



Property Profile Report

July 13, 2026

ASLS 72-059 TRACT A

**Prepared by:**

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**Prepared for:**

Heather Fish  
McKinley View Real Estate  
25587 Talkeetna Spur Rd  
Talkeetna AK 99676

**Report Provided by:**

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|                                     |                             |                                     |                                                |
|-------------------------------------|-----------------------------|-------------------------------------|------------------------------------------------|
| <input checked="" type="checkbox"/> | <b>Tax Report</b>           | <input type="checkbox"/>            | <b>CCR</b>                                     |
| <input type="checkbox"/>            | <b>BEES Certificate</b>     | <input checked="" type="checkbox"/> | <b>No As-Built</b>                             |
| <input type="checkbox"/>            | <b>Summary of Bldg Insp</b> | <input type="checkbox"/>            | <b>As-Built Attached</b>                       |
| <input checked="" type="checkbox"/> | <b>Vesting</b>              | <input type="checkbox"/>            | <b>As-Built Requested/Will forward if rcvd</b> |
| <input type="checkbox"/>            | <b>Deed of Trust</b>        | <input type="checkbox"/>            | <b>Other - Party Wall Agreement</b>            |
| <input checked="" type="checkbox"/> | <b>Tax Map</b>              | <input type="checkbox"/>            | <b>Notice of Default</b>                       |

## Disclaimer

This property report is provided “as is” without warranty of any kind, either express or implied, including without limitations any warranties of merchantability or fitness for a particular purpose. There is no representation of warranty that this information is complete or free from error, and the provider does not assume, and expressly disclaims, any liability to any person or entity for loss or damage caused by errors or omissions in this property report without a title insurance policy.

The information contained in this property report is delivered from your Title Company, who reminds you that you have the right as a consumer to compare fees and serviced levels for Title, Escrow, and all other services associated with property ownership, and to select providers accordingly. Your home is the largest investment you will make in your lifetime and you should demand the very best.



# MATANUSKA-SUSITNA BOROUGH

## Real Property Detail for Account: 51320000T00A

Last Updated: 7/13/2026 6:00 PM

### Site Information

|                                                      |                     |                    |             |
|------------------------------------------------------|---------------------|--------------------|-------------|
| <b>Account Number</b>                                | 51320000T00A        | <b>Subdivision</b> | ASLS 72-059 |
| <b>Parcel ID</b>                                     | 52280               | <b>City</b>        | None        |
| <b>TRS</b>                                           | S27N04W25           | <b>Tax Map</b>     | CH16        |
| <b>Abbreviated Description (Not for Convenience)</b> | ASLS 72-059 TRACT A |                    |             |
| <b>Site Address</b>                                  | --                  |                    |             |

### Ownership

|                                |                                    |                                |  |
|--------------------------------|------------------------------------|--------------------------------|--|
| <b>Owners</b>                  | GEETING DOUGLAS E COULON COLLEEN M | <b>Buyers</b>                  |  |
| <b>Owner's Primary Address</b> | PO BOX 166 TALKEETNA AK 99676      | <b>Buyer's Primary Address</b> |  |

### Appraisal Information

| Year | Land Value | Building Value | Total Appraisal |
|------|------------|----------------|-----------------|
| 2026 | \$17,200   | \$5,100        | \$22,300        |
| 2025 | \$14,900   | \$3,700        | \$18,600        |
| 2024 | \$14,900   | \$3,400        | \$18,300        |

### Assessments

| Year | Land Assessed | Building Assessed | Total Assessed <sup>1</sup> |
|------|---------------|-------------------|-----------------------------|
| 2026 | \$17,200      | \$5,100           | \$22,300                    |
| 2025 | \$14,900      | \$3,700           | \$18,600                    |
| 2024 | \$14,900      | \$3,400           | \$18,300                    |

[View Building Details](#)

### Tax/Billing Information

| Year | Certified | Zone | Mill  | Tax Billed |
|------|-----------|------|-------|------------|
| 2026 | Yes       | 0021 | 8.115 | \$180.97   |
| 2025 | Yes       | 0021 | 8.856 | \$164.72   |
| 2024 | Yes       | 0021 | 9.128 | \$167.04   |

### Recorded Documents

| Date       | Type                      | Recording Info (offsite link to DNR)      |
|------------|---------------------------|-------------------------------------------|
| 02/19/2020 | QUITCLAIM DEED (ALL TYPE) | <a href="#">Talkeetna 2020-000150-0</a>   |
| 10/23/2019 | QUITCLAIM DEED (ALL TYPE) | <a href="#">Talkeetna 2019-001394-0</a>   |
| 04/06/1999 | QUITCLAIM DEED (ALL TYPE) | <a href="#">Talkeetna Bk: 170 Pg: 698</a> |

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

| Status  | Tax Balance | Farm | Disabled Veteran | Senior | Total <sup>3</sup> | LID Exists |
|---------|-------------|------|------------------|--------|--------------------|------------|
| Current | \$180.97    | \$0  | \$0              | \$0    | \$0                | No         |

### Land and Miscellaneous

| Gross Acreage | Taxable Acreage | Assembly District     | Precinct               | Fire Service Area | Road Service Area |
|---------------|-----------------|-----------------------|------------------------|-------------------|-------------------|
| 4.98          | 4.98            | Assembly District 007 | <a href="#">30-600</a> |                   |                   |

<sup>1</sup> Total Assessed is net of exemptions and deferments. 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.

**QUITCLAIM DEED**

A.S. 34.15.040

The Grantor(s), Doug Geeting  
whose mailing address is: P.O. Box 42 Talkeetna, AK 99676

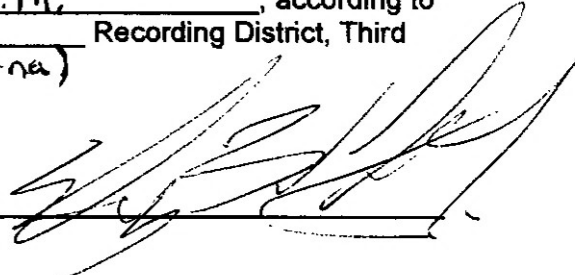
for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, in hand paid, the receipt of which is hereby acknowledged, conveys and quitclaims to Grantee(s),

Douglas E. Geeting and Colleen M. Coulon  
whose mailing address is: P.O. Box 42 Talkeetna, AK 99676 and P.O. Box 1166 Talkeetna, AK 99676

all of Grantor(s) interest, if any, in the following described real property: Talkeetna Recording District,

1st ASLS, Block Tract A T27NR4WS.M., according to  
Plat No. 72-059, located in the 321 Recording District, Third  
Judicial District, State of Alaska. (Talkeetna)

Date: 12/16/2019

(Grantor) 

(Grantor)

STATE OF ALASKA }  
3rd JUDICIAL DISTRICT }

The foregoing instrument was acknowledged before me on the 16 day of December,  
2019 by Douglas E Geeting



OFFICIAL SEAL  
Geraldine Denkwalter  
NOTARY PUBLIC-STATE OF ALASKA  
My Comm. Expires January 7, 2022

Geraldine Denkwalter  
Notary Public for Alaska  
My Commission Expires: Jan 7, 2022

Return to: Colleen M. Coulon  
P.O. Box 1166  
Talkeetna, AK 99676



# Parcel Map



## Legend

- Mat-Su Borough Boundary
- Parcels
- Lot and Block Numbers
- Layer
  - ROW Easement
  - Lakes and Rivers
  - Section Lines
- RGB
  - Red: Red
  - Green: Green
  - Blue: Blue
  - Highlighted Polygons
  - Highlighted Polygons

## Notes

Generated on 13.07.2026 (dd/mm/yyyy)



THIS MAP IS NOT TO BE USED FOR NAVIGATION

NAD 1983 State Plane Alaska 4 FIPS 5004 Feet



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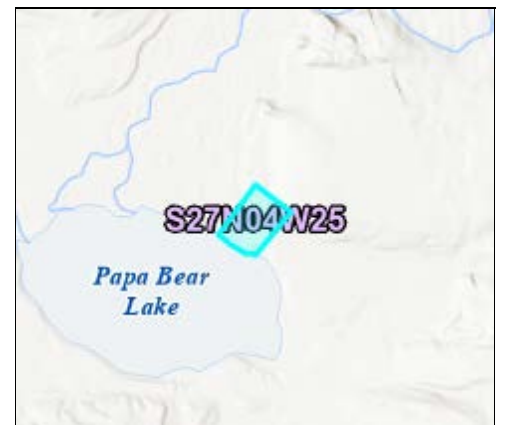


**Account:** 1320000T00A

**General Ownership:** PRIVATE

**Owner:** GEETING DOUGLAS E

**Legal Description:** ASLS 72-059  
TRACT A



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