

A. Parcels are first offered in a competitive sale. If they are not sold during the competitive sale they may be offered in future over-the-counter sales. All parcels are sold "AS IS – WHERE IS".

Q. What is the sale process?

A. For this sale (TS45), the parcels are being offered in an online competitive auction. Terms and conditions may vary with each sale. Make sure to read the sale brochure carefully for each sale.

Q. When are brochures for tax foreclosure sales available?

A. Sale brochures will be made available to the public for at least 4 weeks prior to the auction date. PLEASE NOTE: the brochure is subject to change. The Borough will be as proactive as possible in maintaining an updated parcel sale list. However, at any point in time, properties may be pulled from the sale due to the former record owner exercising their repurchase rights. The most recent brochure will be available on the Borough website at [Matanuska-Susitna Borough - Land Sales \(matsugov.us\)](https://matsugov.us/land-sales).

Q. Do you finance?

A. No. All tax and LID sales are cash only; there is no financing offered by the Matanuska-Susitna Borough for these parcels.

Q. How can payment be made?

A. Payment in full will be required by the deadline set in the terms and conditions. A money order, cashiers check, or cash are the only types of payment that the Borough will accept for a tax foreclosed property.

Q. What kind of deed will I get?

A. The Matanuska-Susitna Borough's interest to all parcels shall be conveyed without warranty by a Tax & LID Sale Deed. The Tax & LID Sale Deed is a quit claim deed issued for anyone purchasing a Borough tax or LID foreclosed property. The Tax & LID Sale Deed only transfers whatever interest the Borough has in the property to the successful bidder at the time of the sale.

Q. How do I get title insurance?

A. If you want title insurance, you will need to speak with a title company. The Borough does not guarantee clear title of the any tax foreclosed property.

Q. Are there other land sales offered by the Borough besides the tax foreclosure auction?

A. Yes, for other Borough land sales please refer to the Borough website at [Matanuska-Susitna Borough - Land Sales \(matsugov.us\)](https://www.matsugov.us/land-sales)

TERMS AND CONDITIONS OF TS45

A tax and local improvement district (LID) special assessment foreclosure sale is being held by the Matanuska-Susitna Borough (Borough) for real properties deeded to the Borough by Clerk's Deed as a result of delinquent real property taxes and special assessments. The minimum bid price is the total resulting from delinquent taxes, special assessments, penalties, interest, and costs associated with the tax and LID foreclosure and sale. The legal procedures for the Borough to hold a tax and LID foreclosure sale are provided in Alaska Statute and Borough Code.

Bidder registration will be available through Public Surplus (auction contractor) beginning September 30, 2024.

A buyer's premium of 5% will be added to the winning bid to pay for the online auction services.

Pursuant to Alaska Statute (AS 29.45.470(a)), all the properties included for sale may be repurchased by the former record owner(s) at any time before sale or contract of sale of the property. The right of repurchase by the owner of record at the time of the foreclosure or assigns of that record owner, ceases upon sale or contract of sale of the property.

The Borough is not obligated to sell the parcels identified for sale through this program or pay any costs incurred by parties participating in the submission or preparation of bids. Per MSB 23.10.190, MSB 23.10.090, and Land and Resource Management's PPMs, the Borough reserves the right to: 1) review and reject any and all bids, 2) reject any and all parties whom it has determined do not meet the qualification requirements; 3) waive or accept any informality in the offers received; 4) withdraw any parcel from this sale at any time for any reason; and 5) reserves the right to postpone, adjourn, or annul the auction in part or in whole.

Bidders are responsible for completing and submitting all documentation shown on the auction registration. It is the bidder's responsibility to check with the Land & Resource Management Division for any changes or corrections prior to registering to bid. Land & Resource Management staff will only offer general assistance in answering questions relating to the bid process.

These are "all cash" sales. There is no financing offered by the Borough for these parcels.

By registering to bid, you agree to abide by the rules set forth by the Matanuska-Susitna Borough and by the auction contractor; and you agree to indemnify, defend, and hold the Borough, its elected and appointed officials, agents and employees, harmless from liability of any nature or kind regarding economic loss, damages or any other kind of loss sustained arising from participation in or acquiring property through Tax and LID Foreclosure Sale TS45.

Borough staff are not allowed to give you legal advice. You are urged to consult various professionals such as architects, engineers, surveyors, title examiners, and real estate attorneys before deciding to bid.

For the most up-to-date information, contact Jill Irsik, Land & Resource Management Division, 907-861-7866.

Online Registration

Registration will open September 30, 2024. All bidders must register on the Public Surplus website (www.publicsurplus.com). It will be the responsibility of the applicant to submit a bid online for one or more parcels and perform under the Terms and Conditions of Public Surplus and the Matanuska-Susitna Borough.

Registration to participate in the online auction via the online platform will be facilitated by Public Surplus. All interested online bidders will need to complete the online vetting process established by the auction contractor prior to participating in the auction. This may include submission of notarized documents. As a result, the auction contractor will establish a set deadline to complete online bidder registration.

Bid Deposits

Matanuska-Susitna Borough requires bid deposits to ensure fairness to all bidders. The bid deposit amount will be specified in the general description of the subject parcel. Bid deposit(s) are requested via credit card upon submitting a bid. Follow the instructions on the Public Surplus website (www.publicsurplus.com). A credit card hold will be placed on each deposit. If you are not a winning bidder, Public Surplus will reverse your deposit.

Deposit Forfeiture

In the event the winning bidder does not follow through to properly complete the sales transaction, the bid deposit may be retained by Public Surplus as a deposit forfeiture. The applicant, in any event, shall remain responsible for any costs incurred as a result of participation in the sale. The Borough shall not be responsible to pay any expenses for any reason resulting from agreements to which the Borough was not a party. Winning bidders that do not complete the transaction may be banned from future sales the Borough conducts, and/or banned by the company the Borough uses to conduct the auction.

Bidding

A bid is an irrevocable offer to purchase property. The Borough reserves the right to pursue all available legal remedies against a non-paying bidder. A bidder is legally and financially responsible for all properties bid upon whether acting as oneself or acting as an agent. All bidders must be 18 years of age or older. Contact Public Surplus for instructions and questions pertaining to the registration process for this auction.

Online bidding will begin starting October 14, 2024, and continue until noon (12:00 Alaska Standard Time) on October 29, 2024.

You must be a qualified bidder to participate in the auction.

Any bidder who: (1) is a legally competent person under the laws of Alaska; and (2) has not failed to pay a deposit or payment due the Borough in relation to Borough-owned real property in the previous five years; and (3) is not currently in breach or default on any contract or lease for real property transactions in which the Borough has an interest; and (4) has not failed to perform under a contract or lease involving Borough-owned real property in the previous five years and the Borough has not acted to terminate the contract or lease or to initiate legal action; and (5) has not failed to

perform under or is not in default of a contract with the Borough and is not delinquent in any payment to the Borough, may participate in this sale.

A buyer's premium of 5% will be added to the winning bid to pay for the online auction services. A buyer's premium is an additional amount added to the winning bid amount. For example: if the winning bid amount is \$1000.00, the buyer's premium will be \$50.00, making the total amount due \$1050.00. Please take this additional amount into consideration when bidding on properties in this sale.

The Borough is not liable for the failure of any device which prevents a person from participating in any sale. "Device" includes but is not limited to; computers and other equipment to access the internet, hardware, networks, software applications, and web sites.

If any party is the successful Bidder on multiple parcels in a single auction, only payment for all parcels will be accepted. Selective payments will not be allowed, and all transactions will be deemed in default, resulting in the parcels being offered to the next highest bidder.

The Borough may retain backup submittals on any parcel. In the event the first submittal fails to properly complete, sign and return all required forms and funds under the terms and conditions required in this brochure, fails to follow through with closing the transaction, or is not qualified to purchase a parcel under the terms and conditions of this brochure, the acceptance of that submittal will be cancelled by the Borough. Subsequent submittals for the same parcel, if any, will be notified based on the next highest bid. This process will continue until the Borough has obtained a qualified Purchaser under Borough code, or when no backup submittals remain.

Bid Packet

The bid packet can be found online at www.matsugov.us/landsales and at www.publicsurplus.com.

The bidder is responsible for reading the Mat-Su Borough's Tax & LID Foreclosure Bid Packet and the Terms and Conditions for online bidding.

Comments concerning this packet must be made in writing. Comments based on omissions, errors, or content of this document, may be disallowed if not made in writing and received at the Borough address given below no later than October 16, 2024. Address all comments to: Land & Resource Management, Matanuska-Susitna Borough, 350 East Dahlia, Palmer, Alaska 99645.

Closing

Within 24 hours of the close of the auction, the winning bidders will be contacted using the contact information provided in the bidder's registration information. It is the bidders' responsibility to be available to confirm all required information for the sale. Upon verification of identity, the winning bidder will be emailed a Bidder Qualification Form for electronic signature, as well as a Sale Deed Information Form. Once the bidder(s) have been deemed qualified bidders, a Promissory Note for electronic signature will be sent (see attached draft promissory note for review). Only the name of the winning bidder AND those parties named as buyer(s) on the Bidder Qualification Form and Sale Deed Information Form will be included on the Promissory Note and the Tax and LID Foreclosure

Deed as the grantee(s). All named buyers or their agent must execute the Bidder Qualification Form and promissory note.

If a winning bidder is represented by another individual, a Special Power of Attorney must be recorded in the recording district of the bid parcel and a copy submitted to the Borough.

Applicants wishing to purchase a parcel under a business/corporation name shall comply with the following:

- a) A business applicant shall only be acceptable as a legally formed LLC or Corporation in good standing with the state of origin and State of Alaska.
- b) No parcel will be conveyed under the title of “doing business as” (dba).
- c) Authority to sign on behalf of an LLC/Corporation shall be submitted to the Borough along with copies of current Alaska business license.

The total purchase price, to include the 5% buyer’s premium, must be paid in full no later than 5:00 p.m., November 5, 2024. Payment can be made in person or mailed. Payment must be made in the form of certified funds only (money order or a certified cashier’s check). Personal checks or two-party checks will not be accepted. Certified funds must be made payable to Matanuska-Susitna Borough (MSB). In the event the total is not paid in full by the deadline provided above, the parcel may be offered to a backup bidder, or the parcel may be added to the Borough's parcel inventory for potential disposal at a later date.

Results of the auction will be made available on the Land Management website at www.matsugov.us/landsales when all the Tax and LID Foreclosure Sale Deeds have been recorded.

Title

The Borough’s interest to all parcels shall be conveyed without any warranty by a Tax and LID Foreclosure Sale Deed. The Tax and LID Foreclosure Sale Deed is a quitclaim deed issued for anyone purchasing a Borough Tax or LID foreclosed and deeded parcel. The Tax and LID Foreclosure Sale Deed only transfers whatever interest the Borough has in the property to the successful bidder at the time of sale.

The name(s) and address of the successful bidder(s) on the Sale Deed Information Form shall carry forward to the Tax and LID Foreclosure Sale Deed. No name(s) will be added or removed before these documents are executed. It is the responsibility of the bidder to accurately complete the Bidder Qualification Form and Sale Deed Information Form including the name(s), type of entity (corporation, or association, etc.), and address of the party(s) as it is to appear on the deed. The recorded sale deed will be mailed to the successful bidder.

The Borough does not guarantee title to the properties and makes no warranties, either express or implied, nor assumes any liability whatsoever, regarding but not limited to the social, economic, or environmental aspects of any parcel, to include without limitations, the soil conditions, water drainage, practical or feasible physical access, availability of personal use wood supplies now or in the future, natural or artificial hazards, merchantability, suitability or profitability of the parcel for any use or purpose.

Pursuant to Alaska Statute and Federal law, property in the sale may be subject to prior recorded tax liens of the United States and the State that are *not* extinguished by the Borough's foreclosure. If you wish to negotiate with the IRS or State of Alaska regarding possible discharge of their liens, you must contact those organizations directly. Also, properties may be affected by one or more existing or pending Borough or city LID special assessments. It is the bidder's responsibility to determine and assume the costs.

If you need to have the title to the property insured, you should consult a title company prior to bidding to determine if title insurance will be available, under what terms and conditions, and at what cost. The Borough is not responsible for clearing title or determining the adequacy of any documents or information needed to do so. Buyers should be aware that having the ability to obtain a title insurance policy does not necessarily mean the title will be clear of liens and encumbrances. It is important to read and understand all exceptions and limitations of such a commitment and policy. Additionally, the Borough does not guarantee the suitability for any particular use or purpose whatsoever on any of these properties.

Property Location

Properties to be sold are located throughout the Borough. The Borough assumes no liability for matters concerning the property regardless of whether they would have been disclosed by a physical inspection of the parcel and by reviewing parcel information.

The brief parcel description on the parcel information is provided for informational and identification purposes only. It should not be construed as a complete legal description. The Borough reserves the right to accurately describe the parcel by a complete legal description in the Tax and LID Foreclosure Sale Deed.

Perspective bidders are strongly urged and encouraged to personally inspect each parcel and review the parcel information available online at www.matsugov.us/landsales.

ALL PARCELS IN THIS SALE WILL BE SOLD "AS IS –WHERE IS". *All property inspections are done at your own risk.* Some parcels may be occupied or may have previously been occupied by private parties. Never enter an occupied dwelling without the occupant's permission. Do not use force or other means of entry if the doors are locked. Do not enter a dwelling or structure that may appear unsafe. The Borough has not done any site assessments to determine the presence of any hazardous material, hazardous waste or above ground or underground tanks or containers on any of these properties.

**USE EXTREME CAUTION - ANY SALE PARCEL MAY BE UNSAFE,
MAY CONTAIN HARMFUL MATERIALS, OR MAY BE OR MAY HAVE BEEN
OCCUPIED, ESPECIALLY:**

TS45-09, TS45-12, TS45-13, TS45-15, TS45-19, TS45-21, TS45-34, TS45-35

The Borough obtained ownership by foreclosure for non-payment of taxes and LID special assessments and has no information regarding any well or septic system that may be installed on the

parcel. It is the responsibility of the bidder to contact the State of Alaska, Department of Environmental Conservation, Wasilla Office, for well or septic records relating to any of the parcels.

It is the responsibility of the bidder to determine the cost and feasibility of extending and connecting to any utility facilities, including electric, natural gas, and telephone, or if public sewer or water systems serve any of the parcels.

It is the responsibility of the bidder to, among other things, investigate and determine the actual size of the parcel and parcel boundaries, regulations, restrictions and potential defects, including those created by prior use, which would affect the use of any parcel offered in this sale. The feasibility and costs to remedy defects, such as obtaining permits, variances, engineered septic systems and the like, should be determined prior to submitting a bid on a parcel. All such costs shall be borne by the buyer. No adjustments to a bid price or reimbursement to a bidder will be made by the Borough.

The Borough does not guarantee that the yellow 11" X 17" property posting signs will remain on the parcel(s) posted throughout the sale period.

Maps, Access, and Land Use

Parcel, plat, and vicinity maps, and property profiles provided on the Borough and auction contractor's websites, are a visual representation of data compiled from various sources and are not intended to replace on-ground inspections or actual surveys of the property boundaries. Any physical or geographic features, rights-of-way or road locations, acreage and boundaries depicted on maps are estimates only. These items are provided for informational reference only and should not be construed as a factual representation of matters such as physical location, access, parcel size, boundaries, soil conditions or capabilities and other matters contained thereon. The Borough has no responsibility for completeness or accuracy and makes no warranty, nor assumes any liability whatsoever for the information included, or that monumentation indicated on surveys or plats are currently in place.

Access may be shown on maps and plats. Bidder is responsible for determining if access is legal, constructed or maintained. It is the responsibility of the buyer to determine, acquire, locate, construct, maintain and defend the right to use any access route selected for use by the buyer.

The Borough Planning & Land Use Department Development Services Division (907-861-7822) can assist you in determining whether any Borough regulations will apply to activity on the respective parcel. If the property is located within a city, the buyer is also responsible for meeting city land use and building regulations, and permit requirements, and those of other federal, state, and local agencies.

It is the responsibility of the bidder to determine if there are any covenants or if a homeowner's association is active and if any fees are assessed by the association.

Taxes and Special Assessments

You are responsible for payment of future taxes and any outstanding or future special assessments on any property that you purchase. Contact the Borough Assessment Division, 907-861-8642, and/or the Collections Division, 907-861-8610, for information regarding property taxes, exemptions, and

to verify the payment due date of any outstanding or future special assessment. If the property is located within a city boundary, you will also need to contact the city to determine any special assessment(s) pending or due to the city.



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Development Services Division

(907) 861-7822

Zoning, Land Use and Building Regulations DO Exist in the Matanuska-Susitna Borough. PERMITS MAY BE REQUIRED.

Developers and land owners are responsible for knowing the rules. If you plan to start, or are now conducting any of the following land use activities, those activities must comply with Borough regulations:

Racetracks
Special Events
Subdividing Land
Mobile Home Parks
Driveway Installations
Multifamily Development
Adult-Oriented Businesses
Use of Hazardous Material
Public Display of Fireworks
Commercial & Industrial Uses
Uses that create noise & traffic
Establishments that sell Liquor
Drug & Alcohol Treatment Centers
Earth Materials Extraction Activities
Facilities that grow or sell Marijuana
Use of Lakes, Creeks, & other Waterbodies
Developing Land in Special Flood Hazard Areas
Auto Salvage Yards, Junkyards, & Refuse Areas
Work in Rights-Of-Way or Public Use Easements
Development within designated Special Land Use Districts
Community Correctional Residential Centers, Jails & Prisons
Structural Setbacks for Building near Lot Lines, Public Use Easements,
Right-of-Ways, & Shorelines

Use or occupancy of Borough-owned land, including but not limited to: clearing right-of-ways, cutting trees, mining or prospecting, crossing with motorized vehicles, camping, shooting, & storing materials or equipment.

Borough staff is available to assist you in determining which Borough regulations apply to your activity and help you comply with those laws. In order to save time and money, and prevent violations of Borough Code, please contact the Matanuska-Susitna Borough, Permit Center Division, 350 East Dahlia Avenue, Palmer, Alaska 99645 Phone: (907) 861-7822. For a full description of Title 17, log onto the borough web page at www.matsugov.us Or email us at PermitCenter@matsugov.us.

2024 Tax & LID Foreclosure Sale (TS45)

PROMISSORY NOTE

Bid Amount: \$ _____

Sale Parcel #: _____

Tax Account #: _____

TRS#: _____

FOR VALUE RECEIVED, _____ promises to pay the Matanuska-
(Buyer's name)

Susitna Borough, a municipal corporation, whose address is 350 East Dahlia, Palmer, Alaska, 99645,
\$ _____ being the balance of the bid price and
total due, payable in the form of cash, cashier's check, money order or certified check, by 5:00 pm (Alaska
Standard Time) on November 5, 2024.

In the event of default of the payment, time being the essence hereof, the holder of this note may without notice
or demand declare the entire sum then unpaid, and the undersigned agrees to forfeiture of the down payment
amount, and further privilege to purchase the property.

Buyer Signature:

Buyer Signature

Buyer Printed Name

Buyer Printed Name

Date Signed

Date Signed

MSB Acceptance by:

MSB Staff Signature

Date Signed

MSB Staff Printed Name

MATANUSKA-SUSITNA BOROUGH
TAX AND LID FORECLOSURE SALE TS45

ONLINE AUCTION ONLY

Borough Business Hours: 8 a.m. to 5 p.m. (weekdays)
Land Management - 907-861-7869 land.management@matsugov.us

The Matanuska-Susitna Borough will be conducting a sale of properties foreclosed upon for delinquent real property taxes and special assessments. Registration for the online auction will begin September 30, 2024. Interested bidders can register on the Public Surplus website, <https://www.publicsurplus.com>.

Online bidding will begin starting October 14, 2024, and run until noon (12:00 pm) on October 29, 2024. Visit the Matanuska-Susitna Borough’s Land Sale page, <https://matsugov.us/landsales>, for sale information, interactive maps, to download the bid packet, and a link to the auction website.

****5% buyer’s premium is not included in the minimum bid price.****

USE EXTREME CAUTION - ANY SALE PARCEL MAY BE UNSAFE OR CONTAIN HARMFUL MATERIALS, OR MAY BE OR MAY HAVE BEEN OCCUPIED, ESPECIALLY: TS45-09, TS45-12, TS45-13, TS45-15, TS45-19, TS45-21, TS45-34, TS45-35

| | |
|---|--|
| TS045-04 ACCOUNT #: FORMER OWNER: LEGAL DESCRIPTION: AREA: 2024 VALUATION: MINIMUM BID: | 223N04W03D003 RAMSTAD DAVID J TOWNSHIP 23N RANGE 4W SECTION 3 LOT D3 MONTANA AREA \$32,100.00 \$7,084.82 |
| TS045-05 ACCOUNT #: FORMER OWNER: LEGAL DESCRIPTION: AREA: 2024 VALUATION: MINIMUM BID: | 223N04W03D004 RAMSTAD DAVID J TOWNSHIP 23N RANGE 4W SECTION 3 LOT D4 MONTANA AREA \$32,100.00 \$7,084.82 |
| TS045-06 ACCOUNT #: FORMER OWNER: LEGAL DESCRIPTION: AREA: 2024 VALUATION: MINIMUM BID: | 223N04W03D006 RAMSTAD DAVID J TOWNSHIP 23N RANGE 4W SECTION 3 LOT D6 MONTANA AREA \$32,100.00 \$7,084.82 |
| TS045-07 ACCOUNT #: FORMER OWNER: LEGAL DESCRIPTION: AREA: 2024 VALUATION: MINIMUM BID: | 223N04W03D007 RAMSTAD DAVID J TOWNSHIP 23N RANGE 4W SECTION 3 LOT D7 MONTANA AREA \$32,100.00 \$7,084.82 |
| TS045-08 ACCOUNT #: FORMER OWNER: LEGAL DESCRIPTION: AREA: 2024 VALUATION: MINIMUM BID: | 53485B02L004 RAMSTAD DAVID J BACK CNTRY EST BLOCK 2 LOT 4 SHEEP CRK AREA \$27,600.00 \$6,281.26 |
| TS045-09 ACCOUNT #: FORMER OWNER: LEGAL DESCRIPTION: AREA: 2024 VALUATION: MINIMUM BID: | 53485B01L004 RAMSTAD DAVID J BACK CNTRY EST BLOCK 1 LOT 4 SHEEP CRK AREA \$56,700.00 \$10,911.97 |
| TS045-10 ACCOUNT #: FORMER OWNER: LEGAL DESCRIPTION: AREA: 2024 VALUATION: MINIMUM BID: | 53485B05L001 RAMSTAD DAVID J BACK CNTRY EST BLOCK 5 LOT 1 SHEEP CRK AREA \$27,500.00 \$6,263.66 |
| TS045-11 ACCOUNT #: FORMER OWNER: LEGAL DESCRIPTION: AREA: 2024 VALUATION: MINIMUM BID: | 54131000L001 RAMSTAD DAVID J SOUTH VIS ACRES LOT 1 MONTANA AREA \$27,500.00 \$6,263.66 |
| TS045-12 ACCOUNT #: FORMER OWNER: LEGAL DESCRIPTION: AREA: 2024 VALUATION: MINIMUM BID: | 54131000L002 RAMSTAD DAVID J SOUTH VIS ACRES LOT 2 MONTANA AREA \$165,300.00 \$24,731.24 |
| TS045-13 ACCOUNT #: FORMER OWNER: LEGAL DESCRIPTION: AREA: 2024 VALUATION: MINIMUM BID: | 53428B05L004 DOBBS JAMES SECLUDED LK UNIT #2 BLOCK 5 LOT 4 CASWELL AREA \$14,700.00 \$3,861.25 |
| TS045-14 ACCOUNT #: FORMER OWNER: LEGAL DESCRIPTION: AREA: 2024 VALUATION: MINIMUM BID: | 56602B05L006 BEATY DOUGLAS CHANDALAR BLOCK 5 LOT 6 CASWELL AREA \$7,500.00 \$2,489.25 |
| TS045-15 ACCOUNT #: FORMER OWNER: LEGAL DESCRIPTION: AREA: 2024 VALUATION: MINIMUM BID: | 56602B05L005 BEATY DOUGLAS CHANDALAR BLOCK 5 LOT 5 CASWELL AREA \$147,800.00 \$23,477.75 |
| TS045-16 ACCOUNT #: FORMER OWNER: LEGAL DESCRIPTION: AREA: 2024 VALUATION: MINIMUM BID: | 56602B05L004 BEATY DOUGLAS CHANDALAR BLOCK 5 LOT 4 CASWELL AREA \$7,500.00 \$2,489.25 |
| TS045-17 ACCOUNT #: FORMER OWNER: LEGAL DESCRIPTION: AREA: 2024 VALUATION: MINIMUM BID: | 56070000L0591 BUSHEE LYNNE CASWELL LKS LOT 591 CASWELL AREA \$5,000.00 \$1,994.52 |
| TS045-18 ACCOUNT #: FORMER OWNER: LEGAL DESCRIPTION: AREA: 2024 VALUATION: MINIMUM BID: | 56070000L0826 PEARCEY BEULAH V CASWELL LKS LOT 826 CASWELL AREA \$3,800.00 \$1,777.17 |
| TS045-19 ACCOUNT #: FORMER OWNER: LEGAL DESCRIPTION: AREA: 2024 VALUATION: MINIMUM BID: | 56070000L0980 PEDERSEN SIEGFRIED CASWELL LKS LOT 980 CASWELL AREA \$37,200.00 \$2,616.98 |
| TS045-20 ACCOUNT #: FORMER OWNER: LEGAL DESCRIPTION: AREA: 2024 VALUATION: MINIMUM BID: | 56070000L0989 FLAIR F C CASWELL LKS LOT 989 CASWELL AREA \$3,800.00 \$1,784.08 |
| TS045-21 ACCOUNT #: FORMER OWNER: LEGAL DESCRIPTION: AREA: 2024 VALUATION: MINIMUM BID: | 221N04W31B006 EQUIVEST MORTGAGE INCOME TOWNSHIP 21N RANGE 4W SECTION 31 LOT B6 CASWELL AREA \$42,500.00 \$7,819.61 |
| TS045-22 ACCOUNT #: FORMER OWNER: LEGAL DESCRIPTION: AREA: 2024 VALUATION: MINIMUM BID: | 56334000L006 FOX ELIZABETH J EST WILLOW CRK ACRES LOT 6 WILLOW AREA \$8,500.00 \$2,588.74 |
| TS045-23 ACCOUNT #: FORMER OWNER: LEGAL DESCRIPTION: AREA: 2024 VALUATION: MINIMUM BID: | 56414B04L008 OUR LADY OF FATIMA SANCT WILLOW BRK EST BLOCK 4 LOT 8 WILLOW AREA \$5,100.00 \$1,968.85 |
| TS045-24 ACCOUNT #: FORMER OWNER: LEGAL DESCRIPTION: AREA: 2024 VALUATION: MINIMUM BID: | 56414B04L009 OUR LADY OF FATIMA SANCT WILLOW BRK EST BLOCK 4 LOT 9 WILLOW AREA \$5,100.00 \$1,968.85 |

TS045-25

ACCOUNT #: 56518B02L010
FORMER OWNER: STRAIGHT CLAYTON JOHN
LEGAL SOUTH SHIRLEY LK
DESCRIPTION: BLOCK 2 LOT 10
AREA: WILLOW AREA
2024 VALUATION: \$16,250.00
MINIMUM BID: \$3,939.65

TS045-26

ACCOUNT #: 56145000L049
FORMER OWNER: CLARK DELORES MARIE
LEGAL HILLIER #1
DESCRIPTION: LOT 49
AREA: WILLOW AREA
2024 VALUATION: \$8,000.00
MINIMUM BID: \$2,486.48

TS045-27

ACCOUNT #: 56145000L048
FORMER OWNER: CLARK DELORES MARIE
LEGAL HILLIER #1
DESCRIPTION: LOT 48
AREA: WILLOW AREA
2024 VALUATION: \$8,100.00
MINIMUM BID: \$2,505.15

TS045-34

ACCOUNT #: 51150B02L010
FORMER OWNER: SCOTT RAYMOND G EST
LEGAL WOODY LK EST ADD #1
DESCRIPTION: BLOCK 2 LOT 10
AREA: CITY OF HOUSTON
2024 VALUATION: \$200,800.00
MINIMUM BID: \$23,095.99

TS045-35

ACCOUNT #: 56175000L024
FORMER OWNER: HALVERSON RITA EST
LEGAL LAKE SHORE AC #2
DESCRIPTION: LOT 24
AREA: BIG LK AREA
2024 VALUATION: \$194,100.00
MINIMUM BID: \$22,385.15

TS045-37

ACCOUNT #: 52622B02L003
FORMER OWNER: CARRASQUILLO JULIO J
LEGAL MARION LK EST ADD #1
DESCRIPTION: BLOCK 2 LOT 3
AREA: BIG LK AREA
2024 VALUATION: \$9,600.00
MINIMUM BID: \$2,617.04

TS045-38

ACCOUNT #: 52622B02L004
FORMER OWNER: CARRASQUILLO JULIO J
LEGAL MARION LK EST ADD #1
DESCRIPTION: BLOCK 2 LOT 4
AREA: BIG LK AREA
2024 VALUATION: \$9,600.00
MINIMUM BID: \$2,617.04

TS045-39

ACCOUNT #: 52289B10L011
FORMER OWNER: BAKER DAVID V
LEGAL INLET VW
DESCRIPTION: BLOCK 10 LOT 11
AREA: KNIK-GOOSE BAY AREA
2024 VALUATION: \$30,000.00
MINIMUM BID: \$5,960.12

TS045-40

ACCOUNT #: 52289B10L010
FORMER OWNER: BAKER DAVID V
LEGAL INLET VW
DESCRIPTION: BLOCK 10 LOT 10
AREA: KNIK-GOOSE BAY AREA
2024 VALUATION: \$30,000.00
MINIMUM BID: \$5,960.12

TS045-41

ACCOUNT #: 56541B05L016
FORMER OWNER: BOROUGHES JAMES
LEGAL IRISH HLS
DESCRIPTION: BLOCK 5 LOT 16
AREA: BURMA RD AREA
2024 VALUATION: \$10,000.00
MINIMUM BID: \$2,340.92

TS045-42

ACCOUNT #: 51169B05L002
FORMER OWNER: FRAIDENBERG W E ESTATE
LEGAL WINDSONG
DESCRIPTION: BLOCK 5 LOT 2
AREA: GOAT CRK AREA
2024 VALUATION: \$500.00
MINIMUM BID: \$1,179.86

TS045-43

ACCOUNT #: 56229000L028
FORMER OWNER: CABRIC MILADIN
LEGAL NORTH ANCHORAGE
DESCRIPTION: LOT 28
AREA: POINT MACKENZIE AREA
2024 VALUATION: \$11,400.00
MINIMUM BID: \$2,322.54

TS045-44

ACCOUNT #: 53807000T00B
FORMER OWNER: SOUTH TATE
LEGAL ASLS 90-141
DESCRIPTION: TRACT B
AREA: KICHATINA RVR AREA
2024 VALUATION: \$2,000.00
MINIMUM BID: \$1,348.86

TS045-45

ACCOUNT #: 223N04W34B002
FORMER OWNER: GENTER LORI S
LEGAL TOWNSHIP 23N RANGE 4W
DESCRIPTION: SECTION 34 LOT B2
AREA: MONTANA AREA
2024 VALUATION: \$25,800.00
MINIMUM BID: \$5,068.41

TS045-46

ACCOUNT #: 222N04W12A006
FORMER OWNER: MEFFORD WILLIAM PAUL II
LEGAL TOWNSHIP 22N RANGE 4W
DESCRIPTION: SECTION 12 LOT A6
AREA: CASWELL AREA
2024 VALUATION: \$54,000.00
MINIMUM BID: \$11,349.18

TS045-48

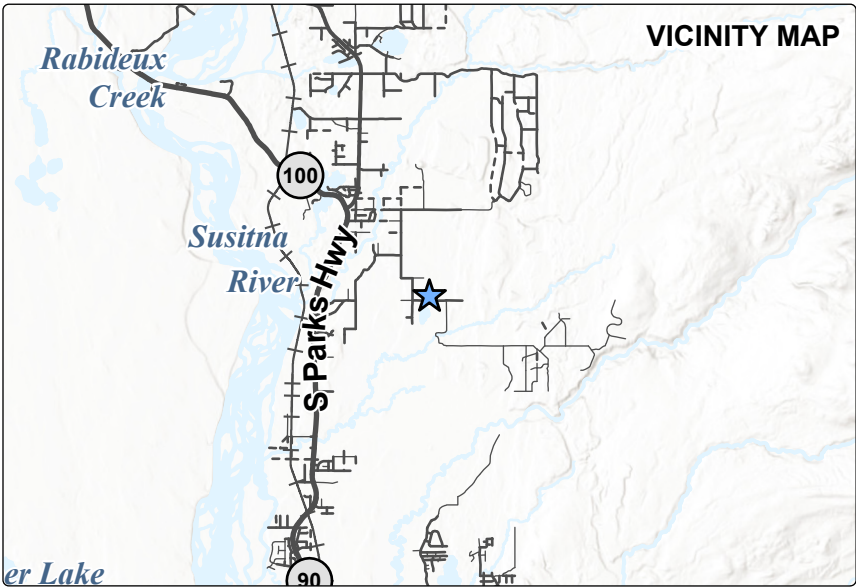
ACCOUNT #: 54284000T00F
FORMER OWNER: SIMPSON ANNETTE
LEGAL ASLS 93-136
DESCRIPTION: TRACT F
AREA: KROTO CRK AREA
2024 VALUATION: \$2,400.00
MINIMUM BID: \$1,407.00

TS045-49

ACCOUNT #: 52132B27L002
FORMER OWNER: RAY BENJAMIN JOHN
LEGAL HIGH MTN LKS AK ASLS 80-154
DESCRIPTION: BLOCK 27 LOT 2
AREA: TRINITY LK
2024 VALUATION: \$8,600.00
MINIMUM BID: \$2,012.27



Tax Sale #45-04



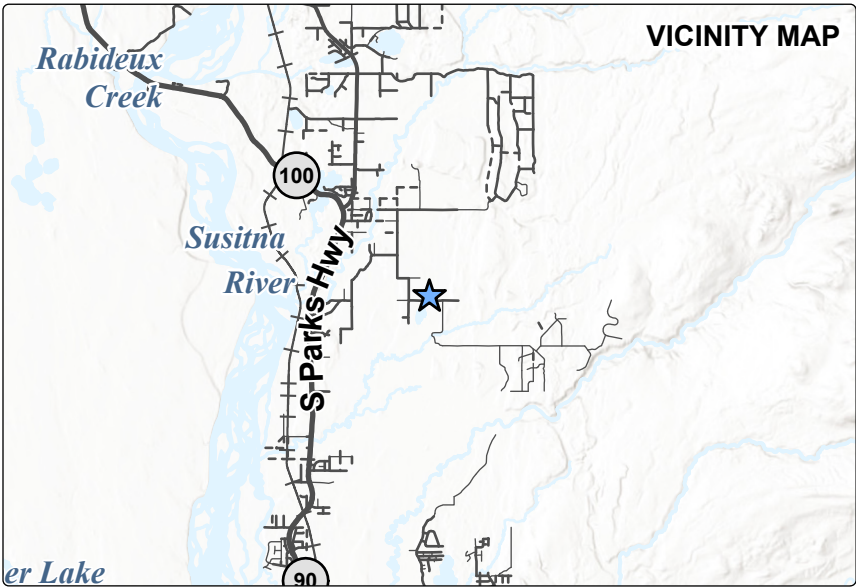
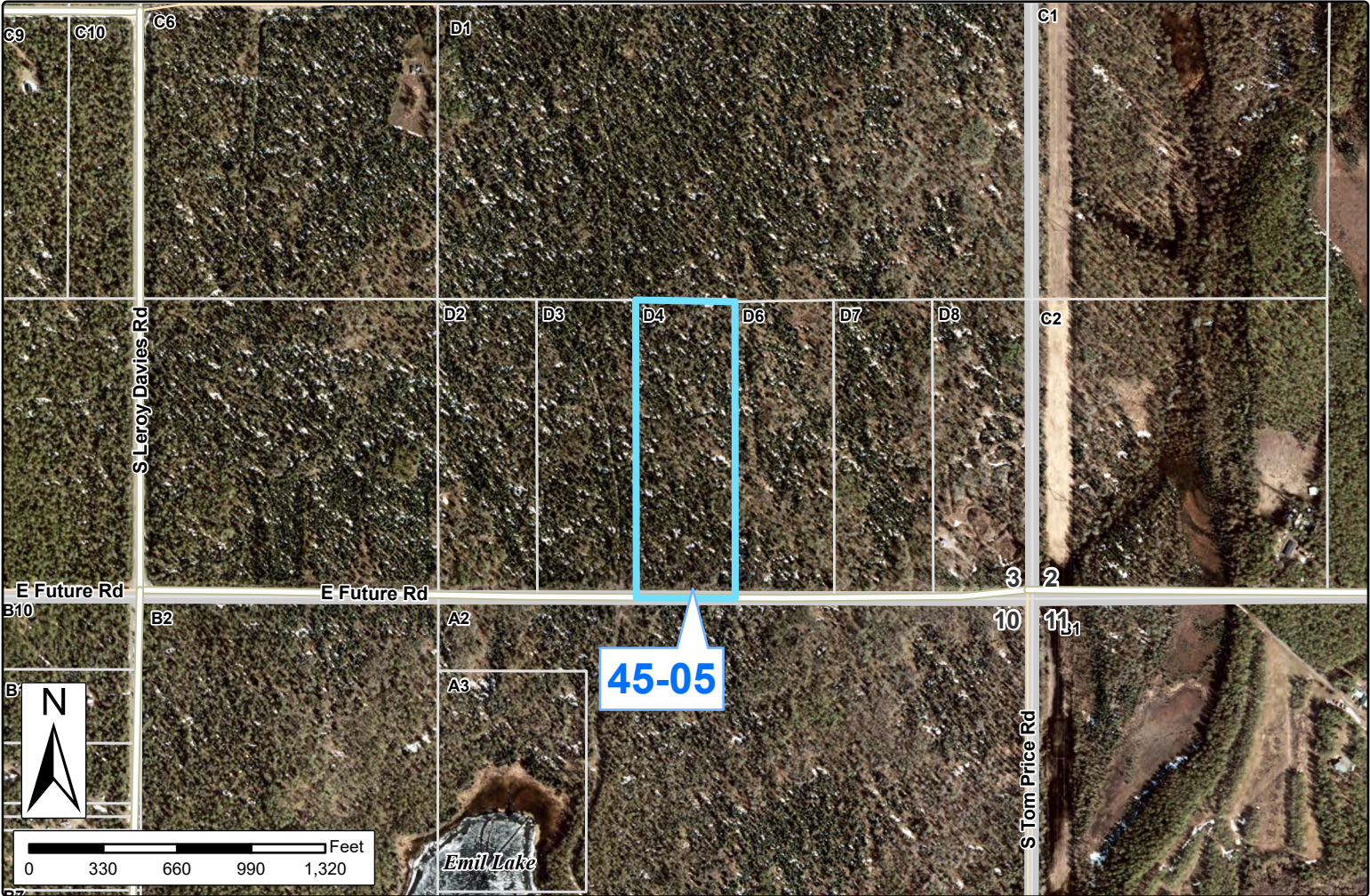
NOTICE/DISCLAIMER:
The Matanuska-Susitna Borough seeks to use the best available information and data when preparing maps and other graphic products. However, the Borough assumes no responsibility for the completeness or accuracy of the information contained hereon. There are no warranties or representations expressed or implied that these maps are accurate or suitable for any particular purpose. The Borough assumes no responsibility whatsoever for the information contained on these maps. Persons relying on such information do so at their own risk and should confirm the accuracy of the information as well as refer to the official hard copy documents of record and other source data. The Matanuska-Susitna Borough reserves sole rights to reproduce, duplicate or otherwise distribute copies of these maps and other graphics products.

Minimum bid:
\$7,084.82

Acreage: 13.33 acres
Legal: TOWNSHIP 23N RANGE 4W
SECTION 3 LOT D3
Account: 23N04W03D003
Parcel ID: 504252
General Ownership: BOROUGH
Land Value: \$32,100.00
Site Address: 18517 E Future Rd
Disclosures: N/A



Tax Sale #45-05



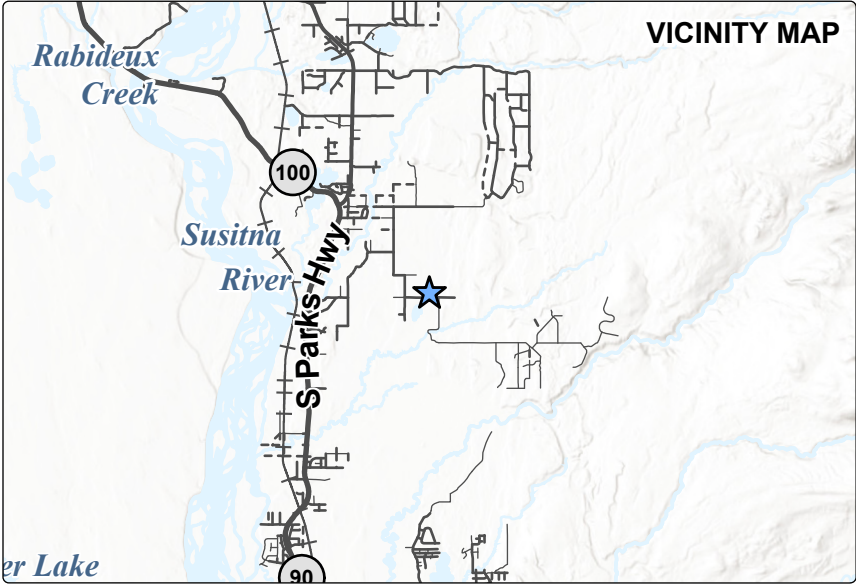
NOTICE/DISCLAIMER:
The Matanuska-Susitna Borough seeks to use the best available information and data when preparing maps and other graphic products. However, the Borough assumes no responsibility for the completeness or accuracy of the information contained hereon. There are no warranties or representations expressed or implied that these maps are accurate or suitable for any particular purpose. The Borough assumes no responsibility whatsoever for the information contained on these maps. Persons relying on such information do so at their own risk and should confirm the accuracy of the information as well as refer to the official hard copy documents of record and other source data. The Matanuska-Susitna Borough reserves sole rights to reproduce, duplicate or otherwise distribute copies of these maps and other graphics products.

Minimum bid:
\$7,084.82

Acreage: 13.33 acres
Legal: TOWNSHIP 23N RANGE 4W
SECTION 3 LOT D4
Account: 23N04W03D004
Parcel ID: 504253
General Ownership: BOROUGH
Land Value: \$32,100.00
Site Address: 18603 E Future Rd
Disclosures: N/A



Tax Sale #45-06



NOTICE/DISCLAIMER:

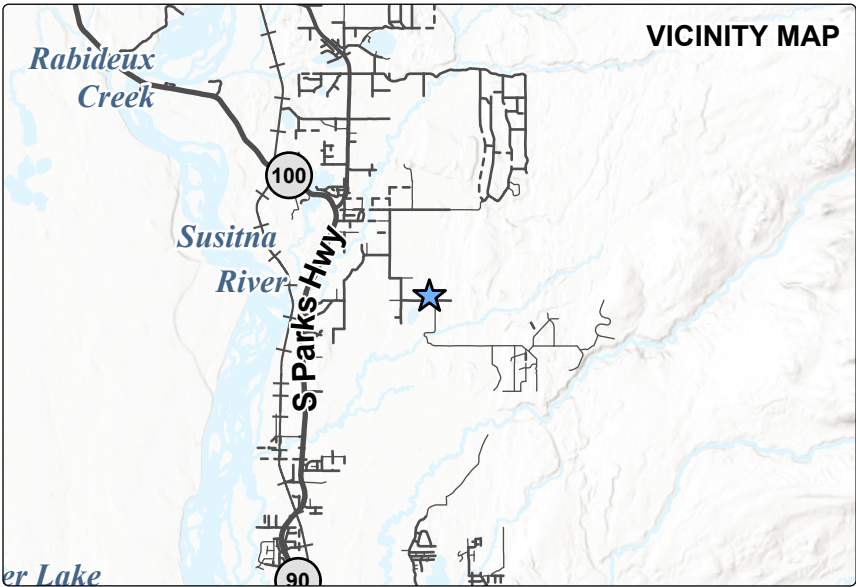
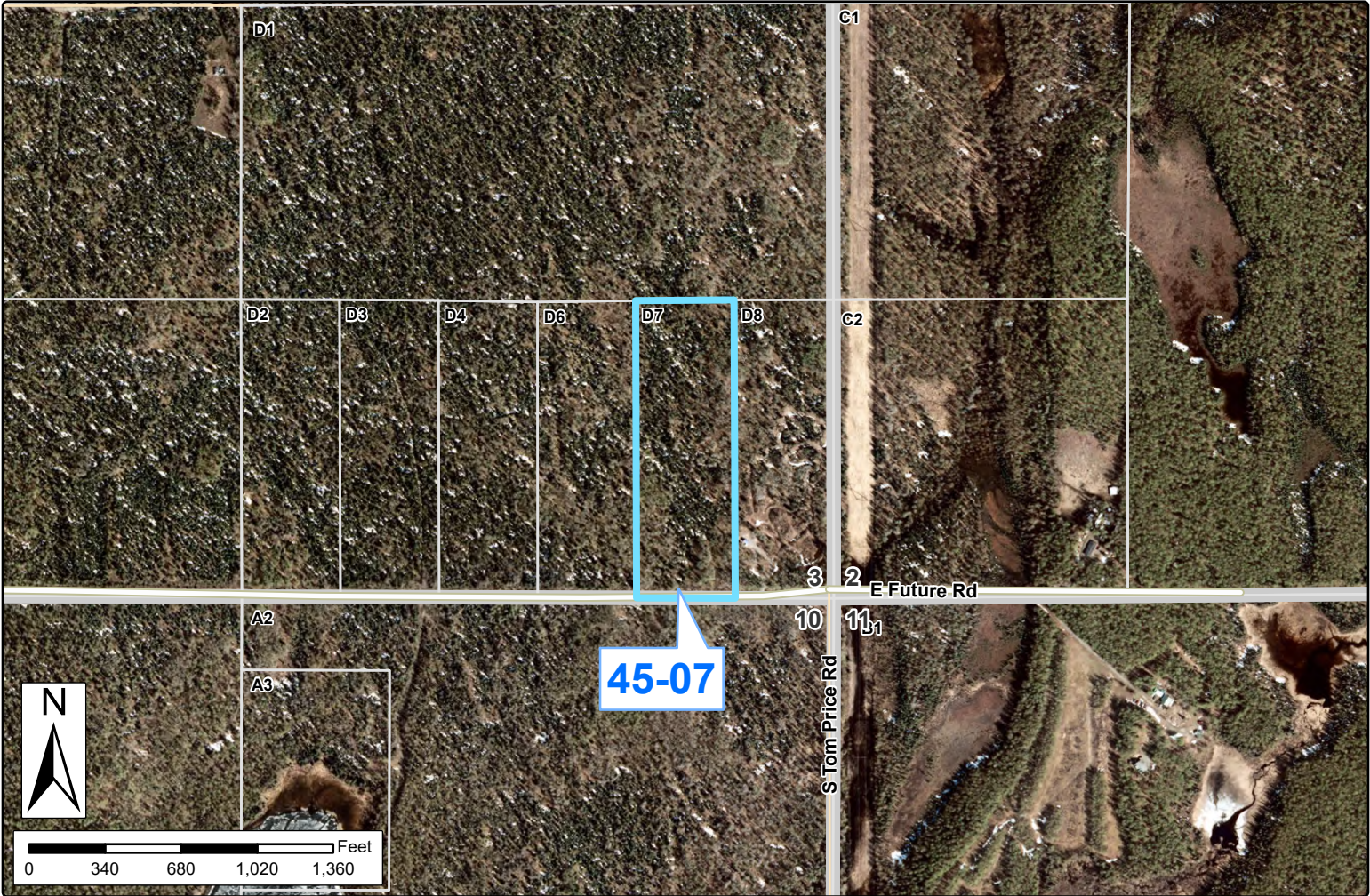
The Matanuska-Susitna Borough seeks to use the best available information and data when preparing maps and other graphic products. However, the Borough assumes no responsibility for the completeness or accuracy of the information contained hereon. There are no warranties or representations expressed or implied that these maps are accurate or suitable for any particular purpose. The Borough assumes no responsibility whatsoever for the information contained on these maps. Persons relying on such information do so at their own risk and should confirm the accuracy of the information as well as refer to the official hard copy documents of record and other source data. The Matanuska-Susitna Borough reserves sole rights to reproduce, duplicate or otherwise distribute copies of these maps and other graphics products.

Minimum bid:
\$7,084.82

Acreage: 13.33 acres
Legal: TOWNSHIP 23N RANGE 4W
SECTION 3 LOT D6
Account: 23N04W03D006
Parcel ID: 504333
General Ownership: BOROUGH
Land Value: \$32,100.00
Site Address: 18687 E Future Rd
Disclosures: N/A



Tax Sale #45-07



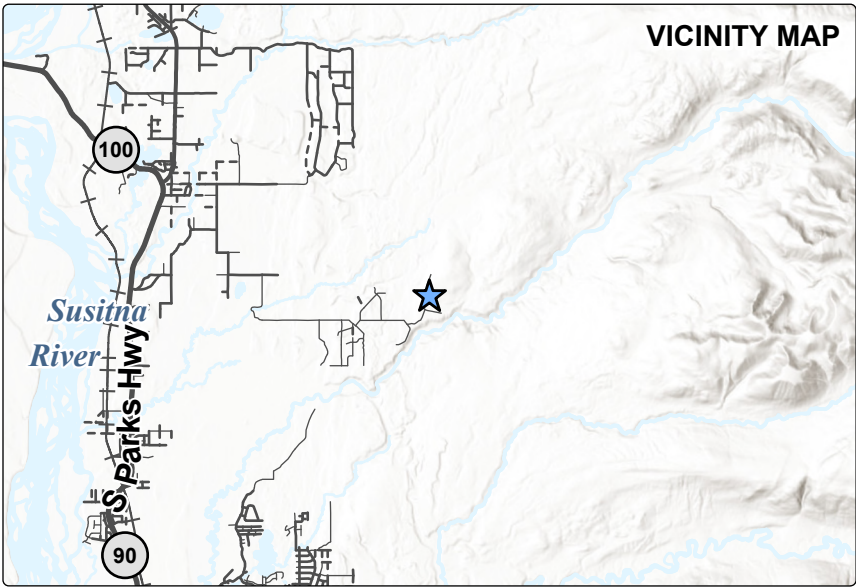
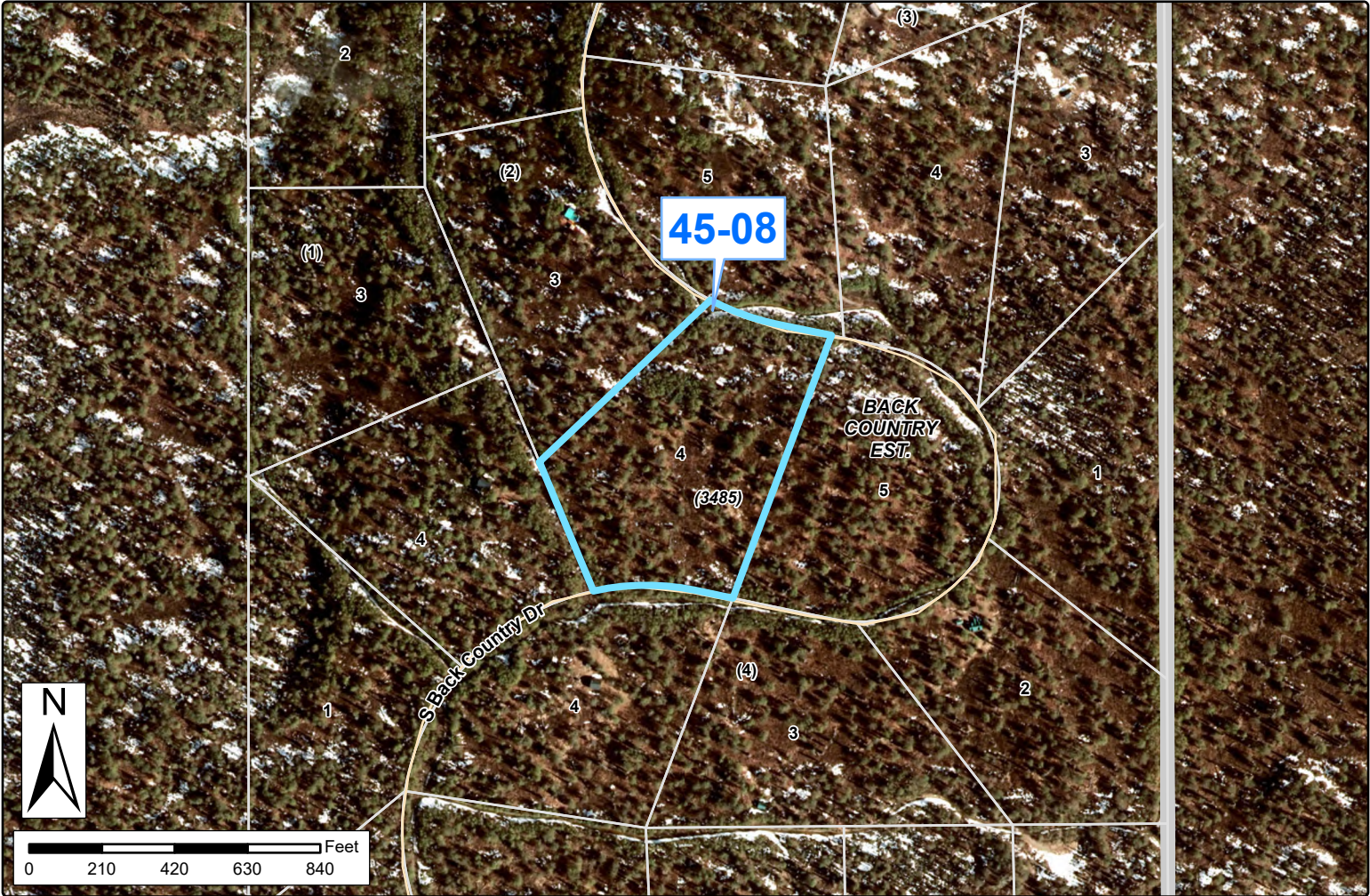
NOTICE/DISCLAIMER:
The Matanuska-Susitna Borough seeks to use the best available information and data when preparing maps and other graphic products. However, the Borough assumes no responsibility for the completeness or accuracy of the information contained hereon. There are no warranties or representations expressed or implied that these maps are accurate or suitable for any particular purpose. The Borough assumes no responsibility whatsoever for the information contained on these maps. Persons relying on such information do so at their own risk and should confirm the accuracy of the information as well as refer to the official hard copy documents of record and other source data. The Matanuska-Susitna Borough reserves sole rights to reproduce, duplicate or otherwise distribute copies of these maps and other graphics products.

Minimum bid:
\$7,084.82

Acreage: 13.33 acres
Legal: TOWNSHIP 23N RANGE 4W
SECTION 3 LOT D7
Account: 23N04W03D007
Parcel ID: 504334
General Ownership: BOROUGH
Land Value: \$32,100.00
Site Address: 18771 E Future Rd
Disclosures: N/A



Tax Sale #45-08



NOTICE/DISCLAIMER:

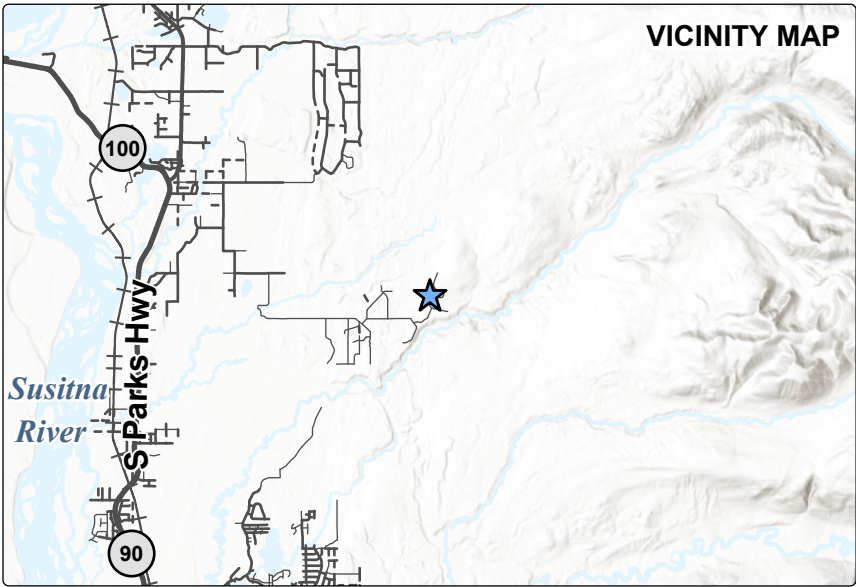
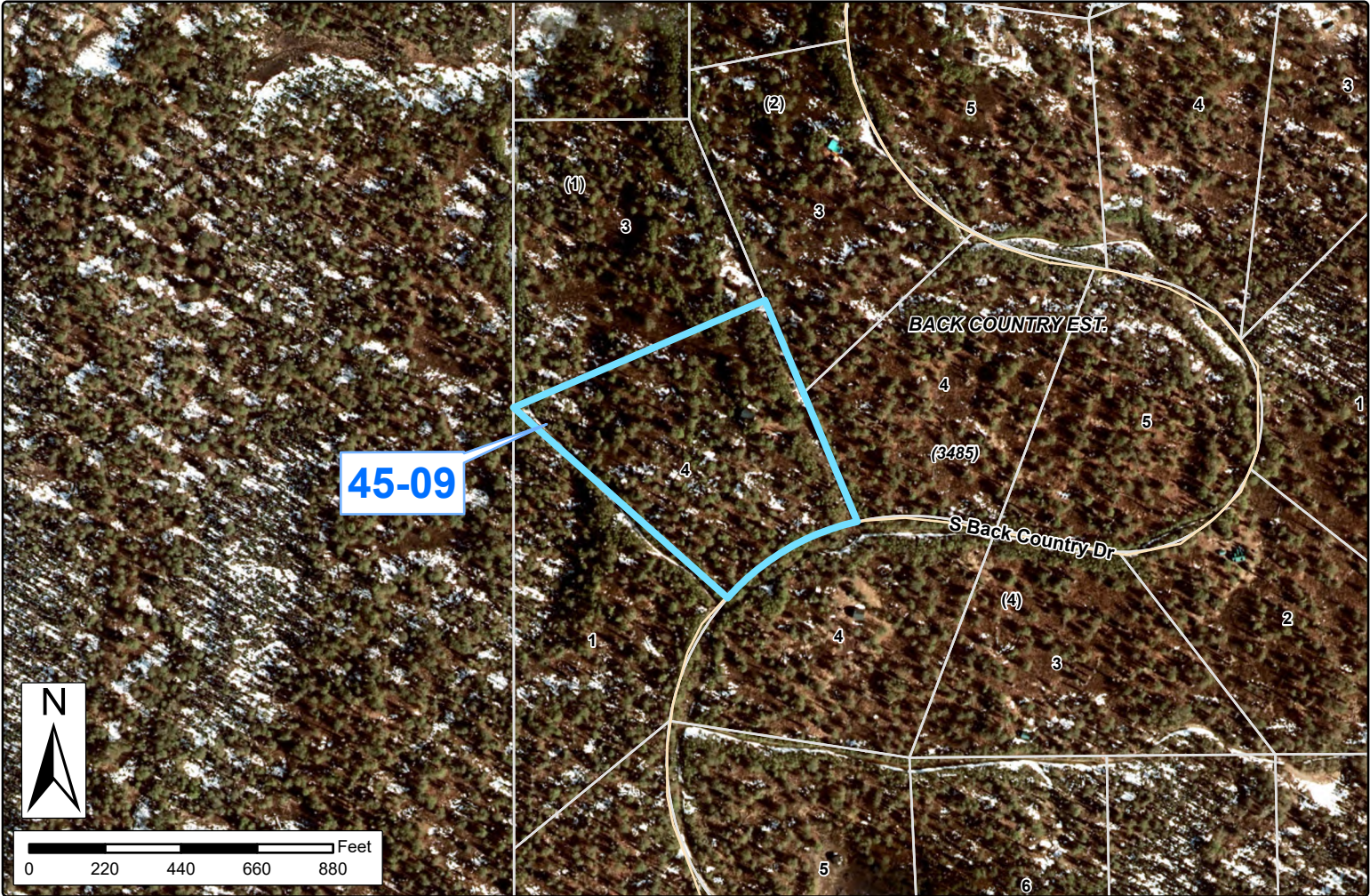
The Matanuska-Susitna Borough seeks to use the best available information and data when preparing maps and other graphic products. However, the Borough assumes no responsibility for the completeness or accuracy of the information contained hereon. There are no warranties or representations expressed or implied that these maps are accurate or suitable for any particular purpose. The Borough assumes no responsibility whatsoever for the information contained on these maps. Persons relying on such information do so at their own risk and should confirm the accuracy of the information as well as refer to the official hard copy documents of record and other source data. The Matanuska-Susitna Borough reserves sole rights to reproduce, duplicate or otherwise distribute copies of these maps and other graphics products.

Minimum bid:
\$6,281.26

Acreage: 10.02 acres
Legal: BACK CNTRY EST
BLOCK 2 LOT 4
Account: 3485B02L004
Parcel ID: 50969
General Ownership: BOROUGH
Land Value: \$27,600.00
Site Address: N/A
Disclosures: N/A



Tax Sale #45-09



NOTICE/DISCLAIMER:

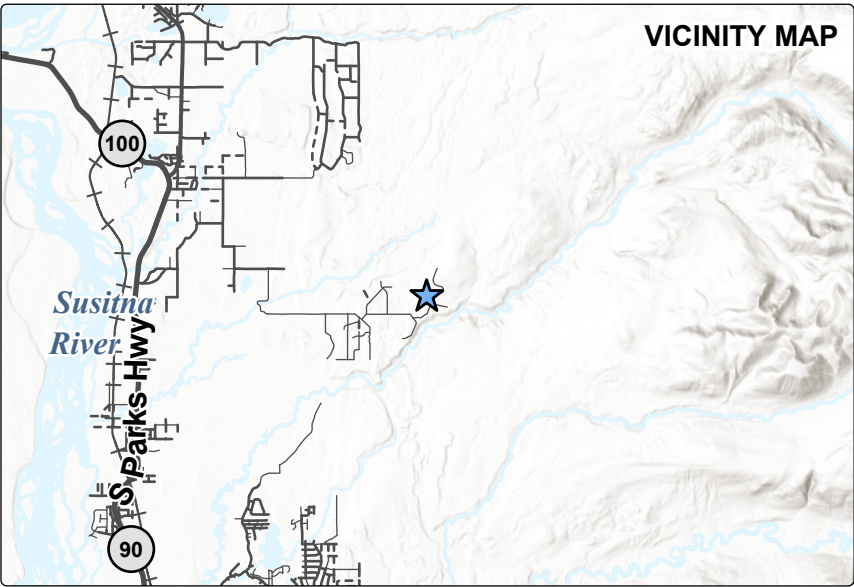
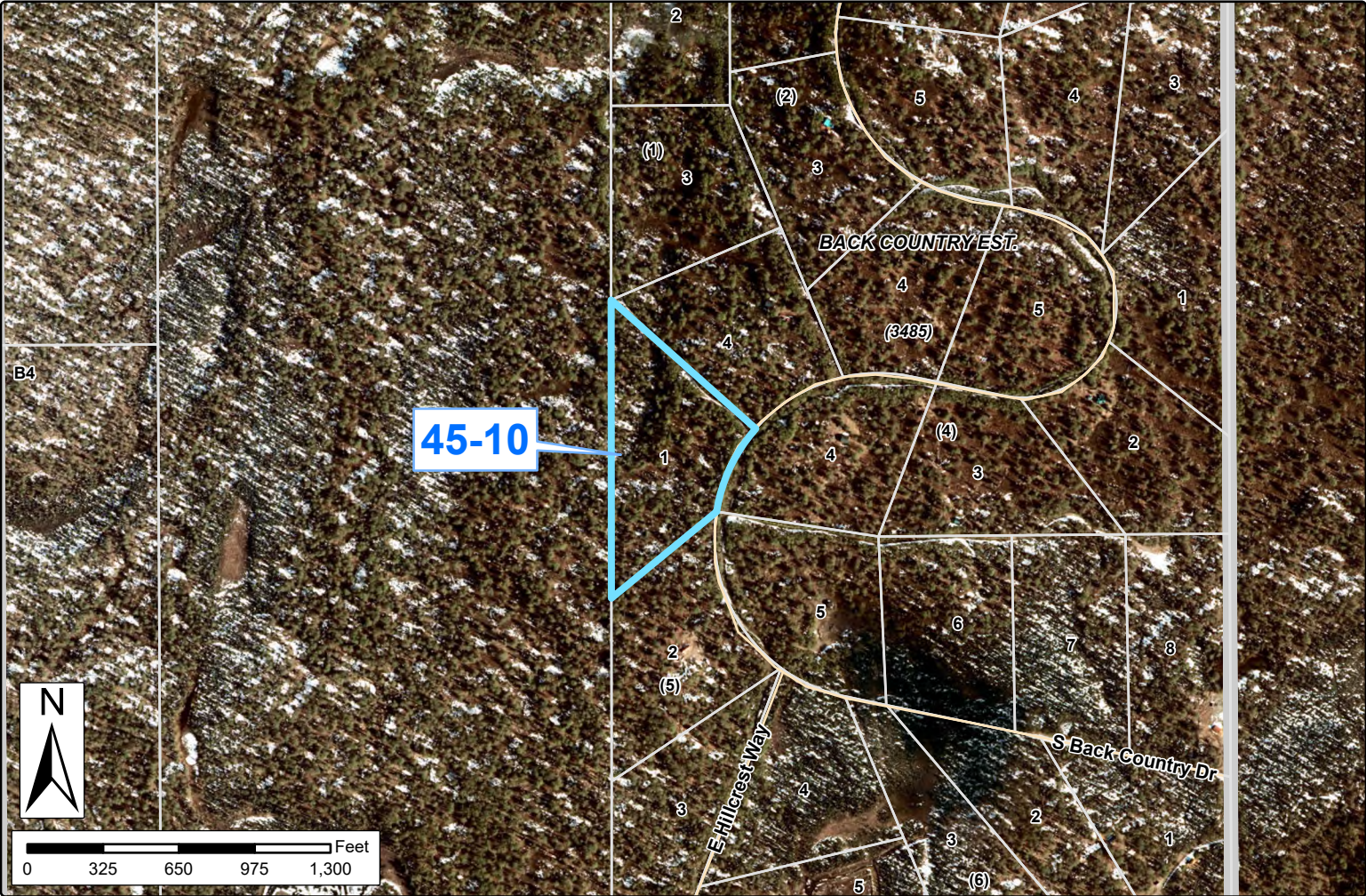
The Matanuska-Susitna Borough seeks to use the best available information and data when preparing maps and other graphic products. However, the Borough assumes no responsibility for the completeness or accuracy of the information contained hereon. There are no warranties or representations expressed or implied that these maps are accurate or suitable for any particular purpose. The Borough assumes no responsibility whatsoever for the information contained on these maps. Persons relying on such information do so at their own risk and should confirm the accuracy of the information as well as refer to the official hard copy documents of record and other source data. The Matanuska-Susitna Borough reserves sole rights to reproduce, duplicate or otherwise distribute copies of these maps and other graphics products.

Minimum bid:
\$10,911.97

Acreage: 10.00 acres
Legal: BACK CNTRY EST
BLOCK 1 LOT 4
Account: 3485B01L004
Parcel ID: 20363
General Ownership: BOROUGH
Land Value: \$56,700.00
Site Address: 38320 S Back Country Dr
Disclosures: Structure(s) on this parcel may be occupied, use extreme caution.



Tax Sale #45-10



VICINITY MAP

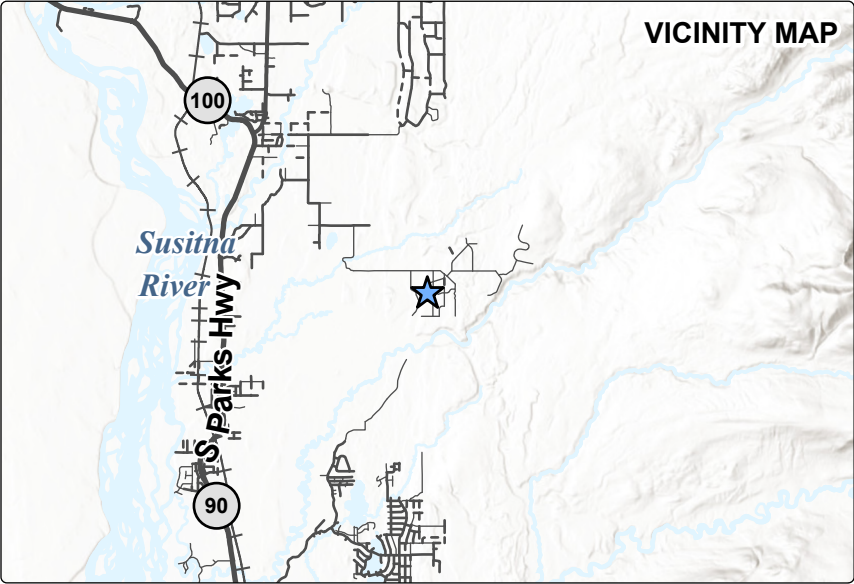
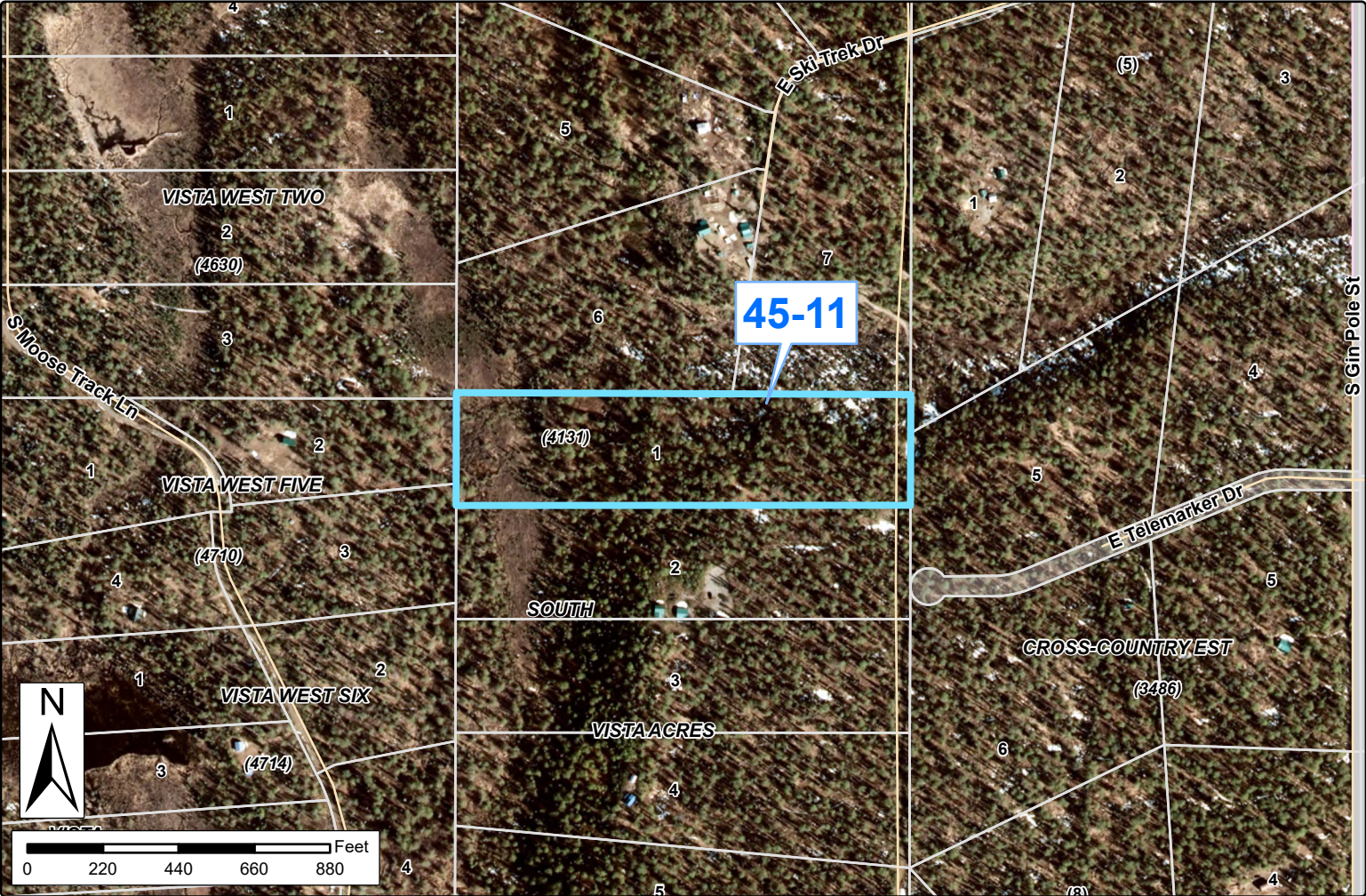
Minimum bid:
\$6,263.66

Acreage: 10.00 acres
Legal: BACK CNTRY EST
BLOCK 5 LOT 1
Account: 3485B05L001
Parcel ID: 29273
General Ownership: BOROUGH
Land Value: \$27,500.00
Site Address: N/A
Disclosures: N/A

NOTICE/DISCLAIMER:
The Matanuska-Susitna Borough seeks to use the best available information and data when preparing maps and other graphic products. However, the Borough assumes no responsibility for the completeness or accuracy of the information contained hereon. There are no warranties or representations expressed or implied that these maps are accurate or suitable for any particular purpose. The Borough assumes no responsibility whatsoever for the information contained on these maps. Persons relying on such information do so at their own risk and should confirm the accuracy of the information as well as refer to the official hard copy documents of record and other source data. The Matanuska-Susitna Borough reserves sole rights to reproduce, duplicate or otherwise distribute copies of these maps and other graphics products.



Tax Sale #45-11



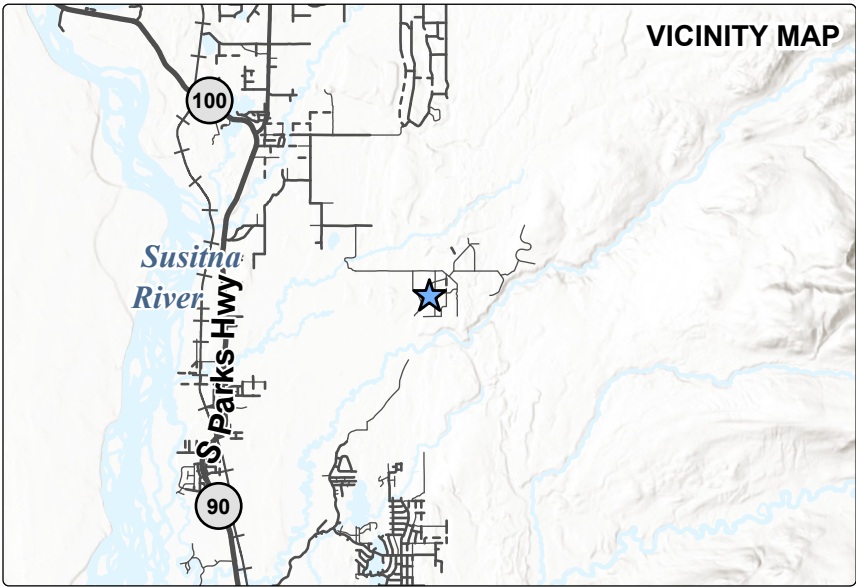
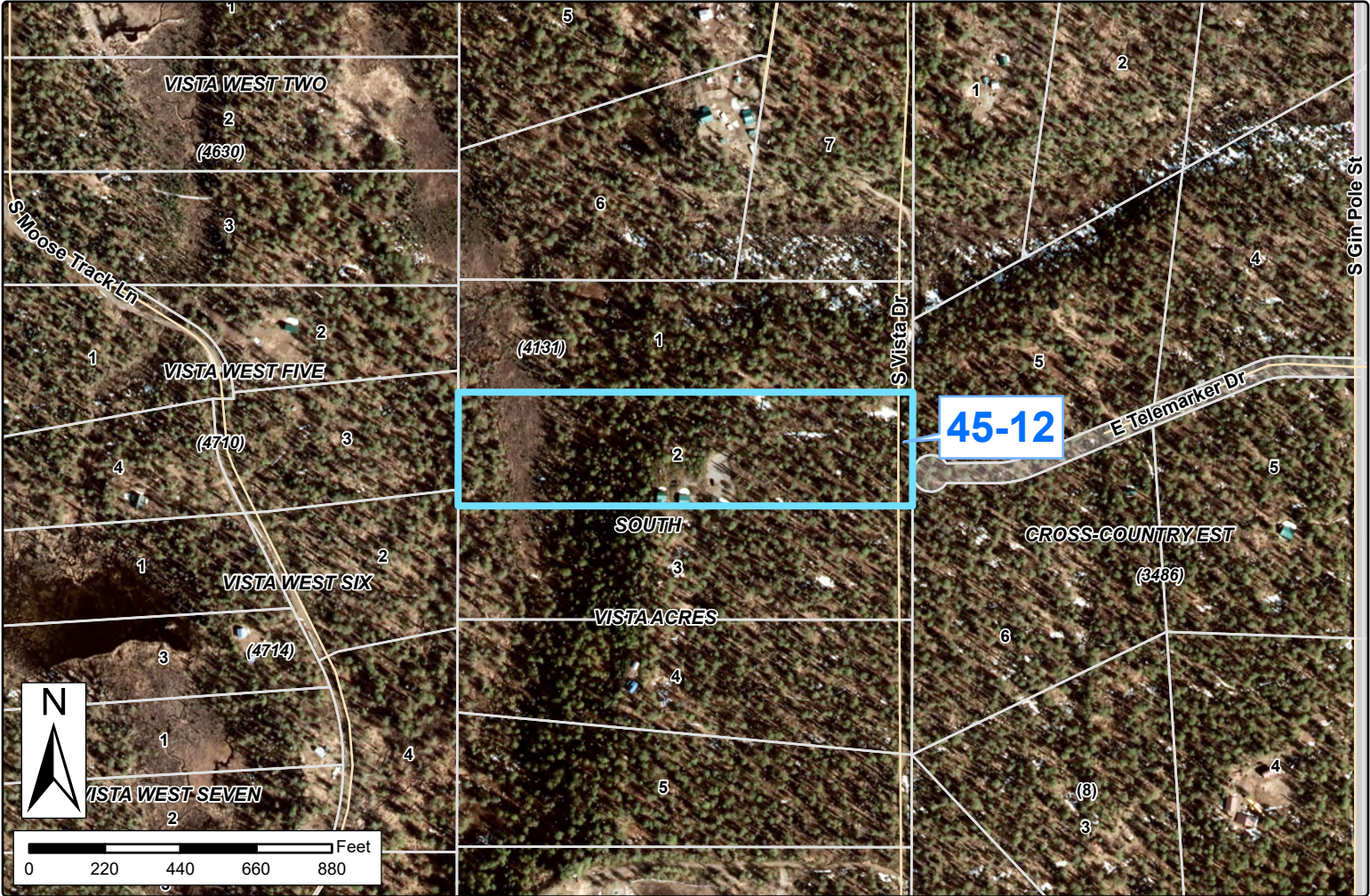
NOTICE/DISCLAIMER:
The Matanuska-Susitna Borough seeks to use the best available information and data when preparing maps and other graphic products. However, the Borough assumes no responsibility for the completeness or accuracy of the information contained hereon. There are no warranties or representations expressed or implied that these maps are accurate or suitable for any particular purpose. The Borough assumes no responsibility whatsoever for the information contained on these maps. Persons relying on such information do so at their own risk and should confirm the accuracy of the information as well as refer to the official hard copy documents of record and other source data. The Matanuska-Susitna Borough reserves sole rights to reproduce, duplicate or otherwise distribute copies of these maps and other graphics products.

Minimum bid:
\$6,263.66

Acreage: 10.00 acres
Legal: SOUTH VIS ACRES
LOT 1
Account: 4131000L001
Parcel ID: 85639
General Ownership: BOROUGH
Land Value: \$27,500.00
Site Address: 41748 S Vista Dr
Disclosures: N/A



Tax Sale #45-12



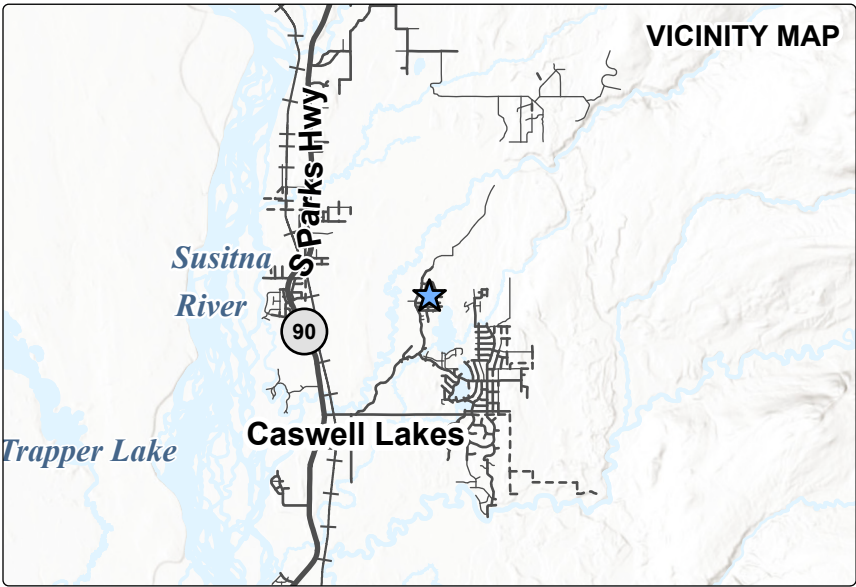
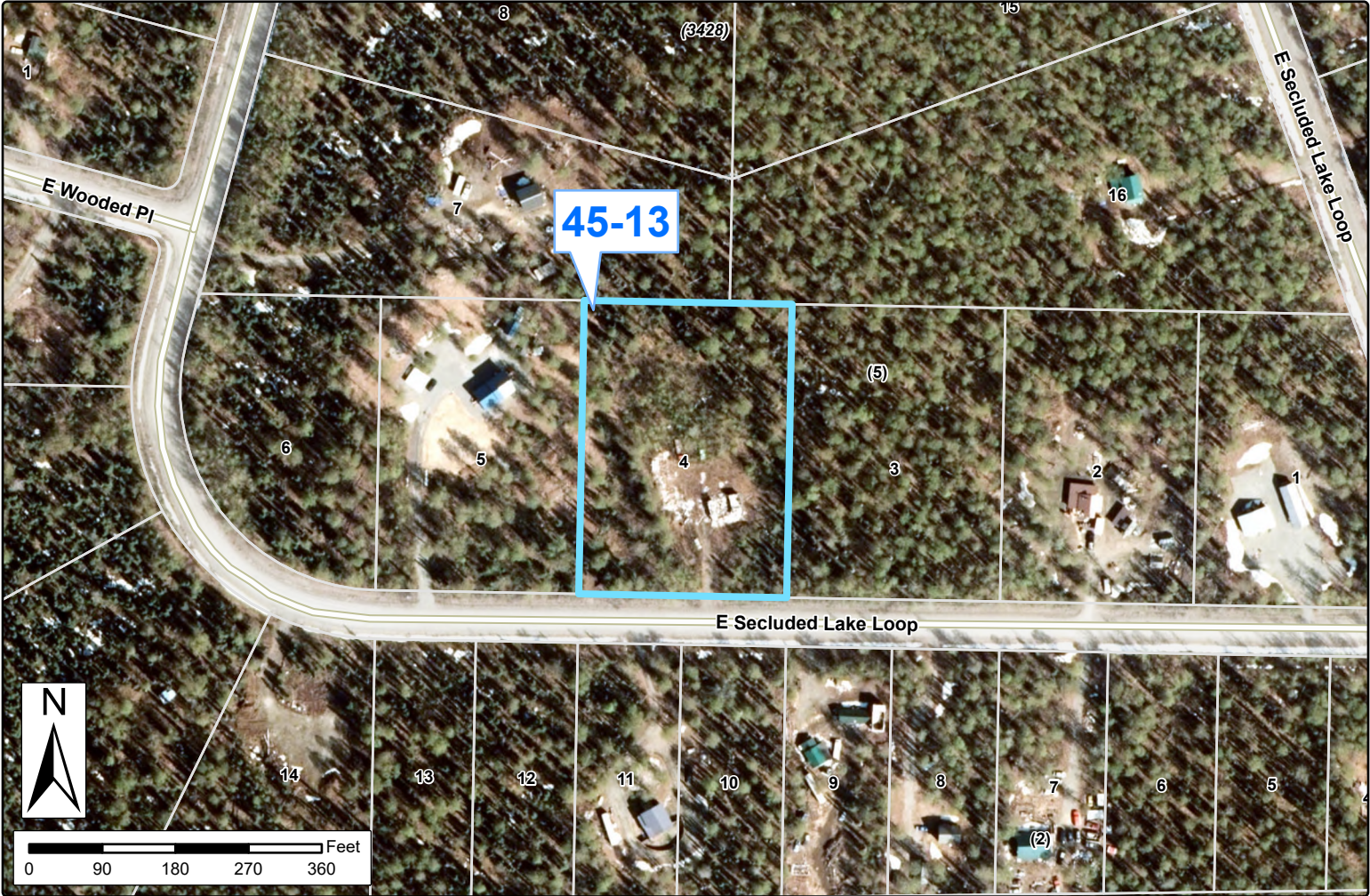
NOTICE/DISCLAIMER:
The Matanuska-Susitna Borough seeks to use the best available information and data when preparing maps and other graphic products. However, the Borough assumes no responsibility for the completeness or accuracy of the information contained hereon. There are no warranties or representations expressed or implied that these maps are accurate or suitable for any particular purpose. The Borough assumes no responsibility whatsoever for the information contained on these maps. Persons relying on such information do so at their own risk and should confirm the accuracy of the information as well as refer to the official hard copy documents of record and other source data. The Matanuska-Susitna Borough reserves sole rights to reproduce, duplicate or otherwise distribute copies of these maps and other graphics products.

Minimum bid:
\$24,731.24

Acreage: 10.00 acres
Legal: SOUTH VIS ACRES
LOT 2
Account: 4131000L002
Parcel ID: 51187
General Ownership: BOROUGH
Land Value: \$165,300.00
Site Address: 41812 S Vista Dr
Disclosures: Structure(s) on this parcel may be occupied, use extreme caution.



Tax Sale #45-13



NOTICE/DISCLAIMER:

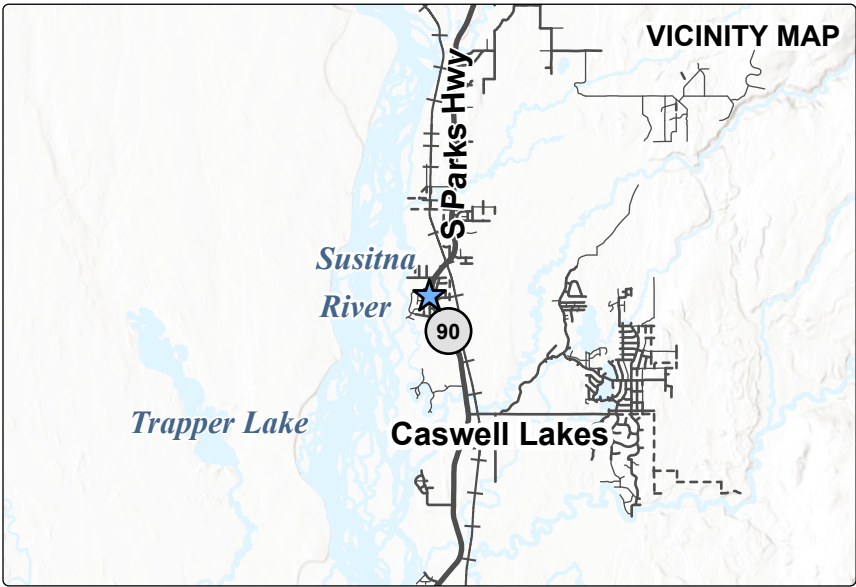
The Matanuska-Susitna Borough seeks to use the best available information and data when preparing maps and other graphic products. However, the Borough assumes no responsibility for the completeness or accuracy of the information contained hereon. There are no warranties or representations expressed or implied that these maps are accurate or suitable for any particular purpose. The Borough assumes no responsibility whatsoever for the information contained on these maps. Persons relying on such information do so at their own risk and should confirm the accuracy of the information as well as refer to the official hard copy documents of record and other source data. The Matanuska-Susitna Borough reserves sole rights to reproduce, duplicate or otherwise distribute copies of these maps and other graphics products.

Minimum bid:
\$3,861.25

Acreage: 2.12 acres
Legal: SECLUDED LK UNIT #2
BLOCK 5 LOT 4
Account: 3428B05L004
Parcel ID: 66844
General Ownership: BOROUGH
Land Value: \$14,700.00
Site Address: 20009 E Secluded Lake Loop
Disclosures: This parcel needs a driveway permit. See Mat-Su Borough's Development Services for more information. Structure(s) on this parcel may be occupied, use extreme caution.



Tax Sale #45-14



NOTICE/DISCLAIMER:

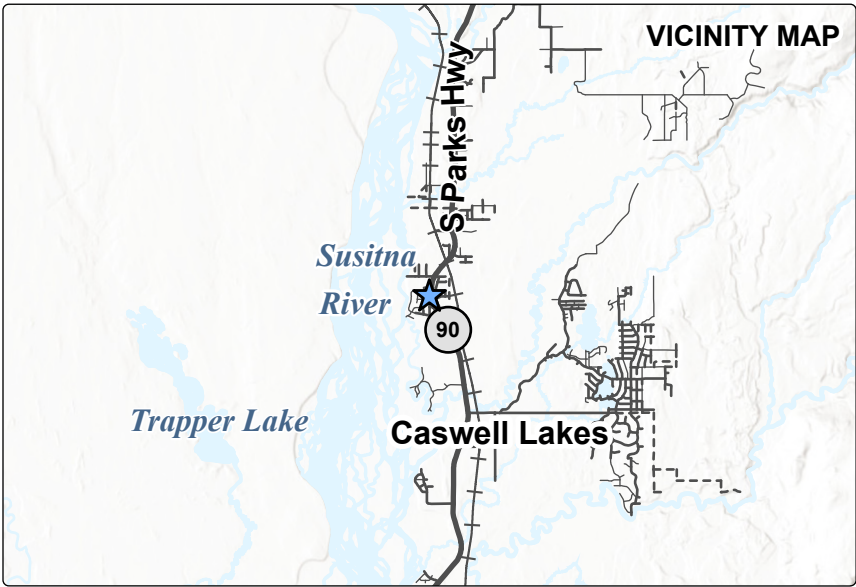
The Matanuska-Susitna Borough seeks to use the best available information and data when preparing maps and other graphic products. However, the Borough assumes no responsibility for the completeness or accuracy of the information contained hereon. There are no warranties or representations expressed or implied that these maps are accurate or suitable for any particular purpose. The Borough assumes no responsibility whatsoever for the information contained on these maps. Persons relying on such information do so at their own risk and should confirm the accuracy of the information as well as refer to the official hard copy documents of record and other source data. The Matanuska-Susitna Borough reserves sole rights to reproduce, duplicate or otherwise distribute copies of these maps and other graphics products.

Minimum bid:
\$2,489.25

Acreage: 0.94 acres
Legal: CHANDALAR
BLOCK 5 LOT 6
Account: 6602B05L006
Parcel ID: 24982
General Ownership: BOROUGH
Land Value: \$7,500.00
Site Address: 47123 S Anne Dr
Disclosures: N/A



Tax Sale #45-15



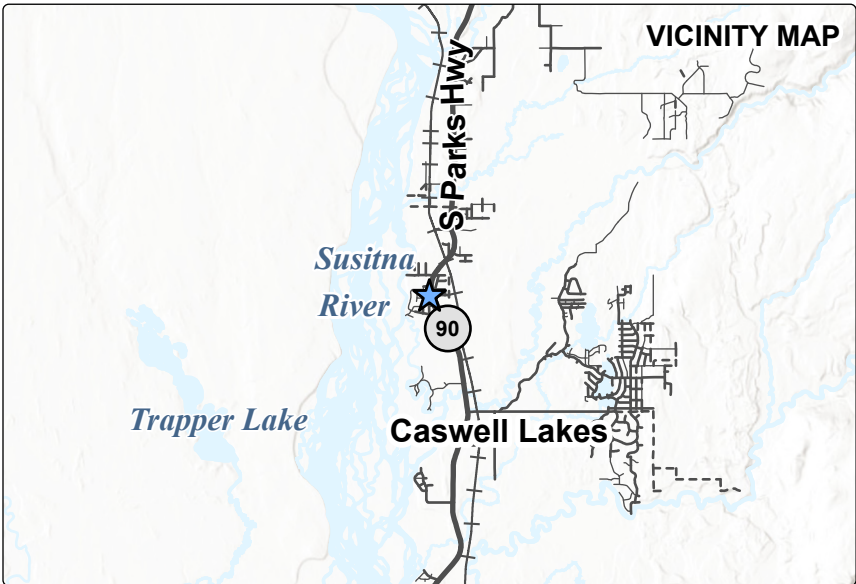
NOTICE/DISCLAIMER:
The Matanuska-Susitna Borough seeks to use the best available information and data when preparing maps and other graphic products. However, the Borough assumes no responsibility for the completeness or accuracy of the information contained hereon. There are no warranties or representations expressed or implied that these maps are accurate or suitable for any particular purpose. The Borough assumes no responsibility whatsoever for the information contained on these maps. Persons relying on such information do so at their own risk and should confirm the accuracy of the information as well as refer to the official hard copy documents of record and other source data. The Matanuska-Susitna Borough reserves sole rights to reproduce, duplicate or otherwise distribute copies of these maps and other graphics products.

Minimum bid:
\$23,477.75

Acreage: 0.94 acres
Legal: CHANDALAR
BLOCK 5 LOT 5
Account: 6602B05L005
Parcel ID: 69492
General Ownership: BOROUGH
Land Value: \$147,800.00
Site Address: 47163 S Anne Dr
Disclosures: Structure(s) on this parcel may be occupied, use extreme caution.



Tax Sale #45-16



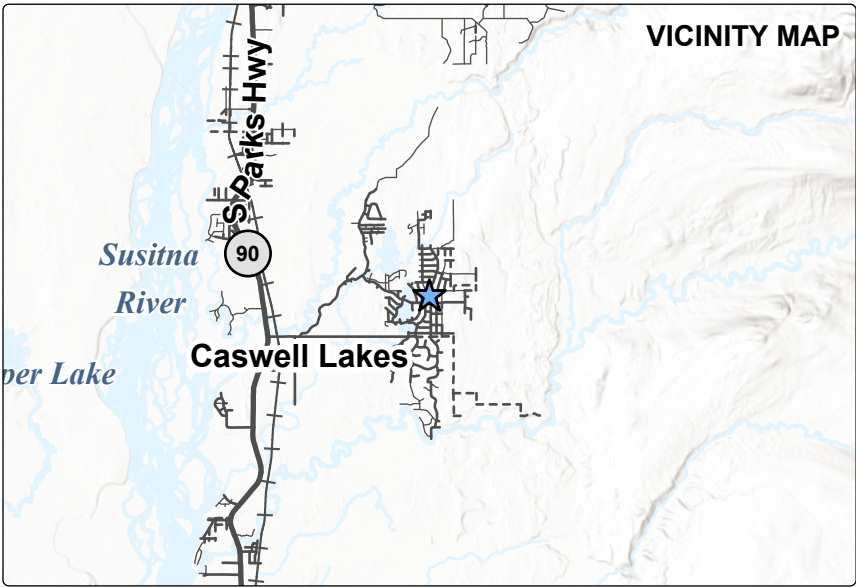
NOTICE/DISCLAIMER:
The Matanuska-Susitna Borough seeks to use the best available information and data when preparing maps and other graphic products. However, the Borough assumes no responsibility for the completeness or accuracy of the information contained hereon. There are no warranties or representations expressed or implied that these maps are accurate or suitable for any particular purpose. The Borough assumes no responsibility whatsoever for the information contained on these maps. Persons relying on such information do so at their own risk and should confirm the accuracy of the information as well as refer to the official hard copy documents of record and other source data. The Matanuska-Susitna Borough reserves sole rights to reproduce, duplicate or otherwise distribute copies of these maps and other graphics products.

Minimum bid:
\$2,489.25

Acreage: 0.92 acres
Legal: CHANDALAR
BLOCK 5 LOT 4
Account: 6602B05L004
Parcel ID: 59343
General Ownership: BOROUGH
Land Value: \$7,500.00
Site Address: 47199 S Anne Dr
Disclosures: N/A



Tax Sale #45-17



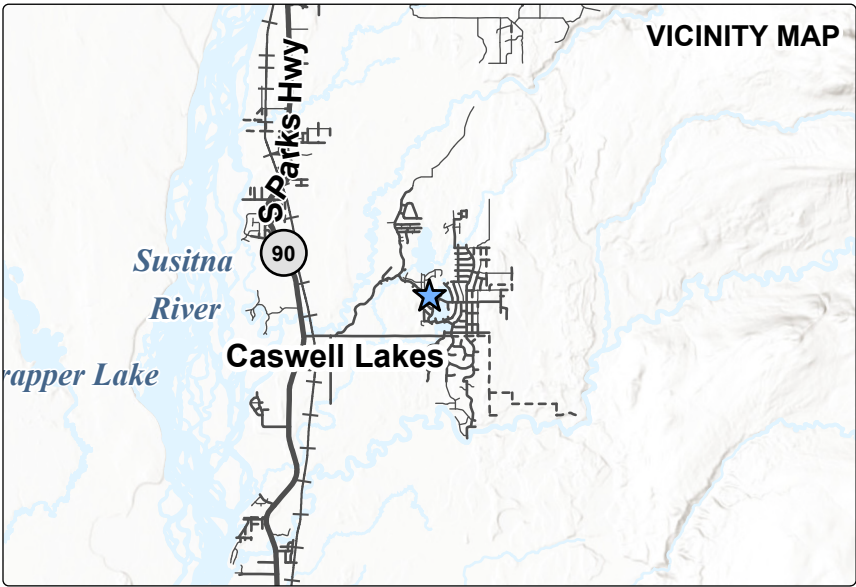
NOTICE/DISCLAIMER:
The Matanuska-Susitna Borough seeks to use the best available information and data when preparing maps and other graphic products. However, the Borough assumes no responsibility for the completeness or accuracy of the information contained hereon. There are no warranties or representations expressed or implied that these maps are accurate or suitable for any particular purpose. The Borough assumes no responsibility whatsoever for the information contained on these maps. Persons relying on such information do so at their own risk and should confirm the accuracy of the information as well as refer to the official hard copy documents of record and other source data. The Matanuska-Susitna Borough reserves sole rights to reproduce, duplicate or otherwise distribute copies of these maps and other graphics products.

Minimum bid:
\$1,994.52

Acreage: 0.56 acres
Legal: CASWELL LKS
LOT 591
Account: 6070000L0591
Parcel ID: 24635
General Ownership: BOROUGH
Land Value: \$5,000.00
Site Address: 49056 S Bendapole Rd
Disclosures: N/A



Tax Sale #45-18



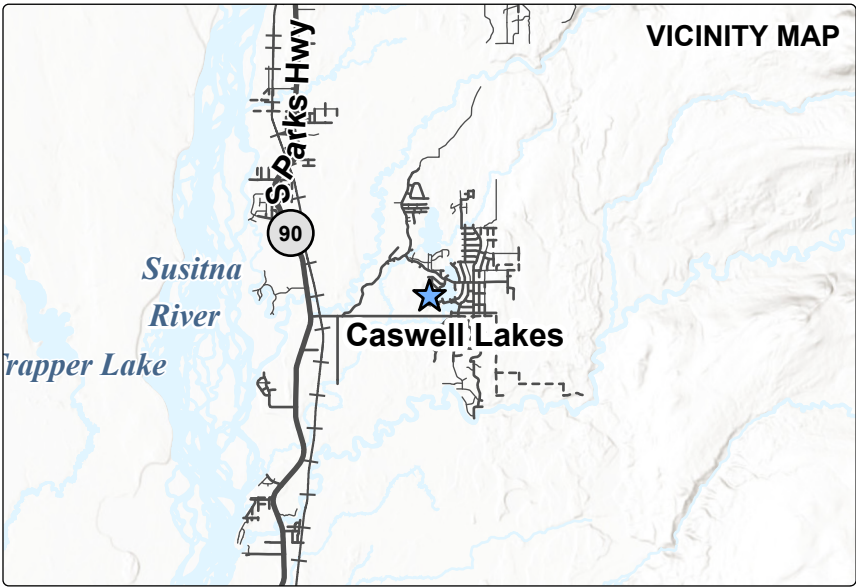
NOTICE/DISCLAIMER:
The Matanuska-Susitna Borough seeks to use the best available information and data when preparing maps and other graphic products. However, the Borough assumes no responsibility for the completeness or accuracy of the information contained hereon. There are no warranties or representations expressed or implied that these maps are accurate or suitable for any particular purpose. The Borough assumes no responsibility whatsoever for the information contained on these maps. Persons relying on such information do so at their own risk and should confirm the accuracy of the information as well as refer to the official hard copy documents of record and other source data. The Matanuska-Susitna Borough reserves sole rights to reproduce, duplicate or otherwise distribute copies of these maps and other graphics products.

Minimum bid:
\$1,777.17

Acreage: 0.64 acres
Legal: CASWELL LKS
LOT 826
Account: 6070000L0826
Parcel ID: 47373
General Ownership: BOROUGH
Land Value: \$3,800.00
Site Address: 20172 E Caswell Lakes Rd
Disclosures: N/A



Tax Sale #45-19



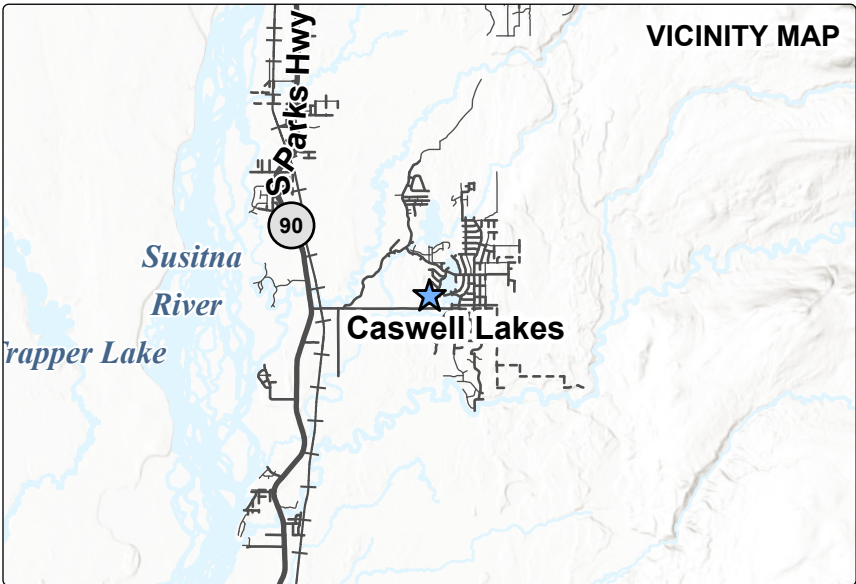
NOTICE/DISCLAIMER:
The Matanuska-Susitna Borough seeks to use the best available information and data when preparing maps and other graphic products. However, the Borough assumes no responsibility for the completeness or accuracy of the information contained hereon. There are no warranties or representations expressed or implied that these maps are accurate or suitable for any particular purpose. The Borough assumes no responsibility whatsoever for the information contained on these maps. Persons relying on such information do so at their own risk and should confirm the accuracy of the information as well as refer to the official hard copy documents of record and other source data. The Matanuska-Susitna Borough reserves sole rights to reproduce, duplicate or otherwise distribute copies of these maps and other graphics products.

Minimum bid:
\$2,616.98

Acreage: 0.55 acres
Legal: CASWELL LKS
LOT 980
Account: 6070000L0980
Parcel ID: 21447
General Ownership: BOROUGH
Land Value: \$37,200.00
Site Address: 47496 S Barehook St
Disclosures: Structure(s) on this parcel may be occupied, use extreme caution.



Tax Sale #45-20



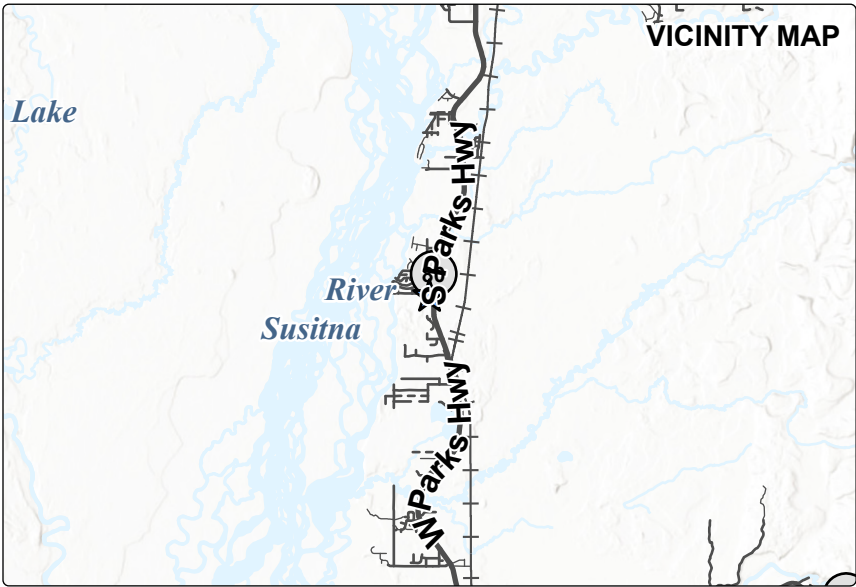
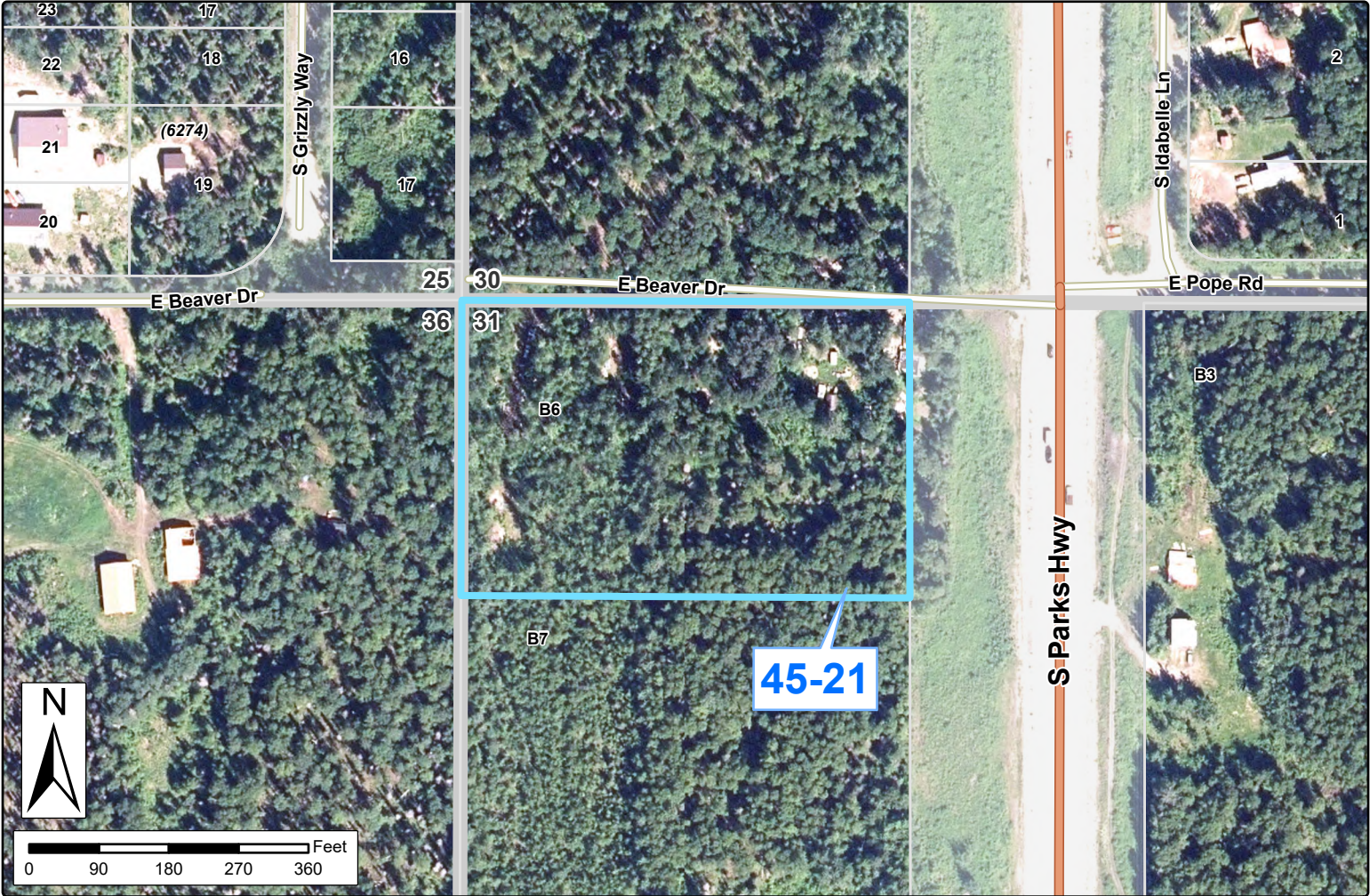
NOTICE/DISCLAIMER:
The Matanuska-Susitna Borough seeks to use the best available information and data when preparing maps and other graphic products. However, the Borough assumes no responsibility for the completeness or accuracy of the information contained hereon. There are no warranties or representations expressed or implied that these maps are accurate or suitable for any particular purpose. The Borough assumes no responsibility whatsoever for the information contained on these maps. Persons relying on such information do so at their own risk and should confirm the accuracy of the information as well as refer to the official hard copy documents of record and other source data. The Matanuska-Susitna Borough reserves sole rights to reproduce, duplicate or otherwise distribute copies of these maps and other graphics products.

Minimum bid:
\$1,784.08

Acreage: 0.50 acres
Legal: CASWELL LKS
LOT 989
Account: 60700000L0989
Parcel ID: 74275
General Ownership: BOROUGH
Land Value: \$3,800.00
Site Address: N/A
Disclosures: N/A



Tax Sale #45-21



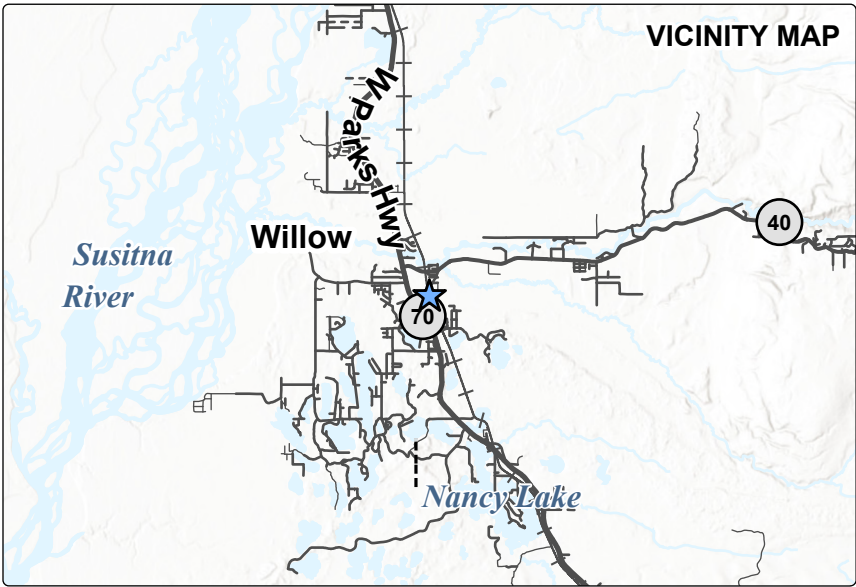
NOTICE/DISCLAIMER:
The Matanuska-Susitna Borough seeks to use the best available information and data when preparing maps and other graphic products. However, the Borough assumes no responsibility for the completeness or accuracy of the information contained hereon. There are no warranties or representations expressed or implied that these maps are accurate or suitable for any particular purpose. The Borough assumes no responsibility whatsoever for the information contained on these maps. Persons relying on such information do so at their own risk and should confirm the accuracy of the information as well as refer to the official hard copy documents of record and other source data. The Matanuska-Susitna Borough reserves sole rights to reproduce, duplicate or otherwise distribute copies of these maps and other graphics products.

Minimum bid:
\$7,819.61

Acreage: 5.08 acres
Legal: TOWNSHIP 21N RANGE 4W
SECTION 31 LOT B6
Account: 21N04W31B006
Parcel ID: 33968
General Ownership: BOROUGH
Land Value: \$42,500.00
Site Address: 14452 E Beaver Dr
Disclosures: This parcel needs a driveway permit. See Mat-Su Borough's Development Services for more information. Structure(s) on this parcel may be occupied, use extreme caution.



Tax Sale #45-22



NOTICE/DISCLAIMER:

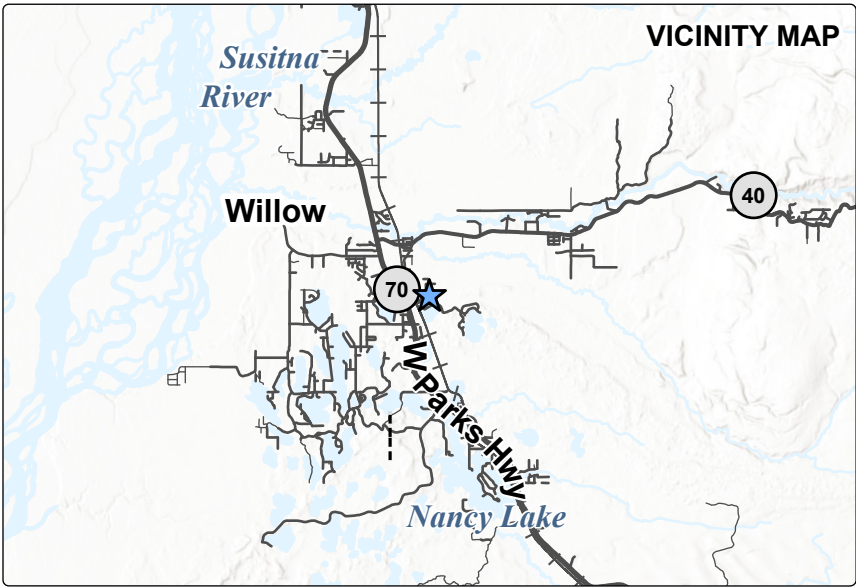
The Matanuska-Susitna Borough seeks to use the best available information and data when preparing maps and other graphic products. However, the Borough assumes no responsibility for the completeness or accuracy of the information contained hereon. There are no warranties or representations expressed or implied that these maps are accurate or suitable for any particular purpose. The Borough assumes no responsibility whatsoever for the information contained on these maps. Persons relying on such information do so at their own risk and should confirm the accuracy of the information as well as refer to the official hard copy documents of record and other source data. The Matanuska-Susitna Borough reserves sole rights to reproduce, duplicate or otherwise distribute copies of these maps and other graphics products.

Minimum bid:
\$2,588.74

Acreage: 0.28 acres
Legal: WILLOW CRK ACRES
LOT 6
Account: 6334000L006
Parcel ID: 40970
General Ownership: BOROUGH
Land Value: \$8,500.00
Site Address: 14808 N Willow Station Rd
Disclosures: N/A



Tax Sale #45-23



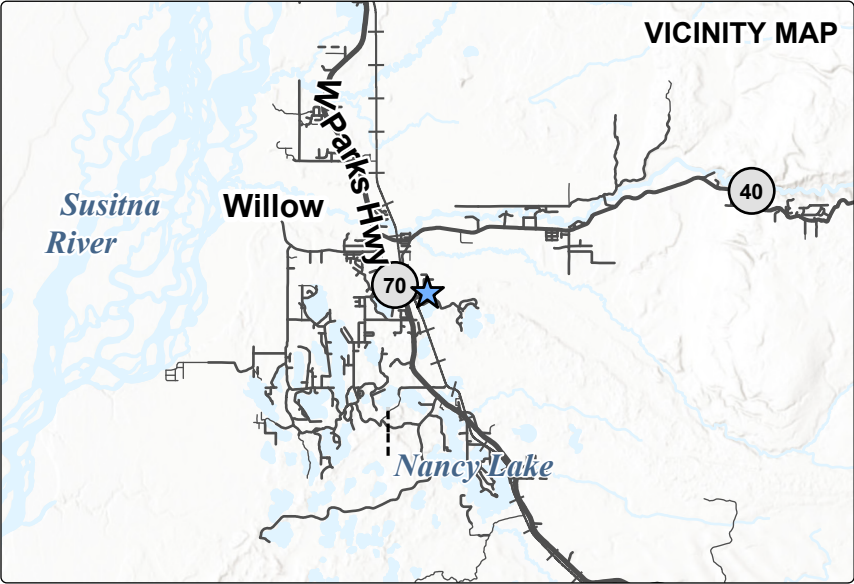
NOTICE/DISCLAIMER:
The Matanuska-Susitna Borough seeks to use the best available information and data when preparing maps and other graphic products. However, the Borough assumes no responsibility for the completeness or accuracy of the information contained hereon. There are no warranties or representations expressed or implied that these maps are accurate or suitable for any particular purpose. The Borough assumes no responsibility whatsoever for the information contained on these maps. Persons relying on such information do so at their own risk and should confirm the accuracy of the information as well as refer to the official hard copy documents of record and other source data. The Matanuska-Susitna Borough reserves sole rights to reproduce, duplicate or otherwise distribute copies of these maps and other graphics products.

Minimum bid:
\$1,968.85

Acreage: 0.92 acres
Legal: WILLOW BRK EST
BLOCK 4 LOT 8
Account: 6414B04L008
Parcel ID: 3085
General Ownership: BOROUGH
Land Value: \$5,100.00
Site Address: 13854 N Pyrite Ave
Disclosures: N/A



Tax Sale #45-24



NOTICE/DISCLAIMER:

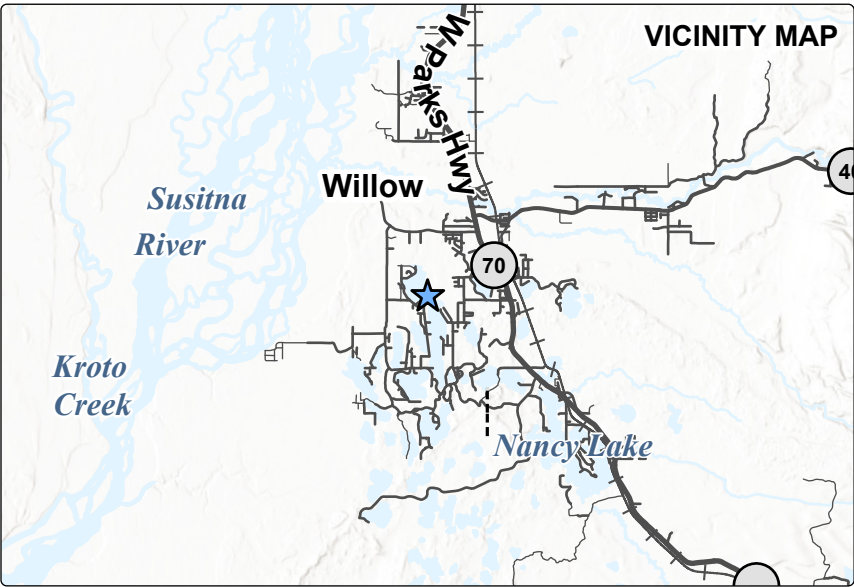
The Matanuska-Susitna Borough seeks to use the best available information and data when preparing maps and other graphic products. However, the Borough assumes no responsibility for the completeness or accuracy of the information contained hereon. There are no warranties or representations expressed or implied that these maps are accurate or suitable for any particular purpose. The Borough assumes no responsibility whatsoever for the information contained on these maps. Persons relying on such information do so at their own risk and should confirm the accuracy of the information as well as refer to the official hard copy documents of record and other source data. The Matanuska-Susitna Borough reserves sole rights to reproduce, duplicate or otherwise distribute copies of these maps and other graphics products.

Minimum bid:
\$1,968.85

Acreage: 0.92 acres
Legal: WILLOW BRK EST
BLOCK 4 LOT 9
Account: 6414B04L009
Parcel ID: 81822
General Ownership: BOROUGH
Land Value: \$5,100.00
Site Address: 13818 N Pyrite Ave
Disclosures: N/A



Tax Sale #45-25



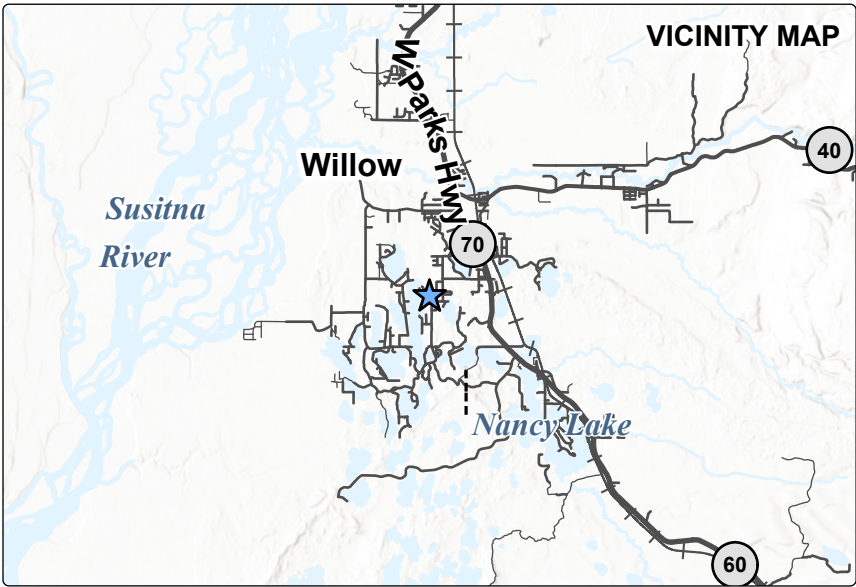
NOTICE/DISCLAIMER:
The Matanuska-Susitna Borough seeks to use the best available information and data when preparing maps and other graphic products. However, the Borough assumes no responsibility for the completeness or accuracy of the information contained hereon. There are no warranties or representations expressed or implied that these maps are accurate or suitable for any particular purpose. The Borough assumes no responsibility whatsoever for the information contained on these maps. Persons relying on such information do so at their own risk and should confirm the accuracy of the information as well as refer to the official hard copy documents of record and other source data. The Matanuska-Susitna Borough reserves sole rights to reproduce, duplicate or otherwise distribute copies of these maps and other graphics products.

Minimum bid:
\$3,939.65

Acreage: 1.78 acres
Legal: SOUTH SHIRLEY LK
BLOCK 2 LOT 10
Account: 6518B02L010
Parcel ID: 45238
General Ownership: BOROUGH
Land Value: \$16,250.00
Site Address: 13234 N Canoe Way
Disclosures: N/A



Tax Sale #45-26



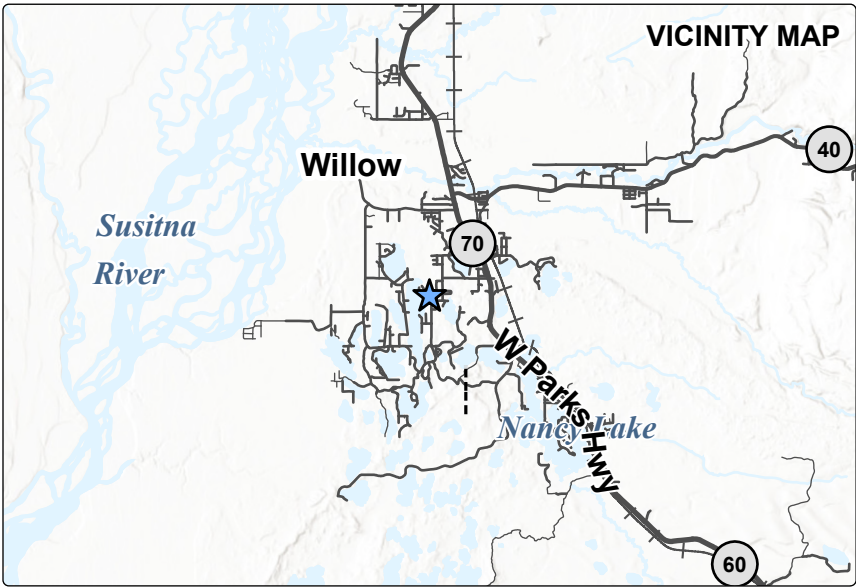
NOTICE/DISCLAIMER:
The Matanuska-Susitna Borough seeks to use the best available information and data when preparing maps and other graphic products. However, the Borough assumes no responsibility for the completeness or accuracy of the information contained hereon. There are no warranties or representations expressed or implied that these maps are accurate or suitable for any particular purpose. The Borough assumes no responsibility whatsoever for the information contained on these maps. Persons relying on such information do so at their own risk and should confirm the accuracy of the information as well as refer to the official hard copy documents of record and other source data. The Matanuska-Susitna Borough reserves sole rights to reproduce, duplicate or otherwise distribute copies of these maps and other graphics products.

Minimum bid:
\$2,486.48

Acreage: 0.76 acres
Legal: HILLIER #1
LOT 49
Account: 6145000L049
Parcel ID: 71679
General Ownership: BOROUGH
Land Value: \$8,000.00
Site Address: 12653 N Shelly Way
Disclosures: N/A



Tax Sale #45-27



NOTICE/DISCLAIMER:

The Matanuska-Susitna Borough seeks to use the best available information and data when preparing maps and other graphic products. However, the Borough assumes no responsibility for the completeness or accuracy of the information contained hereon. There are no warranties or representations expressed or implied that these maps are accurate or suitable for any particular purpose. The Borough assumes no responsibility whatsoever for the information contained on these maps. Persons relying on such information do so at their own risk and should confirm the accuracy of the information as well as refer to the official hard copy documents of record and other source data. The Matanuska-Susitna Borough reserves sole rights to reproduce, duplicate or otherwise distribute copies of these maps and other graphics products.

Minimum bid:
\$2,505.15

Acreage: 0.66 acres

Legal: HILLIER #1

LOT 48

Account: 6145000L048

Parcel ID: 53850

General Ownership: BOROUGH

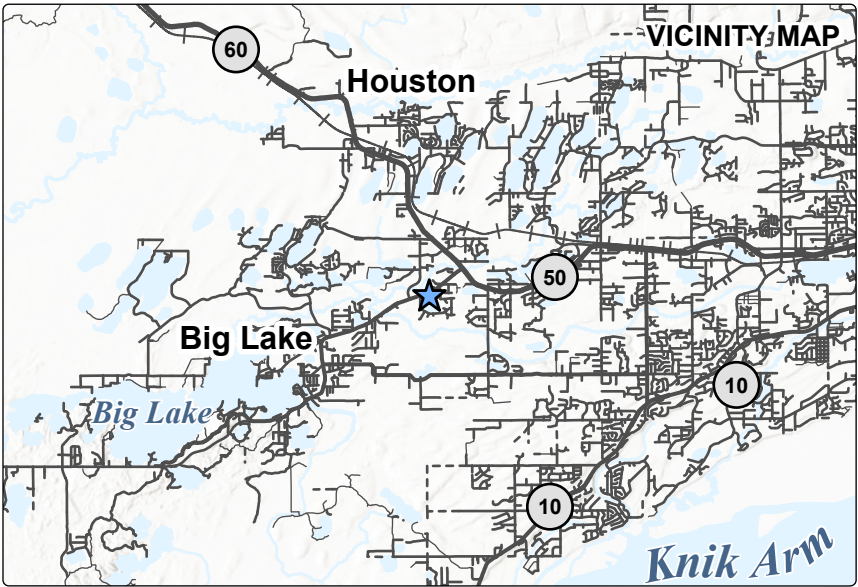
Land Value: \$8,100.00

Site Address: 12635 N Shelly Way

Disclosures: N/A



Tax Sale #45-34



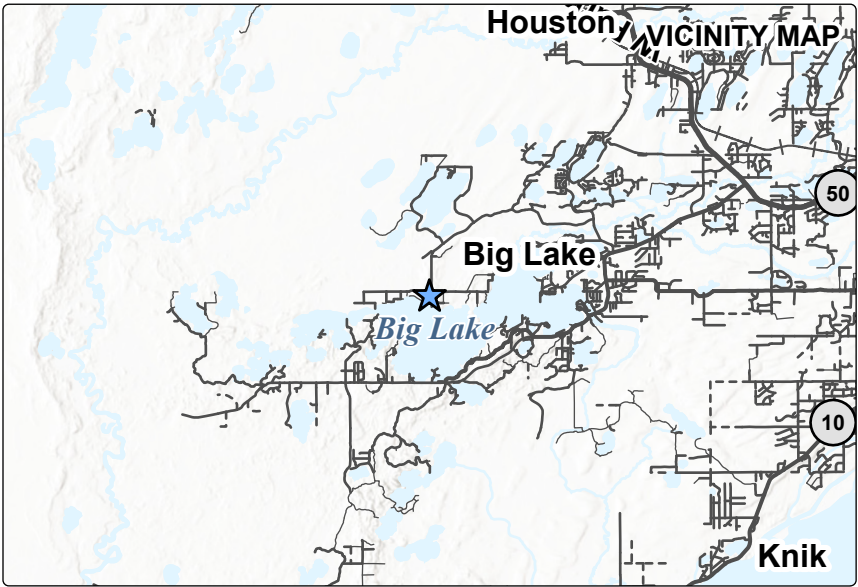
NOTICE/DISCLAIMER:
The Matanuska-Susitna Borough seeks to use the best available information and data when preparing maps and other graphic products. However, the Borough assumes no responsibility for the completeness or accuracy of the information contained hereon. There are no warranties or representations expressed or implied that these maps are accurate or suitable for any particular purpose. The Borough assumes no responsibility whatsoever for the information contained on these maps. Persons relying on such information do so at their own risk and should confirm the accuracy of the information as well as refer to the official hard copy documents of record and other source data. The Matanuska-Susitna Borough reserves sole rights to reproduce, duplicate or otherwise distribute copies of these maps and other graphics products.

Minimum bid:
\$23,095.99

Acreage: 1.06 acres
Legal: WOODY LK EST ADD #1
BLOCK 2 LOT 10
Account: 1150B02L010
Parcel ID: 70072
General Ownership: BOROUGH
Land Value: \$200,800.00
Site Address: 11856 W Woody Lake Dr
Disclosures: This parcel is located within the boundaries of the City of Houston. For information regarding land use regulations please contact the City of Houston.
Structure(s) on this parcel may be occupied, use extreme caution.



Tax Sale #45-35



NOTICE/DISCLAIMER:

The Matanuska-Susitna Borough seeks to use the best available information and data when preparing maps and other graphic products. However, the Borough assumes no responsibility for the completeness or accuracy of the information contained hereon. There are no warranties or representations expressed or implied that these maps are accurate or suitable for any particular purpose. The Borough assumes no responsibility whatsoever for the information contained on these maps. Persons relying on such information do so at their own risk and should confirm the accuracy of the information as well as refer to the official hard copy documents of record and other source data. The Matanuska-Susitna Borough reserves sole rights to reproduce, duplicate or otherwise distribute copies of these maps and other graphics products.

Minimum bid:
\$22,385.15

Acreage: 0.33 acres

Legal: LAKE SHORE AC #2
LOT 24

Account: 6175000L024

Parcel ID: 39997

General Ownership: BOROUGH

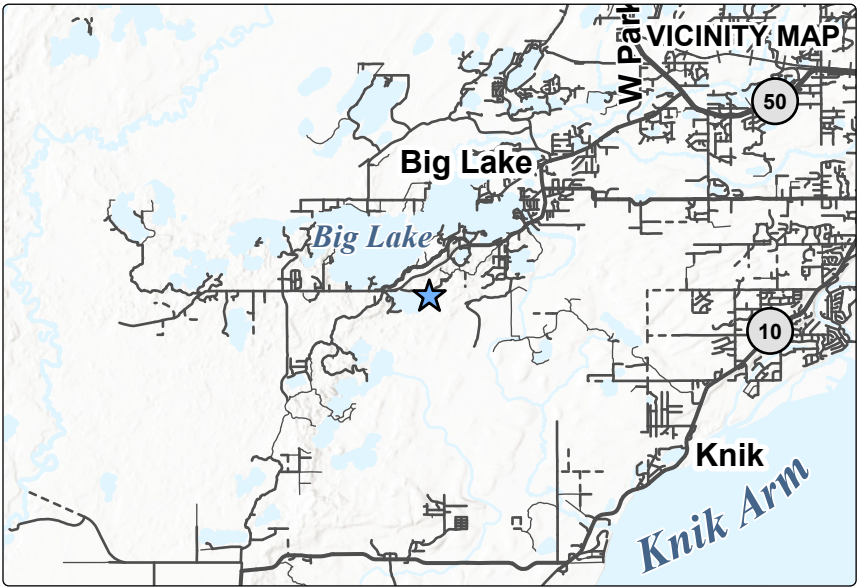
Land Value: \$194,100.00

Site Address: 20277 W Lakes Blvd

Disclosures: This parcel has two open code compliance cases. Case #10413 for Junk and Trash and Case #12587 for encroachment/driveway. This parcel also needs a driveway permit. See Mat-Su Borough's Development Services for more information. Structure(s) on this parcel may be occupied, use extreme caution.



Tax Sale #45-37



NOTICE/DISCLAIMER:

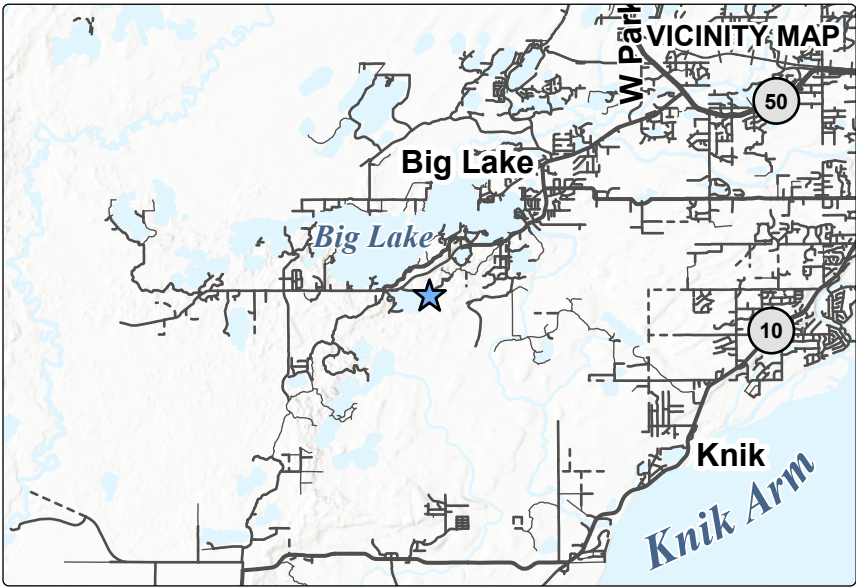
The Matanuska-Susitna Borough seeks to use the best available information and data when preparing maps and other graphic products. However, the Borough assumes no responsibility for the completeness or accuracy of the information contained hereon. There are no warranties or representations expressed or implied that these maps are accurate or suitable for any particular purpose. The Borough assumes no responsibility whatsoever for the information contained on these maps. Persons relying on such information do so at their own risk and should confirm the accuracy of the information as well as refer to the official hard copy documents of record and other source data. The Matanuska-Susitna Borough reserves sole rights to reproduce, duplicate or otherwise distribute copies of these maps and other graphics products.

Minimum bid:
\$2,617.04

Acreage: 0.94 acres
Legal: MARION LK EST ADD #1
BLOCK 2 LOT 3
Account: 2622B02L003
Parcel ID: 64415
General Ownership: BOROUGH
Land Value: \$9,600.00
Site Address: 17472 W Marion Dr
Disclosures: N/A



Tax Sale #45-38



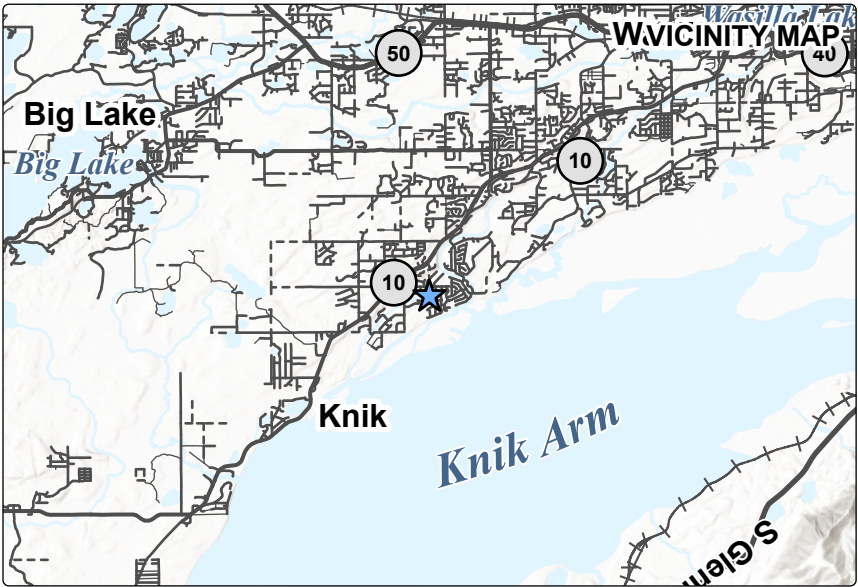
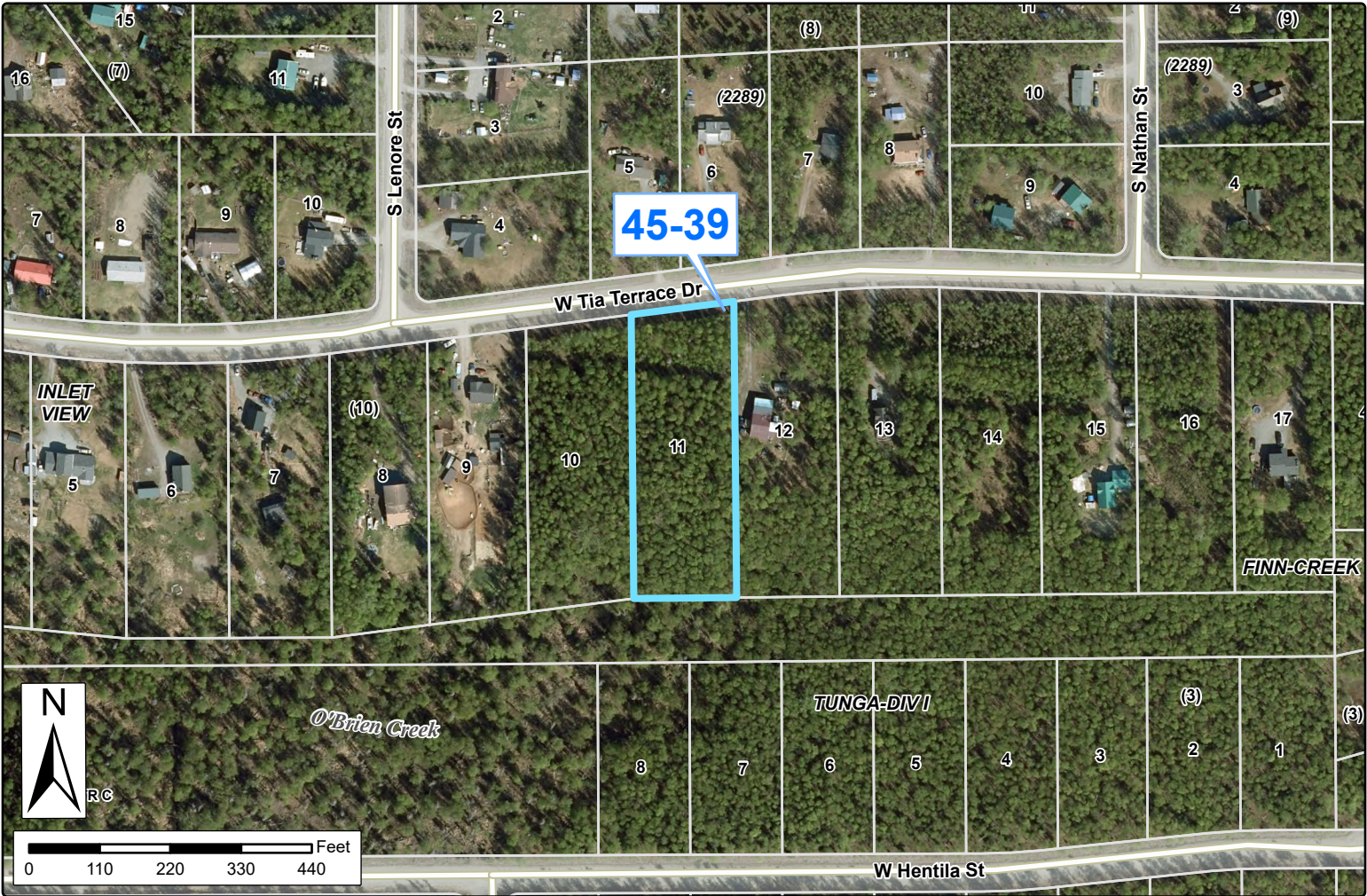
NOTICE/DISCLAIMER:
The Matanuska-Susitna Borough seeks to use the best available information and data when preparing maps and other graphic products. However, the Borough assumes no responsibility for the completeness or accuracy of the information contained hereon. There are no warranties or representations expressed or implied that these maps are accurate or suitable for any particular purpose. The Borough assumes no responsibility whatsoever for the information contained on these maps. Persons relying on such information do so at their own risk and should confirm the accuracy of the information as well as refer to the official hard copy documents of record and other source data. The Matanuska-Susitna Borough reserves sole rights to reproduce, duplicate or otherwise distribute copies of these maps and other graphics products.

Minimum bid:
\$2,617.04

Acreage: 0.97 acres
Legal: MARION LK EST ADD #1
BLOCK 2 LOT 4
Account: 2622B02L004
Parcel ID: 2342
General Ownership: BOROUGH
Land Value: \$9,600.00
Site Address: 17502 W Marion Dr
Disclosures: N/A



Tax Sale #45-39



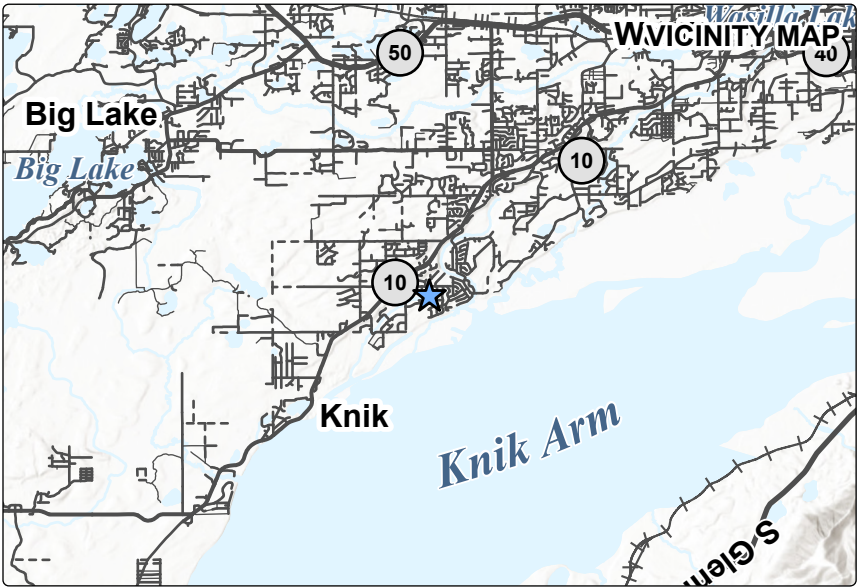
NOTICE/DISCLAIMER:
The Matanuska-Susitna Borough seeks to use the best available information and data when preparing maps and other graphic products. However, the Borough assumes no responsibility for the completeness or accuracy of the information contained hereon. There are no warranties or representations expressed or implied that these maps are accurate or suitable for any particular purpose. The Borough assumes no responsibility whatsoever for the information contained on these maps. Persons relying on such information do so at their own risk and should confirm the accuracy of the information as well as refer to the official hard copy documents of record and other source data. The Matanuska-Susitna Borough reserves sole rights to reproduce, duplicate or otherwise distribute copies of these maps and other graphics products.

Minimum bid:
\$5,960.12

Acreage: 1.66 acres
Legal: INLET VW
BLOCK 10 LOT 11
Account: 2289B10L011
Parcel ID: 1264
General Ownership: BOROUGH
Land Value: \$30,000.00
Site Address: 7730 W Tia Terrace Dr
Disclosures: N/A



Tax Sale #45-40



NOTICE/DISCLAIMER:

The Matanuska-Susitna Borough seeks to use the best available information and data when preparing maps and other graphic products. However, the Borough assumes no responsibility for the completeness or accuracy of the information contained hereon. There are no warranties or representations expressed or implied that these maps are accurate or suitable for any particular purpose. The Borough assumes no responsibility whatsoever for the information contained on these maps. Persons relying on such information do so at their own risk and should confirm the accuracy of the information as well as refer to the official hard copy documents of record and other source data. The Matanuska-Susitna Borough reserves sole rights to reproduce, duplicate or otherwise distribute copies of these maps and other graphics products.

Minimum bid:
\$5,960.12

Acreage: 1.66 acres

Legal: INLET VW

BLOCK 10 LOT 10

Account: 2289B10L010

Parcel ID: 87491

General Ownership: BOROUGH

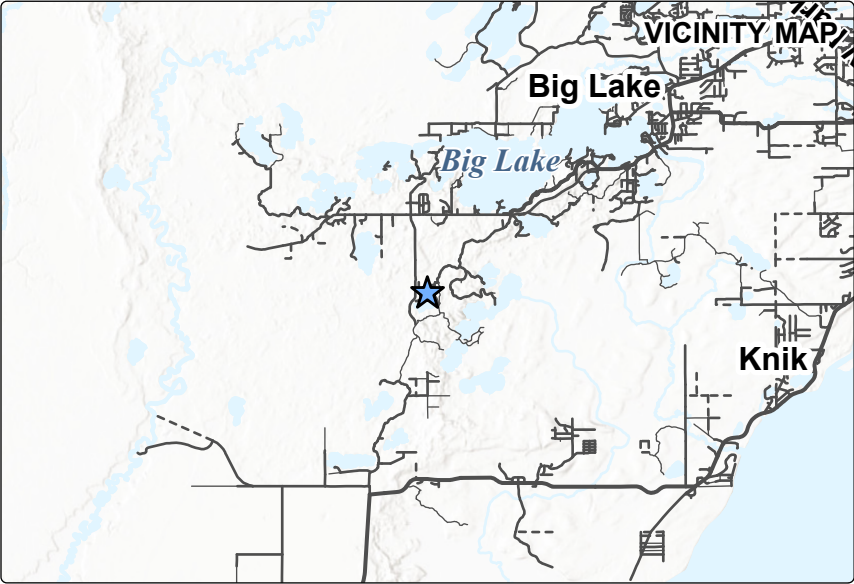
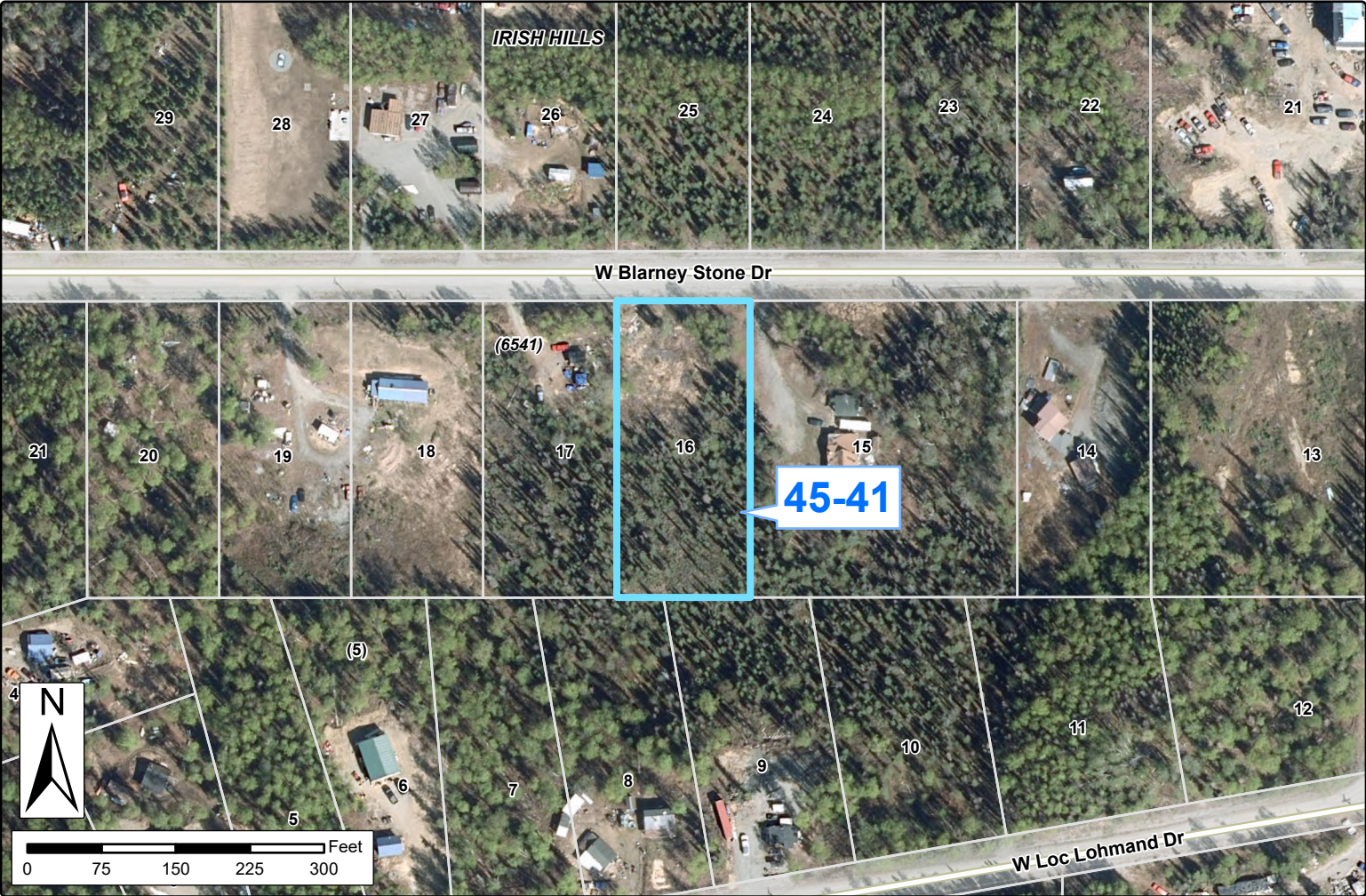
Land Value: \$30,000.00

Site Address: 7768 W Tia Terrace Dr

Disclosures: N/A



Tax Sale #45-41



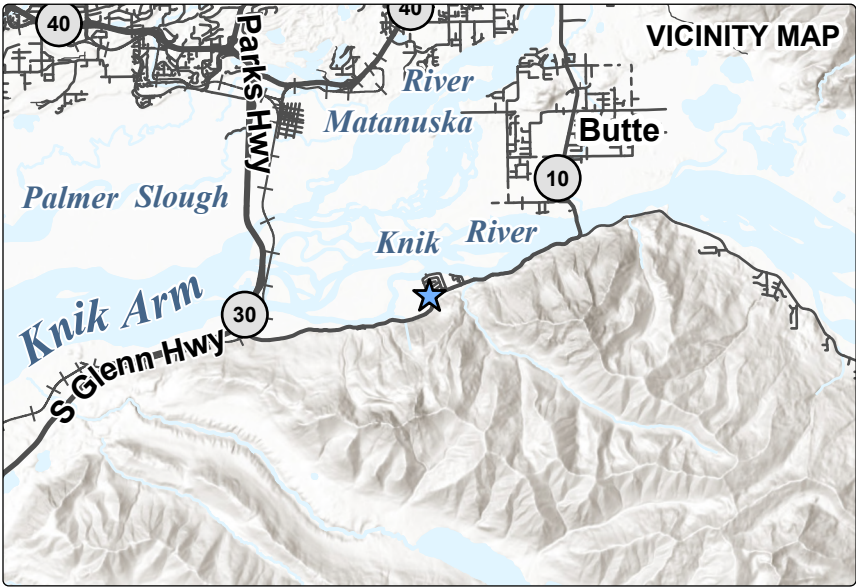
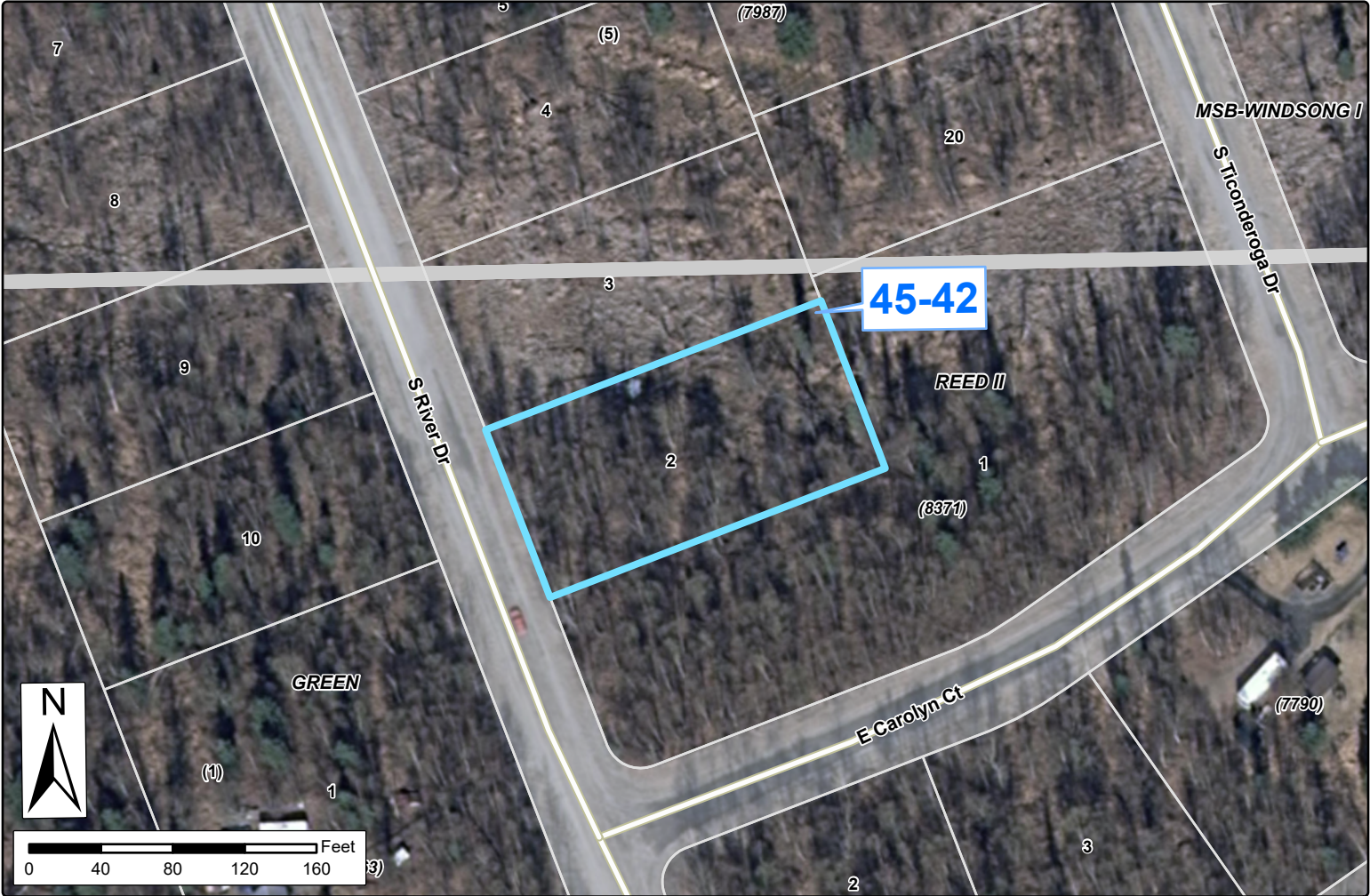
NOTICE/DISCLAIMER:
The Matanuska-Susitna Borough seeks to use the best available information and data when preparing maps and other graphic products. However, the Borough assumes no responsibility for the completeness or accuracy of the information contained hereon. There are no warranties or representations expressed or implied that these maps are accurate or suitable for any particular purpose. The Borough assumes no responsibility whatsoever for the information contained on these maps. Persons relying on such information do so at their own risk and should confirm the accuracy of the information as well as refer to the official hard copy documents of record and other source data. The Matanuska-Susitna Borough reserves sole rights to reproduce, duplicate or otherwise distribute copies of these maps and other graphics products.

Minimum bid:
\$2,340.92

Acreage: 0.93 acres
Legal: IRISH HLS
BLOCK 5 LOT 16
Account: 6541B05L016
Parcel ID: 77228
General Ownership: BOROUGH
Land Value: \$10,000.00
Site Address: 21288 W Blarney Stone Dr
Disclosures: N/A



Tax Sale #45-42



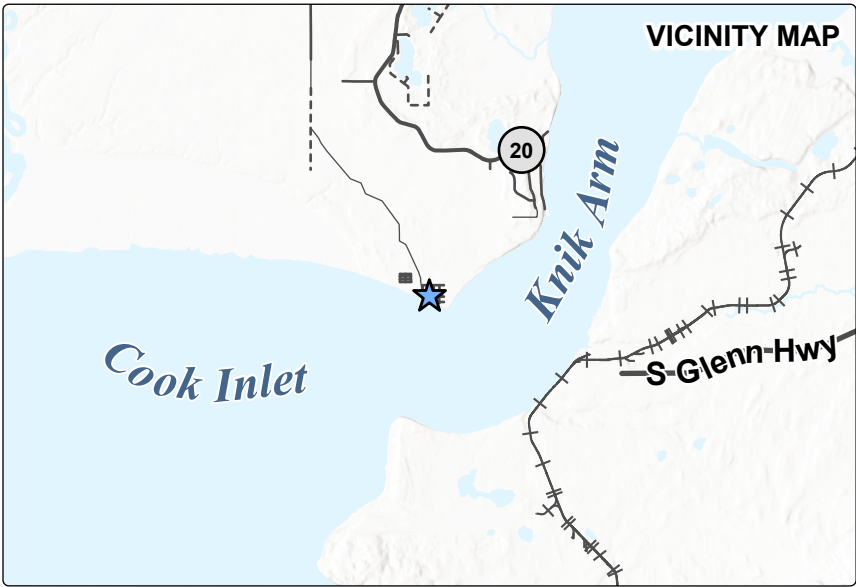
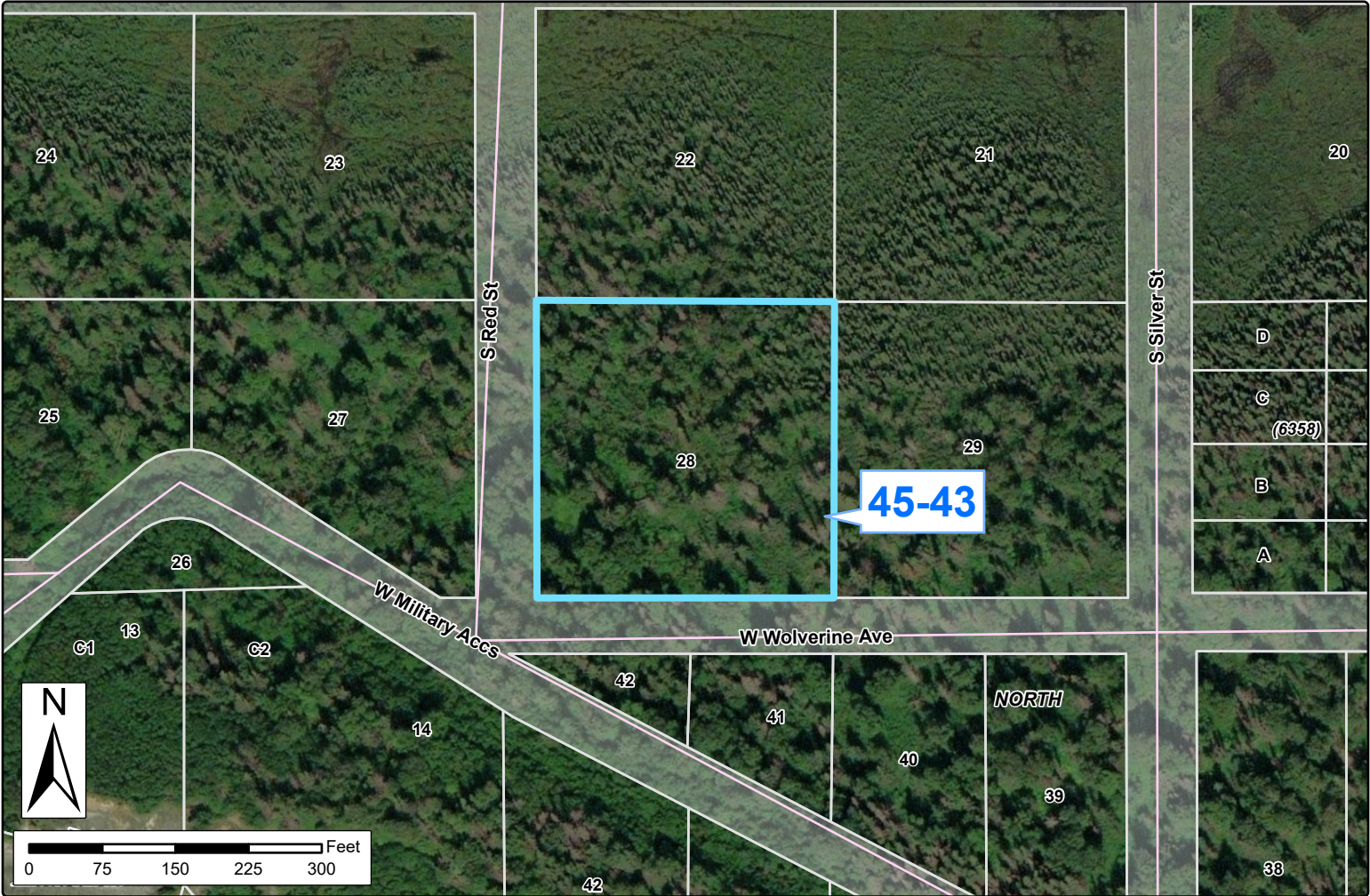
NOTICE/DISCLAIMER:
The Matanuska-Susitna Borough seeks to use the best available information and data when preparing maps and other graphic products. However, the Borough assumes no responsibility for the completeness or accuracy of the information contained hereon. There are no warranties or representations expressed or implied that these maps are accurate or suitable for any particular purpose. The Borough assumes no responsibility whatsoever for the information contained on these maps. Persons relying on such information do so at their own risk and should confirm the accuracy of the information as well as refer to the official hard copy documents of record and other source data. The Matanuska-Susitna Borough reserves sole rights to reproduce, duplicate or otherwise distribute copies of these maps and other graphics products.

Minimum bid:
\$1,179.86

Acreage: 0.46 acres
Legal: WINDSONG
BLOCK 5 LOT 2
Account: 1169B05L002
Parcel ID: 36080
General Ownership: BOROUGH
Land Value: \$500.00
Site Address: 9703 S River Dr
Disclosures: N/A



Tax Sale #45-43



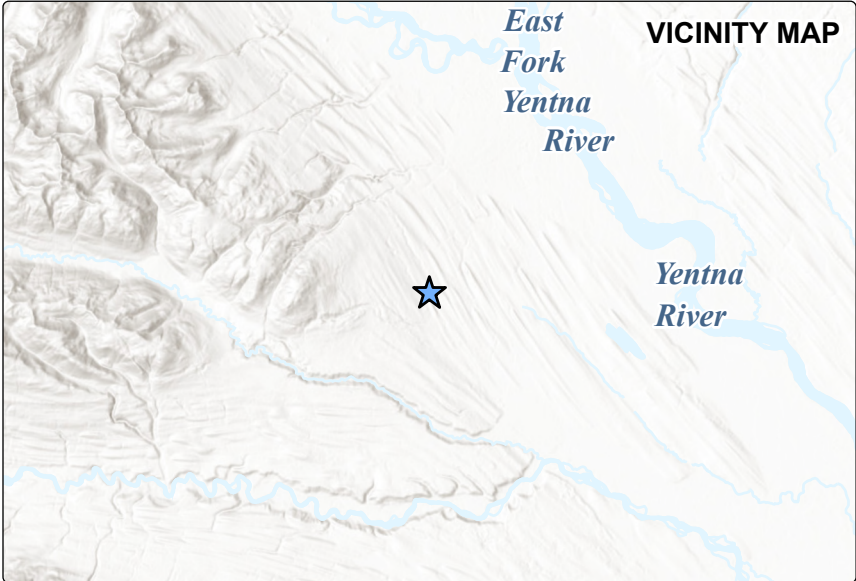
NOTICE/DISCLAIMER:
The Matanuska-Susitna Borough seeks to use the best available information and data when preparing maps and other graphic products. However, the Borough assumes no responsibility for the completeness or accuracy of the information contained hereon. There are no warranties or representations expressed or implied that these maps are accurate or suitable for any particular purpose. The Borough assumes no responsibility whatsoever for the information contained on these maps. Persons relying on such information do so at their own risk and should confirm the accuracy of the information as well as refer to the official hard copy documents of record and other source data. The Matanuska-Susitna Borough reserves sole rights to reproduce, duplicate or otherwise distribute copies of these maps and other graphics products.

Minimum bid:
\$2,322.54

Acreage: 2.07 acres
Legal: NORTH ANCHORAGE
LOT 28
Account: 6229000L028
Parcel ID: 24640
General Ownership: BOROUGH
Land Value: \$11,400.00
Site Address: N/A
Disclosures: N/A



Tax Sale #45-44



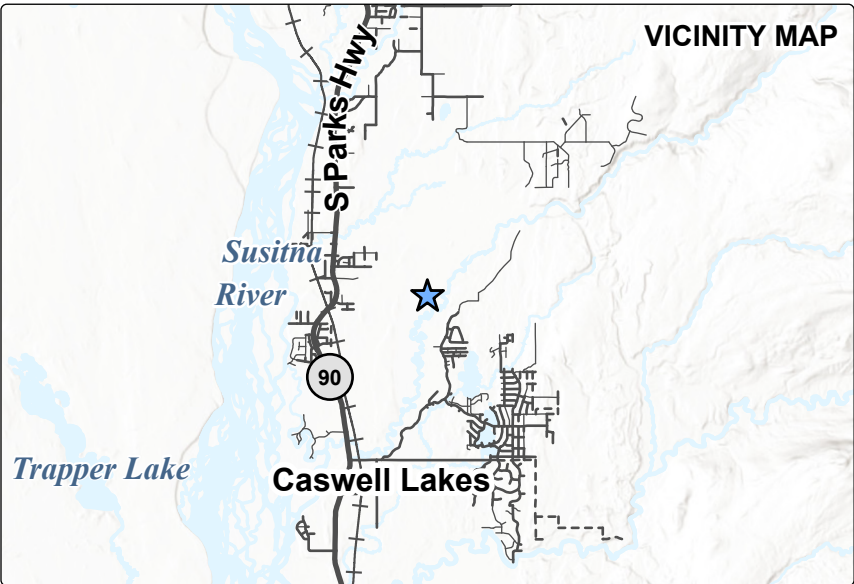
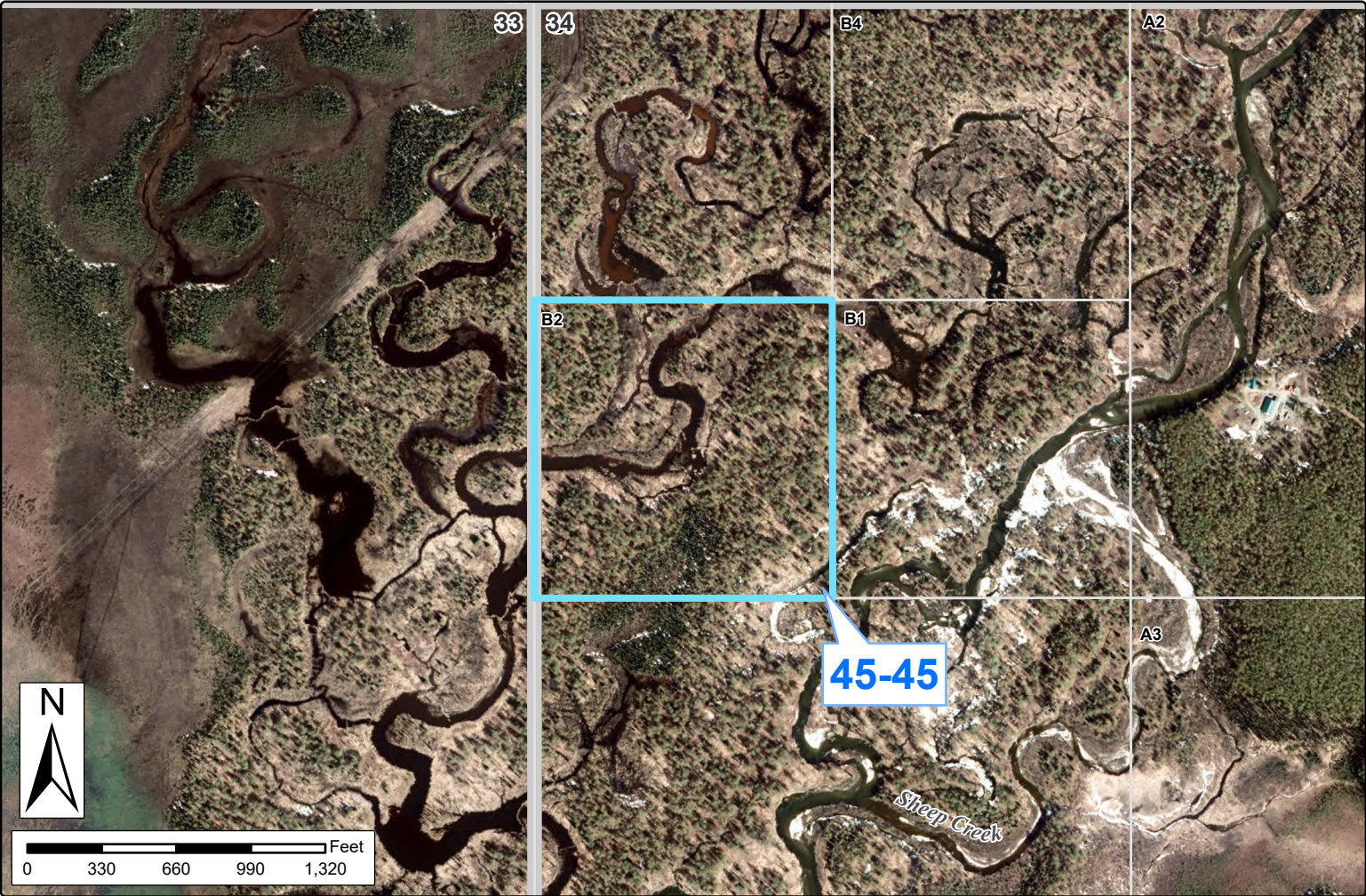
NOTICE/DISCLAIMER:
The Matanuska-Susitna Borough seeks to use the best available information and data when preparing maps and other graphic products. However, the Borough assumes no responsibility for the completeness or accuracy of the information contained hereon. There are no warranties or representations expressed or implied that these maps are accurate or suitable for any particular purpose. The Borough assumes no responsibility whatsoever for the information contained on these maps. Persons relying on such information do so at their own risk and should confirm the accuracy of the information as well as refer to the official hard copy documents of record and other source data. The Matanuska-Susitna Borough reserves sole rights to reproduce, duplicate or otherwise distribute copies of these maps and other graphics products.

Minimum bid:
\$1,348.86

Acreage: 2.27 acres
Legal: ASLS 90-141
TRACT B
Account: 3807000T00B
Parcel ID: 16151
General Ownership: BOROUGH
Land Value: \$2,000.00
Site Address: N/A
Disclosures: N/A



Tax Sale #45-45



NOTICE/DISCLAIMER:

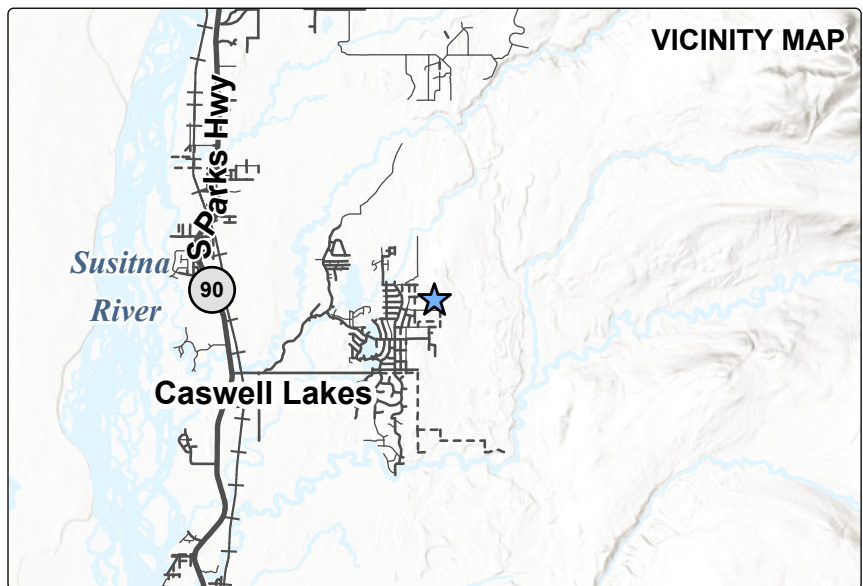
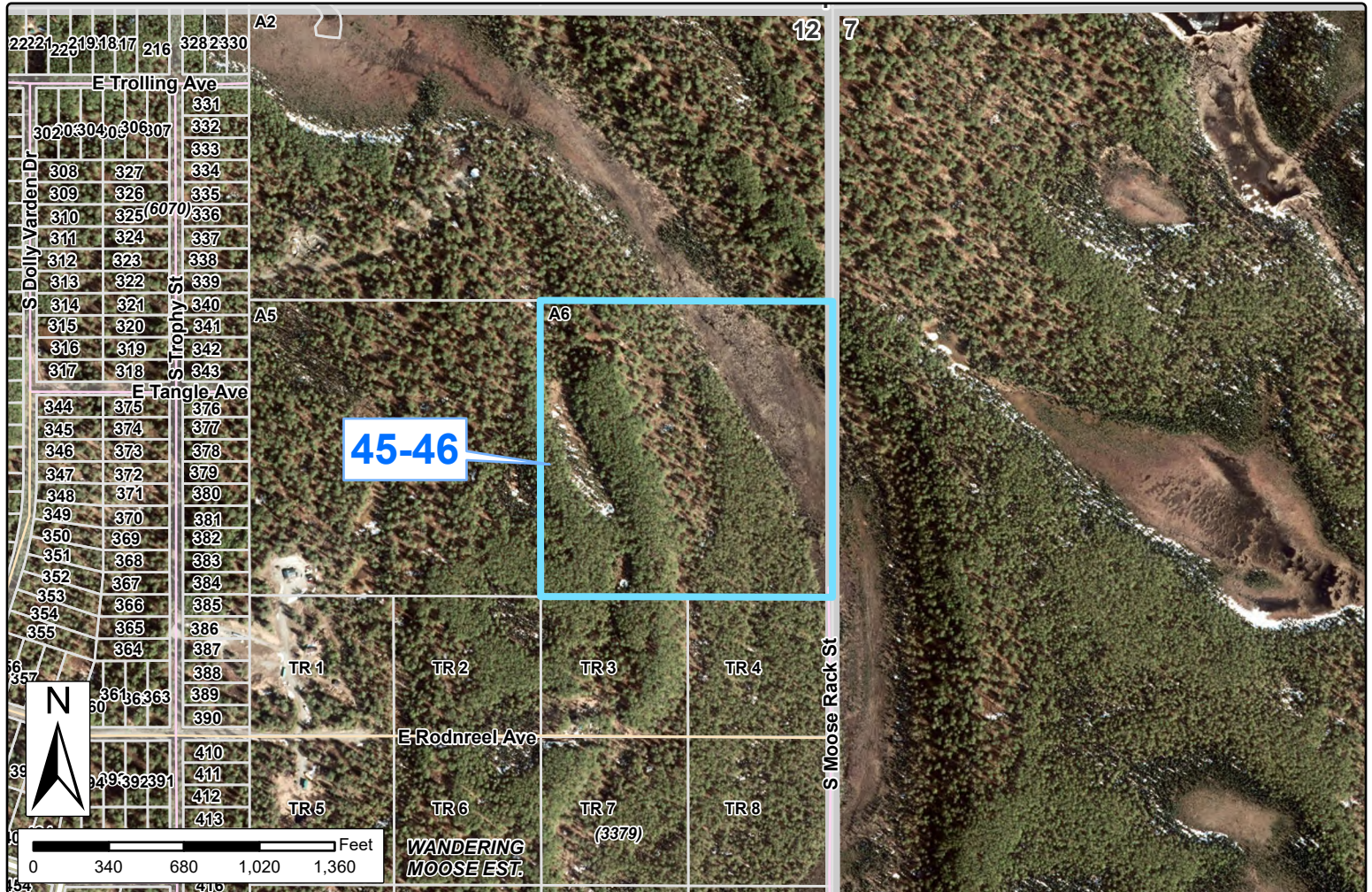
The Matanuska-Susitna Borough seeks to use the best available information and data when preparing maps and other graphic products. However, the Borough assumes no responsibility for the completeness or accuracy of the information contained hereon. There are no warranties or representations expressed or implied that these maps are accurate or suitable for any particular purpose. The Borough assumes no responsibility whatsoever for the information contained on these maps. Persons relying on such information do so at their own risk and should confirm the accuracy of the information as well as refer to the official hard copy documents of record and other source data. The Matanuska-Susitna Borough reserves sole rights to reproduce, duplicate or otherwise distribute copies of these maps and other graphics products.

Minimum bid:
\$5,068.41

Acreage: 40.00 acres
Legal: TOWNSHIP 23N RANGE 4W
SECTION 34 LOT B2
Account: 23N04W34B002
Parcel ID: 62429
General Ownership: BOROUGH
Land Value: \$25,800.00
Site Address: N/A
Disclosures: N/A



Tax Sale #45-46



NOTICE/DISCLAIMER:

The Matanuska-Susitna Borough seeks to use the best available information and data when preparing maps and other graphic products. However, the Borough assumes no responsibility for the completeness or accuracy of the information contained hereon. There are no warranties or representations expressed or implied that these maps are accurate or suitable for any particular purpose. The Borough assumes no responsibility whatsoever for the information contained on these maps. Persons relying on such information do so at their own risk and should confirm the accuracy of the information as well as refer to the official hard copy documents of record and other source data. The Matanuska-Susitna Borough reserves sole rights to reproduce, duplicate or otherwise distribute copies of these maps and other graphics products.

Minimum bid:
\$11,349.18

Acreage: 40.00 acres

Legal: TOWNSHIP 22N RANGE 4W

SECTION 12 LOT A6

Account: 22N04W12A006

Parcel ID: 2915

General Ownership: BOROUGH

Land Value: \$54,000.00

Site Address: N/A

Disclosures: N/A



Tax Sale #45-48



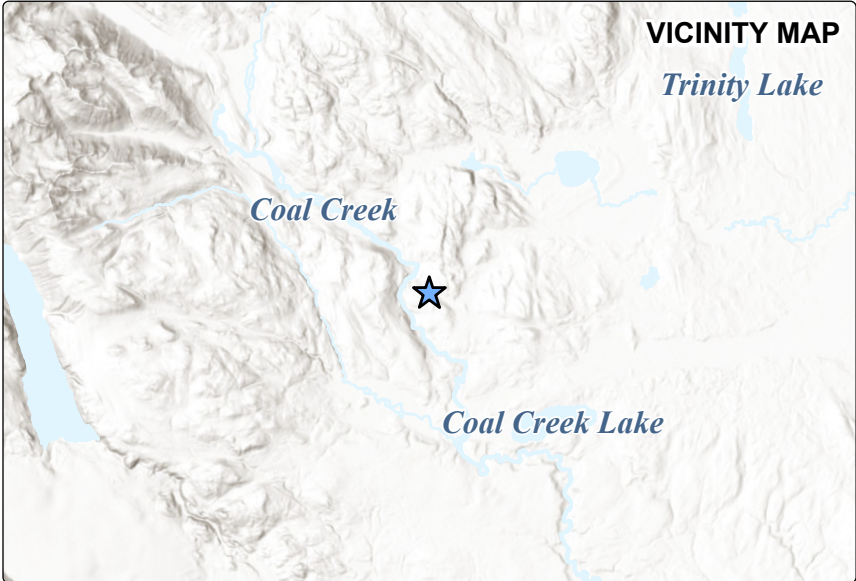
NOTICE/DISCLAIMER:
The Matanuska-Susitna Borough seeks to use the best available information and data when preparing maps and other graphic products. However, the Borough assumes no responsibility for the completeness or accuracy of the information contained hereon. There are no warranties or representations expressed or implied that these maps are accurate or suitable for any particular purpose. The Borough assumes no responsibility whatsoever for the information contained on these maps. Persons relying on such information do so at their own risk and should confirm the accuracy of the information as well as refer to the official hard copy documents of record and other source data. The Matanuska-Susitna Borough reserves sole rights to reproduce, duplicate or otherwise distribute copies of these maps and other graphics products.

Minimum bid:
\$1,407.00

Acreage: 5.00 acres
Legal: ASLS 93-136
TRACT F
Account: 4284000T00F
Parcel ID: 57439
General Ownership: BOROUGH
Land Value: \$2,400.00
Site Address: N/A
Disclosures: N/A



Tax Sale #45-49



VICINITY MAP
Trinity Lake

Minimum bid:
\$2,012.27

Acreage: 4.19 acres
Legal: HIGH MTN LKS AK ASLS 80-154
BLOCK 27 LOT 2
Account: 2132B27L002
Parcel ID: 71391
General Ownership: BOROUGH
Land Value: \$8,600.00
Site Address: N/A
Disclosures: N/A

NOTICE/DISCLAIMER:
The Matanuska-Susitna Borough seeks to use the best available information and data when preparing maps and other graphic products. However, the Borough assumes no responsibility for the completeness or accuracy of the information contained hereon. There are no warranties or representations expressed or implied that these maps are accurate or suitable for any particular purpose. The Borough assumes no responsibility whatsoever for the information contained on these maps. Persons relying on such information do so at their own risk and should confirm the accuracy of the information as well as refer to the official hard copy documents of record and other source data. The Matanuska-Susitna Borough reserves sole rights to reproduce, duplicate or otherwise distribute copies of these maps and other graphics products.