

**MATANUSKA-SUSITNA BOROUGH  
BOARD OF EQUALIZATION  
ORGANIZATIONAL MEETING AGENDA  
Matsu Borough Chambers  
APRIL 1, 2026, 10:00 AM**

CALL TO ORDER

INTRODUCTIONS

BOARD MEMBER OATH ADMINISTERED BY BOARD CLERK

DETERMINATION OF QUORUM (Minimum 3 members)

ELECTION OF CHAIR AND VICE CHAIR BY BOARD MEMBERS PRESENT

SWEARING IN OF BOROUGH STAFF

- PRESENTATION BY SHANNON BODOLAY, MATSU BOROUGH DEPUTY ATTORNEY

NEW BUSINESS

- A. PRESENTATION OF LATE-FILE REQUESTS (Note: Per MSB 3.15.225(B)(1), the following should be heard by a panel of not more than five board members

Account no. 52917B04I022 – CHAD & LORI MILLS

Account no. 51090B01L003 – JAKE WHITTAKER

Account No. 59053000L005 – STEPHAN NOVAKOVICH

Account No. 55121B03L007 – AARON LOVEJOY

Account No. 55369B01L003 – COLTEN SOUTHWORTH

Account No. 1365B01L011 – DANIEL GAGNON



MATANUSKA-SUSITNA BOROUGH  
350 E. Dahlia Avenue • Palmer, AK 99645  
Ph. (907) 861-8642

ASSESSMENTS

MAR 04 2026

RECEIVED

**REQUEST TO FILE LATE REAL PROPERTY ASSESSMENT APPEAL**

Submit this request by March 31, 2026, for consideration by the Board.

Date: 03/02/2025 \_\_\_\_\_ Account Number: 55121B03L007 \_\_\_\_\_

Name: Aaron Lovejoy \_\_\_\_\_

Mailing Address: 1875 E. Stallion cir \_\_\_\_\_ City/ST/Zip Wasilla Ak 99654 \_\_\_\_\_

Phone No.: 907-715-4719 \_\_\_\_\_ E-mail: ~~alan@matkon~~ akaifo@gmail.com \_\_\_\_\_

In the absence of adequate contact information, any notifications related to this request will be directed to the mailing address on the account number referenced in this request.

**Please review the information provided on the opposite side of this form.**

Submit documentation that validates your reasons for missing the regular appeal period. This late-file request should NOT include information regarding property valuation. MSB Code does not allow the board to consider evidence regarding property valuation at this time.

**I was unable to appeal within the 30-day appeal period because:**

To Whom It May Concern,

I would like to begin by sincerely apologizing for submitting this appeal after the February 27, 2025 deadline. I understand the importance of meeting established timelines and respectfully request consideration despite the short delay.

I am submitting this appeal regarding the recent property valuation issued by the Matanuska-Susitna Borough. The independent evaluation I obtained, which contradicts the Borough's assessed value, was not received until February 24, 2025—just three days prior to the appeal deadline. Unfortunately, due to being out of town and working night shift at the time, I was not able to promptly review the report, analyze the discrepancies, and prepare a formal appeal before the February 27 cutoff.

As soon as I had the opportunity to thoroughly review the valuation and confirm the material differences, I prepared this appeal without further delay. The variance between the independent evaluation and the Borough's assessed value is significant and warrants formal reconsideration.

I respectfully ask that you accept this late filing and allow my appeal to be heard based on the circumstances described above. I appreciate your time and consideration and am prepared to provide any additional documentation necessary to support my request.

Thank you for your understanding.

Sincerely,  
Aaron Lovejoy

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Your home's estimated value has changed



**MATANUSKA-SUSITNA BOROUGH  
LATE-FILE APPEAL REQUEST FORM AND PROCEDURE  
(REQUEST TO FILE A LATE REAL PROPERTY ASSESSMENT APPEAL)**

**How do I request to appeal my assessed value to the Board of Equalization after the appeal deadline has passed?** A property owner who seeks to appeal the assessor's valuation, after the 30-day filing period has closed, shall file a letter with the assessor stating the reasons why the property owner was unable to comply with the 30-day appeal period. The deadline to submit a late-file request is no later than 30 days after the close of the appeal period of the current assessment year. (MSB 3.15.200(H)) The form on the reverse side of this page may be submitted as a letter of request.

Because late-file requests necessitate an already-shortened timeline, we ask that you submit your request as soon as possible.

**How does the board determine whether to approve or deny a late-file request?**

The board or panel thereof shall consider each letter and shall only consider reasons the appellant was unable to comply with the 30-day appeal period. It shall not consider evidence regarding property valuation. The determination shall be based on the letter and supporting documents. The board or a panel thereof shall interpret the term "unable to comply" as meaning that a property owner must demonstrate **compelling reasons or circumstances** which would prevent a person under reasonable circumstances from filing an appeal in a timely manner during the thirty-day appeal period. (MSB 3.15.200(H)).

Verbal testimony regarding late-file requests is not typically heard by the Board. However, if you wish, you may attend the meeting in which your request will be considered.

**When will the Board of Equalization consider my request?**

Late-file request forms and letters will be presented to the Board during the organizational meeting on **Tuesday, April 1, 2026, at 10:00 am** at the MSB Dorothy Swanda Building, 350 E. Dahlia Ave., in Palmer, Alaska. We are unable to predict the exact time when late-filed requests will be considered by the Board. Requests not presented at the organizational meeting will be presented as soon as possible, with three days' advance notice provided to the appellant.

**What happens once the board makes a decision about my request?**

You will be notified in writing if your request was approved or denied. If the late-file request is granted, you will have 10 calendar days from the date of written notification by the assessor to file an appeal (MSB 3.15.200(H)). You would then be notified of the hearing date for your appeal.

If you wish, you may submit the appeal form along with your late-file request. This will help to expedite your appeal in the event that your late-file request is approved. However, the Board will only review the appeal form if your request to file late is approved.

**DATES TO KEEP IN MIND:**

January 29, 2026 ..... Property assessment notices mailed  
February 27, 2026 ..... Deadline for formal appeals  
April 1, 2026..... Late-file requests to be considered by BOE  
March 29, 2026 ..... FINAL deadline for late-file requests

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You may attach any additional documentation supporting your reason for missing the appeal deadline.

Signature:  \_\_\_\_\_

Mail or return to: Matanuska-Susitna Borough, Board of Equalization Clerk.  
Assessment Division, 350 E. Dahlia Ave., Palmer, AK 99645

**Questions?**

Please call the Board of Equalization Clerk at 861-8648

**MARCH 29, 2026, IS THE FINAL DEADLINE TO SUBMIT A LATE-FILE REQUEST.**

Inbox



Valon Mortgage <[lending@info.valon.com](mailto:lending@info.valon.com)>

Tue, Feb 24,  
12:02 PM (6  
days ago)

to me

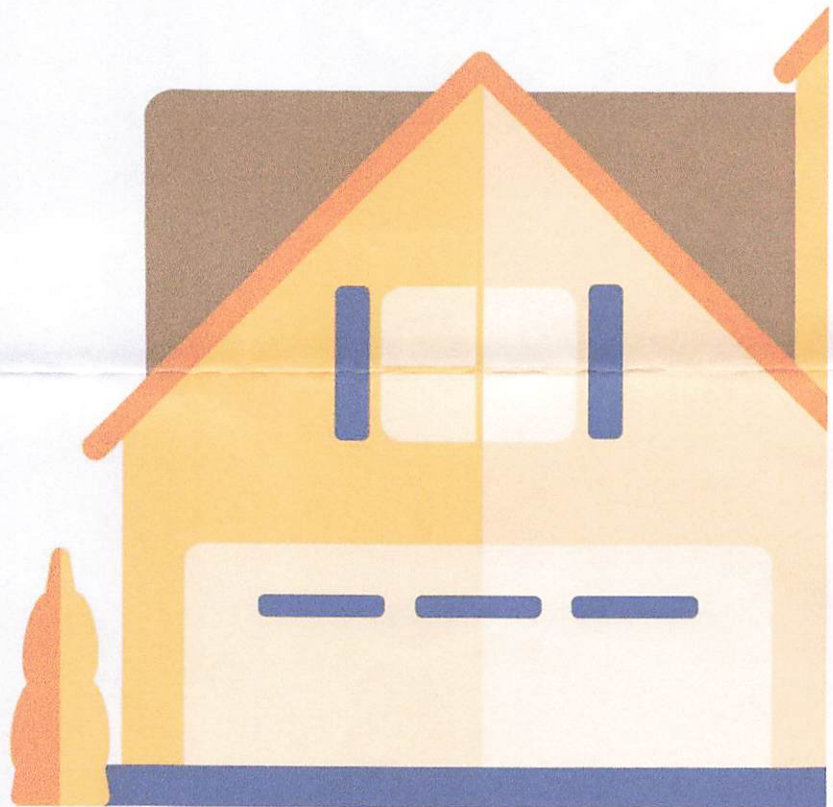
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# Valc

Your  
home's  
estimated  
value has  
changed in  
the last 30  
days

Log in to see  
your updated  
home value.

[See Your New  
Estimate](#)



Hi Aaron,



MATANUSKA-SUSITNA BOROUGH  
 350 E. Dahlia Avenue • Palmer, AK 99645  
 Ph. (907) 861-8642

**RECEIVED**  
 MAR 12 2026  
**ASSESSMENTS DIV**

**REQUEST TO FILE LATE REAL PROPERTY ASSESSMENT APPEAL**  
 Submit this request by March 31, 2026, for consideration by the Board.

Date: 03/12/26 Account Number: 53129301L006  
 Name: Aaron Mason  
 Mailing Address: 2710 N. Terrell Dr City/ST/Zip Wasilla, AK 99654  
 Phone No.: 907-841-7306 E-mail: mase.376@gmail.com

In the absence of adequate contact information, any notifications related to this request will be directed to the mailing address on the account number referenced in this request.

**Please review the information provided on the opposite side of this form.**

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**I was unable to appeal within the 30-day appeal period because:**

I did not receive my blue assessment card to appeal. It was returned to the borough and not delivered to my address (Addresses were all tripte checked to be correct.) I was emailed by Jamie Love on 03/05/26 informing me my blue card had been sent back. My request to appeal was denied because it was 7 days after appeals dates closed. Thank you for your consideration in re-opening my property assessment appeal.

You may attach any additional documentation supporting your reason for missing the appeal deadline.

Signature:  Aaron Mason

Mail or return to: Matanuska-Susitna Borough, Board of Equalization Clerk,  
 Assessment Division, 350 E. Dahlia Ave., Palmer, AK 99645

**Questions?**

Please call the Board of Equalization Clerk at 861-8648

**MARCH 29, 2026, IS THE FINAL DEADLINE TO SUBMIT A LATE-FILE REQUEST.**



**MATANUSKA-SUSITNA BOROUGH**  
**LATE-FILE APPEAL REQUEST FORM AND PROCEDURE**  
**(REQUEST TO FILE A LATE REAL PROPERTY ASSESSMENT APPEAL)**

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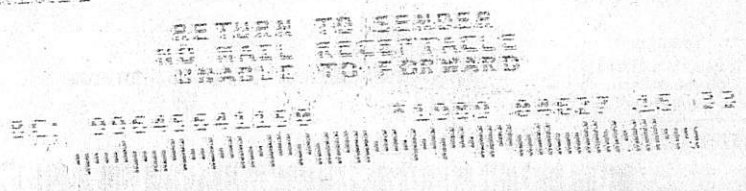
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- March 29, 2026 ..... FINAL deadline for late-file requests

NIXIE 985 DE 1999 0002/15/25

MATANUSKA-SUSITNA BC  
350 E. DAHLIA AVI  
PALMER, AK 9964  
myproperty.matsugov



ACCOUNT NUMBER 53128B01L006		LEGAL DESCRIPTION OF REAL PROPERTY APPRAISED DARRINGTON VLG BLOCK 1 LOT 6 2710 N TERRELL DR	
LOT SIZE 1.00			
Land Value \$ 43,700	Building Value \$ 421,800	Exemption or Deferment \$ 285,259	Taxable Value \$ 180,241
PHONE (907) 861-8642	APPEAL MUST BE FILED BY 02/27/2026	ASSESSMENT YEAR 2026	

IMPORTANT  
PLEASE READ REVERSE SIDE

068621



MASON AARON IRA  
2710 N TERRELL DR  
WASILLA AK 99654

76889

3/5/26  
52

scanned to email - address ok - per phone w/Aaron

You are hereby notified of the assessed value of your property described on the face of this notice as of January 1 of the current assessment year. AS 29.45.160-29.45.190 requires that you advise the assessor of errors or omissions in the assessment of your property within 30 days of the mailing of this notice.

If, after advising the assessor of errors, adjustments are not made to the property owner's satisfaction, formal appeal can be made to the Board of Equalization. Formal appeal must be submitted to the Assessment Division on the required form, postmarked or delivered no later than the appeal deadline printed on the face of this notice. This form is available at the office of the assessor, or online at [www.matsugov.us/departments/finance#assessment](http://www.matsugov.us/departments/finance#assessment). Additional information is also available online.

Any formal appeal received in a timely manner on the required form will be scheduled for a hearing before the Board of Equalization. Hearings will be held beginning on 04/01/2026 and scheduled thereafter until all appeals have been heard. Persons filing an appeal will be notified by mail of the hearing time and location.

Tax bills will be mailed by July 1st. Payment of the first half of your 2026 taxes will be due on 08/17/2026. Payment of the second half of your 2026 taxes will be due on 02/16/2027. Property taxes become delinquent and are subject to penalty and interest, if payments are not made by these due dates.

**THIS IS NOT A TAX BILL**



5151 Fairbanks Street  
P.O. Box 190288  
Anchorage, AK 99519-0288  
www.enstarnaturalgas.com

PRESORTED  
FIRST CLASS



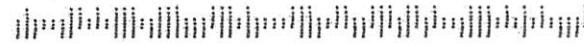
ADDRESS SERVICE REQUESTED

1\*1\*6131\*\*\*\*\*SINGLP  
AARON I MASON  
2710 N. TERRELL DR  
WASILLA AK 99654



Know what's below. Call before you dig.

9965494541 0010



Matanuska Electric Association, Inc.  
163 E Industrial Way  
Palmer, Alaska 99645-2929

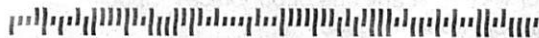
Office Hours: Monday-Friday 8:00am - 5:00pm  
Phone: (907) 745-3231 or (907) 689-9300  
Website: www.mea.coop

Electronic Service  
Requested

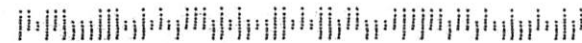
PRESORTED  
FIRST CLASS



\*\*\*\*\*SINGLE-PIECE 99530  
AARON I MASON 5 3965  
JAIDA K GOUGH C-16  
2710 N TERRELL DR  
WASILLA AK 99654



9965494541 0010



PRESORTED  
FIRST-CLASS MAIL  
U.S. POSTAGE PAID  
OSG

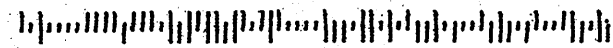


Matanuska Telecom Association, Inc.  
1740 S. Chugach St  
Palmer, AK 99645

1:2 - 12965



+ 0299052 000006482 DRPST4 00945753 P3  
GOUGH JAIDA  
2710 N TERRELL DR  
WASILLA, AK 99654



PM1856VG-000



**ATTENTION CLERK: FILING FOR ADA ACCOMMODATION & GOOD CAUSE**

RE: Account 52917B04L022 | Parcel 68291

This taxpayer has a well documented neuro-cognitive disorder diagnosis affecting working memory, executive function, and verbal communication. Pursuant to the Americans with Disabilities Act (ADA), please provide the following "Reasonable Accommodations":

- Written Communication Only: Please do not ask the taxpayer to explain the appeal verbally. All evidence, math, and medical "Good Cause" reasons are provided in the attached letter.
- Request for Record Card: Please provide a printed copy of the Full Property Record Card (PRC) for this account. The taxpayer will pay any necessary fee for this document.
- Date-Stamp for Receipt: Please date-stamp the attached "Evidence Receipt" to confirm that the Borough has received the following:
  - Late-File Request Form (Good Cause: Biopsy on 2/27 & Mail Delay).
  - Formal Appeal Letter (2,221 sq. ft. Easement & Unfinanceable Building).
  - Contractor Estimates (\$15,890 Septic & \$4,727 Vapor Barrier).
  - USPS Informed Delivery Proof (Received Feb 7th).
  - CD/DVD of Photos (Labeled with Tax ID).
  - PDF of Non-Functional Borough Website.

ASSESSMENTS

MAR 02 2026

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Please provide the date-stamped copies and the Property Record Card to the taxpayer. No further verbal interview is requested at this time.

Thank you,

Chad Mills



Chad Mills

7110 W Cambridge Dr

Wasilla, AK 99623

[aknorthernlight@gmail.com](mailto:aknorthernlight@gmail.com) (907) 521-8071

## REQUEST FOR LATE-FILE CONSIDERATION (GOOD CAUSE SHOWN)

I am formally requesting "Good Cause" consideration for this late filing due to a convergence of medical necessity, delayed notice mailing or receipt, as well as Borough web accessibility/technical problems:

- 1. Statutory Notice Failure & USPS Delay:** Evidence supplied by an **USPS Informed Delivery Email Update**<sup>1</sup> confirms that the assessment notice, which was mailed to many MatSu property owners in late January, was not expected to arrive at my address until February the 7<sup>th</sup>. In reality, the assessment notice was constructively received on 02/09/26. This is the day I began messaging people. The logistical delay itself denied me a full 30-day statutory window under AS 29.45.190 to review records, prepare and file an appeal.
- 2. Absence of Assessment Appeal Form:** On the backside of the assessment notice, in red font, the Borough provided a specific web-based assessment appeal form, available at this URL:([www.matsugov.us/department/finance#assessment](http://www.matsugov.us/department/finance#assessment)). However, this URL appears to be an assessment landing page where the specified form is absent. I “printed-to-pdf” this URL on 02/26/26, which I’m including on cd/dvd disc.<sup>2</sup>
- 3. Returned Assessment Appeal Email on 02/26/26:** Although the landing page contains a phone number for the Borough, I searched in vain looking for email addresses through which I could email the Borough clerk and MatSu Assessments. Due to disabilities affecting working memory and executive functioning, I am only capable of adaptation under these circumstances electronically and digitally. Having discovered two email addresses associated with Borough property tax assessments via search engines—[assessments@matsugov.us](mailto:assessments@matsugov.us) and [borough.cleark@matsugov.us](mailto:borough.cleark@matsugov.us)--I attempted to submit an appeal with property repair estimates and photos to both email addresses on 02/26/26. The email was returned; both recipient addresses were rejected.<sup>3</sup>

ASSESSMENTS

MAR 02 2026

RECEIVED

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1 Exhibit 1: USPS Informed Delivery Email, dated 02/07/26.  
2 Exhibit 2: PDF of Borough’s Assessment page, where the assessment appeal form was supposed to be available (located inside of attached cd/dvd rom disc).  
3 Exhibit 3: Returned Email on 02/26/26.

4. **Medical Necessity:** On what turned out to be the filing deadline, February 27, 2026, I was required to be in Anchorage at the Alaska Neurology Center for a pre-scheduled *Sync-1* skin biopsy operation. Several samples of nerve fibers were extracted in the search for a specific abnormal protein linked to several neuro-degenerative diseases. This appointment was extremely important as it was intended to identify the root cause of the rapidly accelerating neuro-cognitive disorder which which I've been diagnosed. This medical procedure prevented me from delivering this appeal in person. My wife drove me to the appointment and back. Evidence of this appointment is attached.<sup>4</sup>

5. **Disability Accommodations:** My neuro-cognitive disorder significantly slowed the process of synthesizing complex survey math and contractor estimates. I utilized AI assistance heavily to organize this data, and I formally request the patience and additional time required by the Borough to ensure the accuracy of this record.

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ASSESSMENTS

MAR 02 2026

RECEIVED

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4 Exhibit 4: SMS Appointment Reminder from Alaska Neurology Center, sent to my wife's phone, 909-273-9450.

**REAL PROPERTY ASSESSMENT APPEAL: LOT 22, BLOCK 4, VICTORIA ESTATES SUBDIVISION, MATSU BOROUGH**

**Tax ID (Account Number): 52917B04L022**

**Parcel ID: 68291**

**Physical Address: 7110 W Cambridge Dr, Wasilla, AK 99623**

**Date of Delivery: Monday, March 2, 2026**

ASSESSMENTS

MAR 02 2026

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**I. REQUEST FOR LATE-FILE CONSIDERATION (GOOD CAUSE SHOWN)**

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ASSESSMENTS

MAR 02 2026

## II. LAND VALUE APPEAL: EXTRAORDINARY DUAL EASEMENT BURDENS RECEIVED

### A. Administrative Oversight Mass-Appraisal Model Discrepancy:

According to the Matanuska-Susitna Borough Real Property Detail for Account 52917B04L022, the 2026 Land Assessment of \$33,400 represents a uniform 15.17% increase over the 2025 valuation. While this reflects a standard borough-wide market adjustment, it appears this "mass-appraisal" model did not trigger a site-specific review of the extraordinary easement burdens on Lot 22. As evidenced by the **Gross Acreage (0.45)** and **Taxable Acreage (0.45)** listed on that record, the Borough seems to be taxing 100% of the lot as "Full-Use" land.<sup>5</sup>

### B. Mathematical Calculation of Restricted Area:

Based on the dimensions and curve data from the Original Plat Survey of Record Image 84-297<sup>6</sup> and the As-Built Survey for Lot 22, Block 4, Victoria Estates, Phase I (according to Plat No. 84-297),<sup>7</sup> the utility easements encumber a total legal footprint of 3,121.95 sq. ft. (approximately 16% of the total lot). However, when accounting for the necessary unusable buffers surrounding the guy wire, utility pole, and buried culvert, the functional loss of usable land is approximately 20% of the total parcel. The computations are as follows:

<sup>4</sup> Exhibit 4: SMS Appointment Reminder from Alaska Neurology Center, sent to my wife's phone, 909-273-9450.

<sup>5</sup> Exhibit 5: MyProperty Detail Report for account number 52917B04L022

<sup>6</sup> Exhibit 6: Original Plat Survey of Record Image 84-297

<sup>7</sup> Exhibit 7: As-Built Survey for Lot 22, Block 4, Victoria Estates, Phase I (according to Plat No. 84-297)

- **Segment 1** (W. Cambridge Frontage): 70 foot (linear) x 15 foot (width) = **1,050 sq ft**
- **Segment 2** (Radius Corner C27): 39.27 foot (arc length) x 15 foot (width) = **589.05 sq ft**
- **Segment 3** (Drina Ct. Frontage C36): 38.86 foot (arc length) x 15 foot (width) = **582.90 sq ft**

**TOTAL ENCUMBRANCE OF ABOVE EASEMENT SEGMENTS 1,2,3 = 2,221.95 sq ft**

- **Separate Easement Segment 4 (Driveway Bisect Corridor):** 30 foot x 30 foot = **900 feet**

**COMBINED TOTAL CALCULATED ENCUMBRANCE: 2,221.95 sq ft + 900 sq ft = 3,121.95 sq. ft.**

ASSESSMENTS

MAR 02 2026

**C. The "Driveway Bisect" Restriction (Quality/Access Burden):**

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Separate from the perimeter wrap easement, a second utility easement cuts directly through my property's primary driveway. This easement contains a utility pole, guy wire, and buried culvert. Because this easement occupies the most critical functional access point of the home—access with a vehicle—this easement imposes a "functional obsolescence" that prevents standard improvements like paving or widening.

**D. Permanent Devaluation and Lack of Marketability ("Parasite Land"):**

These easements are not merely topographical; they are permanent legal encumbrances documented in the Deed of Personal Representative,<sup>8</sup> which references the 1961 and 1984 blanket utility reservations. I cannot separately sell either easement to the parties of interest (MEA or the Mat-Su Borough) because these parties already enjoy all access rights without any of the burdens of maintenance or taxes. This lack of a "bundle of rights" renders 20% of my property unusable and unsalable.

I therefore request a **Negative Adjustment for Functional Obsolescence** to reflect a nominal valuation for the 3,121.95 square feet of encumbered land, as the severance of the 'bundle of rights' has resulted in a significant diminution in value for the overall parcel.

**III. BUILDING VALUE APPEAL: UNFINANCEABLE PHYSICAL DEFECTS**

<sup>8</sup> Exhibit 8: Deed of Personal Representative, dated 12/08/2011.

The Building Value of **\$257,300** presupposes the building is currently in an "Average" condition. However, this property suffers from numerous system failures, rendering it **unfinanceable** for loan financing under standard AHFC, FHA, or VA guidelines. It cannot be sold in its current state without tens of thousands of dollars in immediate repairs, including but not limited to:

1. **Total Septic System Replacement:** The original 1985, 40-year-old steel septic tank is still being used in an advanced state of failure (missing baffles, severe corrosion, frost-heaved mains). Royal Flush Septic Pumping estimated on April 15, 2025 a total replacement cost for a new septic system at **\$15,890.50** <sup>9</sup> Without the septic system replaced upfront, this property would *never* pass home inspection.
2. **Foundation & Structural Defect:** A structural conversion seems to have occurred at some point in the past, without proper foundation support, leading to annual severe frost heave, floor-to-ceiling sheetrock cracks, and warped door frames throughout the home and garage.<sup>10</sup>
3. **Moisture, Rot, and Fungus:**
  - **Vapor Barrier Failure:** The crawlspace lacks a continuous sealed vapor barrier, leading to mold-inviting dampness. Rapid Response Restoration estimated on 02/26/26 the total cost to install a proper vapor barrier: **\$4,727.88** <sup>11</sup>
  - **Artillery Fungus (*Sphaerobolus stellatus*):** The exterior T-11 siding, as well as exterior doors, are permanently defaced by the speckled spores of **Artillery Fungus (*Sphaerobolus stellatus*)**. These lesions adhere stronger than gorilla glue and spores that cannot be removed by scraping, scrubbing or power-washing without also removing paint. This fungus originated in part from 20-year-old decaying wooden forms left in place to rot in the ground, in addition to actively wet-rotted wooden fascia boards behind gutters and wooden gutter trim. The lack of flashing, drip edges or underground drainage hoses away from the house created dense fungal infestations and moss growth on both sides of the yard (and the backyard). The backside of the house is completely missing gutters. The only cure is full siding/fascia replacement. I haven't been able to obtain an estimate for this repair work (and lack the funds to implement repairs).<sup>12</sup>

ASSESSMENTS

MAR 02 2026

RECEIVED

---

9 Exhibit 8: Royal Flush Pumping Estimate, dated 04/15/25 for **\$15,890.50**

10 Exhibit 9: Photos, located on cd/dvd disc, shows lingering evidence of cracking.

11 Exhibit 10: Estimate from Rapid Response Restoration, dated 02/26/26, for \$4,727.88

12 Exhibit 11: Photos on cd/dvd disc show Artillery Fungus spore lesions on siding and a garage door.

- **Pest Infestation:** Decaying wood served as a vector for **Carpenter Ants** and **Carpet Beetles**, which have now migrated into the wall cavities of both the home and garage. Other species of beetles also frequently found in front of the garage.<sup>13</sup>

4. **Electrical, Fire, Gas & Safety Code Violation Hazards:** Multiple violations exist:

- **Hidden Electrical Hazard:** A non-compliant repair on a main cable where a screw severed the ground wire creates a high-resistance fire point, violating **NEC 110.12, 110.14, and 314.29**. This requires immediate professional replacement behind the drywall.<sup>14</sup>
- **HVAC Venting Hazard:** The use of single-wall pipe in an unconditioned crawlspace violates **Alaska Fuel Gas Code (Section 503)**, causing acidic corrosion and a CO backdraft risk.<sup>15</sup>
- **Missing Safety Steps:** The **25-inch drop** at the rear patio door and the **17-inch drop** at the garage landing without proper stairs or a landing violates **IRC Section R311.3**. The plat map shows a “step” that no longer exists. This omission is a life-threatening safety hazard that would be an issue for any home inspection.

---

#### IV. FORMAL REQUESTS

I respectfully request a **Site Inspection** and a copy of my **Property Record Card** (including the Condition Rating, Quality Grade, and Depreciation Schedule). I ask that the Land and Building values be adjusted downward to reflect the \$20,000+ documented cost-to-cure and the permanent loss of usable acreage.

Signed: *Chad A. Mills & Lori A. Mills* Dated: March 2, 2026

ASSESSMENTS

MAR 02 2026

RECEIVED

---

13 Exhibit 12: Pest Photos on cd/dvd disc.

14 Exhibit 13: Photos of electrical wire damage in the garage on cd/dvd disc.

15 Exhibit 14: Photos of Lenox, natural-gas burning heater with improper single wall diagonal vent pipe to vertical vent stack.

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- Exhibit 2:** PDF of Borough's Assessment page, where the assessment appeal form was supposed to be available (located inside of attached cd/dvd rom disc).
- Exhibit 3:** Emailed Assessment Appeal returned on 02/26/26.
- Exhibit 4:** SMS Appointment Reminder from Alaska Neurology Center, sent to my wife's phone, 909-273-9450.
- Exhibit 5:** MyProperty Detail Report for account number 52917B04L022
- Exhibit 6:** Original Plat Survey of Record Image 84-297
- Exhibit 7:** As-Built Survey for Lot 22, Block 4, Victoria Estates, Phase I (according to Plat No. 84-297)
- Exhibit 8:** Deed of Personal Representative, dated 12/08/2011
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MAR 02 2026

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C M <aknorthernlight@gmail.com>

### Your Daily Digest for Sat, 2/7 is ready to view

1 message

**USPS Informed Delivery** <USPSInformeddelivery@email.informeddelivery.usps.com>  
To: aknorthernlight@gmail.com

Sat, Feb 7, 2026 at 7:10 AM

Exhibit I : USPS  
Informed Delivery  
Email Notice on  
02/07/26

Exhibits

ASSESSMENTS

MAR 02 2026

RECEIVED

COMING

Hi, Chad!

You have 1 mailpiece(s) and 0 inbound package(s) arriving soon.

Saturday

7 February 2026

1

Mailpiece(s)

0

Package(s)



MAIL

View Dashboard

Expected Today

1 item(s)

MATANUSKA-SUSITNA BOROUGH  
350 E. DAHLIA AVE  
PALMER, AK 99645  
myproperty.matsugov.us

2026 REAL PROPERTY ASSESSMENT NOTICE

2026 FIRST CLASS MAIL  
10 POSTAGE PAID  
PERMIT NO.

ADDRESS SERVICE REQUESTED

ACCOUNT NUMBER 52917B04L022	LEGAL DESCRIPTION OF REAL PROPERTY APPRAISED VICTORIA EST PH I BLOCK 4 LOT 22 7110 W CAMBRIDGE DR		
LOT SIZE 0.49	Land Value \$ 33,400	Building Value \$ 257,300	Total Value \$ 5,441
PHONE: (907) 851-8642	APPEAL MUST BE FILED BY 02/27/2026		ASSESSMENT YEAR 2026

IMPORTANT  
PLEASE READ REVERSE SIDE

060142  
MILLS CHAD A & LORI A  
7110 W CAMBRIDGE DR  
WASILLA AK 99623-9826

30863

ASSESSMENTS

MAR 02 2026

RECEIVED



# PACKAGES

[View Dashboard](#)

No packages are available to display.



C M <aknorthernlight@gmail.com>

**account number 52917B04L022, assessment appeal**

3 messages

C M <aknorthernlight@gmail.com>  
To: assessments@matsugov.us  
Cc: borough.clerk@matsugov.us

Thu, Feb 26, 2026 at 4:53 PM

Exhibit 3:  
Returned Email

ASSESSMENTS

MAR 02 2026

RECEIVED

Cracks in wall.zip

Beetles.zip

Spots.zip

Dear Assessor's Office and Members of the Board of Equalization,

I am submitting my 2026 property assessment appeal for 7110 W Cambridge Dr., Wasilla, AK. Attached is a zipped folder containing all supporting documents, including:

- My appeal letter to the Assessor's Office
- My appeal letter to the Board of Equalization
- Annotated plat map
- Annotated as-built survey
- Contractor estimates for septic system replacement and vapor barrier replacement
- Photos documenting additional condition defects (foundation issues, fascia rot, drainage problems, electrical issues, and other structural concerns)

These materials demonstrate significant condition impairments, land-usability limitations, and equity and uniformity concerns affecting the assessed value of my property.

Please confirm receipt of this email and the attached ZIP file. I am available if any additional information is needed.

Thank you for your time and consideration.


Sincerely,

Chad Mills  
7110 W Cambridge Dr.  
Wasilla, AK 99623


Note:  
This email is  
no longer my  
appeal

4 attachments

 **Other Details.zip**  
86K

 **Estimates.zip**  
865K

 **As-Built Survey & Platt 22 map.zip**  
3837K

 **appeal to assessor.pdf**  
94K

ASSESSMENTS

MAR U 2 2026

RECEIVED

Mail Delivery Subsystem <mailer-daemon@googlemail.com>  
To: aknorthernlight@gmail.com

Thu, Feb 26, 2026 at 5:02 PM



### Address not found

Your message wasn't delivered to **borough.clerk@matsugov.us** because the address couldn't be found, or is unable to receive mail.

[LEARN MORE](#)

▲ This link will take you to a third-party site

The response from the remote server was:

550 permanent failure for one or more recipients ([borough.clerk@matsugov.us:550](mailto:borough.clerk@matsugov.us:550) 5.4.1 Recipient address rejected: Access denied. For more information see <https://aka.m...>)

Final-Recipient: rfc822; [borough.clerk@matsugov.us](mailto:borough.clerk@matsugov.us)


Action: failed

Status: 5.1.1

Remote-MTA: dns; [d159096a.ess.barracudanetworks.com](https://d159096a.ess.barracudanetworks.com). (209.222.82.253, the server for the domain [matsugov.us](https://matsugov.us).)

Diagnostic-Code: smtp; 550 permanent failure for one or more recipients ([borough.clerk@matsugov.us:550](mailto:borough.clerk@matsugov.us:550) 5.4.1 Recipient address rejected: Access denied. For more information see <https://aka.m...>)

Last-Attempt-Date: Thu, 26 Feb 2026 18:02:55 -0800 (PST)

 **noname**  
4K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>  
To: aknorthernlight@gmail.com

Thu, Feb 26, 2026 at 5:03 PM

ASSESSMENTS

MAR 02 2026

RECEIVED



### Address not found

Your message wasn't delivered to **assessments@matsugov.us** because the address couldn't be found, or is unable to receive mail.

**LEARN MORE**

*▲ This link will take you to a third-party site*

The response from the remote server was:

550 permanent failure for one or more recipients ([assessments@matsugov.us](mailto:assessments@matsugov.us):550 5.4.1 Recipient address rejected: Access denied. For more information see [https://aka.ms/...](https://aka.ms/))

Final-Recipient: rfc822; [assessments@matsugov.us](mailto:assessments@matsugov.us)

Action: failed

Status: 5.1.1

Remote-MTA: dns; [d159096a.ess.barracudanetworks.com](https://d159096a.ess.barracudanetworks.com). (209.222.82.252, the server for the domain [matsugov.us](https://matsugov.us).)

Diagnostic-Code: smtp; 550 permanent failure for one or more recipients ([assessments@matsugov.us](mailto:assessments@matsugov.us):550 5.4.1 Recipient address rejected: Access denied. For more information see [https://aka.ms/...](https://aka.ms/))

Last-Attempt-Date: Thu, 26 Feb 2026 18:03:30 -0800 (PST)

---

**noname**  
4K

Exhibit H:  
Medical Necessity  
02/27/26

ASSESSMENTS  
MAR 02 2026  
RECEIVED

3:18



38554

AK Neuro:  
Chad has an  
appt Fri 2/27  
arrive at  
1:45pm - Info/  
instructions:  
health.rcmds.-  
com/boG7NO  
To confirm re-  
ply Y, cancel N.  
STOP to end.  
Std rates may

+ Text Message · SMS



# MATANUSKA-SUSITNA BOROUGH

## Real Property Detail for Account: 52917B04L022

### Site Information

Account Number	52917B04L022	Subdivision	VICTORIA EST PH I
Parcel ID	68291	City	None
TRS	S17N02W34	Map HO16	Tax Map
Abbreviated Description (Not for Conveyance)	VICTORIA EST PH I BLOCK 4 LOT 22		

Site Address 7110 W Cambridge Dr

### Ownership

Owners	MILLS CHAD A & LORI A	Buyers	
Primary Owner's Address	7110 W CAMBRIDGE DR WASILLA AK 99623	Primary Buyer's Address	

Exhibit 5:  
My Property Detail  
Report

### Appraisal Information

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed <sup>1</sup>
2026	\$33,400.00	\$257,300.00	\$290,700.00	2026	\$0.00	\$5,441.00	\$5,441.00
2025	\$29,000.00	\$245,100.00	\$274,100.00	2025	\$0.00	\$0.00	\$0.00
2024	\$29,000.00	\$229,900.00	\$258,900.00	2024	\$0.00	\$0.00	\$0.00

### Building Information

Structure 1 of 1							
Residential Units	1	Use	Residential Building				
Condition	Standard	Design	One Story				
Basement	None	Construction Type	None				
Year Built		Grade	04.4				
Foundation	Concrete Block	Well	Well C - Community Water				
Septic	Septic - 1 - Septic Tank						

### Building Item Details

Building Number	Description	Area	Percent Complete
1	Gas Heat		1 Sq. Ft. 100%
1	Garage (10.3) Area - 11M		1156 Sq. Ft. 100%
1	First Story		1348 Sq. Ft. 100%

### Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2026	No	0030	::	::
2025	Yes	0030	12.797	\$0.00
2024	Yes	0030	13.174	\$0.00

### Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
7/8/2014	QUITCLAIM DEED (ALL TYPE)	<a href="#">Palmer 2014-012670-0</a>
12/8/2011	PERSONAL REPRESENTATIVE	<a href="#">Palmer 2011-024250-0</a>
2/19/2002	WARRANTY DEED (ALL TYPES)	<a href="#">Palmer 2002-003163-0</a>

### Tax Account Status <sup>2</sup>

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total <sup>3</sup>	LID Exists
Current		\$0.00	\$0.00	\$0.00	\$150,000.00	\$285,259.00 No

### Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
0.49	0.49	Assembly District 005	<a href="#">26-360</a>	130 Central Mat-Su	017 Knik RSA

<sup>1</sup> Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

Last Updated: 2/19/2026 2:00:01 PM

<sup>2</sup> If account is in foreclosure, payment must be in certified funds.

<sup>3</sup> If you reside within the city limits of Palmer or Houston, your exemption amount may be different.

ASSESSMENTS

MAR 02 2026

RECEIVED

DATE	5
DRAWN BY	
CHECKED BY	MS 12
DESIGNED BY	MS 12
SCALE	1"=100'

**SSS ENGINEERS, SUSTINA**

LOCATED IN MATANUSKA-SUSTINA  
TOWNSHIP 17 NORTH RANGE 2 WEST  
PHASE I  
PLAT OF  
**VICTORIA**

**RESTRICTIVE COVENANTS**

1. THE LOT AREA SHALL BE MAINTAINED AS SHOWN ON THIS PLAT.

2. THE LOT AREA SHALL BE MAINTAINED AS SHOWN ON THIS PLAT.

3. THE LOT AREA SHALL BE MAINTAINED AS SHOWN ON THIS PLAT.

**NOTARY ACKNOWLEDGEMENT**

NOTARIES PUBLIC FOR THE STATE OF ALASKA

DATE OF NOTARIZATION: 2-28-86

**NOTARY ACKNOWLEDGEMENT**

NOTARIES PUBLIC FOR THE STATE OF ALASKA

DATE OF NOTARIZATION: 2-28-86

**NOTARY ACKNOWLEDGEMENT**

NOTARIES PUBLIC FOR THE STATE OF ALASKA

DATE OF NOTARIZATION: 2-28-86

**LEGEND**

400' BATH

UNITED BANK OF ALASKA

11/1/85

**CERTIFICATE OF OWNERSHIP AND DEED**

I HEREBY CERTIFY THAT I HAVE THE RECORDS OF THIS SUBDIVISION AND DEED

RECORDED IN THE MATANUSKA-SUSTINA DISTRICT OF ALASKA

**VICINITY MAP**

SCALE: 1"=1 MI

**CERTIFICATE OF PAYMENT OF TAXES**

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS DUE TO THE STATE OF ALASKA HAVE BEEN PAID.

DATE: 2/28/86

**CERTIFICATE OF APPROVAL**

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED MAP AND DEED COMPLY WITH THE MATANUSKA-SUSTINA DISTRICT OF ALASKA.

DATE: 2/28/86

**NOTES**

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NOTARIES PUBLIC FOR THE STATE OF ALASKA

DATE OF NOTARIZATION: 2-28-86

**SAVANEY'S CERTIFICATE**

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED MAP AND DEED COMPLY WITH THE MATANUSKA-SUSTINA DISTRICT OF ALASKA.

DATE: 2/28/86

**CERTIFICATE OF APPROVAL**

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DATE: 2/28/86

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**LEGEND**

400' BATH

UNITED BANK OF ALASKA

11/1/85

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RECORDED IN THE MATANUSKA-SUSTINA DISTRICT OF ALASKA

**VICINITY MAP**

SCALE: 1"=1 MI

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**NOTARY ACKNOWLEDGEMENT**

NOTARIES PUBLIC FOR THE STATE OF ALASKA

DATE OF NOTARIZATION: 2-28-86

**DEPARTMENT OF ENVIRONMENTAL CONSERVATION**

**CERTIFICATE OF APPROVAL BY THE ALASKA**

THIS SUBDIVISION HAS BEEN REVIEWED IN ACCORDANCE WITH THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION ACT AND THE SUBDIVISION MAP ACT.

DATE: 2/28/86

**SAVANEY'S CERTIFICATE**

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED MAP AND DEED COMPLY WITH THE MATANUSKA-SUSTINA DISTRICT OF ALASKA.

DATE: 2/28/86

**CERTIFICATE OF APPROVAL**

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DATE: 2/28/86

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DATE OF NOTARIZATION: 2-28-86

**NOTARY ACKNOWLEDGEMENT**

NOTARIES PUBLIC FOR THE STATE OF ALASKA

DATE OF NOTARIZATION: 2-28-86

**LEGEND**

400' BATH

UNITED BANK OF ALASKA

11/1/85

**CERTIFICATE OF OWNERSHIP AND DEED**

I HEREBY CERTIFY THAT I HAVE THE RECORDS OF THIS SUBDIVISION AND DEED

RECORDED IN THE MATANUSKA-SUSTINA DISTRICT OF ALASKA

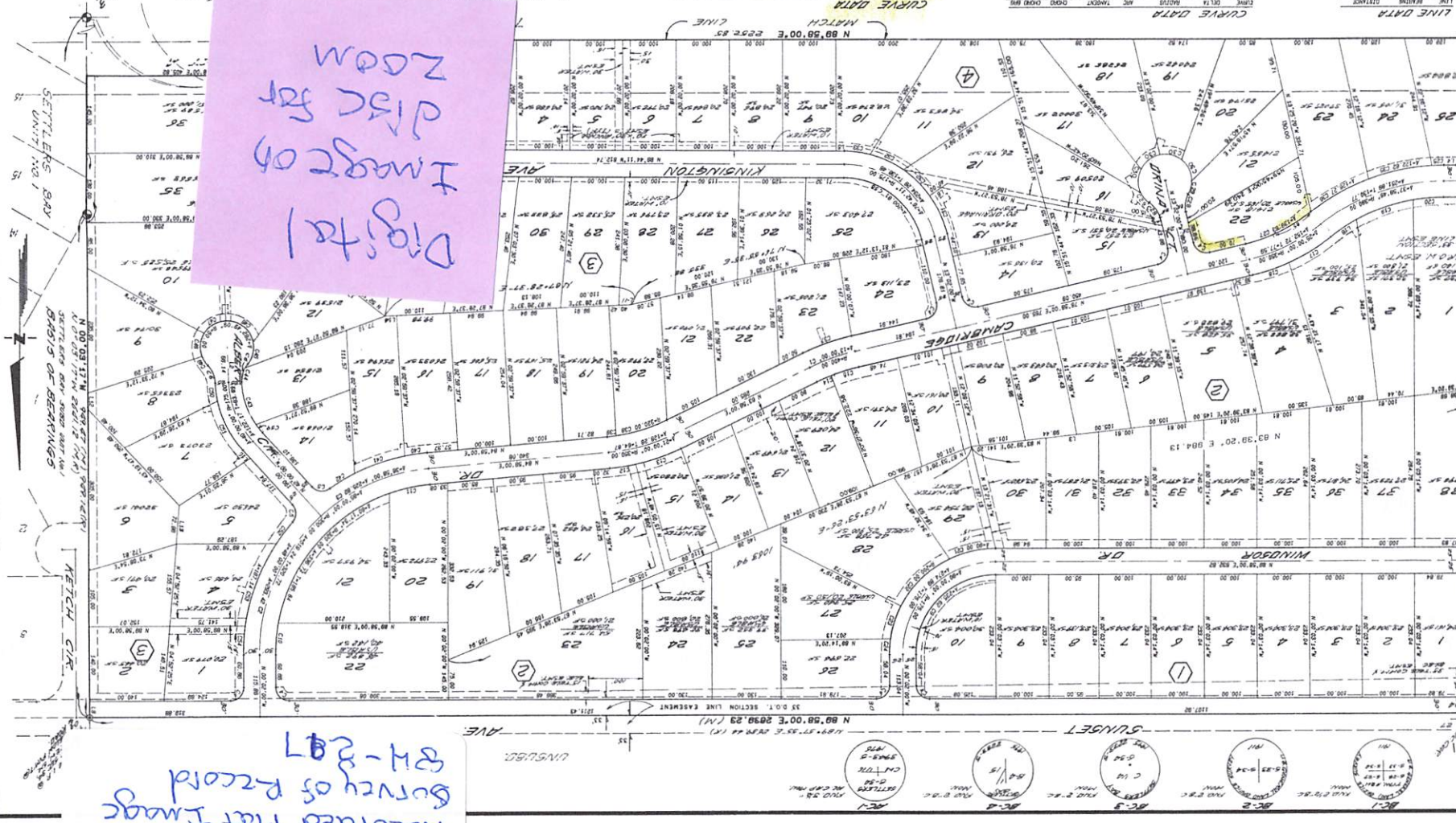
**VICINITY MAP**

SCALE: 1"=1 MI

**RESTRICTIVE COVENANTS**

1. THE LOT AREA SHALL BE MAINTAINED AS SHOWN ON THIS PLAT.

2. THE LOT AREA SHALL BE MAINTAINED AS SHOWN ON THIS PLAT.



**RECEIVED**

**MAR 02 2006**

**RESTRICTIVE COVENANTS**

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**NOTARY ACKNOWLEDGEMENT**

NOTARIES PUBLIC FOR THE STATE OF ALASKA

DATE OF NOTARIZATION: 2-28-86

**NOTARY ACKNOWLEDGEMENT**

NOTARIES PUBLIC FOR THE STATE OF ALASKA

DATE OF NOTARIZATION: 2-28-86

**NOTARY ACKNOWLEDGEMENT**

NOTARIES PUBLIC FOR THE STATE OF ALASKA

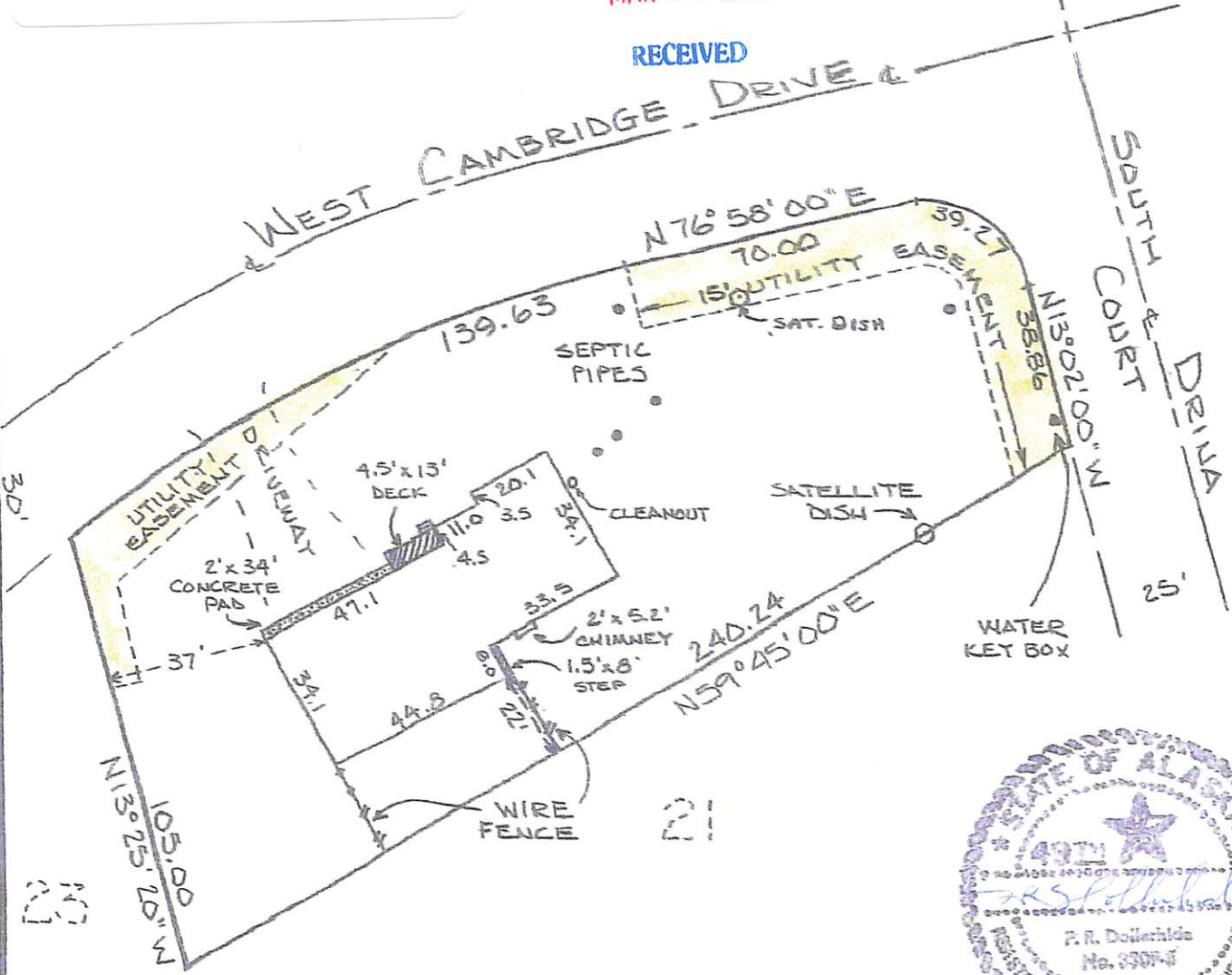
DATE OF NOTARIZATION: 2-28-86

Exhibit 7:  
AS-Built Survey

ASSESSMENTS

MAR 02 2026

RECEIVED



RECERTIFIED 1-23-02

REMOVED GREENHOUSE;  
ADDED STORAGE UNITS  
AND FENCES

RECERTIFIED: 11-23-11

REMOVED STORAGE UNITS,  
ADDED SAT. DISH

NOTE:  
THIS LOT IS SERVED BY A  
COMMUNITY WATER SYSTEM.

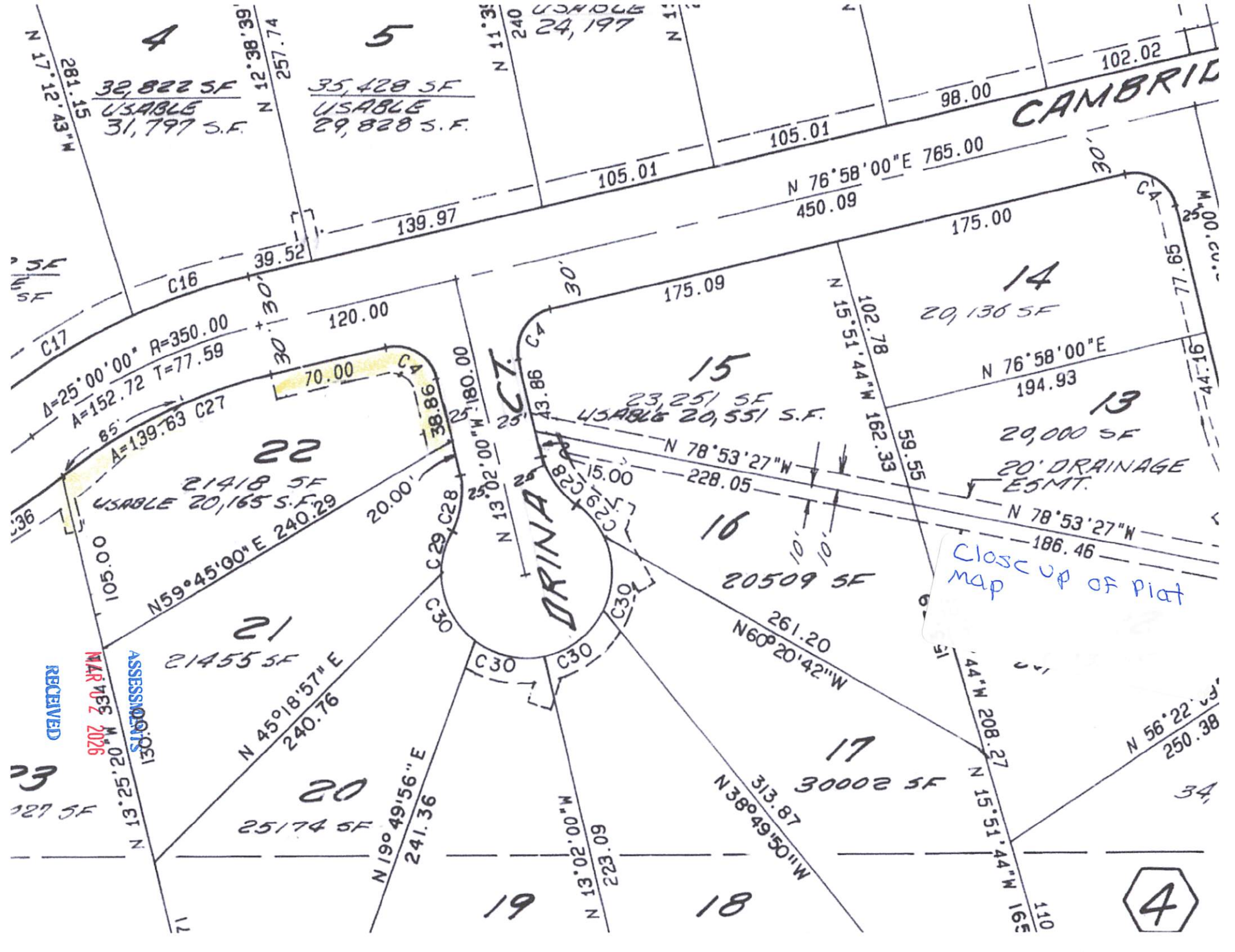
AS - BUILT SURVEY

NOTE: THIS AS-BUILT SURVEY DATA SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES OR TO CONSTRUCT IMPROVEMENTS.

SCALE: 1" = 40'  
DATE: 11-17-99  
PLAT NO. 84-297

LOT 22, BLOCK 4  
VICTORIA ESTATES  
PHASE I  
PALMER RECORDING DISTRICT

DOLLERHIDE ENGINEERING  
POST OFFICE BOX 871812  
WASILLA, ALASKA 99687  
907/376-5485 FAX 373-1882



4  
32,822 SF  
USABLE  
31,797 S.F.

5  
35,428 SF  
USABLE  
29,828 S.F.

USABLE  
24,197

CAMBRIDGE

C16  
C17  
 $\Delta=25^{\circ}00'00''$  R=350.00  
A=152.72 T=77.59  
85'  
A=139.63 C27

22  
21418 SF  
USABLE 20,165 S.F.

15  
23,251 SF  
USABLE 20,551 S.F.

14  
20,136 SF

13  
20,000 SF  
20' DRAINAGE  
E5MT.

16  
20509 SF

21  
21455 SF

N 45°18'57" E  
240.76

17  
30002 SF

20  
25174 SF

N 19°49'56" E  
241.36

N 38°49'50" W  
313.87

19

18

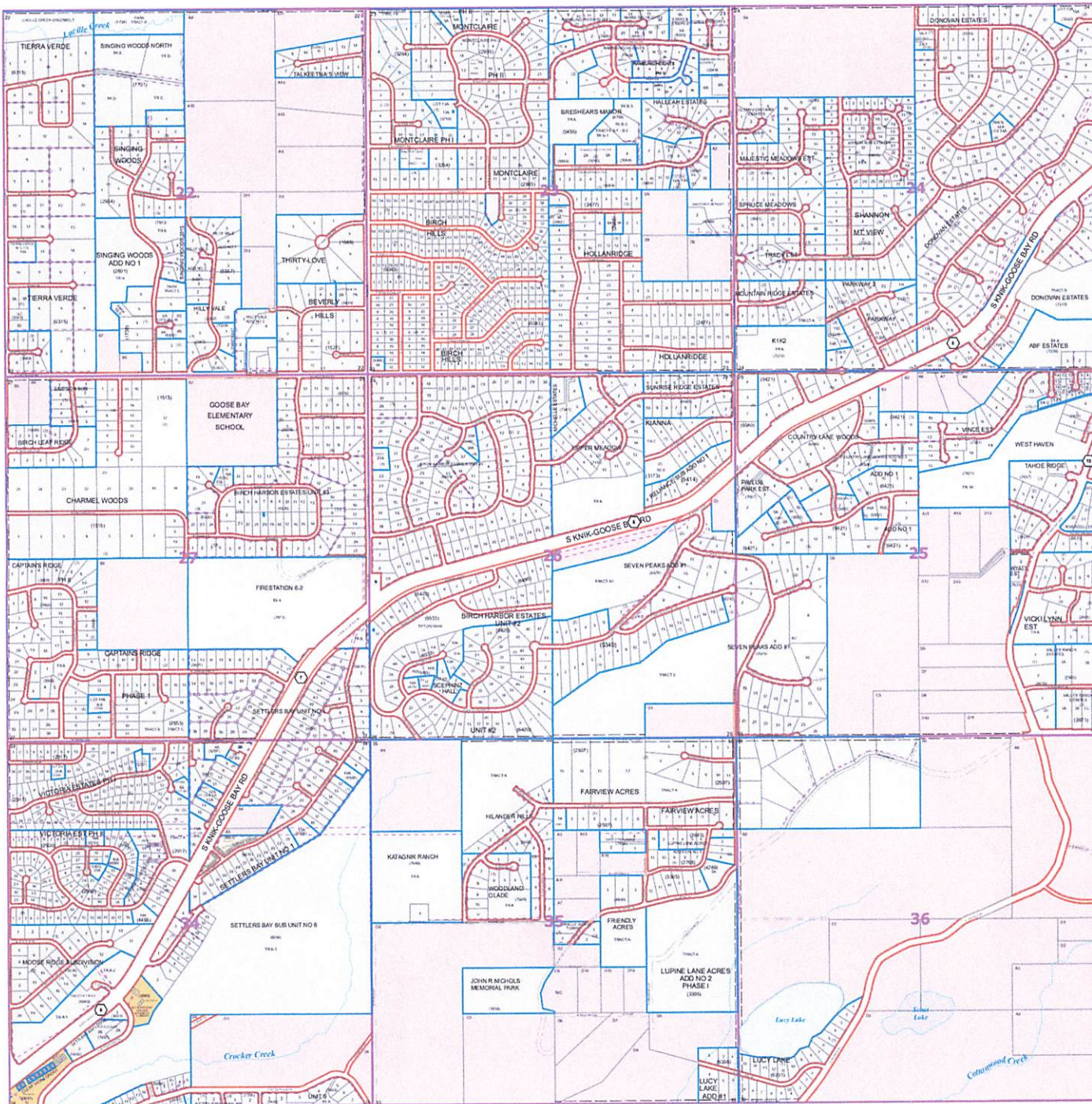
4

Close up of Plat map

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ASSESSMENT  
MAR 05 2026



# Matanuska - Susitna Borough

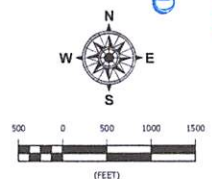


**Legend**

	Section Grid		Easements
	City Boundary		Easement
	Subdivision Boundary		MSB Right-of-Way
	Parcel Type		MSB Travelled Way
	Subdivision Lot		Railroad
	Tax Parcel		Right-of-Way ESMT
	Mineral Survey		Section Line ESMT
	Multi Unit		Waterbody
	Surveyed		Stream
	Utility		
	Agency		
	Building Only		
	Other		
	US Survey		
	Government Lot Line		

(M) Mileposts  
 7 Subdivision or Government Lot Number  
 (1) Subdivision Block Number  
 SUBD Subdivision Name  
 (#####) Subdivision Number  
 A15 Tax Parcel Number  
 7 Section Number  
 N/C Non-Conforming Parcel

**ASSESSMENTS**  
**MAR 07 2026**  
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Source: This map was compiled using a variety of sources including, but not limited to, Recorded Subdivision Maps, U.S. Surveys, Alaska State Land Surveys, Bureau of Land Management Survey Plans, Alaska DOT Right of Way Plans, Public Use Easements, Deeds, and other recorded documents. This map is solely an index of property records and is not intended to be used in lieu of the recorded documents or a survey prepared by a Registered Land Surveyor. All information on this map is subject to field verification.

Projection: Data is recorded in State Plane Coordinate Feet, Alaska Zone 4, using North American Datum of 1983.

Matanuska-Susitna Borough  
 Information Technology Dept.  
 Geographic Information System  
 330 E. Dotson Avenue  
 Palmer, Alaska 99645  
 Phone: (907) 864-7938  
 E-Mail: ServiceDesk@msb.gov.ak

This map was created by the Matanuska-Susitna Borough ("Borough") with the intent of providing a visual representation of the assessed parcels and not necessarily with the intent of the use of the map as a legal document. This map is not intended to be used in lieu of the recorded documents or a survey prepared by a Registered Land Surveyor. All information on this map is subject to field verification. This map is not intended to be used in lieu of the recorded documents or a survey prepared by a Registered Land Surveyor. All information on this map is subject to field verification.

THE BOROUGH IS NOT RESPONSIBLE FOR ANY DAMAGES, WHETHER CAUSED BY THE BOROUGHS NEGLIGENCE OR OTHERWISE, ARISING FROM OR OUT OF THE USE OF THIS MAP. THE BOROUGH IS NOT RESPONSIBLE FOR ANY DAMAGES, WHETHER CAUSED BY THE BOROUGHS NEGLIGENCE OR OTHERWISE, ARISING FROM OR OUT OF THE USE OF THIS MAP. THE BOROUGH IS NOT RESPONSIBLE FOR ANY DAMAGES, WHETHER CAUSED BY THE BOROUGHS NEGLIGENCE OR OTHERWISE, ARISING FROM OR OUT OF THE USE OF THIS MAP.

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2011-024250-0

Recording Dist: 311 - Palmer  
12/8/2011 11:44 AM Pages: 1 of 2



ASSESSMENTS

MAR 02 2026

RECEIVED

MS88356

**DEED OF PERSONAL REPRESENTATIVE**

The GRANTOR,

Claude C. Bailey, Personal Representative of the ESTATE OF RITA MARIE COLVER, Deceased, Superior Court Case No. 3-AN-11-1623PR, whose mailing address is 350 W. International Airport Road, Anchorage, AK 99518, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and transfer to the said GRANTEE,

Exhibit 8:  
Deed of Personal  
Representative

CHAD MILLS, an unmarried person, whose address is  
PO BOX 871197, Wasilla, AK 99687

and to his heirs and assigns, forever, all of the right, title and interest and estate of Rita Marie Colver, Deceased, at the time of death, and also all of the right, title and interest that the said Estate, by operation of law or otherwise, may have acquired, in and to the following described real property:

Lot 22, Block 4, Victoria Estates, Phase I, according to Plat No. 84-297, located in the Palmer Recording District, Third Judicial District, State of Alaska.

**SUBJECT TO:**

Reservations and exceptions as contained in U.S. Patent recorded April 9, 1957, in Book 15 at Page 198, and

Terms, conditions, provisions and future liens of the Uniform Common Interest Ownership Act, and supplements and amendments thereto, of the State of Alaska (AS 34.08), and

Blanket Easement Granted To Matanuska Electric Association, Inc., recorded October 6, 1961, Book/Page 39/95, and

Reservation of all oil, gas, minerals, etc., below a depth of 500 feet, in instrument Reserved By Cecil Herman Clifft, an unmarried man, recorded December 22, 1978, Book/Page 182/412, and

Reservation of all oil, gas, minerals, etc., below a depth of 500 feet, in instrument reserved By Cecil Herman Clifft, an unmarried man, recorded June 20, 1984, Book/Page 364/438, and

Blanket Easement Granted To Matanuska Electric Association, Inc., recorded , November 13, 1984, Book/Page 389/527, and

Notes on the plat of Victoria Estates, Phase I, and Modification of Plat Notes by Matanuska-Susitna Borough Resolution Serial No. 2001-031, recorded March 30, 2001, in Book 1124 at Page 153, and

Covenants, conditions and restrictions, including terms and provisions thereof, in declaration recorded December 21, 1984, Book/Page 395/601, and Covenants, conditions and restrictions, including terms and provisions thereof, in declaration recorded June 21, 1985, Book/Page 422/159, and Amended By Instrument recorded September 6, 1985, Book/Page 433/755, and Amended By Instrument recorded March 8, 1993, Book/Page 708/273, and Amended By Instrument recorded April 1, 1993, Book/Page 710/562, and Amended By Instrument recorded July 25, 1995, Book/Page 813/88, and Amended By Instrument recorded December 8, 2004, as Reception No. 2004-034844-0, and

Liability for future assessments and/or charges as may be imposed by the Victoria Estates Subdivision Homeowners' Association, and

Terms and provisions contained in Water Ordinance of The Victoria Estates Homeowners' Association for The Victoria Estates Subdivision, recorded May 30, 2003, as Reception No. 2003-014567-0, and

Terms, provisions and covenants of the By-Laws of the Association as set out by Victoria Estates Homeowners' Association, recorded April 1, 2004, as Reception No. 2004-008418-0, and

FURTHER SUBJECT TO reservations, easements, and exceptions in U.S. Patent, and in Acts authorizing the issuance thereof; easements, right-of-ways, covenants, conditions, reservations, notes on the plat, and other restrictions of record, if any.

ASSESSMENTS  
MAR 02 2026  
RECEIVED

Date: 12/16, 2011 GRANTOR:



Claude C. Bailey  
Claude C. Bailey, Personal Representative  
of the ESTATE OF RITA MARIE COLVER,  
Deceased

STATE OF ALASKA )  
STATE OF ALASKA ) ss.  
THIRD JUDICIAL DISTRICT )

The foregoing instrument was acknowledged before me on 12/16  
2011, by Claude C. Bailey, Personal Representative of the ESTATE OF RITA MARIE  
COLVER, Deceased, on behalf of the estate.

NOTARY PUBLIC in and for Alaska  
My commission expires: 7/1/2015

Date: 12/11, 2011 GRANTEE:

Chad Mills  
CHAD MILLS

STATE OF ALASKA )  
STATE OF ALASKA ) ss.  
THIRD JUDICIAL DISTRICT )

The foregoing instrument was acknowledged before me on December 7  
2011, by CHAD MILLS.

Tiffany M. Johnson  
NOTARY PUBLIC in and for Alaska  
My commission expires: 12-1-12



Record in Palmer Recording District.  
Return to: Chad Mills  
PO BOX 871197  
Wasilla, AK 99687



Exhibit A:  
Royal Flush  
Estimate



Royal Flush Pumping  
Septic Pumping and Excavation Contractor Lic # 101761  
7362 W Parks Hwy #792 Wasilla, AK 99623  
Office (907) 376-8988 Fax (907) 376-8909  
[www.royalflushseptic.com](http://www.royalflushseptic.com)

ASSESSMENTS

MAR 02 2026

## Proposal

RECEIVED

Date: April 15, 2025

Chad and Lori Mills

Project: Septic System Replacement

Location: 7110 W Cambridge Dr.

This proposal is for a 1000 gallon tank and leach field, This will accommodate a 3 bedroom home 250 soils rating. 750 sqft. It is important to replace the tank .,

The tank and leach are 40 years old, All components of system are in a failing state, The tank has failing baffles and holes in it all of the pipes are frost heaved and disconnected from the mains, all of the observation ports are frost heaved in the leach bed. The system is functioning in a diminished capacity, Recommend Pumping yearly and monitoring it regularly until you are able to replace.

Description	Qty	Unit Price	Total
Engineering and DEC Permits	1 ls	\$880.00 lump sum	\$ 880.00
4" Sch 40 ABS install double cleanouts	1 ls	\$450.00 lump sum	\$ 450.00
Pump and Abandon existing septic tank	1 ls	\$850.00 lump sum	\$ 850.00
4" Sch 40 ABS with double cleanouts	20 lf	\$18.00 per lf	\$ 360.00
Install new 1000 gallon concrete tank	1 ls	\$6,240.50 lump sum	\$ 6,240.50
Install new 750 sqft Idisposal area	1 ls	\$7,110.00 lump sum	\$ 7,110.00
		<b>Total</b>	<b>\$ 15,890.50</b>

**Exclusions:** Barricades, Signage, staking, survey, private locating, final grade, gardening, Water Table issues, hard Rock, topsoil, replanting, and anything not listed in this proposal

### Notes

1. Any unmarked utilities hit will be repaired at Time and Material
2. Move leach field next to existing maintaining legal setbacks behind house
3. Equipment is large and heavy not responsible for driveways, asphalt or drive edges.
4. We are not landscapers native backfill to be used. rocks and sand will be on top. additional landscaping will be required by others ie: Topsoil, and hydroseeding quote available upon request
5. Crush and bury existing tank onsite per dec recommendations.

Danny Noland  
Royal Flush Pumping  
907-521-0255  
[danny@royalflushseptic.com](mailto:danny@royalflushseptic.com)



C M <aknorthernlight@gmail.com>

**You received a new estimate! (#0008129)**

1 message

**RAPID RESPONSE RESTORATION LLC** <messenger@messaging.squareup.com>

Wed, Feb 25, 2026

Reply-To: RAPID RESPONSE RESTORATION LLC

<CAESPxIkNzAwN2I4MWEtYzg0ZC00MzY5LThtYjU0NGY1ZmYzMTg3MDEzGgxjOjE4Mzc5NzkzNDYiCW1c3NlbnRlcilGdDQVZAzRwuOS8RgF5ndBBc7Kq9rdiGRB7TOFmIpVQMk=@reply2.s

To: aknorthernlight@gmail.com

Exhibit 10  
Rapid Response  
Restoration Estimate



ASSESSMENTS

MAR 02 2026

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**RAPID RESPONSE RESTORATION LLC**

New Estimate

**\$4,727.88**

Estimate

[View Estimate](#)

**Estimate #0008129 sent**

February 25, 2026

**Customer**

Chad Mills  
[AKNorthernlight@gmail.com](mailto:AKNorthernlight@gmail.com)  
7110 W. Cambridge Dr.  
Wasilla, AK 99623

**Additional Recipients**

[Lorikeehan@gmail.com](mailto:Lorikeehan@gmail.com)

**Message**

We look forward to working with you.

Replace substandard damaged vapor barrier in crawlspace with new 6 mil gas resistant permanent vapor barrier (\$4.14 ea.) x 1142 **\$4,727.88**

Subtotal **\$4,727.88**

Sales Tax **\$0.00**

**Total \$4,727.88**

2/25/26, 10:14 PM

Gmail - You received a new estimate! (#0008129)

**RAPID RESPONSE RESTORATION LLC**

5660 E Tamerack Cir

Wasilla, AK 99654-4237 United States

Ron@alaskaradon.com

(907) 354-7250

Please contact RAPID RESPONSE RESTORATION LLC about  
its privacy practices.



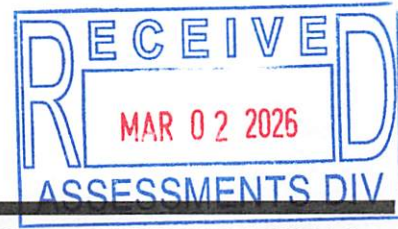
**ASSESSMENTS**

**MAR 02 2026**

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MATANUSKA-SUSITNA BOROUGH  
 350 E. Dahlia Avenue • Palmer, AK 99645  
 Ph. (907) 861-8642



**REQUEST TO FILE LATE REAL PROPERTY ASSESSMENT APPEAL**

Submit this request by March 31, 2026, for consideration by the Board.

Date: 2 March 2026 Account Number: 55369B011003

Name: Colten Southworth

Mailing Address: 522 N MEADOW LAKES LR City/ST/Zip WASILLA, AK, 99623

Phone No.: 801-244-2081 E-mail: CSOUTHWORTH21@GMAIL.COM

In the absence of adequate contact information, any notifications related to this request will be directed to the mailing address on the account number referenced in this request.

**Please review the information provided on the opposite side of this form.**

Submit documentation that validates your reasons for missing the regular appeal period. This late-file request should NOT include information regarding property valuation. MSB Code does not allow the board to consider evidence regarding property valuation at this time.

**I was unable to appeal within the 30-day appeal period because:**

I unexpectedly had to spend the latter part of February with my Navy Reserve squadron. I flew back into Anchorage on the 27<sup>th</sup> of February but was unable to get to the office in time to appeal during the standard appeal timeframe

You may attach any additional documentation supporting your reason for missing the appeal deadline.

Signature: [Handwritten Signature]

Mail or return to: Matanuska-Susitna Borough, Board of Equalization Clerk,  
 Assessment Division, 350 E. Dahlia Ave., Palmer, AK 99645

**Questions?**

Please call the Board of Equalization Clerk at 861-8648

**MARCH 29, 2026, IS THE FINAL DEADLINE TO SUBMIT A LATE-FILE REQUEST.**



**MATANUSKA-SUSITNA BOROUGH  
LATE-FILE APPEAL REQUEST FORM AND PROCEDURE  
(REQUEST TO FILE A LATE REAL PROPERTY ASSESSMENT APPEAL)**

**How do I request to appeal my assessed value to the Board of Equalization after the appeal deadline has passed?** A property owner who seeks to appeal the assessor's valuation, after the 30-day filing period has closed, shall file a letter with the assessor stating the reasons why the property owner was unable to comply with the 30-day appeal period. The deadline to submit a late-file request is no later than 30 days after the close of the appeal period of the current assessment year. (MSB 3.15.200(H)) The form on the reverse side of this page may be submitted as a letter of request.

Because late-file requests necessitate an already-shortened timeline, we ask that you submit your request as soon as possible.

**How does the board determine whether to approve or deny a late-file request?**

The board or panel thereof shall consider each letter and shall only consider reasons the appellant was unable to comply with the 30-day appeal period. It shall not consider evidence regarding property valuation. The determination shall be based on the letter and supporting documents. The board or a panel thereof shall interpret the term "unable to comply" as meaning that a property owner must demonstrate compelling reasons or circumstances which would prevent a person under reasonable circumstances from filing an appeal in a timely manner during the thirty-day appeal period. (MSB 3.15.200(H)).

Verbal testimony regarding late-file requests is not typically heard by the Board. However, if you wish, you may attend the meeting in which your request will be considered.

**When will the Board of Equalization consider my request?**

Late-file request forms and letters will be presented to the Board during the organizational meeting on **Tuesday, April 1, 2026, at 10:00 am** at the MSB Dorothy Swanda Building, 350 E. Dahlia Ave., in Palmer, Alaska. We are unable to predict the exact time when late-filed requests will be considered by the Board. Requests not presented at the organizational meeting will be presented as soon as possible, with three days' advance notice provided to the appellant.

**What happens once the board makes a decision about my request?**

You will be notified in writing if your request was approved or denied. If the late-file request is granted, you will have 10 calendar days from the date of written notification by the assessor to file an appeal (MSB 3.15.200(H)). You would then be notified of the hearing date for your appeal.

If you wish, you may submit the appeal form along with your late-file request. This will help to expedite your appeal in the event that your late-file request is approved. However, the Board will only review the appeal form if your request to file late is approved.

**DATES TO KEEP IN MIND:**

- January 29, 2026..... Property assessment notices mailed**
- February 27, 2026..... Deadline for formal appeals**
- April 1, 2026..... Late-file requests to be considered by BOE**
- March 29, 2026 ..... FINAL deadline for late-file requests**

MAR 02 2026

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MATANUSKA-SUSITNA BOROUGH
350 E. Dahlia Avenue • Palmer, AK 99645
Ph. (907) 861-8642

REQUEST TO FILE LATE REAL PROPERTY ASSESSMENT APPEAL

Submit this request by March 31, 2026, for consideration by the Board.

Date: 3/2/2026 Account Number: 1365B 01L 011

Name: Daniel P Gagnon

Mailing Address: PO Box 521344 City/ST/Zip: Big Lake AK 99652

Phone No.: 907 315 3886 E-mail: d.gagnon7@gmail.com

In the absence of adequate contact information, any notifications related to this request will be directed to the mailing address on the account number referenced in this request.

Please review the information provided on the opposite side of this form.

Submit documentation that validates your reasons for missing the regular appeal period. This late-file request should NOT include information regarding property valuation. MSB Code does not allow the board to consider evidence regarding property valuation at this time.

I was unable to appeal within the 30-day appeal period because:

I was in Massachusetts dealing with my property there that was destroyed by squatters. I just returned to Alaska on 2/26/2026 and am trying to get caught up on everything

You may attach any additional documentation supporting your reason for missing the appeal deadline.

Signature: Daniel P Gagnon

Mail or return to: Matanuska-Susitna Borough, Board of Equalization Clerk, Assessment Division, 350 E. Dahlia Ave., Palmer, AK 99645

Questions?

Please call the Board of Equalization Clerk at 861-8648

MARCH 29, 2026, IS THE FINAL DEADLINE TO SUBMIT A LATE-FILE REQUEST.



**MATANUSKA-SUSITNA BOROUGH**  
**LATE-FILE APPEAL REQUEST FORM AND PROCEDURE**  
**(REQUEST TO FILE A LATE REAL PROPERTY ASSESSMENT APPEAL)**

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MATANUSKA-SUSITNA BOROUGH  
 350 E. Dahlia Avenue • Palmer, AK 99645  
 Ph. (907) 861-8642

ASSESSMENTS

MAR 13 2026

**REQUEST TO FILE LATE REAL PROPERTY ASSESSMENT APPEAL**

RECEIVED

Submit this request by March 31, 2026, for consideration by the Board.

Date: 3-10-26 Account Number: 52494B022001  
 Name: Deborah Velock  
 Mailing Address: 2124N Gordon Ct City/ST/Zip Wasilla, AK 99654  
 Phone No.: 907-355-4191 E-mail: dvelock12@gmail.com

In the absence of adequate contact information, any notifications related to this request will be directed to the mailing address on the account number referenced in this request.

**Please review the information provided on the opposite side of this form.**

Submit documentation that validates your reasons for missing the regular appeal period. This late-file request should NOT include information regarding property valuation. MSB Code does not allow the board to consider evidence regarding property valuation at this time.

**I was unable to appeal within the 30-day appeal period because:**

I honestly thought I had until the end of the month. After receiving your letter that I missed the deadline. I looked at the calendar and realized I was in fact a day late. I would very much like to be considered for late filing!  
 Thank you in advance  
 Deborah Velock

You may attach any additional documentation supporting your reason for missing the appeal deadline.

Signature: \_\_\_\_\_

*Deborah Velock*

Mail or return to: Matanuska-Susitna Borough, Board of Equalization Clerk,  
 Assessment Division, 350 E. Dahlia Ave., Palmer, AK 99645

**Questions?**

Please call the Board of Equalization Clerk at 861-8648

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**MATANUSKA-SUSITNA BOROUGH  
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- April 1, 2026.....Late-file requests to be considered by BOE
- March 29, 2026 ..... FINAL deadline for late-file requests



ASSESSMENTS  
MAR 13 2026  
RECEIVED

03/02/2026

Tax account #52494B02L001

Deborah Velock

2124 N Gordon Ct.

Wasilla, AK 99654

Re: 2026 Property Valuation Appeal

Dear Deborah,

The Matanuska-Susitna Borough allows 30 days to appeal property valuations. I am returning your appeal because it was not received within the required timeframe and was not postmarked by February 27, 2026, the filing deadline.

Enclosed is a Late File Request form should you wish to submit one. The Board of Equalization may review your request to determine whether there is a compelling reason the appeal was not filed within the 30-day appeal period.

Thank you,

Amie Jacobs

Board of Equalization Clerk

907-861-8648

Feb, 27. 2026

Mat Su Borough  
Assessment Dept.  
350 E Dahlia Ave.  
Palmer, Ak 99654

Re: Tax Account 52494B02L001 @ 4190 E, Mariah Dr. Wasilla, Ak

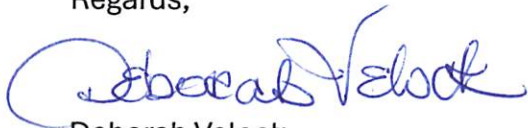
Dear Sir/Madam.

I would like to ask for a reevaluation of my property tax assessment at the about address and account number. The increase for 2026 is up significantly again this year after successfully having it adjusted down in 2025. This building is 42 years old and has had some updates but not enough to justify this increase, At this time, I would request an informal review of my assessed value.

The only other multiple family unit in the neighborhood that I am aware of is tax account 52494B01L001 at 4201 E Mariah Dr, That building is a duplex and mine is a triplex but the inequity of the tax increases, respectfully, are extreme in my opinion .

Thank you for your time and consideration.

Regards,



Deborah Velock

2124 N Gordon Ct,

Wasilla, AK 99654

907-355-4191

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2032-2033

2034-2035

2036-2037


2038-2039

MATANUSKA-SUSITNA BOROUGH  
350 E. DAHLIA AVE  
PALMER, AK 99645  
myproperty.matsugov.us

2026 REAL PROPERTY ASSESSMENT NOTICE

PRESORTED  
FIRST CLASS MAIL  
US POSTAGE PAID  
PEREGRINE

ADDRESS SERVICE REQUESTED

ACCOUNT NUMBER 52494B02L001			
LOT SIZE 1.15	LEGAL DESCRIPTION OF REAL PROPERTY APPRAISED FISHHOOK W BLOCK 2 LOT 1 4190 E MARIAH DR		
Land Value \$ 36,800	Building Value \$ 407,700	Exemption or Deferment \$	Taxable Value \$ 444,500
PHONE: (907) 861-8642	APPEAL MUST BE FILED BY 02/27/2026	ASSESSMENT YEAR 2026	

IMPORTANT  
PLEASE READ REVERSE SIDE

062020



VELOCK DEBORAH REV TR  
2124 N GORDON CT  
WASILLA AK 99654-3212

44379



MATANUSKA-SUSITNA BOROUGH  
350 E. Dahlia Avenue • Palmer, AK 99645 Ph.  
(907) 861-8642

ASSESSMENTS

MAR 04 2026

RECEIVED

**REQUEST TO FILE LATE REAL PROPERTY ASSESSMENT APPEAL**

Submit this request by March 31, 2026, for consideration by the Board.

Date: 3/1/2026 Account Number: 51090B01L003

Name: jake whittaker

Mailing Address: 2350s snow peak City/ST/Zip wasilla 99654

Phone No.: 9077276359 E-mail: 007jakew@gmail.com

In the absence of adequate contact information, any notifications related to this request will be directed to the mailing address on the account number referenced in this request.

**Please review the information provided on the opposite side of this form.**

Submit documentation that validates your reasons for missing the regular appeal period. This late-file request should NOT include information regarding property valuation. MSB Code does not allow the board to consider evidence regarding property valuation at this time.

**I was unable to appeal within the 30-day appeal period because:**

Msb did not change my address to my new residence at 2350s snow peak rd . msb was notified via phone and also

I requested an assessor come and reassess the property as i had just completed purchasing it and the msb assessment was wildly off the purchase price. 377k vs 176 purchase price in august 2025.

I had my mail forwarded from my old address but did not get new tax card mailed to me at new address or old address.

I did not realize that the appeal time line had passed until today 3/1/2026 . I request that my appeal be accepted so i do not have to engage my attorney and yours wasting tax payers money in court.

You may attach any additional documentation supporting your reason for missing the appeal deadline.

Signature: [Handwritten Signature]

Mail or return to: Matanuska-Susitna Borough, Board of Equalization Clerk,  
Assessment Division, 350 E. Dahlia Ave., Palmer, AK 99645

MAR 12 2026

RECEIVED



MATANUSKA-SUSITNA BOROUGH
350 E. Dahlia Avenue • Palmer, AK 99645
Ph. (907) 861-8642

REQUEST TO FILE LATE REAL PROPERTY ASSESSMENT APPEAL

Submit this request by March 31, 2026, for consideration by the Board.

Date: 03-10-2006 Account Number: 51737300L005A
Name: Phillip Stanger
Mailing Address: HC89 Box 115 City/ST/Zip Willow, AK 99688
Phone No.: 907-521-4333 E-mail: sithal000@gmail.com

In the absence of adequate contact information, any notifications related to this request will be directed to the mailing address on the account number referenced in this request.

Please review the information provided on the opposite side of this form.

Submit documentation that validates your reasons for missing the regular appeal period. This late-file request should NOT include information regarding property valuation. MSB Code does not allow the board to consider evidence regarding property valuation at this time.

I was unable to appeal within the 30-day appeal period because:

I did not receive the notice until Feb. 27, I have witnesses to the fact. I tried to call and no answer. The card did not have a post mark on it. It was no fault of mine, if I had known I would have certainly filed on time if I knew my rate more than doubled and more than tripled in 3 years. Thank you

You may attach any additional documentation supporting your reason for missing the appeal deadline.

Signature: [Handwritten Signature]

Mail or return to: Matanuska-Susitna Borough, Board of Equalization Clerk, Assessment Division, 350 E. Dahlia Ave., Palmer, AK 99645

Questions?

Please call the Board of Equalization Clerk at 861-8648

MARCH 29, 2026, IS THE FINAL DEADLINE TO SUBMIT A LATE-FILE REQUEST.



**MATANUSKA-SUSITNA BOROUGH  
LATE-FILE APPEAL REQUEST FORM AND PROCEDURE  
(REQUEST TO FILE A LATE REAL PROPERTY ASSESSMENT APPEAL)**

**How do I request to appeal my assessed value to the Board of Equalization after the appeal deadline has passed?** A property owner who seeks to appeal the assessor's valuation, after the 30-day filing period has closed, shall file a letter with the assessor stating the reasons why the property owner was unable to comply with the 30-day appeal period. The deadline to submit a late-file request is no later than 30 days after the close of the appeal period of the current assessment year. (MSB 3.15.200(H)) The form on the reverse side of this page may be submitted as a letter of request.

Because late-file requests necessitate an already-shortened timeline, we ask that you submit your request as soon as possible.

**How does the board determine whether to approve or deny a late-file request?**

The board or panel thereof shall consider each letter and shall only consider reasons the appellant was unable to comply with the 30-day appeal period. It shall not consider evidence regarding property valuation. The determination shall be based on the letter and supporting documents. The board or a panel thereof shall interpret the term "unable to comply" as meaning that a property owner must demonstrate compelling reasons or circumstances which would prevent a person under reasonable circumstances from filing an appeal in a timely manner during the thirty-day appeal period. (MSB 3.15.200(H)).

Verbal testimony regarding late-file requests is not typically heard by the Board. However, if you wish, you may attend the meeting in which your request will be considered.

**When will the Board of Equalization consider my request?**

Late-file request forms and letters will be presented to the Board during the organizational meeting on Tuesday, April 1, 2026, at 10:00 am at the MSB Dorothy Swanda Building, 350 E. Dahlia Ave., in Palmer, Alaska. We are unable to predict the exact time when late-filed requests will be considered by the Board. Requests not presented at the organizational meeting will be presented as soon as possible, with three days' advance notice provided to the appellant.

**What happens once the board makes a decision about my request?**

You will be notified in writing if your request was approved or denied. If the late-file request is granted, you will have 10 calendar days from the date of written notification by the assessor to file an appeal (MSB 3.15.200(H)). You would then be notified of the hearing date for your appeal.

If you wish, you may submit the appeal form along with your late-file request. This will help to expedite your appeal in the event that your late-file request is approved. However, the Board will only review the appeal form if your request to file late is approved.

**DATES TO KEEP IN MIND:**

- January 29, 2026..... Property assessment notices mailed
- February 27, 2026..... Deadline for formal appeals
- April 1, 2026..... Late-file requests to be considered by BOE
- March 29, 2026 ..... FINAL deadline for late-file requests



MATANUSKA-SUSITNA BOROUGH  
350 E. Dahlia Avenue • Palmer, AK 99645 Ph.  
(907) 861-8642

ASSESSMENTS

MAR 18 2026

RECEIVED

**REQUEST TO FILE LATE REAL PROPERTY ASSESSMENT APPEAL**

Submit this request by March 31, 2026, for consideration by the Board.

Date: 03/13/2026 Account Number: 51364B01L020

Name: Scott William Corino

Mailing Address: P.O. Box 877822 City/ST/Zip Wasilla, AK 99687

Phone No.: 907-203-4880 E-mail: cscotty907@icloud.com

In the absence of adequate contact information, any notifications related to this request will be directed to the mailing address on the account number referenced in this request.

**Please review the information provided on the opposite side of this form.**

Submit documentation that validates your reasons for missing the regular appeal period. This late-file request should NOT include information regarding property valuation. MSB Code does not allow the board to consider evidence regarding property valuation at this time.

**I was unable to appeal within the 30-day appeal period because:**

The delay in filing this appeal was due to unexpected mailing service disruptions in which delayed my receipt of the notice. Additionally, I did not anticipate such a drastic increase of over \$20,000.00 in the first year, especially since the area hasn't seen any new development and is known to be a higher crime zone. Aside from the mailing delays, I had not expected to file an appeal until I observed other residents in the community reporting similar large tax increases Borough-wide. I respectfully request a review of this assessment.

You may attach any additional documentation supporting your reason for missing the appeal deadline.

Signature: Scott William Corino

Mail or return to: Matanuska-Susitna Borough, Board of Equalization Clerk,  
Assessment Division, 350 E. Dahlia Ave., Palmer, AK 99645

**Questions?**

Please call the Board of Equalization Clerk at 861-8648

**MARCH 29, 2026, IS THE FINAL DEADLINE TO SUBMIT A LATE-FILE REQUEST.**



MATANUSKA-SUSITNA BOROUGH  
350 E. Dahlia Avenue • Palmer, AK 99645  
Ph. (907) 861-8642

RECEIVED

MAR 03 2026

**REQUEST TO FILE LATE REAL PROPERTY ASSESSMENT APPEAL**

Submit this request by March 31, 2026, for consideration by the Board.

Date: 3/3/26 Account Number: 590530002005

Name: STEPHEN NOLAKOVICH

Mailing Address: 5972 E. WESTVIEW City/ST/Zip: WASILLA 99654

Phone No.: 907-748-0230 E-mail: STEVENOLAKOVICH@GMAIL.COM

In the absence of adequate contact information, any notifications related to this request will be directed to the mailing address on the account number referenced in this request.

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**I was unable to appeal within the 30-day appeal period because:**

OUT OF STATE

You may attach any additional documentation supporting your reason for missing the appeal deadline.

Signature: [Signature]

Mail or return to: Matanuska-Susitna Borough, Board of Equalization Clerk,  
Assessment Division, 350 E. Dahlia Ave., Palmer, AK 99645

**Questions?**

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LATE-FILE APPEAL REQUEST FORM AND PROCEDURE  
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- March 29, 2026 ..... FINAL deadline for late-file requests

Account No. 51737300L005A – PHILLIP STANGAR

Account No. 53128B01L006 – AARON MASON

Account No. 52494B02L001 – DEBORA VELOCK

Account No. 51364B01L020 – WILLIAM CORINO

BOROUGH ASSESSOR COMMENTS

BOARD MEMBER COMMENTS

RECESS UNTIL APRIL 2, 2026, AT 9:00 AM MATSU BOROUGH LOWER-LEVEL CONFERENCE  
ROOM