

Property Summary

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PAN	PROPERTY PHYSICAL DESCRIPTION	TWN-RNG
0308412	LOT 2 BLOCK 2 PONY ESTATES	1S 1E
NEIGHBORHOOD	BUSINESS	PROPERTY CLASS
2004 Bradway-Clear Creek		Residential
MILLAGE GROUP	MOST RECENT MILLAGE RATE	STATUS
0977 NORTH STAR FIRE SERVICE AREA	13.943	TAXABLE
FIRE SERVICE AREA		ADDITIONAL INFO
NORTH STAR FIRE DIST		Building Details View Property Location
LAND AREA		
Parcel		
1 41576 Square Feet		

OWNER		ADDRESS
NAME	INTEREST	SITUS ADDRESS
BANK OF NEW YORK MELLON TRUST COMPANY NATIONAL ASSOCIATION,	OWNERSHIP	1122 CASSIER ST

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 constitute an endorsement by the FNSB of the site, its content, advertisers or sponsors.

Documents

DESCRIPTION	RECORD DATE	BOOK	PAGE	INSTRUMENT #
Trustees Deed	4/10/2009			2009-005693-0
Quitclaim Deed	1/25/2006			2006-002278-0
Deed of Trust	1/25/2006			2006-002279-0
Deed of Trust	4/23/2003			2003-009467-0
Quitclaim Deed	10/28/1998	1103	161	
Quitclaim Deed	10/28/1998	1103	162	
Deed of Trust	10/28/1998	1103	163	
Deed of Trust	10/28/1998	1103	173	
Quitclaim Deed	12/19/1997	1041	430	
Warranty Deed	11/1/1993	825	646	
Covenants	9/15/1976	51	65	

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

YEAR	LAND	STRUCTURES, ETC.	TOTAL	TAXABLE AMOUNT
2008	\$10,394.00	\$208,243.00	\$218,637.00	\$198,637.00
2007	\$8,315.00	\$204,276.00	\$212,591.00	\$192,591.00
2006	\$6,236.00	\$200,440.00	\$206,676.00	\$186,676.00
2005	\$5,405.00	\$167,217.00	\$172,622.00	\$162,622.00
2004	\$4,989.00	\$166,854.00	\$171,843.00	\$161,843.00

[Pay Property Taxes by credit card](#)

Tax History (Updated: 05/29/09 03:53 AM)

If taxes are delinquent interest calculation date is: 11/3/2008 and payment must be guaranteed funds.

YEAR	TAX LEVIED	TAXES EXEMPTED	FEES	TOTAL DUE	TOTAL PAID
2008	\$2,781.12	\$0.00	\$0.00	\$2,781.12	\$2,781.12

Building Details for PAN 0308412

Building General Features

#YEAR BUILT DESCRIPTION ARCHITECTURE CATAGORY

View Details 1 1979 Triplex DLB/Split Entry Residential

Amenities

QUANTITY

3

DESCRIPTION

3-Fix. Bath_SFR

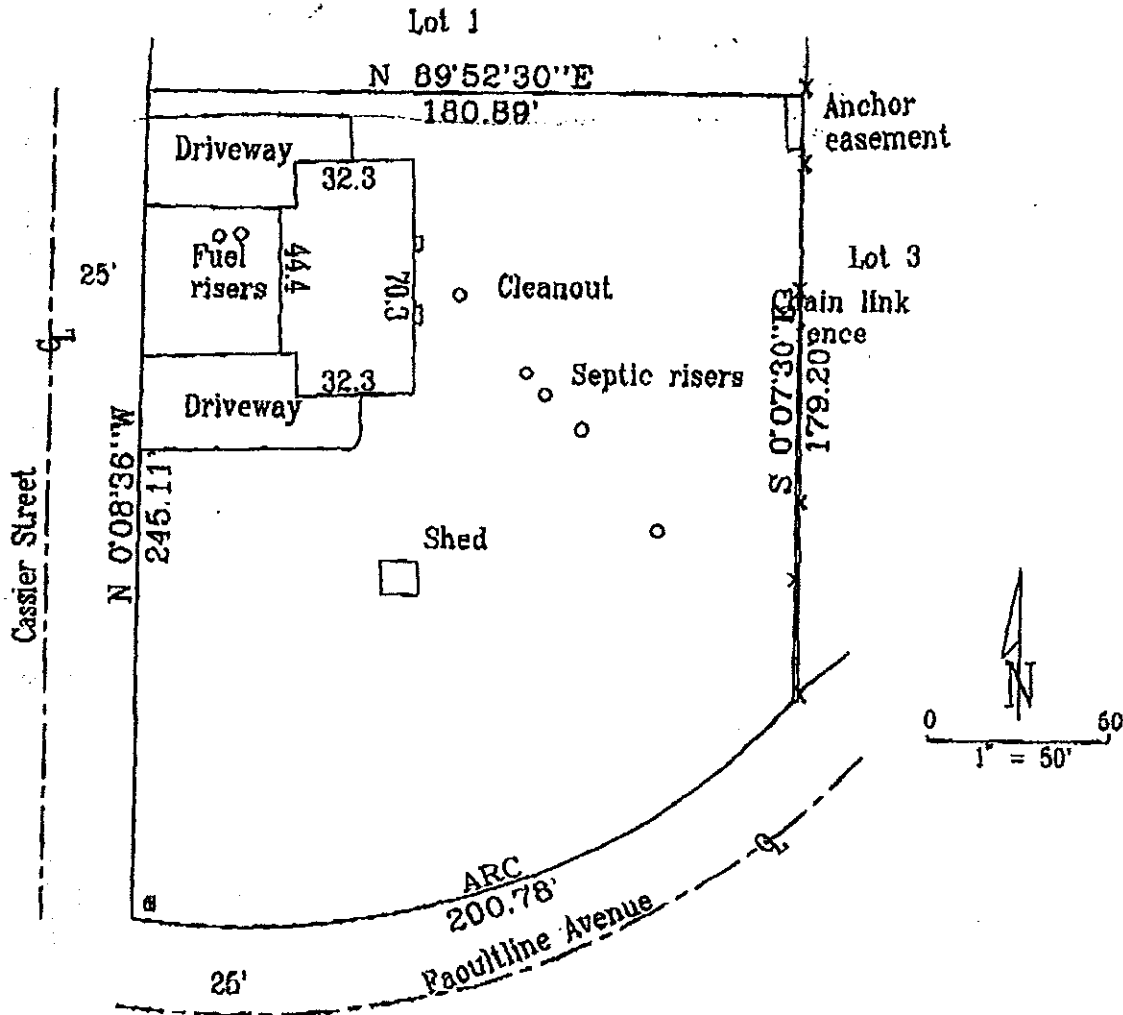
Primary Details

SECTIONID	FOOTPRINT	STORIES	PERIMETER	INTERIORDESC	WALLTYP
1	1584	1	160	Main Area	2x4cust/2x6 S
2	1584	1	160	Basement W/FINISH	Bsmt Wall

Secondary Sections

SECTIONID	FOOTPRINT	SECTIONDESC
3	416	Attached Gar. (C)
4	416	Attached Gar. (C)

3168



Plot Plan

L. Frank Stallings RLS, Certify that this Plot Plan was prepared by me or under my direct supervision and that to the best of my knowledge, there are no other improvements or encroachments, if any, on the property other than those that are shown. This plot plan should not be construed to represent a boundary survey.

Block 2, Pony Estates Subdivision (1122 Cassier Street)
Residential Mortgage
Lender: Dana

Surveyed by Jenco Surveying
P.O. Box 76263
Fairbanks, Alaska 99707
Phone: 456-1408

Prepared 09/22/98 Delivered 10/14/98
Scale 1" = 50'
Drawn By: DCJ Checked By: LSF



100 51 65

Faint text below the number

DECLARATION OF PROTECTIVE COVENANTS

FOR

PONY ESTATES SUBDIVISION

WE, DONALD C. NOWAG and CARLA R. NOWAG, being the fee owners of all lots in all blocks of the PONY ESTATES SUBDIVISION, according to the plat thereof filed April 29, 1976 as Plat No. 76-35, Records of the Fairbanks Recording District, State of Alaska, desiring to ensure the orderly use and development of lots in said subdivision, desiring to prevent nuisances or impairment of the attractiveness or value of lots in said subdivision, do hereby declare and adopt the following protective covenants as to limitations, restrictions and uses to which the lots in said subdivision may be put, hereby specifying that the same shall constitute covenants running with all of the lots in said subdivision and shall be binding upon the within parties, and those claiming under the within parties through succession in interest to any lot or lots in said subdivision, to stand for the benefit and protection of present and future owners of lots in said subdivision, and to be enforceable at the instance of the record owner of any lot in said subdivision, and his successors in interest thereto, by proceedings in equity to restrain violation thereof or by proceedings in law to recover damages for the violation thereof, to wit:

1. Designation of Residential Lots: All lots in all blocks of said subdivision are designated and referred to herein as residential lots.

2. Designation of Commercial Lots: There are no commercial lots herein.

3. Use of Residential Lots: No residential lot shall be utilized for other than residential purposes, excepting that one office for business or professional purposes shall be permitted within a residential structure placed thereon provided that such business or profession does not violate the residential character of such lot or the general neighborhood or any other covenant herein. Not more than one dwelling structure shall be erected upon any lot.

4. Building on Residential Lots: No building shall be erected or placed upon a residential lot except a dwelling structure, with appurtenant structures primarily serving the same, including a private garage. Appurtenant structures shall be of a design and appearance that is harmonious with the main dwelling structure erected or placed thereon. Dwelling structures shall be of a permanent nature and for these purposes house trailers or mobile homes shall not be permitted. All dwelling structures shall be erected or placed upon concrete foundations. The exterior of any building erected upon a residential lot shall be completed (including matter of exterior painting or finishing) within 24 months after the commencement of such construction. Quonsets, Jamesways or Pacific huts, tents, shacks, camping trailers, house trailers or mobile homes shall not constitute permanent dwelling structures, nor shall they be incorporated in part or in whole of any permanent structure erected or placed upon a lot.

5. Storage Tanks: All storage tanks for oil, gasoline, propane or natural gas, of a rated capacity of more than 100 gallons or 100 pounds, placed upon any lot, shall be buried in the ground below grade.

6. Temporary Buildings: Temporary dwelling structures, not meeting the requirements of a permanent structure, for uses during the construction of a permanent dwelling structure of a lot, may be placed upon a lot for a period of not to exceed 24 months.

ENGLE R. BELLAND
ATTORNEY AT LAW

7. Building Setback: No portion of any building on a residential lot shall be placed or erected within 30 feet of a subdivision street or road right-of-way, nor within 25 feet of a sideline of such lot. No permanent building shall be placed or erected upon any easements.

8. Partition or Subdivision of Lots: No residential lot shall be further subdivided or partitioned.

9. Water and Sewage: Sewage disposal systems shall be located, constructed and maintained in such a manner as not to allow effluent to stand or run upon the ground surface, and no part of such system shall be located within 25 feet of an adjoining lot or within 100 feet of a then existing water well. Sewage disposal systems shall be further located, constructed and maintained in accord with any applicable regulations of the Department of Environmental Conservation of the State of Alaska, or any other regulatory agency having jurisdiction of the matter. In the event this subdivision shall hereafter be serviced by a central sewer system, the same shall not be bound by the aforementioned setback requirements.

10. Refuse and Garbage: No portion of any lot shall be used as a dumping ground, burial ground, or storage ground for refuse, rubbish, trash, junk or garbage, and any such items generated in the use and occupancy of such lot shall be promptly removed therefrom.

11. Offensive Activities: No offensive or noxious activities shall be conducted upon any lot, nor shall anything be done thereon which shall become a substantial annoyance or nuisance to the neighborhood. No animals other than house pets shall be permitted on any lot, and no dog kennels shall be maintained on any lot. No dogs shall be allowed to roam at large in the subdivision, and any dog in the nature of a house pet shall be restrained within the confines of the owner's lot by means of fencing, leash, chain or otherwise, and when taken elsewhere in said subdivision shall be leashed or otherwise restrained so as not to run at large.

12. Duration of Covenants: The protective covenants herein adopted shall be perpetual in duration; provided always, that any of said covenants may be waived, terminated or modified so as to reduce the force and effect thereof by recorded instrument executed by the then record owners of at least Sixty-five Percent of the lots in said subdivision.

IN WITNESS WHEREOF, we have hereunto set our hands this 16th day of September, 1976.

Donald E. Nowag
Donald E. Nowag - Owner

Carla R. Nowag
Carla R. Nowag - Owner

UNITED STATES OF AMERICA)
STATE OF ALASKA)

THIS IS TO CERTIFY, that on this 16th day of September, 1976, before me, the undersigned notary public, personally appeared DONALD C. NOWAG and CARLA R. NOWAG, known to me, and acknowledged to me that they signed the foregoing Declaration of Protective Covenants for Pon Estates Subdivision, freely and voluntarily, for uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year first in this certificate written.

Notary Public
Notary Public in and for Alaska
My commission expires: August 26, 1981

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 2009-06, passed February 26, 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.

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