



LISTING PACKAGE

DATE: July 13, 2009

LP2009-1675

PREPARED FOR:

**Meyeres Real Estate
627 Gaffney Road
Fairbanks, AK 99701
Attn: Audrey Foldoe**

PROPERTY OWNER:

WELLS FARGO BANK, N.A.

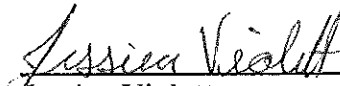
STREET ADDRESS:

1171 Acorn Circle

LEGAL DESCRIPTION:

Lot 8B, Block 1, CHIPPENDALE II, Plat No. 87-63

Thank you for using Yukon Title Company, Inc.



Jessica Violett
Customer Service

NOTICE OF DISCLAIMER OF LIABILITY

YUKON TITLE COMPANY, INC. • 714 Gaffney Road • Fairbanks, Alaska 99701 • Phone: 907-456-3474 • Fax: 907-456-3476

This letter and the accompanying materials do not constitute a Policy of Title Insurance or a Commitment for Title Insurance. Further, it is not an Abstract of Title. These materials are furnished as a courtesy by Yukon Title Company, Inc. and the Company does not take responsibility for the completeness or the accuracy of the materials. If you desire a complete report on the status of title, please contact Yukon Title Company, Inc. 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.

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A. The following information has been obtained from the Fairbanks North Star Borough records:

REAL PROPERTY TAXES:

PAN No.	:	0458074	Tax Amount	:	\$3,340.52
Land	:	\$14,760	Misc. Improvement	:	\$0
Building	:	\$226,146	Total Assessed Value	:	\$240,906

MIL RATE	:	15.0170
PARCEL SIZE	:	0.94 Acres/41,000 Sq. Feet
ZONING	:	RR (Rural Residential) See attached information sheet
STRUCTURE AGE/YR BUILT	:	13 Years/1996
FIRE DISTRICT	:	Northstar
ROAD SERVICE AREA	:	Borda
SCHOOLS	:	Ticasuk Brown Elementary North Pole Middle North Pole High
MLS AREA	:	50
RECORDING DISTRICT	:	401
FLOOD ZONE	:	X500
LONGITUDE	:	-147.4334
LATITUDE	:	64.8198

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The following information has been obtained from Yukon Title Company, Inc. records:

1. Last Deed of Record recorded as Instrument No. 2009-011731- to: WELLS FARGO BANK, N.A.
2. As Built Survey
3. Covenants, Conditions and Restrictions.
4. Notes and /or Easements as Stated on the Plat.
5. Plat Map
6. Neighborhood Map
7. Neighbors List and Mailing Labels

Chapter 18.20 RR RURAL RESIDENTIAL DISTRICT

Sections:

- 18.20.010 Intent.
- 18.20.020 Use regulations.
- 18.20.030 Standards.

18.20.010 Intent.

This district is intended for low density residential development and other compatible uses in areas where community sewer and water systems may or may not be available. (Ord. 88-010 § 2, 1988)

18.20.020 Use regulations.

A. Permitted Uses. In the RR, rural residential district, permitted uses are:

1. Accessory uses;
2. Animals, where there are less than 25 nonhooved animals each weighing less than 50 pounds;
3. Bed and breakfast homestay;
4. Bed and breakfast residence;
5. Church buildings;
6. Domestic livestock on lots of not less than 80,000 square feet in area;
7. Home occupations;
8. Single-family detached dwellings;
9. Two-family attached dwellings.

B. Conditional Uses. In the RR, rural residential district, conditional uses are:

1. Airports, heliports and aircraft landing fields, and related buildings essential in the operation of such uses;
2. Animal and veterinary hospitals;
3. Cemeteries;
4. Day care facilities;
5. Domestic livestock;
6. Guesthouse, one per lot, and only on a lot with an existing single-family detached dwelling or, where permitted, an existing mobile home;
7. Group homes;
8. Kennels, minor, on lots of not less than 80,000 square feet in area;
9. Mobile homes;
10. Professional offices;
11. Public utility and service uses including, but not limited to: fire stations, transfer stations, neighborhood dumpsters, public dumping sites, electric substations, gas regulator stations, telephone exchanges, microwave relay towers and stations, antenna towers and other outdoor equipment essential to the interest of public convenience and necessity, commercial radio and television towers, sewage treatment plants, well and water pumping stations, water filtration plants, water reservoirs, and other similar uses. These uses do not include the installation and maintenance of utility lines which are permitted uses in all zoning districts;
12. Residential cluster development;
13. School buildings. (Ord. 94-046 § 5, 1994; Ord. 89-099 § 7, 1990; Ord. 88-010 § 2, 1988)

18.20.030 Standards.

In the RR, rural residential district, geometric standards are:

- A. Lot Area. Lot area shall not be less than 40,000 square feet.

B. Required Yards for Buildings.

1. Front yard shall not be less than 25 feet;
2. Side yard shall not be less than 25 feet;
3. Rear yard shall not be less than 25 feet.

C. Building Height. Unlimited.

D. Exceptions to Yard and Building Height Requirements. See Chapter 18.50 FNSBC.

E. Parking. See Chapter 18.50 FNSBC.

F. Signs. See Chapter 18.50 FNSBC. (Ord. 88-010 § 2, 1988)

This page of the Fairbanks North Star Borough Code is current through Ordinance 2009-23, passed June 11, 2009.

Disclaimer: The Borough Clerk's Office has the official version of the Fairbanks North Star Borough Code. Users should contact the Borough Clerk's Office for ordinances passed subsequent to the ordinance cited above.

Borough Website: <http://www.co.fairbanks.ak.us/>

Telephone number: (907) 459-1401

Code Publishing Company
Voice: (206) 527-6831
Fax: (206) 527-8411
Email: CPC@codepublishing.com

Property Summary

[back to Search Page](#)

PAN 0458074	PROPERTY PHYSICAL DESCRIPTION LOT 8B BLOCK 1 CHIPPENDALE II OUT OF LOT 8 BLOCK 1 CHIPPENDALE ESTATES	TWN-RNG 1S 2E
NEIGHBORHOOD 2005 Lakloey-Persinger	BUSINESS	PROPERTY CLASS Residential
MILLAGE GROUP 2197 BORDA SERVICE AREA	MOST RECENT MILLAGE RATE 15.0170	STATUS TAXABLE
FIRE SERVICE AREA NORTH STAR FIRE DIST		ADDITIONAL INFORMATION Building Details View Property Location

LAND AREA

Parcel
1 41000 Square Feet

OWNER		ADDRESS
NAME	INTEREST	SITUS ADDRESS
WELLS FARGO BANK NA,	OWNERSHIP	1171 ACORN CIR

The FNSB provides a link to view the recorded document at the State of Alaska Recorders Office through the instrument #. The FNSB has no control over the contents posted on any external web sites and these sites may have separate terms of use and privacy policies. The inclusion of this web link does not imply endorsement by the FNSB of the site, its content, advertisers or sponsors.

Documents

DESCRIPTION	RECORD DATE	BOOK	PAGE	INSTRUMENT #
Trustees Deed	6/29/2009			2009-011731-0
Deed of Trust	10/15/2007			2007-024105-0
Quitclaim Deed	5/25/2007			2007-010992-0
Warranty Deed	8/3/2005			2005-016036-0
Deed of Trust	8/3/2005			2005-016037-0
Trustees Deed	4/25/2005			2005-007663-0
Warranty Deed	8/11/2003			2003-019553-0
Deed of Trust	8/11/2003			2003-019554-0
Deed of Trust	6/23/1997	1008	124	
Quitclaim Deed	5/15/1997	1002	22	
Deed of Trust	5/2/1996	949	613	
Warranty Deed	5/2/1996	949	612	
Deed in Lieu of Foreclosure	1/9/1996	935	964	
Warranty Deed	11/1/1989	643	338	

Assessment History (For questions regarding assessments, contact the FNSB Department of Assessing at 907-459-1428.)

YEAR	LAND	STRUCTURES, ETC.	TOTAL	TAXABLE AMOUNT
2009	\$14,760.00	\$226,146.00	\$240,906.00	\$220,906.00
2008	\$16,236.00	\$229,930.00	\$246,166.00	\$226,166.00
2007	\$13,530.00	\$225,726.00	\$239,256.00	\$219,256.00
2006	\$12,300.00	\$213,487.00	\$225,787.00	\$205,787.00
2005	\$12,300.00	\$197,673.00	\$209,973.00	\$209,973.00

[Pay Property Taxes by credit card](#)

Tax History (Updated: 07/10/09 03:53 AM)

If taxes are delinquent interest calculation date is: 9/1/2009 and payment must be made with guaranteed funds.

YEAR	TAX LEVIED	TAXES EXEMPTED	FEES	TOTAL DUE	TOTAL PAID	NET DUE
2009	\$3,340.52	\$0.00	\$0.00	\$3,340.52	\$0.00	\$3,340.52
2008	\$3,419.78	\$0.00	\$0.00	\$3,419.78	\$3,419.78	\$0.00
2007	\$3,534.30	\$0.00	\$0.00	\$3,534.30	\$3,534.30	\$0.00
2006	\$3,497.36	\$0.00	\$0.00	\$3,497.36	\$3,497.36	\$0.00
2005	\$3,629.58	\$0.00	\$0.00	\$3,629.58	\$3,629.58	\$0.00

For questions regarding taxes, contact the FNSB Division of Treasury and Budget at 907-459-1441.

Building Details for PAN 0458074

Building General Features

YEAR BUILT DESCRIPTION ARCHITECTURE CATEGORY

View Details 0 1996 SFR Standard Residential

Amenities

QUANTITY	DESCRIPTION
1	2-Fix. Bath_SFR
2	3-Fix. Bath_SFR

Primary Details

SECTIONID	FOOTPRINT	STORIES	PERIMETER	INTERIORDESC	WALLTYPE
1	972	1	126	Main Area	2x6 CUS Siding
2	994	1	132	Secondary L.A.	2x6 CUS Siding

Secondary Sections

SECTIONID	FOOTPRINT	SECTIONDESC
3	480	Attached Gar. (C)
4	160	Open Por Finished
5	170	Deck

1966