



FAIRBANKS TITLE AGENCY

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Your Team • 714 Third Avenue Fairbanks, Alaska 99701

LISTING PACKAGE

October 5, 2009

LP- 10753

PREPARED ESPECIALLY FOR

Audrey Foldoe
MEYERES REAL ESTATE
627 Gaffney Road
Fairbanks, AK 99701

REGARDING

Martin C. Hendricks

LEGAL DESCRIPTION

Lot 4, Block 1, FAIRFIELDS SUBDIVISION, FIRST ADDITION

STREET ADDRESS

2624 Carrie Lynn Drive North Pole AK 99705

NOTICE OF DISCLAIMER OF LIABILITY

This letter and accompanying materials do not constitute a Policy of Title Insurance or a Preliminary Commitment for Title Insurance. Further, they are not an abstract of title. These materials are furnished as a courtesy by Fairbanks Title Agency 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 Fairbanks Title Agency to arrange for a Preliminary Commitment or Policy. No transaction or decision should be made based on these materials until such time as the Company has an opportunity to perform a complete search and is prepared to issue a Policy.

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FAIRBANKS NORTH STAR BOROUGH INFORMATION

Collections (907) 459-1441 / Assessing (907) 459-1429

PAN NUMBER:	0347779	
2009 TAX AMOUNT:	\$3,197.88	Due - See Property Summary
2009 MILL RATE:	14.6110	
LAND:	\$20,741.00	
STRUCTURES:	\$216,819.00	
2009 TOTAL ASSESSED VALUE:	\$237,560.00	
ZONING:	RR Rural Residential District	
PARCEL SIZE:	Square Feet: 50,891	
	Acres: 1.17	
YEAR BUILT:	1983	
EMERGENCY RESPONDER:	Fire: North Star Fire	
	Ambulance: North Pole Ambulance	
ROAD SERVICE AREA:	Fairfields	
SCHOOLS:	Elementary: Badger Road	
	Middle: North Pole	
	High School: North Pole	
MAP NUMBER:	21211	
MLS AREA:	50	
FLOOD DETERMINATION:	Zone A, X500	

Provided courtesy of your Fairbanks Title Team

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INFORMATION FROM FAIRBANKS TITLE AGENCY RECORDS

Corrective Quitclaim Deed recorded as Instrument Number 2006-003473

Deeds of Trust and assignments, if any, attached

Covenants, Conditions and Restrictions attached

Plat Number 82-109

As-Built Survey attached

No PUR 101 / 102 found

If I may be of further assistance, please do not hesitate to call me at (907) 456-6626.

Thank you for choosing our Team.

FAIRBANKS TITLE AGENCY


Tiffany Dodds

Property Summary

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PAN 0347779	PROPERTY PHYSICAL DESCRIPTION LOT 4 BLOCK 1 FAIRFIELDS 1ST ADDN	TWN-RNG 1S 2E
NEIGHBORHOOD 2003 Badger East	BUSINESS	PROPERTY CLASS Residential
MILLAGE GROUP 0399 FAIRFIELDS SERVICE AREA	MOST RECENT MILLAGE RATE 14.6110	STATUS TAXABLE
FIRE SERVICE AREA NORTH STAR FIRE DIST		ADDITIONAL INFORMATION Building Details View Property Location

LAND AREA
Parcel
1 50891 Square Feet

OWNER		ADDRESS
NAME	INTEREST	SITUS ADDRESS
HENDRICKS, MARTIN C	OWNERSHIP	2624 CARRIE LYNN DR

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 #
Deed of Trust	8/30/2007			2007-020502-0
Corrective Deed	2/14/2006			2006-003473-0
Quitclaim Deed	5/19/2005			2005-009702-0
Deed of Trust	5/19/2005			2005-009703-0
Warranty Deed	8/2/2002			2002-015533-0
Deed of Trust	8/2/2002			2002-015534-0
Deed of Trust	9/30/1999	<u>1163</u>	<u>98</u>	
Warranty Deed	6/1/1993	<u>800</u>	<u>243</u>	

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

YEAR	LAND	STRUCTURES, ETC.	TOTAL	TAXABLE AMOUNT
2009	\$20,741.00	\$216,819.00	\$237,560.00	\$217,560.00
2008	\$20,741.00	\$216,874.00	\$237,615.00	\$217,615.00
2007	\$17,284.00	\$218,200.00	\$235,484.00	\$215,484.00
2006	\$15,210.00	\$207,491.00	\$222,701.00	\$202,701.00
2005	\$13,827.00	\$190,163.00	\$203,990.00	\$193,990.00

[Pay Property Taxes by credit card](#)

Tax History (Updated: 10/05/09 03:53 AM)

If taxes are delinquent interest calculation date is: 11/2/2009 and payment must be made with guaranteed funds.

YEAR	TAX LEVIED	TAXES EXEMPTED	FEES	TOTAL DUE	TOTAL PAID	NET DUE
2009	\$3,197.88	\$0.00	\$0.00	\$3,197.88	\$1,598.94	\$1,598.94
2008	\$3,199.36	\$0.00	\$0.00	\$3,199.36	\$3,199.36	\$0.00
2007	\$3,387.34	\$0.00	\$0.00	\$3,387.34	\$3,387.34	\$0.00
2006	\$3,355.10	\$0.00	\$0.00	\$3,355.10	\$3,355.10	\$0.00
2005	\$3,276.30	\$0.00	\$0.00	\$3,276.30	\$3,276.30	\$0.00

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

Building Details for PAN 0347779

Building General Features

#YEAR BUILT DESCRIPTION ARCHITECTURE CATEGORY
 View Details 1 1983 SFR DLB/Split Entry Residential

Amenities
DESCRIPTION
 3-Fix. Bath_SFR
 Airtight/Wood
 built in kitchen

Primary Details

SECTIONID	FOOTPRINT	STORIES	PERIMETER	INTERIORDESC	WALLTYPE
1	1156	1	150	Basement W/FINISH	Bsmt Wall
1	1444	1	164	Main Area	2x8 CUS Siding

Secondary Sections

SECTIONID	FOOTPRINT	SECTIONDESC
2	576	Attached Gar. (C)
3	200	Deck
4	35	Deck

2600

Chapter 18.20
RR RURAL RESIDENTIAL DISTRICT

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)