



3801 Centerpoint Drive, Suite 102  
Anchorage, AK 99503  
Phone (907) 569-2842 Fax (907) 929-8029

## **PROPERTY PROFILE**

Dated: February 10, 2026

Re: 16111 E. Nosey Ave.

Parcel No: 53082B01L001

Jack White Real Estate

Tyler Shear

**Owners:** 

**Legal: Lot 1, Block 1, Goose Creek Estates**

**Plat No. 85-104**

**Attachments: Matanuska Susitna Borough Tax Sheet,  
Vesting Deed, and Plat Map**

**CC&Rs: None Found**

**As-Built: None Found**

NOTICE OF DISCLAIMER OF LIABILITY

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Customer Service Representative: J. Boden



# MATANUSKA-SUSITNA BOROUGH

## Real Property Detail for Account: 53082B01L001

### Site Information

Account Number	53082B01L001	Subdivision	GOOSE CRK EST
Parcel ID	48748	City	None
TRS	S23N04W29	Map MO15	Tax Map
Abbreviated Description (Not for Conveyance)	GOOSE CRK EST BLOCK 1 LOT 1		

Site Address 16111 E Nosey Ave

### Ownership

Owners		Buyers	
Primary Owner's Address		Primary Buyer's Address	

### Appraisal Information

Appraisal				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed <sup>1</sup>
2026	\$33,400.00	\$47,100.00	\$80,500.00	2026	\$33,400.00	\$47,100.00	\$80,500.00
2025	\$29,100.00	\$45,000.00	\$74,100.00	2025	\$29,100.00	\$45,000.00	\$74,100.00
2024	\$29,100.00	\$42,600.00	\$71,700.00	2024	\$29,100.00	\$42,600.00	\$71,700.00

### Building Information

Structure 0 of 1					
Residential Units	1	Use	Residential Building		
Condition	Standard	Design	One Story		
Basement	None	Construction Type	Frame		
Year Built	2018	Grade	04.3		
Foundation	Slab on Grade	Well			
Septic					

### Building Item Details

Building Number	Description	Area	Percent Complete
0	Garage (10.3) Area - 11M		1280 Sq. Ft. 17 %
0	First Story		1280 Sq. Ft. 17 %

### Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2026	No	0066	::	::
2025	Yes	0066	15.493	\$1148.03
2024	Yes	0110	16.401	\$1175.95

### Recorded Documents

Date	Type
6/30/2022	WARRANTY DEED (ALL TYPES)
6/30/2020	QUITCLAIM DEED (ALL TYPE)
10/20/1995	QUITCLAIM DEED (ALL TYPE)

Recording Info (offsite link to DNR)

[Palmer 2022-015185-0](#)  
[Palmer 2020-014617-0](#)  
[Palmer Bk: 825 Pg: 160](#)

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

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total <sup>3</sup>	LID Exists
Current	\$574.01		\$0.00	\$0.00	\$0.00	\$0.00 No

### Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
9.69	9.69	Assembly District 007	<a href="#">30-595</a>	140 Willow-Caswell FSA	015 Caswell Lakes 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.

<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.

Last Updated: 2/10/2026 1:00:01 PM

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**2022-015185-0**

Recording Dist: 311 - Palmer

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STA1744519

**WARRANTY DEED**

**A.S. 34.15.030**

The Grantor,

MATTHEW DALE VARNEY, a married person, whose address is PO Box 521793, Big Lake, AK 99652, 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, conveys and warrants to the Grantee,



Lot 1, Block 1, GOOSE CREEK ESTATES, according to the official plat thereof, filed under Plat No. 85-104, in the records of the Palmer Recording District, Third Judicial District, State of Alaska.

Subject to:

Taxes and/or assessments due the Matanuska-Susitna Borough, for the year 2022, a lien, but levy therefore has not been made.

Reservations and exceptions as contained in the United States Patent and/or in Acts authorizing the issuance thereof.

Reservation of all oil, gas and other mineral deposits reserved to the United States of America by Patent recorded December 6, 1963, Book 30 Page 5. [Note: The effect, if any of this document that was recorded in the Talkeetna Recording District when the property lies within the Palmer Recording District.]

Reservations and exceptions as contained in the Mineral Patent from the United States of America to the State of Alaska or in acts authorizing the issuance thereof, recorded June 24, 2011, as Instrument No. 2011-011992-0.

Blanket Easement for electrical transmission and/or telephone distribution and incidental purposes, including terms and provisions thereof, granted to Matanuska Electric Association, Inc., recorded December 31, 1964, Book 32 Page 94. [Note: The

Dalrymple Law, P.C. • 353 S. Denali Street, Palmer, AK 99645 • 907-745-6332 • [www.matsulaw.com](http://www.matsulaw.com)  
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