



## LISTING PACKAGE

**DATE:** June 9, 2011

**LP2011-1282**

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

**PROPERTY OWNER:** DICKMAN TRUST

**STREET ADDRESS:** 7415 Chena Hot Springs Road

**LEGAL DESCRIPTION:** Lot 1, WALLIS SUBDIVISION, FIRST  
ADDITION, Plat No. 99-94

Thank you for using Yukon Title Company, Inc.

A handwritten signature in cursive script that reads "Rebekah Puchek". The signature is written in black ink and is positioned above a horizontal line.

**Rebekah Puchek**  
**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.

## LISTING PACKAGE

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

### REAL PROPERTY TAXES:

#### 2010 Assessed Value:

PAN No.	:	0510408	Tax Amount*	:	\$2,626.86
Land	:	\$14,592	Misc. Improvement	:	\$0
Building	:	\$207,895	Total Assessed Value	:	\$222,487

\*Taxes for 2010 are FULLY PAID.

MIL RATE	:	12.9730
PARCEL SIZE	:	2.83 Acres/123,274.8 Sq. Feet
ZONING	:	GU-1 (General Use) See attached information sheet
STRUCTURE AGE/YR BUILT	:	14 Years/1997
FIRE DISTRICT	:	N/A
ROAD SERVICE AREA	:	N/A
SCHOOLS	:	Two Rivers Elementary North Pole Middle North Pole High
MLS AREA	:	47
RECORDING DISTRICT	:	401
FLOOD ZONE	:	X
LONGITUDE	:	-146.8677
LATITUDE	:	64.8813

- B. There are no covenants that apply to this property
- C. There is no As Built Survey available

## **LISTING PACKAGE**

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

1. Last Deed of Record recorded in Book 1172 at Page 683 and in Book 1261 at Page 926 to: **THE RICHARD and SOPHIA DICKMAN TRUST, RICHARD DICKMAN and SOPHIA DICKMAN, Co-Trustees**
2. Deed of Trust recorded in Book 1177 at Page 173.
3. Deed of Trust recorded in Book 1245 at Page 909.
4. Deed of Trust recorded as Instrument No. 2007-012506-0.
5. Easement recorded in Book 1170 at Page 639.
6. Notes and /or Easements as Stated on the Plat.
7. Plat Map
8. Neighborhood Map
9. Neighbors List and Mailing Labels

# Property Summary

[back to Search Page](#)

<b>PAN</b> 0510408	<b>PROPERTY PHYSICAL DESCRIPTION</b> LOT 1 WALLIS 1ST ADDN OUT OF TL-2617 SEC 26 T1N-R4E	<b>TWN-RNG</b> 1N 4E
<b>NEIGHBORHOOD</b> 0602 Two Rivers	<b>BUSINESS</b>	<b>PROPERTY CLASS</b> Residential
<b>MILLAGE GROUP</b> 0256 WALLIS	<b>MOST RECENT MILLAGE RATE</b> 12.9730	<b>STATUS</b> TAXABLE
<b>FIRE SERVICE AREA</b> Not within a fire service area.		<b>ADDITIONAL INFORMAT</b> <a href="#">Building Details</a> <a href="#">View Property Location</a>
<b>LAND AREA</b> Parcel 1 2.83 Acres		

<b>OWNER</b>		<b>ADDRESS</b>
<b>NAME</b>	<b>INTEREST</b>	<b>SITUS ADDRESS</b>
DICKMAN RICHARD R TRUST, DICKMAN SOPHIA TRUST,	OWNERSHIP CO-OWNER	7415 CHENA HOT SPRINGS RD

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 #
US Patent	7/31/2009			<a href="#">2009-014423-0</a>
Deed of Trust	6/8/2007			<a href="#">2007-012506-0</a>
Line of Credit Deed of Trust	1/24/2002			<a href="#">2002-001925-0</a>
Quit Claim Deed	6/5/2001	<a href="#">1261</a>	<a href="#">926</a>	<a href="#">2001-010819-0</a>
Deed of Trust	3/27/2001	<a href="#">1245</a>	<a href="#">909</a>	<a href="#">2001-005506-0</a>
Deed of Trust	12/20/1999	<a href="#">1177</a>	<a href="#">173</a>	
Quit Claim Deed	11/23/1999	<a href="#">1172</a>	<a href="#">683</a>	
Easement(s)	11/10/1999	<a href="#">1170</a>	<a href="#">639</a>	
Plat	10/25/1999			

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

YEAR	LAND	STRUCTURES, ETC.	TOTAL	TAXABLE AMOUNT
2011	\$14,592.00	\$212,138.00	\$226,730.00	
2010	\$14,592.00	\$207,895.00	\$222,487.00	\$202,487.00
2009	\$14,592.00	\$181,174.00	\$195,766.00	\$175,766.00
2008	\$14,592.00	\$188,005.00	\$202,597.00	\$182,597.00
2007	\$14,857.00	\$186,125.00	\$200,982.00	\$200,982.00
2006	\$10,612.00	\$184,716.00	\$195,328.00	\$195,328.00

[Pay Property Taxes by credit card](#)

## Tax History (Updated: 06/09/11 04:01 AM)

If taxes are delinquent interest calculation date is: 11/5/2010 and payment must be made in guaranteed funds.

YEAR	TAX LEVIED	TAXES EXEMPTED	FEES	TOTAL DUE	TOTAL PAID	NET
2010	\$2,626.86	\$0.00	\$132.49	\$2,759.35	\$2,759.35	\$0.00
2009	\$2,232.22	\$0.00	\$0.00	\$2,232.22	\$2,232.22	\$0.00
2008	\$2,335.40	\$0.00	\$0.00	\$2,335.40	\$2,335.40	\$0.00

# Building Details for PAN 0510408

## Building General Features

**# YEAR BUILT DESCRIPTION ARCHITECTURE CATEGORY**  
 View Details 1 1997 SFR Standard Residential

### Amenities

**QUANTITY**  
2

**DESCRIPTION**  
3-Fix. Bath\_SFR

### Primary Details

SECTIONID	FOOTPRINT	STORIES	PERIMETER	INTERIORDESC	WALLTYPE
1	1026	1	130	Main Area	2x6 CUS Siding
2	740	1	130	Secondary L.A.	2x6 CUS Siding

### Secondary Sections

SECTIONID	FOOTPRINT	SECTIONDESC
3	1766	Attached Gar. (C)
4	60	Deck

# Alaska Street Master

<http://www.alaskastreetmaster.com> - 907-248-0477

## Property

<b>TAXID</b> 510408	<b>Map</b> 39	<b>Zoning</b> GU-1	<b>Primary Use</b> RESIDENTIAL	<b>Year Built</b> 1997	<b>Lot Sq Ft</b> 123275	<b>Acres</b> 2.83
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## Legal

LOT 1 WALLIS 1ST ADDN OUT OF  
TL-2617 SEC 26 T1N-R4E

## Property Owner

**Owner 1**  
DICKMAN RICHARD TRUST

## Legal

**Subdivision**  
WALLIS 1ST ADD

<b>First Name</b>	<b>Last Name</b>
	DICKMAN RICHARD R TRUST

<b>Block</b>	<b>Lot</b>
	01

**Owner 2**  
DICKMAN SOPHIA TRUST

**Site Address**  
7415 CHENA HOT SPRINGS RD

## Business

## Owner 3

**Neighborhood**  
TWO RIVERS

**Mailing**  
PO BOX 16027

## Property Assessment

<b>City</b>	<b>St</b>	<b>Zip</b>
TWO RIVERS	AK	99716

## Site Address - Assessing

<b>Land 10</b>	<b>Bldg 10</b>	<b>Total 10</b>
14592	207895	222487

<b>Tax Status</b>	<b>Mill Rate</b>	<b>Est Taxes</b>
TAXABLE	12.973	2886

## Other

**Elementary School**  
TWO RIVERS

## Road Service

## Forest Coverage

Birch - Aspen (reproduction, burn)

**Middle School**  
NORTH POLE

## Fire Service

NONE

<b>Census Tract</b>	<b>Census Blk</b>	<b>MLS</b>
19	1031	47

**High School**  
NORTH POLE

## Voter Precinct

33-260

## Legislature

Q33

<b>Latitude</b>	<b>Longitude</b>
64.88130523	-146.8677442

**Flood Zone** X

<b>Elevation</b>
600

<b>FNSB Planning Dist</b>	<b>Zip Code</b>
7 TWO RIVERS	99712

## Ownership History

2009 Owner	09 Land	09 Total	09 Mill	2004 Owner	04 Land	04 Total	04 Mill
DICKMAN RICHARD TRUST	14592	195766	12.7	DICKMAN RICHARD TRUST DICKMAN SOPHIA TRUST	8638	174181	15.22
2008 Owner	08 Land	08 Total	08 Mill	2003 Owner	03 Land	03 Total	
DICKMAN RICHARD TRUST	14592	202597	12.79	DICKMAN RI	8638	163002	
2007 Owner	07 Land	07 Total	07 Mill	2002 Owner	02 Land	02 Total	
DICKMAN RI	14857	200982	13.744	DICKMAN RICHARD TRUST	8638	165879	
2006 Owner	06 Land	06 Total	06 Mill	2001 Owner	01 Land	01 Total	
DICKMAN RICHARD TRUST	10612	195328	14.49	DICKMAN RICHARD TRUST	8638	164618	
2005 Owner	05 Land	05 Total	05 Mill	2000 Owner	00 Land	00 Total	
DICKMAN RICHARD TRUST	8638	184210	14.81	DICKMAN RICHARD R	8638	131192	

\*DISCLAIMER -- Though every effort is made to be as accurate as possible, these maps and data are not the official representation of any of the information included. The maps and data are made available solely for informational purposes. Alaska Street Master maps and data is made available on the condition that users agree that Alaska Street Master, their employees, owners and heirs AND The Fairbanks North Star Borough shall not be liable for tangible or intangible loss or damage of any kind, including physical injury, death, property damage, economic loss or consequential damages arising from any errors, inaccuracies or omissions in the maps and data, even if such errors, inaccuracies or omissions are attributable in whole or in part to Alaska Street Master's negligence or failure to use due care in obtaining or presenting the maps and data. By accessing and using these maps and data, you accept this limitation on Alaska Street Master, their employees, owners and heirs AND The Fairbanks North Star Borough's liability. If you do not wish to accept this limitation on Alaska Street Master, their employees, owners and heirs AND The Fairbanks North Star Borough's liability do not access or use the maps and data in this program. THERE MAY BE ERRORS IN THE MAPS OR DATA. THE MAPS OR DATA MAY BE OUTDATED, INACCURATE, AND MAY OMIT IMPORTANT INFORMATION. THE MAPS OR DATA MAY NOT BE SUITABLE FOR YOUR PARTICULAR USE. BECAUSE MAPS OR DATA MAY BE INACCURATE OR UNSUITABLE FOR YOUR PURPOSE, DO NOT RELY ON ANY INFORMATION IN THIS PROGRAM AS BEING TOTALLY ACCURATE. DO NOT REPRESENT TO OTHERS THAT INFORMATION OBTAINED FROM THIS PROGRAM IS TOTALLY ACCURATE OR COMPLETE.\*

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**Chapter 18.44**  
**GU-1 GENERAL USE DISTRICT**

Sections:

- 18.44.010 Intent.
- 18.44.020 Use regulations.
- 18.44.030 Standards.

**18.44.010 Intent.**

This district is intended to be located in rural areas where community sewer and water systems are unavailable. (Ord. 88-010 § 2, 1988)

**18.44.020 Use regulations.**

A. Permitted Uses. In the GU-1, general use district, permitted uses are:

1. Any use except for correctional facilities.

B. Conditional Uses. In the GU-1, general use district, conditional uses are:

1. Adult entertainment facilities as a principal use;
2. Biosolids application when used for agricultural purposes or beneficial land application;
3. Large scale development;
4. Nuclear power plant;
5. Petrochemical plant;
6. Petroleum refinery and storage;
7. Residential cluster development;
8. Sanitary landfill;
9. Storage of hazardous substances as the principal use of the property or which are unrelated to those uses that are either permitted outright or conditionally in this zoning district. (Ord. 2006-82 § 7, 2007; Ord. 94-066 § 2, 1994; Ord. 93-064 § 6, 1994; Ord. 92-006 § 2, 1992; Ord. 90-007 § 2, 1990; Ord. 88-010 § 2, 1988)

**18.44.030 Standards.**

In the GU-1, general use district, geometric standards are:

A. Lot Area.

1. In the GU-1 district, lot area shall not be less than 40,000 square feet.

B. Required Yards for All Buildings. Front, side and rear yards shall not be required.

C. Building Height. Unlimited.

D. One hundred percent lot coverage. (Ord. 88-010 § 2, 1988)

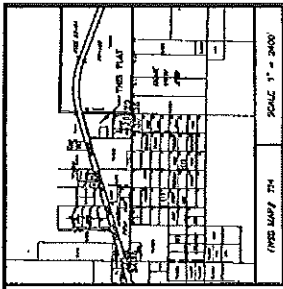
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**This page of the Fairbanks North Star Borough Code is current through Ordinance 2011-25, passed April 28, 2011.**

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/>  
Borough Telephone: (907) 459-1401  
Code Publishing Company



**VICINITY MAP**

**GENERAL NOTES**

1. THIS DEED IS SUBJECT TO ALL EASEMENTS AND ENCUMBRANCES SHOWN ON THE RECORD MAPS.
2. LOT 1 SHALL BE THE CORNER ACCESS EASEMENT WITHIN THE CORNER OF WALLIS SUB TO ACCESS CHENA HOT SPRINGS RD.
3. ALUMINUM CAP FOUND (LS 6474)
4. ALUMINUM CAP WITH REBAR FOUND (LS 6004)
5. REBAR WITH 1-1/2" CAP FOUND (LS 6454)
6. REBAR WITH 3" CAP SET THIS SUBDIV
7. FOUND ONE 4" x 6" CONG. ROW MARKING
8. RECORD INFORMATION

**LEGEND**

- 3" ALUMINUM CAP FOUND (LS 6474)
- ALUMINUM CAP WITH REBAR FOUND (LS 6004)
- REBAR WITH 1-1/2" CAP FOUND (LS 6454)
- REBAR WITH 3" CAP SET THIS SUBDIV
- FOUND ONE 4" x 6" CONG. ROW MARKING
- RECORD INFORMATION

**SUBDIVISOR'S CERTIFICATE**

I, WALLIS SUBDIVISOR, A PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THE CORNER ACCESS EASEMENT WITHIN THE CORNER OF WALLIS SUB TO ACCESS CHENA HOT SPRINGS RD. IS SHOWN ON THE RECORD MAPS AND THAT THE SAME IS SUBJECT TO ALL EASEMENTS AND ENCUMBRANCES SHOWN ON THE RECORD MAPS.

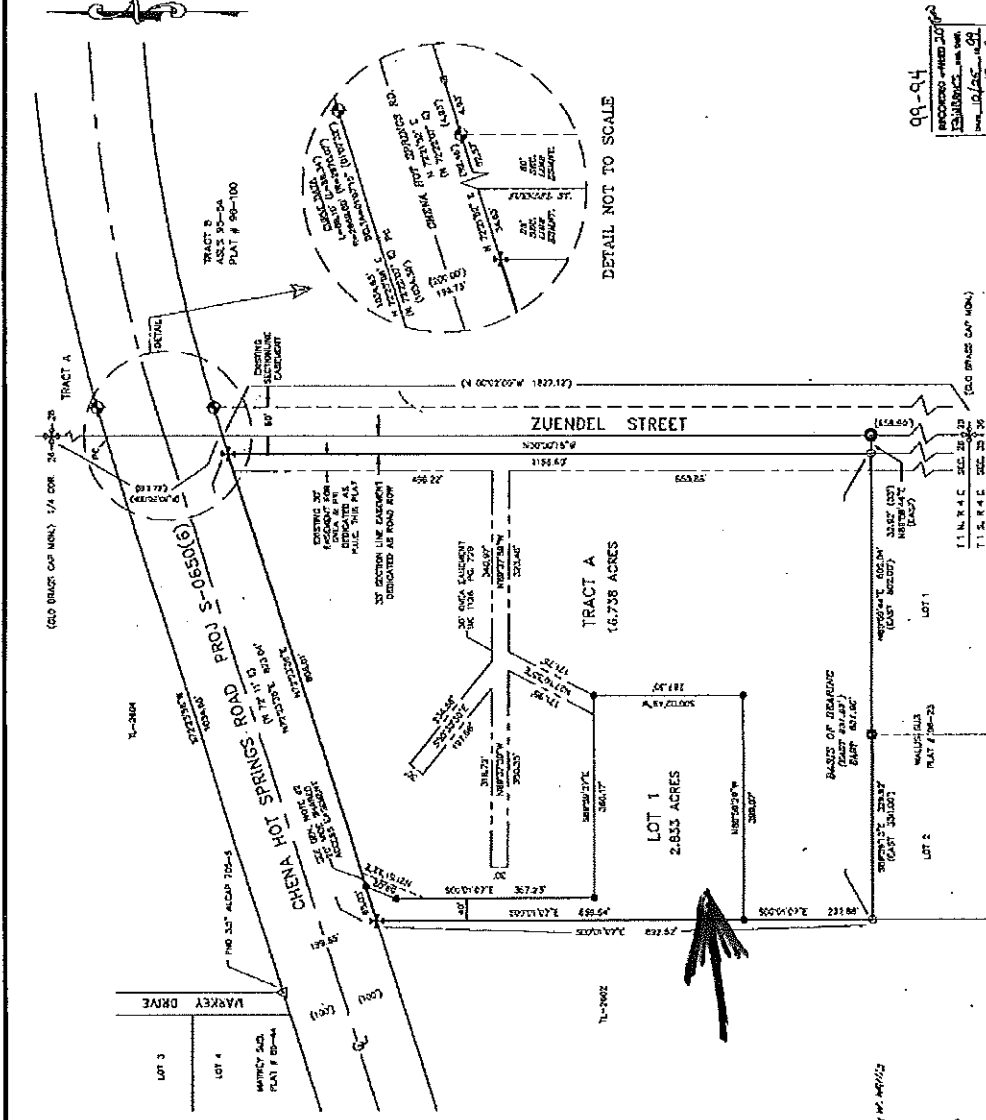


**WALLIS SUB., 1ST ADD.**

TRACT 9  
1/2 & 3/4 TRAC NORTH OF WALLIS SUB  
WALLIS SUB., 1ST ADD. N. E. 4 E. P. M.  
FAIRBANKS RECORDING DISTRICT, ALABAMA

OWNER	WALLIS SUBDIVISOR
RECORDED	09-06-99
INDEXED	09-22-99
FILED	09-22-99
RECORDED	09-22-99
INDEXED	09-22-99
FILED	09-22-99

Fairbanks 99-94



DESCRIPTION OF PROPERTY OF WALLIS SUBDIVISOR  
THE CORNER ACCESS EASEMENT WITHIN THE CORNER OF WALLIS SUB TO ACCESS CHENA HOT SPRINGS RD. IS SHOWN ON THE RECORD MAPS AND THAT THE SAME IS SUBJECT TO ALL EASEMENTS AND ENCUMBRANCES SHOWN ON THE RECORD MAPS.

**EASEMENT NOTES**

1. THE UTILITY COMPANY SHALL HAVE A 30' EASEMENT TO INSTALL AND MAINTAIN UTILITY LINES TO THE PROPERTY.
2. THE UTILITY COMPANY SHALL HAVE THE RIGHT TO REPAIR AND MAINTAIN UTILITY LINES TO THE PROPERTY.
3. THE UTILITY COMPANY SHALL HAVE THE RIGHT TO REMOVE AND REPLACE UTILITY LINES TO THE PROPERTY.
4. THE UTILITY COMPANY SHALL HAVE THE RIGHT TO REMOVE AND REPLACE UTILITY LINES TO THE PROPERTY.

WARRANTY OF CONVEYANCE, REPRESENTATION AND COVENANTS  
I, WALLIS SUBDIVISOR, A PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THE CORNER ACCESS EASEMENT WITHIN THE CORNER OF WALLIS SUB TO ACCESS CHENA HOT SPRINGS RD. IS SHOWN ON THE RECORD MAPS AND THAT THE SAME IS SUBJECT TO ALL EASEMENTS AND ENCUMBRANCES SHOWN ON THE RECORD MAPS.

**THE STATE OF ALABAMA**

THIS IS TO CERTIFY THAT ON THE 19th day of September, 1999, WALLIS SUBDIVISOR, A PROFESSIONAL LAND SURVEYOR, HAS DEPOSITED WITH ME A PLAT OF THE CORNER ACCESS EASEMENT WITHIN THE CORNER OF WALLIS SUB TO ACCESS CHENA HOT SPRINGS RD. AS SHOWN ON THE RECORD MAPS AND THAT THE SAME IS SUBJECT TO ALL EASEMENTS AND ENCUMBRANCES SHOWN ON THE RECORD MAPS.

WALLIS SUBDIVISOR  
BY: WALLIS SUBDIVISOR



DESCRIPTION OF PROPERTY OF THE FAIRBANKS SUBDIVISOR  
THE CORNER ACCESS EASEMENT WITHIN THE CORNER OF WALLIS SUB TO ACCESS CHENA HOT SPRINGS RD. IS SHOWN ON THE RECORD MAPS AND THAT THE SAME IS SUBJECT TO ALL EASEMENTS AND ENCUMBRANCES SHOWN ON THE RECORD MAPS.

# EASEMENT NOTES

1. THE UTILITY COMPANIES SHALL HAVE A 30' RADIUS KEY EASEMENT AT EACH POLE LOCATION, AS NECESSARY, FOR SUPPORTIVE DEVICES.
2. THE UTILITY COMPANIES SHALL HAVE THE RIGHT TO REMOVE ANY DEAD, WEAK, OVERHANGING OR OTHERWISE DANGEROUS TREES ADJACENT TO OR IN THE VICINITY OF THE EASEMENT. SUCH TREES SHALL BE IDENTIFIED BY THE UTILITY COMPANY.
3. A 15 FOOT WIDE STRIP OF LAND AS DETERMINED BY THE UTILITY COMPANIES IS GRANTED FOR THE INSTALLATION, MAINTENANCE, REPAIR, OR REMOVAL OF YARD POLES.

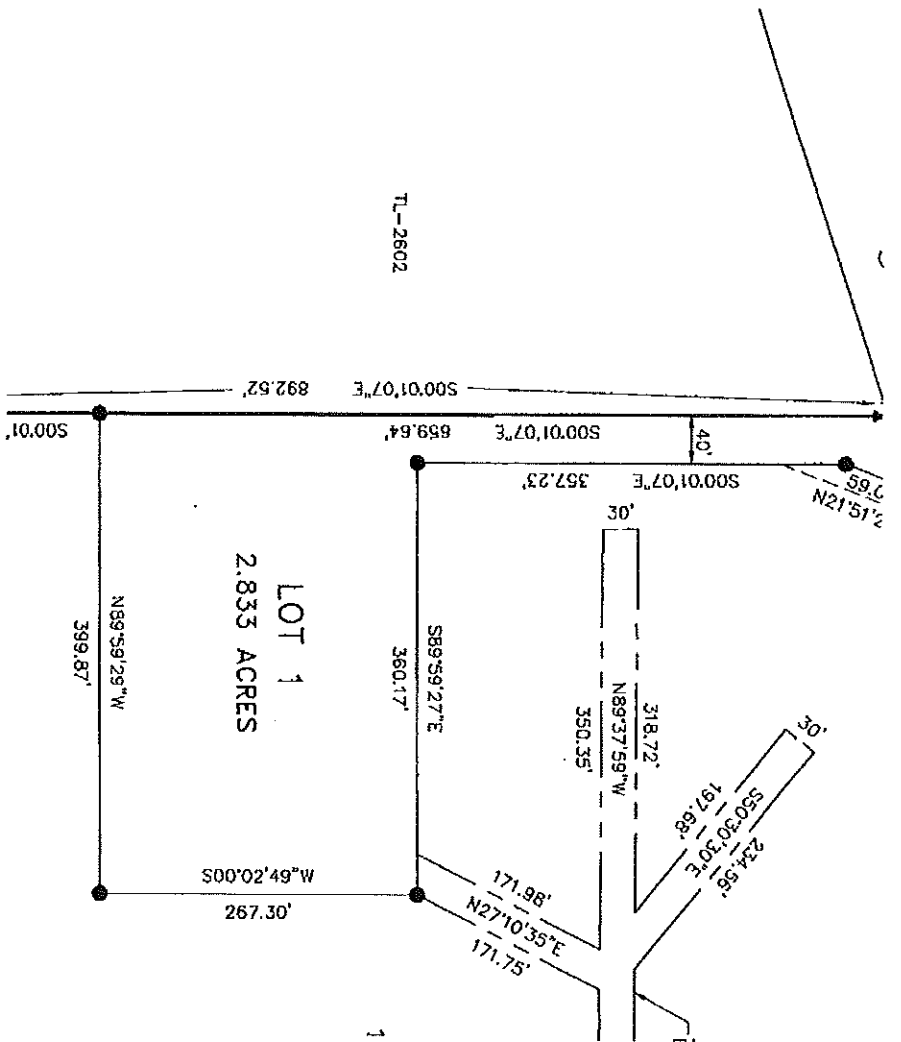
## CERTIFICATE OF OWNERSHIP, DEDICATION AND COMPLIANCE

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE HEREIN SPECIFIED PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER DESIGNATED PUBLIC SPACES TO PUBLIC USE.

I (WE) FURTHER CERTIFY THAT ALL REQUIRED IMPROVEMENTS COMPLY WITH THE STANDARDS ESTABLISHED IN TITLE 17, SUBDIVISIONS, FAIRBANKS NORTH STAR BOROUGH CODE.

DATE: 10/1/94, 1994

[Signature]  
[Signature]



## NOTES

1. Topography is flat with onsite drainage to existing ditches along existing roadways.
2. Soils are of the Salchaket Series per USDA Fairbanks Area Alaska Soil Survey No. 25, 1959.
3. This site is within Zone X, areas outside of the 500 year floodplain, as shown in the Fairbanks North Star Borough Flood Insurance \_Rate Maps. Panel 225 Revised Jan. 2, 1992
4. There will be a 35 foot radius easement at each pole location for guys, anchors and other utility supportive structures.
5. A 15 foot wide strip of land as determined necessary by the utility companies is granted for the installation, maintenance, repair, or removal of yard poles.
6. The utility companies shall have the right to identify and then remove any dead, weak, overhanging, or otherwise dangerous trees adjacent to or in the vicinity of the easement.
7. An easement is hereby dedicated within all lots for secondary aerial crossings as determined necessary by the utility companies.

## GENERAL NOTES

1. SOIL CONSISTS OF SALCHAKET SERIES PER USDA FAIRBANKS ALASKA SOIL SURVEY NO. 25, 1959.
2. LOT 1 SHALL USE THE COMMON ACCESS EASEMENT WITHIN THE NE CORNER OF TRACT A TO ACCESS CHENA HOT SPRINGS RD.
3. FLOOD ZONE - X CLEAR PER F.I.R.M 1-2-92
4. BASIS OF BEARING; MONUMENTATION ALONG NORTH LINE OF WALLIS SUB. PLAT # 96-23 F.R.D.
5. TOTAL AREA IS 19.571 NET ACRES FOR LOT 1 & TRACT A.
6. NO NEW ACCESS WILL BE ALLOWED ONTO CHENA HOT SPGS. RD.

## LEGEND



3" ALUMINUM CAP FOUND (LS 6474)

1, A 99-94

BK 1170PG639

GRANT OF EASEMENT

*Return to*

THE GRANTOR, Kedrick and Estell Wallis, P.O. Box 16019, Two Rivers, Alaska 99716 hereby grants to the GRANTEE, Kedrick and Estell Wallis, P.O. Box 16019, Two Rivers, Alaska 99716 an appurtenant, non-exclusive easement for driveway purposes upon, over and across the following described land owned by the Grantor and described as follows:



A non-exclusive driveway easement within the westerly forty feet of Lot 1, Wallis Subdivision, 1<sup>st</sup> Addition, recorded as plat No. 99-94 on October 25, 1999 in the records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska.

The easement shall be appurtenant to and for the benefit of the following real property:

Tract A, Wallis Subdivision, 1<sup>st</sup> Addition plat number 99-94, F.R.D.

This easement is for the sole purpose of construction, operation, maintenance and repair of a driveway for vehicular and pedestrian access to the real property benefitted by the easement.

The Grantor shall have the right to use the easement for purposes that will not interfere with the Grantee's full use and enjoyment of Grantee's rights granted by this easement.

The Grantee shall indemnify, defend, and hold harmless Grantor from and against all claims, demands, judgements, costs and expenses which may arise by reason of injury to any person or damage to any property in connection with its use of or presence on the right-of-way easement.

This easement shall continue only so long as said easement is used for the purposes herein recited. Assignment of the uses authorized herein may only be accomplished with the written consent of the Grantor, provided that consent will not be unreasonably withheld.

*Kedrick Wallis*  
Kedrick Wallis

*Estell Wallis*  
Estell Wallis

IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed on this 10<sup>th</sup> day of November, 1999.

*Christie C. Buckler*



*Commission expires 7/1/2001*

027965  
FAIRBANKS 1500  
RECORDING DISTRICT

1999 NO 10 PH 1:55  
REQUESTED BY  
*E. Wallis*

TL-2605

ARKEY

TL-2604

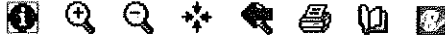
WALL/LAUNDRY

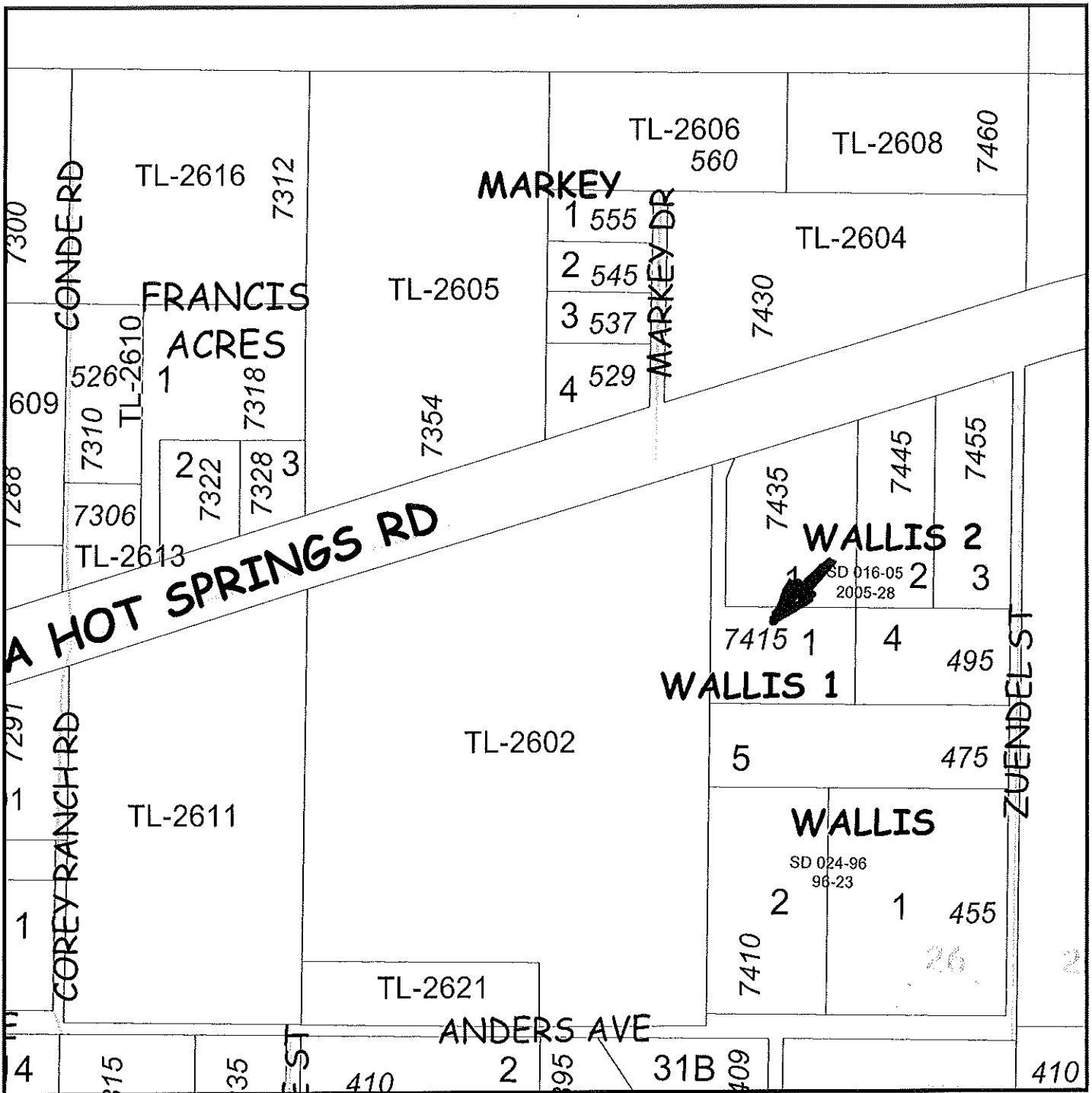
WALL IS 2ND ADD

*This is a flag lot but the Road way is on private land and then picks up on the flag.*

(C) 2006 FNSB

0 278ft





**Owner**

DICKMAN RICHARD TRUST DICKMAN SOPHIA TRUST  
 PO BOX 16027  
 TWO RIVERS AK 99716

**Legal**

LOT 1 WALLIS 1ST ADDN OUT OF  
 TL-2617 SEC 26 T1N-R4E

Address 7415 CHENA HOT SPRINGS RD

Tax ID	FNSB MAP	ASM Book
510408	114G	7 TWO RIVERS39
T R S	Zoning	Zip Code Area
F001N004E26	GU-1	99712
Land App	Bldg Appr	SQ FT / ACRE
14592	207895	123275 2.83
Mill Rate	Primary Use	Tax Year
12.973	RESIDENTIAL	2010
Est Taxes	Year Built	Tax Status
2886	1997	TAXABLE

Census Tract	19
Census Blk Grp	1031
Elem School	TWO RIVERS
Middle School	NORTH POLE
High School	NORTH POLE
Road Service	
Fire Service	NONE
Latitude	64.88130523
Longitude	-146.8677442
MLS Area	47
Voting Dist	33-260
Legislature	Q33
Flood Zone	X
Elevation	600

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