



**First American  
Title Insurance Company**

## LISTING PACKAGE

1/21/2026

[ashane.files@gmail.com](mailto:ashane.files@gmail.com)

**Attn:** April Shane

We appreciate the opportunity to serve you and thank you for choosing First American Title. Attached please find the following:

- Tax Information
- Vesting Deed
- Deed of Trust
- As Built
- As Built Not Found
- Plat Map
- Tax Map
- CCR's
- CCR's Not Found
- Other:

Owner Name(s): MOUNTAIN VILLAGE LLC

Physical Address: PARCEL ID 522495

Legal Description: TOWNSHIP 17N RANGE 1W SECTION 18 LOT A23, PALMER RECORDING DISTRICT

Please do not hesitate to contact me at 907-561-1844 or [cs.alaska@firstam.com](mailto:cs.alaska@firstam.com) if I may be of further assistance. I understand you have a choice and hope you will choose First American Title for your next transaction. Have a wonderful day!

Sincerely,

*Kellie Trolz*

Kellie Trolz, Title Customer Service

Enclosures

### NOTICE OF DISCLAIMER OF LIABILITY

*This letter and the accompanying materials do not constitute a policy of Title Insurance or a Commitment for Title Insurance. Further, they are not an abstract of title. These materials are furnished as a courtesy by First American Title Insurance Co., and the Company does not take responsibility for the completeness or accuracy of the materials. If you desire a complete report on the status of title, please contact the above named person to arrange for a Commitment or Policy. No transaction or decision should be made based on these materials until such time as the Company has the opportunity to perform a complete search and is prepared to issue a Policy.*

1400 W Benson Blvd, Suite 250, Anchorage, AK 99503  
TEL 907-561-1844 | FAX 907-561-1948  
[ak.firstam.com](http://ak.firstam.com)



# MATANUSKA-SUSITNA BOROUGH

## Real Property Detail for Account: 217N01W18A022

### Site Information

Account Number	217N01W18A022	Subdivision	
Parcel ID	522494	City	Wasilla
TRS	S17N01W18	Map WA12	
Abbreviated Description (Not for Conveyance)	TOWNSHIP 17N RANGE 1W SECTION 18 LOT A22		Tax Map

### Ownership

Owners	MOUNTAIN VILLAGE LLC	Buyers	
Primary Owner's Address	4701 E SHORELINE CIR WASILLA AK 99654	Primary Buyer's Address	

### Appraisal Information

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed <sup>1</sup>
2025	\$5,000.00	\$0.00	\$5,000.00	2025	\$5,000.00	\$0.00	\$5,000.00
2024	\$5,000.00	\$0.00	\$5,000.00	2024	\$5,000.00	\$0.00	\$5,000.00
2023	\$5,000.00	\$0.00	\$5,000.00	2023	\$5,000.00	\$0.00	\$5,000.00

### Building Information

#### Building Item Details

Building Number	Description	Area	Percent Complete
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#### Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed	Recorded Documents Date	Type	Recording Info (offsite link to DNR)
2025	Yes	0035	10.265	\$51.33			
2024	Yes	0035	10.594	\$52.97			
2023	Yes	0035	10.296	\$51.48			

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

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total <sup>3</sup>	LID Exists
Current	\$25.66		\$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
1.33	0.99	Assembly District 004	<a href="#">27-425</a>	130 Central Mat-Su	No Borough Road Service see the <a href="#">City of Wasilla Website</a>

<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.

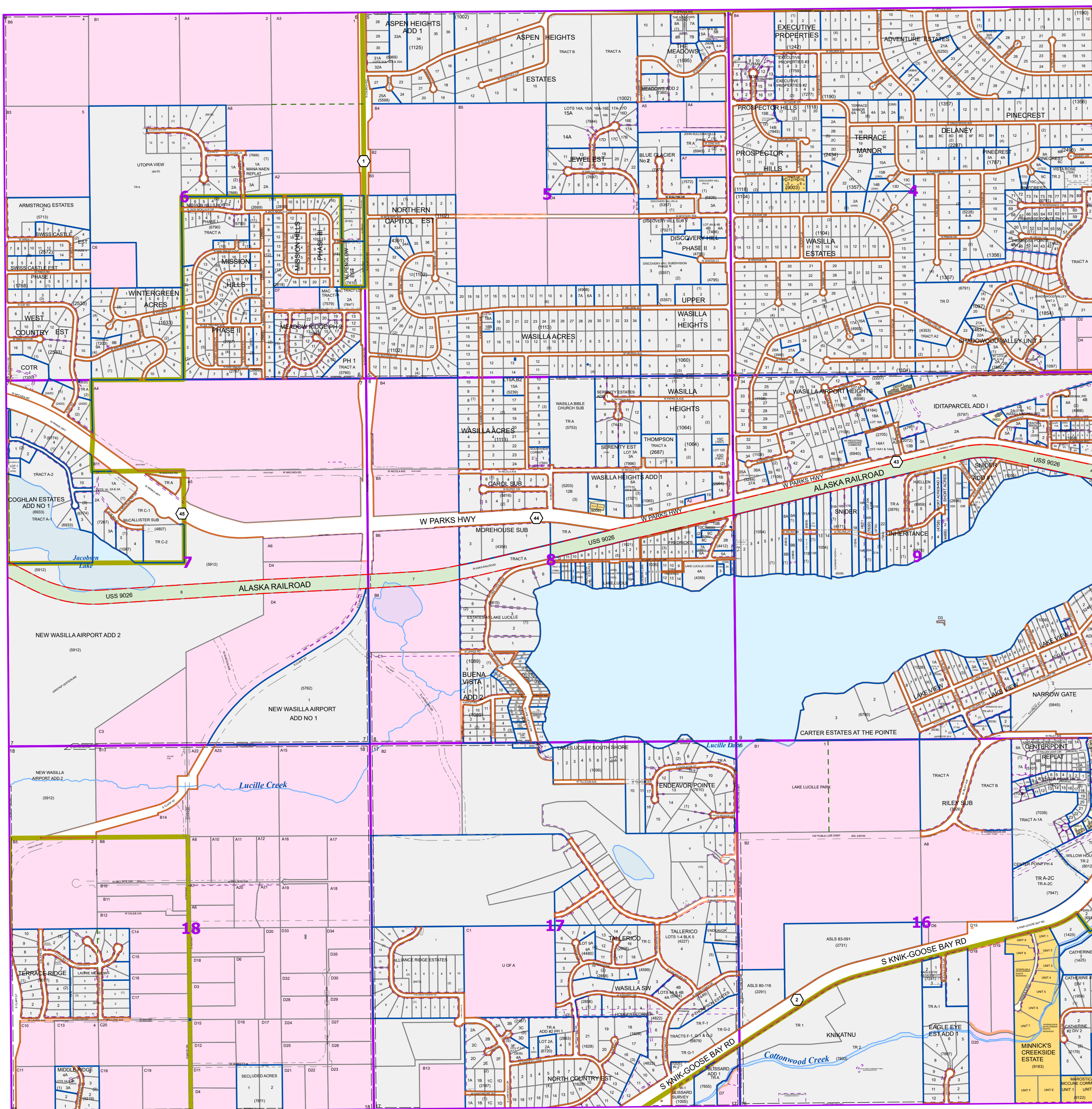
<sup>2</sup> If account is in foreclosure, payment must be in certified funds.

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

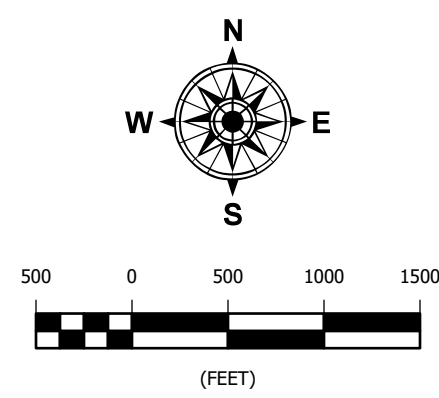
Last Updated: 1/21/2026 3:00:01 PM



# Matanuska - Susitna Borough



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



Source: This map was compiled using a variety of sources including, but not limited to, Recorded Subdivision Plats, U.S. Surveys, Alaska State Land Surveys, Bureau of Land Management Survey Plats, Alaska DOT Right of Way Plats, 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.

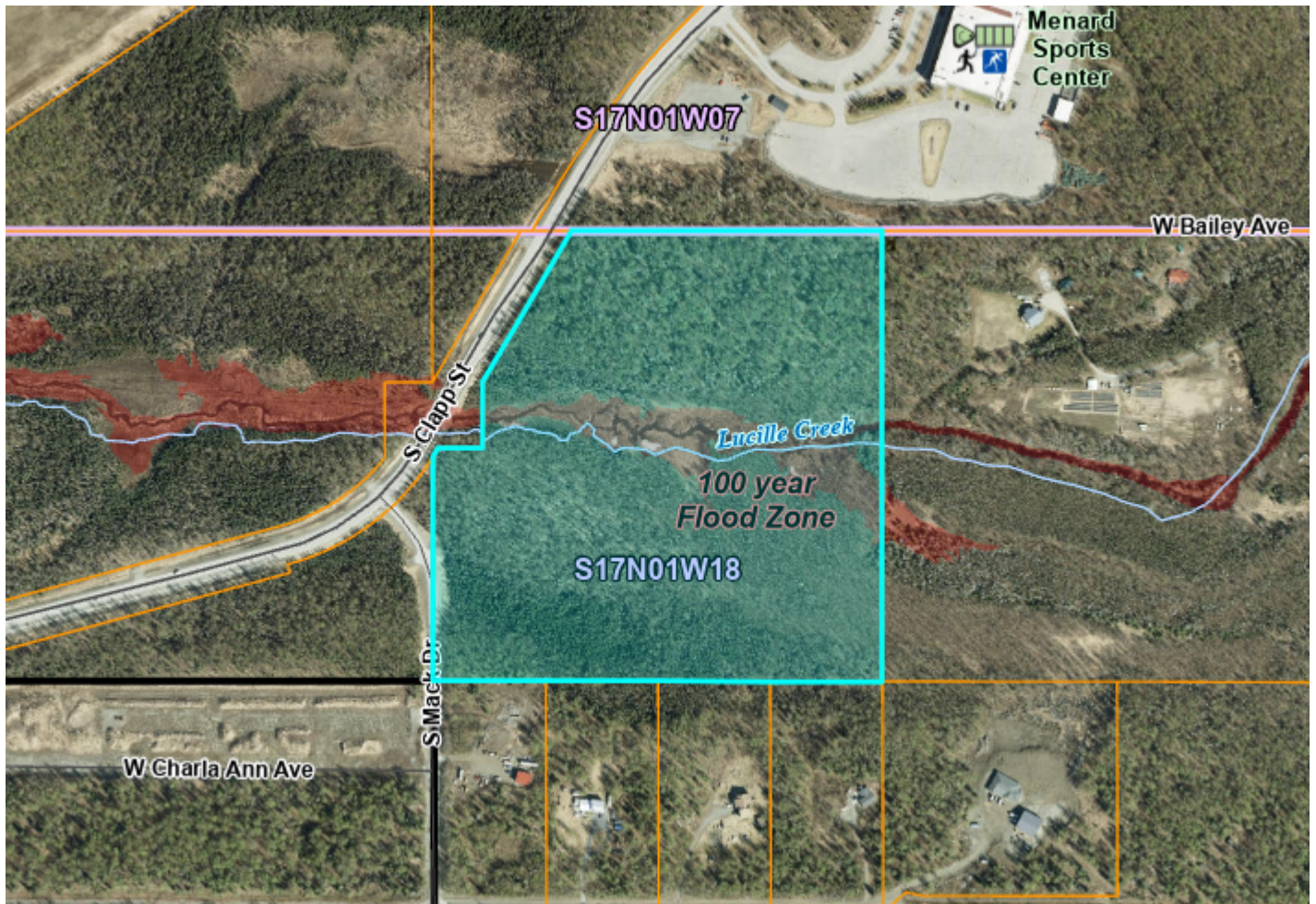
Projection: Data is modeled in State Plane Coordinate Feet, Alaska Zone 4, using North American Datum of 1983.

Matanuska-Susitna Borough  
Information Technology Dept.  
Geographic Information System  
350 E. Dahlia Avenue  
Palmer, Alaska 99645  
Phone: (907) 861-7858  
E-Mail: Service.Desk@matsugov.us

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PORTION OF  
**WASILLA**  
T. 17 N., R. 01 W., M.  
SEC. 4,5,6,7,8,9,16,17,18

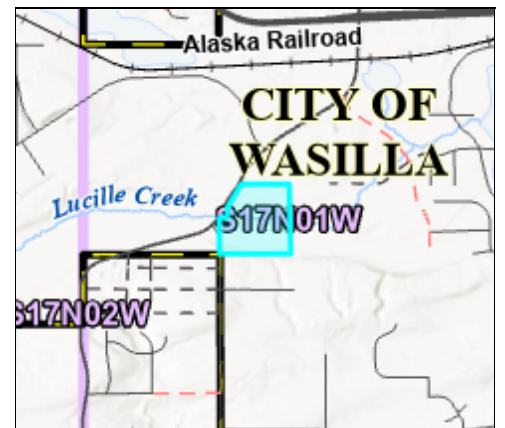


**Account:** 17N01W18A023

**General Ownership:** PRIVATE

**Owner:** MOUNTAIN VILLAGE LLC

**Legal Description:** TOWNSHIP 17N  
RANGE 1W  
SECTION 18 LOT A23



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