



## LISTING PACKAGE

DATE: July 22, 2011

LP2011-1672

PREPARED FOR:

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

PROPERTY OWNER:

**WELLS FARGO FINANCIAL ALASKA,  
INC.**

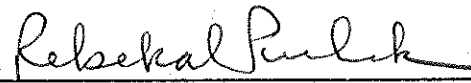
STREET ADDRESS:

**1114 Coppet Street**

LEGAL DESCRIPTION:

**Lot 29, Block 1, HILTON PARK SUBDIVISION,  
Plat No. 169.017**

Thank you for using Yukon Title Company, Inc.

---

**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

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## LISTING PACKAGE

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

### REAL PROPERTY TAXES:

#### 2011 Assessed Value:

PAN No.	:	0078352	Tax Amount*	:	\$3,433.18
Land	:	\$38,250	Misc. Improvement	:	\$0
Building	:	\$162,088	Total Assessed Value	:	\$200,338

\*The first half of taxes for 2011 are due September 1, 2011; the second half of taxes are due November 1, 2011.

MIL RATE	:	17.1370
PARCEL SIZE	:	0.2341 Acres/10,200 Sq. Feet
ZONING	:	TF (Two-Family Residential) See attached information sheet
STRUCTURE AGE/YR BUILT	:	43 Years/1968
FIRE DISTRICT	:	City of Fairbanks
ROAD SERVICE AREA	:	City of Fairbanks
SCHOOLS	:	Denali Elementary Ryan Middle Lathrop High
MLS AREA	:	10
RECORDING DISTRICT	:	401
FLOOD ZONE	:	X500
LONGITUDE	:	-147.7935
LATITUDE	:	64.8407

- 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 as Instrument No. 2011-010861-0 to: **WELLS FARGO FINANCIAL ALASKA, INC.**
2. Notice of Lien recorded as Instrument No. 2006-020006-0
3. Deed of Trust recorded as Instrument No. 2006-028081-0

Notice of Default recorded as Instrument No. 2011-000810-0.

4. Plat Map
5. Neighborhood Map
6. Neighbors List and Mailing Labels

# Property Summary

[back to Search Page](#)

<b>PAN</b> 0078352	<b>PROPERTY PHYSICAL DESCRIPTION</b> LOT 29 BLOCK 1 HILTON PARK	<b>TWN-RNG</b> 1S 1W
<b>NEIGHBORHOOD</b> 0145 Taku-Westgate	<b>BUSINESS</b>	<b>PROPERTY CLASS</b> Residential
<b>MILLAGE GROUP</b> 0075 HILTON PARK	<b>MOST RECENT MILLAGE RATE</b> 17.1370	<b>STATUS</b> TAXABLE
<b>FIRE SERVICE AREA</b> CITY OF FAIRBANKS		<b>ADDITIONAL INFORMATION</b> <a href="#">Building Details</a> <a href="#">View Property Location</a>

**LAND AREA**  
Parcel  
1 10200 Square Feet

<b>OWNER</b>	<b>ADDRESS</b>
<b>NAME</b> <b>INTEREST</b>	<b>SITUS ADDRESS</b>
WELLS FARGO FINANCIAL ALASKA INC, OWNERSHIP	1114 COPPET 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 imply endorsement by the FNSB of the site, its content, advertisers or sponsors.

### Documents

DESCRIPTION	RECORD DATE	BOOK	PAGE	INSTRUMENT #
Trustees Deed	6/22/2011			<a href="#">2011-010861-0</a>
Quit Claim Deed	7/22/2010			<a href="#">2010-013075-0</a>
Deed of Trust	10/31/2006			<a href="#">2006-028081-0</a>
Deed of Trust	3/7/2006			<a href="#">2006-004728-0</a>
Deed of Trust	12/22/2004			<a href="#">2004-028437-0</a>
Warranty Deed	12/21/1993	<u>830</u>	<u>911</u>	

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

YEAR	LAND	STRUCTURES, ETC.	TOTAL	TAXABLE AMOUNT
2011	\$38,250.00	\$162,088.00	\$200,338.00	\$200,338.00
2010	\$38,250.00	\$156,498.00	\$194,748.00	\$194,748.00
2009	\$38,250.00	\$154,294.00	\$192,544.00	\$192,544.00
2008	\$35,700.00	\$159,805.00	\$195,505.00	\$175,505.00
2007	\$33,150.00	\$159,805.00	\$192,955.00	\$172,955.00

[Pay Property Taxes by credit card](#)

### Tax History (Updated: 07/22/11 03:59 AM)

If taxes are delinquent interest calculation date is: 9/1/2011 and payment must be made with guaranteed funds.

YEAR	TAX LEVIED	TAXES EXEMPTED	FEES	TOTAL DUE	TOTAL PAID	NET DUE
2011	\$3,433.18	\$0.00	\$0.00	\$3,433.18	\$0.00	\$3,433.18
2010	\$3,356.46	\$0.00	\$427.97	\$3,784.43	\$3,784.43	\$0.00
2009	\$3,295.00	\$0.00	\$763.37	\$4,058.37	\$4,058.37	\$0.00
2008	\$3,032.36	\$0.00	\$1,550.83	\$4,583.19	\$4,583.19	\$0.00
2007	\$3,252.08	\$0.00	\$503.46	\$3,755.54	\$3,755.54	\$0.00

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

# Building Details for PAN 0078352

## Building General Features

### # YEAR BUILT DESCRIPTION ARCHITECTURE CATEGORY

View Details 1 1968 SFR DLB/Split Entry Residential

### Amenities

#### QUANTITY

#### DESCRIPTION

2 3-Fix. Bath\_SFR  
1 Airtight/Wood

### Primary Details

SECTIONID	FOOTPRINT	STORIES	PERIMETER	INTERIORDESC	WALLTYPE
1	912	1	124	Basement W/FINISH	Bsmt Wall
1	912	1	124	Main Area	2x4 STD Siding

### Secondary Sections

SECTIONID	FOOTPRINT	SECTIONDESC
1	252	Deck
1	252	Shed
2	288	Attached Gar. (C)

912  
 912  
 -----  
 1824

# Alaska Street Master

<http://www.alaskastreetmaster.com> - 907-243-0477

## Property

Taxid	Map	Zoning	Primary Use	Year Built	Lot Sq Ft	Acres
78352		TF	RESIDENTIAL	1968	10200	0.23

## Legal

### Property Owner

**Owner 1**  
THOMAS JOSEPH C JR

**First Name** JOSEPH  
**Last Name** THOMAS

### Owner 2

### Owner 3

### Mailing

1114 COPPET ST

**City** FAIRBANKS  
**St** AK  
**Zip** 99709

## Other

### Elementary School

DENALI

### Middle School

RYAN

### High School

LATHROP

**Flood Zone** X500

## Legal

### Subdivision

HILTON PARK

**Block** 01  
**Lot** 29

**Site Address**  
1114 COPPET ST

### Site Address - Assessing

1114 COPPET

### Business

### Road Service

CITY OF FAIRBANKS

### Fire Service

CITY OF FAIRBANKS

### Voter Precinct

Fairbanks No. 5 Precinct

### Legislature

O30

### Elevation

400

LOT 29 BLOCK 1 HILTON  
PARK

**Plat Number** 169.017  
**Deed Date** 7/22/2010  
**DNR Doc#** 20100130750  
**Mortgage Date** 10/31/2006  
**DNR Doc#** 20060280810

## Neighborhood

TAKU-WESTGATE

## Property Assessment

3433.18

Land 2011	Bldg 2011	Total 2011
38250	162088	200338
Taxable Value	Tax Assessed	Tax Exempted
200338	3433.18	0
Tax Status	Mill Rate	Tax Year
TAXABLE	17.1370	2011

## Forest Coverage

Cultural

Census Tract	Census Blk	MLS
7	1004	10

Latitude	Longitude
64.84074733	-147.79356

FNSB Planning Dist	Zip Code
1 FAIRBANKS	99709

## Ownership History

2010 Owner	10 Land	10 Total	10 Mill	2005 Owner	05 Land	05 Total	05 Mill
THOMAS JOSEPH C JR	38250	194748	17.235	THOMAS JOSEPH C JR	22848	161974	20.02
2009 Owner	09 Land	09 Total	09 Mill	2004 Owner	04 Land	04 Total	04 Mill
THOMAS JOSEPH C JR	38250	192544	17.113	THOMAS JOSEPH C JR THOMAS CLEVA A	22848	148165	20.77
2008 Owner	08 Land	08 Total	08 Mill	2003 Owner	03 Land	03 Total	
THOMAS JOSEPH C JR	35700	195505	17.27	THOMAS JOS	22848	139133	
2007 Owner	07 Land	07 Total	07 Mill	2002 Owner	02 Land	02 Total	
THOMAS JOS	33150	192955	18.803	THOMAS JOSEPH C JR	22848	119965	
2006 Owner	06 Land	06 Total	06 Mill	2001 Owner	01 Land	01 Total	
THOMAS JOSEPH C JR	33150	182582	19.62	THOMAS JOSEPH C JR	22848	115122	

\*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 18.24**  
**TF TWO-FAMILY RESIDENTIAL DISTRICT**

Sections:

- 18.24.010 Intent.
- 18.24.020 Use regulations.
- 18.24.030 Standards.

**18.24.010 Intent.**

This district is intended for medium density residential development and other uses which maintain the medium density residential nature of the district in areas where community sewer and water systems are available. (Ord. 88-010 § 2, 1988)

**18.24.020 Use regulations.**

A. Permitted Uses. In the TF, two-family residential district, permitted uses are:

1. Any permitted use in the SF-20, SF-10 and SF-5 districts;
2. Two-family attached dwellings.

B. Conditional Uses. In the TF, two-family residential district, conditional uses are:

1. Any conditional use in the SF-20, SF-10 and SF-5 districts. (Ord. 88-010 § 2, 1988)

**18.24.030 Standards.**

In the TF, two-family residential district, geometric standards are:

A. Lot Area.

1. Lot area for a single-family detached dwelling shall not be less than 5,000 square feet;
2. Lot area for a two-family attached dwelling shall not be less than 3,500 square feet per dwelling unit.

B. Required Yards for Principal Buildings.

1. Front yard shall not be less than 20 feet;
2. Side yard shall not be less than five feet;
3. Rear yard shall not be less than five feet.

C. Building Height. Unlimited.

D. Exceptions for 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).

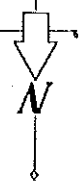
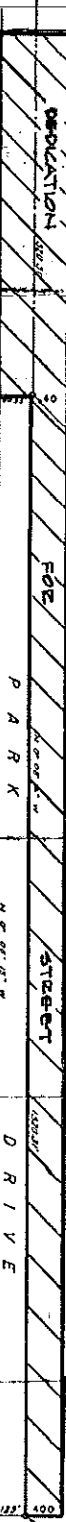
SEE 65:16 Pg. 441  
 FOR DEDICATION

1/4 CORNER ON SECTION LINE

1/4 CORNER

1/4 CORNER

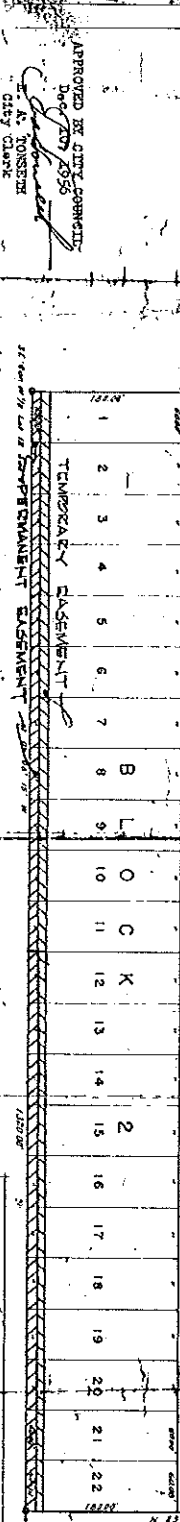
1/4 CORNER



DEDICATION FOR STREET

DEDICATION FOR STREET

DEDICATION FOR STREET



APPROVED BY CITY COMMISSION  
 Dec 20 1955  
 A. TORSE  
 CITY CLERK

APPROVED BY THE BOARD OF SUPERVISORS  
 Dec 20 1955  
 A. TORSE  
 CITY CLERK

Note:  
 This subdivision has been surveyed and plotted in accordance with the City of Fairbanks Survey WEST FAIRBANKS ANNEXATION dated 31 May 1952.

Dedication:  
 The undersigned subdivision owner hereby dedicates and sets apart all streets, alleys, streets and access roads, right-of-way from existing highways as shown on this plan, for the use of the general public forever.

signed  
 Walter Wigger

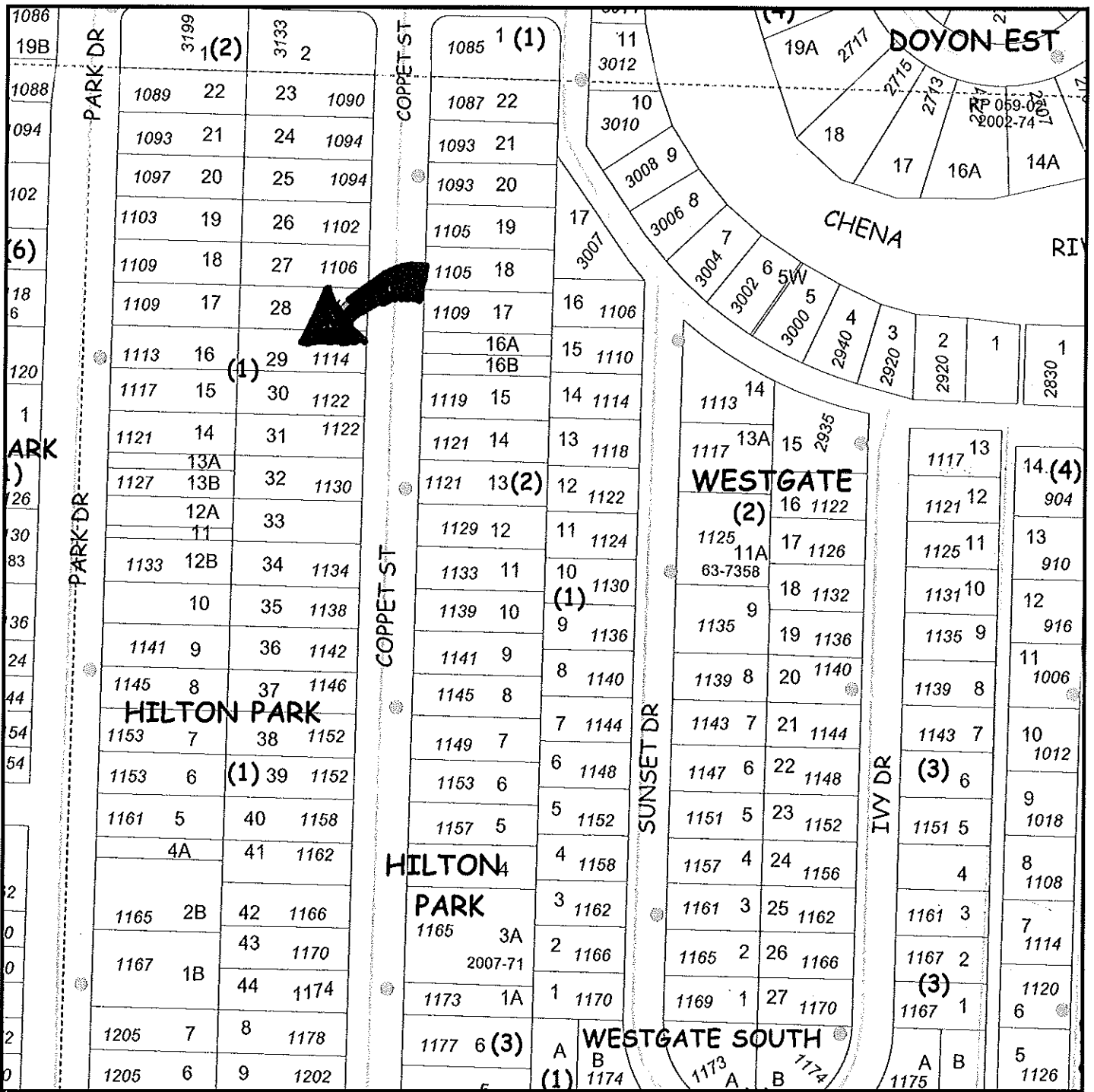
A PORTION OF  
**HILTON PARK**  
 SUBDIVISION  
 W 1/2, NW 1/4, SE 1/4, SEC. 8, T15, R1W  
 FAIRBANKS, ALASKA  
 WALTER P. WIGGER  
 BY  
 J. R. WILCOX  
 REGISTERED CIVIL ENGINEER NO. 279-E  
 FAIRBANKS

Recorded  
 Filed for  
 by  
 on JAN 4 1957  
 and reported to Vol. 2417  
 Fairbanks Recording Project, Alaska  
 Recorder



# Alaska Street Master Property Report

<u>TAXID</u>	<u>OWNER1</u>	<u>SUBDIVISION</u>	<u>block lot</u>	<u>SITEADDRESS</u>
78166	JOHNSON JASON	HILTON PARK	01 09	1141 PARK DR
78182	SLUSHER MONTIE	HILTON PARK	01 UMB05	1133 PARK DR
78191	SPARROW STEPHEN D JR	HILTON PARK	01 UMB06	1127 PARK DR
78212	PERSINGER ALLEN	HILTON PARK	01 15	
78221	SCHOK DANIEL	HILTON PARK	01 16	1113 PARK DR
78239	CULLEY ANDREW S	HILTON PARK	01 17	1109 PARK DR
78255	LARSON CYNTHIA T	HILTON PARK	01 19	1103 PARK DR
78263	CROTEAU RICHARD	HILTON PARK	01 20	1097 PARK DR
78271	HENNING SUZANNE L	HILTON PARK	01 21	1093 PARK DR
78280	SANCHES DAVID	HILTON PARK	01 22	1089 PARK DR
78298	MOORE ANTHONY T	HILTON PARK	01 23	1090 COPPET ST
78301	KORVOLA JOHN RICHARD	HILTON PARK	01 24	1094 COPPET ST
78328	NEW RALPH E	HILTON PARK	01 26	1102 COPPET ST
78336	LAITI BRUCE E	HILTON PARK	01 27	1106 COPPET ST
78344	MISCOVICH JOHN W	HILTON PARK	01 28	1114 COPPET ST
78352	THOMAS JOSEPH C JR	HILTON PARK	01 29	1114 COPPET ST
78379	MICHEL JOSEPH A	HILTON PARK	01 31	1122 COPPET ST
78387	FREY MARTIN L	HILTON PARK	01 32	1130 COPPET ST
78409	WARD LOTTIE	HILTON PARK	01 34	1134 COPPET ST
78417	BERRIE THERESA J	HILTON PARK	01 35	1138 COPPET ST
78425	FREEMAN THOMAS	HILTON PARK	01 36	1142 COPPET ST
78581	FOX NICOLE M	HILTON PARK	02 09	1141 COPPET ST
78590	WISWAR DAVID W	HILTON PARK	02 10	1139 COPPET ST
78603	MONSMA ALAN H	HILTON PARK	02 11	1133 COPPET ST
78611	SIMONTON JEANICE M	HILTON PARK	02 12	1129 COPPET ST
78620	AYOTTE LINWOOD	HILTON PARK	02 13	1121 COPPET ST
78646	MILNE CLARK ROGER	HILTON PARK	02 15	1119 COPPET ST
78654	FORTUNE LESTER JR	HILTON PARK	02 16A	1109 COPPET ST
78689	TILMAN WARREN D	HILTON PARK	02 18	1105 COPPET ST
78701	BARTELS THOMAS S	HILTON PARK	02 20	1093 COPPET ST



**Owner**

THOMAS JOSEPH C JR  
1114 COPPET ST  
FAIRBANKS AK 99709

**Legal**

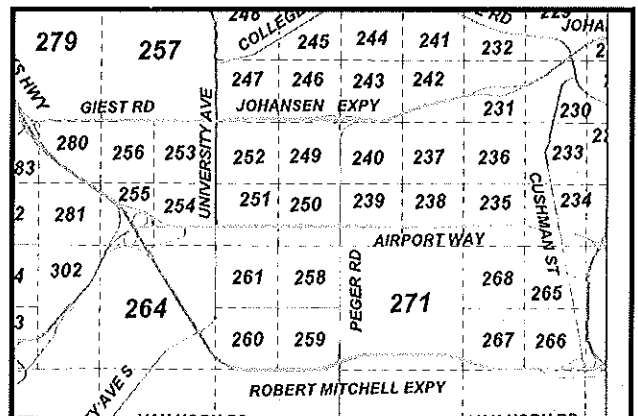
LOT 29 BLOCK 1 HILTON PARK

Address 1114 COPPET ST

Tax ID	FNSB MAP	ASM Book
78352	311C22	250
T R S	Zoning	Zip Code Area
F001S001W08	TF	99709
Land App	Bldg Appr	SQ FT / ACRE
38250	162088	10200 0.23
Mill Rate	Primary Use	Tax Year
17.1370	RESIDENTIAL	2011
Est Taxes	Year Built	Tax Status
3433	1968	TAXABLE

Census Tract	7
Census Blk Grp	1004
Elem School	DENALI
Middle School	RYAN
High School	LATHROP
Road Service	CITY OF FAIRBANKS
Fire Service	CITY OF FAIRBANKS
Latitude	64.84074733
Longitude	-147.793556
MLS Area	10
Voting Dist	Fairbanks No. 5 Precinct
Legislature	O30
Flood Zone	X500
Elevation	400

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1114 COPPET ST, FAIRBANKS, AK 99709

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) \_\_\_\_\_ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) \_\_\_\_\_ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) \_\_\_\_\_ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) \_\_\_\_\_ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (Initial)

(c) \_\_\_\_\_ Purchaser has received copies of all information listed above.


(d) \_\_\_\_\_ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) \_\_\_\_\_ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

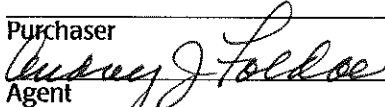
(ii) \_\_\_\_\_ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (Initial)

(f)  Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

_____ Seller	_____ Date	_____ Seller	_____ Date
_____ Purchaser	_____ Date	_____ Purchaser	_____ Date
 Agent	8/23/11 Date	_____ Agent	_____ Date



State of Alaska
Residential Real Property Transfer Disclosure Statement

Waiver By Agreement

AS 34.70.110

Prepared in compliance with Alaska Statute (AS) 34.70.010 – 34.70.200

Legal Description: Lot 29 Block 1 Hilton Park Subdivision

Property Address/City: 1114 Coppet Street, Fairbanks, AK 99709

Under AS 34.70.110, completion of this disclosure statement may be waived when transferring an interest in residential real property if the Seller and Buyer agree in writing.

Parties may wish to obtain professional advice and/or inspection of the property.

It is recommended that the buyer read the complete State of Alaska Residential Real Property Transfer Disclosure Statement.

\* \* \* \* \*

Transferee (Buyer) Awareness Notice: Under AS 34.70.050, Transferee (Buyer) is independently responsible for determining whether a person who has been convicted of a sex offense resides in the vicinity of the property that is the subject of the Transferee's (Buyer's) potential real estate transaction.

\* \* \* \* \*

Transferee (Buyer) Awareness Notice: Under AS 34.70.050, Transferee (Buyer) is independently responsible for determining whether, in the vicinity of the property that is the subject of the transferee's potential real estate transaction, there is an agricultural facility or agricultural operation that might produce odor, fumes, dust, blowing snow, smoke, burning, vibrations, noise, insects, rodents, the operation of machinery including aircraft, and other inconveniences or discomforts as a result of lawful agricultural operations.

\* \* \* \* \*

By law, completion of this disclosure statement may be waived when transferring an interest in residential real property if the Transferor (Seller) and the Transferee (Buyer) agree in writing. If both parties agree to waive the requirement to complete this disclosure statement, please sign below.

Signing this waiver does not affect other obligations for disclosure.

Seller: \_\_\_\_\_

Date: \_\_\_\_\_

Seller: \_\_\_\_\_

Date: \_\_\_\_\_

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

8 / / 11
Seller's Initials Date
08-4229 (Rev. 7/08)

1114 Coppet St, Fairbanks, AK 99709
Property Address

/ /
Buyer's Initials Date