



LISTING PACKAGE

DATE: May 31, 2011

LP2011-1182

PREPARED FOR:

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

PROPERTY OWNER:

COWEE

STREET ADDRESS:

1715 Chena Ridge Road

LEGAL DESCRIPTION:

Tax Lot 3224, Section 32, Township 1 South, Range
2 West, FAIRBANKS MERIDIAN

Thank you for using Yukon Title Company, Inc.



Lacy Birklid
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:

2010 Assessed Value:

PAN No.	: 0177342	Tax Amount*	: \$3,141.86
Land	: \$31,270	Misc. Improvement	: \$0
Building	: \$203,181	Total Assessed Value	: \$234,451

*Taxes for 2010 are PARTIALLY EXEMPT in the amount of \$2,137.04 with the remaining balance being FULLY PAID.

MIL RATE	:	14.5760
PARCEL SIZE	:	2.93 Acres/127,630.8 Sq. Feet
ZONING	:	RE-2 (Rural Estate) See attached information sheet
STRUCTURE AGE/YR BUILT	:	42 Years/1969
FIRE DISTRICT	:	Chena Goldstream South
ROAD SERVICE AREA	:	N/A
SCHOOLS	:	Woodriver Elementary Ryan Middle West Valley High
MLS AREA	:	30
RECORDING DISTRICT	:	401
FLOOD ZONE	:	X
LONGITUDE	:	-147.9862
LATITUDE	:	64.7906

- B. There are no covenants that apply to this property

LISTING PACKAGE

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

1. Last Deed of Record recorded in Book 1072 at Page 784 to: DAVID COWEE and JO ELLEN COWEE
2. Deed of Trust recorded in Book 1072 at Page 784.
3. Water Well Agreement recorded in Book 37 at Page 283.
4. As Built Survey
5. Tax Lot Map
6. Neighborhood Map
7. Neighbors List and Mailing Labels

Property Summary

[back to Search Page](#)

PAN 0177342 NEIGHBORHOOD 1102 Rosie Creek MILLAGE GROUP 2201 CHENA GOLDSTREAM FIRE SERVICE AREA FIRE SERVICE AREA CHENA GOLDSTREAM FIRE S A	PROPERTY PHYSICAL DESCRIPTION TL-3224 SECTION 32 T1S-R2W BUSINESS MOST RECENT MILLAGE RATE 14.5760	TWN-RNG 1S 2W PROPERTY CLASS Residential STATUS TAXABLE ADDITIONAL INFORMATION Building Details View Property Location
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LAND AREA
Parcel
1 127630.8 Square Feet

OWNER		ADDRESS
NAME	INTEREST	SITUS ADDRESS
COWEE, JO ELLEN	CO-OWNER	1715 CHENA RIDGE RD
COWEE, DAVID	OWNERSHIP	

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	6/10/1998	<u>1072</u>	<u>784</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	\$31,270.00	\$208,591.00	\$239,861.00	
2010	\$31,270.00	\$203,181.00	\$234,451.00	\$64,451.00
2009	\$31,270.00	\$213,528.00	\$244,798.00	\$74,798.00
2008	\$31,270.00	\$213,934.00	\$245,204.00	\$225,204.00
2007	\$31,270.00	\$214,340.00	\$245,610.00	\$225,610.00
2006	\$31,270.00	\$205,950.00	\$237,220.00	\$217,220.00

Pay Property Taxes by credit card

Tax History (Updated: 05/31/11 04:00 AM)

If taxes are delinquent interest calculation date is: 11/1/2010 and payment must be made with guaranteed funds.

YEAR	TAX LEVIED	TAXES EXEMPTED	FEES	TOTAL DUE	TOTAL PAID	NET DUE
2010	\$3,141.86	\$2,186.40	\$0.00	\$955.46	\$955.46	\$0.00
2009	\$3,218.16	\$2,137.04	\$0.00	\$1,081.12	\$1,081.12	\$0.00
2008	\$3,226.82	\$0.00	\$0.00	\$3,226.82	\$3,226.82	\$0.00
2007	\$3,438.64	\$0.00	\$0.00	\$3,438.64	\$3,438.64	\$0.00
2006	\$3,484.70	\$0.00	\$0.00	\$3,484.70	\$3,484.70	\$0.00

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

Building Details for PAN 0177342

Building General Features

#YEAR BUILT DESCRIPTION ARCHITECTURE CATEGORY

[View Details](#) 1 1969 SFR Standard Residential

Amenities

DESCRIPTION

3-Fix. Bath_SFR

Primary Details

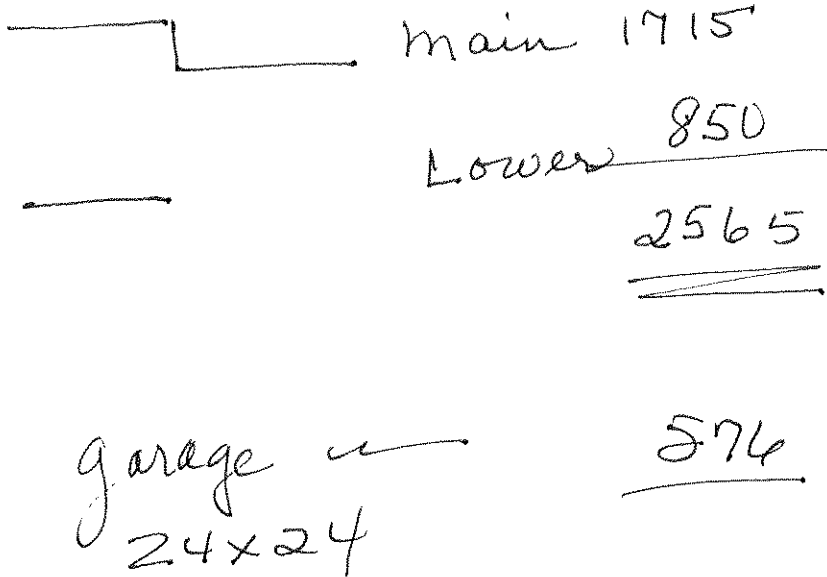
QUANTITY

2

SECTIONID	FOOTPRINT	STORIES	PERIMETER	INTERIORDESC	WALLTYPE
1	1715	1	198	Main Area	LOG STD Rate
2	850	1	118	Secondary L.A.	LOG STD Rate

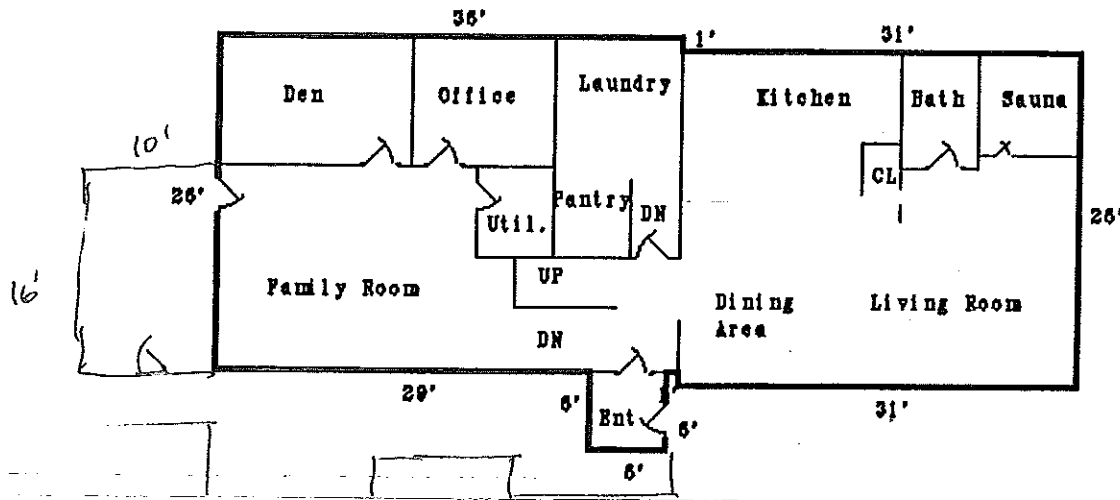
Secondary Sections

SECTIONID	FOOTPRINT	SECTIONDESC
1	150	Screen Por Finished
2	72	LOFT
3	672	Deck

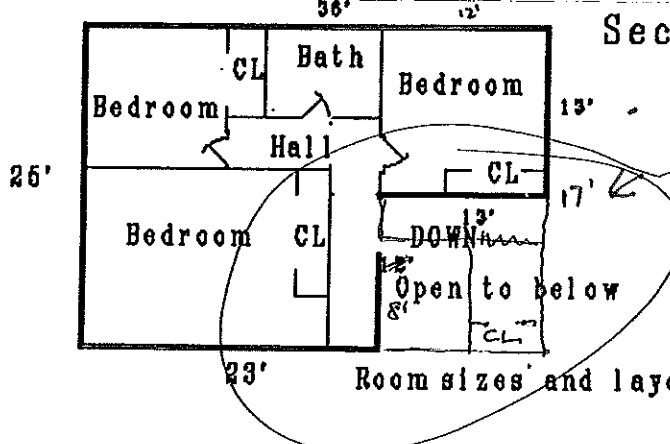


Dave Conze

Main Floor



Second Floor



Room sizes and layout approximate---Not to scale

SCALE: 1 inch = 15 feet

IMPROVEMENTS SKETCH

CALCULATED AREAS

AREA CALCULATIONS SUMMARY

Area	Name of Area	Size	Totals
GLA1	First Floor	1778.00	1778.00
GLA2	Second Floor	744.00	744.00

TOTAL LIVABLE (rounded) 2522

LIVING AREA CALCULATIONS

Breakdown			Subtotals
36.00	X	26.00	936.00
31.00	X	26.00	806.00
6.00	X	6.00	36.00
36.00	X	13.00	468.00
23.00	X	12.00	276.00

2522

Alaska Street Master

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

Property

TAXID	Map	Zoning	Primary Use	Year Built	Lot Sq Ft	Acres
177342	314	RE-2	RESIDENTIAL	1969	127630.8	2.93

Legal

Property Owner

Owner 1
COWEE DAVID

First Name **Last Name**
DAVID COWEE

Owner 2
COWEE JO ELLEN

Owner 3

Mailing
1715 CHENA RIDGE RD

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

Other

Elementary School
WOODRIVER

Middle School
RYAN

High School
WEST VALLEY

Flood Zone X

Legal

Subdivision
1S 2W

Block **Lot**
32 3224

Site Address
1715 CHENA RIDGE RD

Business

Neighborhood
ROSIE CREEK

Property Assessment

Land 10	Bldg 10	Total 10
31270	203181	234451

Tax Status	Mill Rate	Est Taxes
TAXABLE	14.576	3417

Road Service

Fire Service
CHENA GOLDSTREAM SOUTH

Voter Precinct
29-455

Legislature
O29

Elevation
600

Forest Coverage

Cultural

Census Tract	Census Blk	MLS
9	2021	30

Latitude	Longitude
64.79060693	-147.9862919

FNSB Planning Dist	Zip Code
2 CHENA RIDGE	99709

Ownership History

2009 Owner	09 Land	09 Total	09 Mill	2004 Owner	04 Land	04 Total	04 Mill
COWEE DAVID	31270	244798	14.247	COWEE DAVID COWEE JO ELLEN	28717	114407	16.83
2008 Owner	08 Land	08 Total	08 Mill	2003 Owner	03 Land	03 Total	
COWEE DAVID	31270	245204	14.26	COWEE DAVI	28717	113892	
2007 Owner	07 Land	07 Total	07 Mill	2002 Owner	02 Land	02 Total	
COWEE DAVI	31270	245610	15.178	COWEE DAVID	28717	111797	
2006 Owner	06 Land	06 Total	06 Mill	2001 Owner	01 Land	01 Total	
COWEE DAVID	31270	237220	15.97	COWEE DAVID	22375	109944	
2005 Owner	05 Land	05 Total	05 Mill	2000 Owner	00 Land	00 Total	
COWEE DAVID	28717	137278	16.35	COWEE DAVID	22375	110115	

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Chapter 18.18
RE-4 AND RE-2 RURAL ESTATE DISTRICTS

Sections:

- 18.18.010 Intent.
- 18.18.020 Use regulations.
- 18.18.030 Standards.

18.18.010 Intent.

These districts are intended for low density residential development and other compatible uses in areas where community sewer and water systems are unavailable. (Ord. 88-010 § 2, 1988)

18.18.020 Use regulations.

A. Permitted Uses. In the RE-4 and RE-2, rural estate districts, permitted uses are:

1. Accessory uses;
2. Bed and breakfast homestays;
3. Bed and breakfast residence;
4. Church buildings;
5. Domestic livestock;
6. Guesthouse;
7. Home occupations;
8. Single-family detached dwellings;
9. Two-family attached dwellings.

B. Conditional Uses. In the RE-4 and RE-2, rural estate 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. Clubs and lodges;
5. Communications towers;
6. Day care facilities;
7. Group homes;
8. Hostels;
9. Kennels, minor;

10. Kennels, major, in RE-4 district only, on lots of not less than 160,000 square feet in area;
11. Mobile homes;
12. Professional offices;
13. 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, 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;
14. Residential cluster development;
15. School buildings. (Ord. 2009-05 § 6, 2009; Ord. 95-005 § 2, 1995; Ord. 94-046 § 4, 1994; Ord. 89-099 § 6, 1990; Ord. 88-010 § 2, 1988)

18.18.030 Standards.

In the RE-4 and RE-2, rural estate districts, geometric standards are:

A. Lot Area.

1. In the RE-4 district, lot area shall not be less than 160,000 square feet.
2. In the RE-2 district, lot area shall not be less than 80,000 square feet.

B. Required Yards for Buildings.

1. Front yard shall not be less than 35 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.

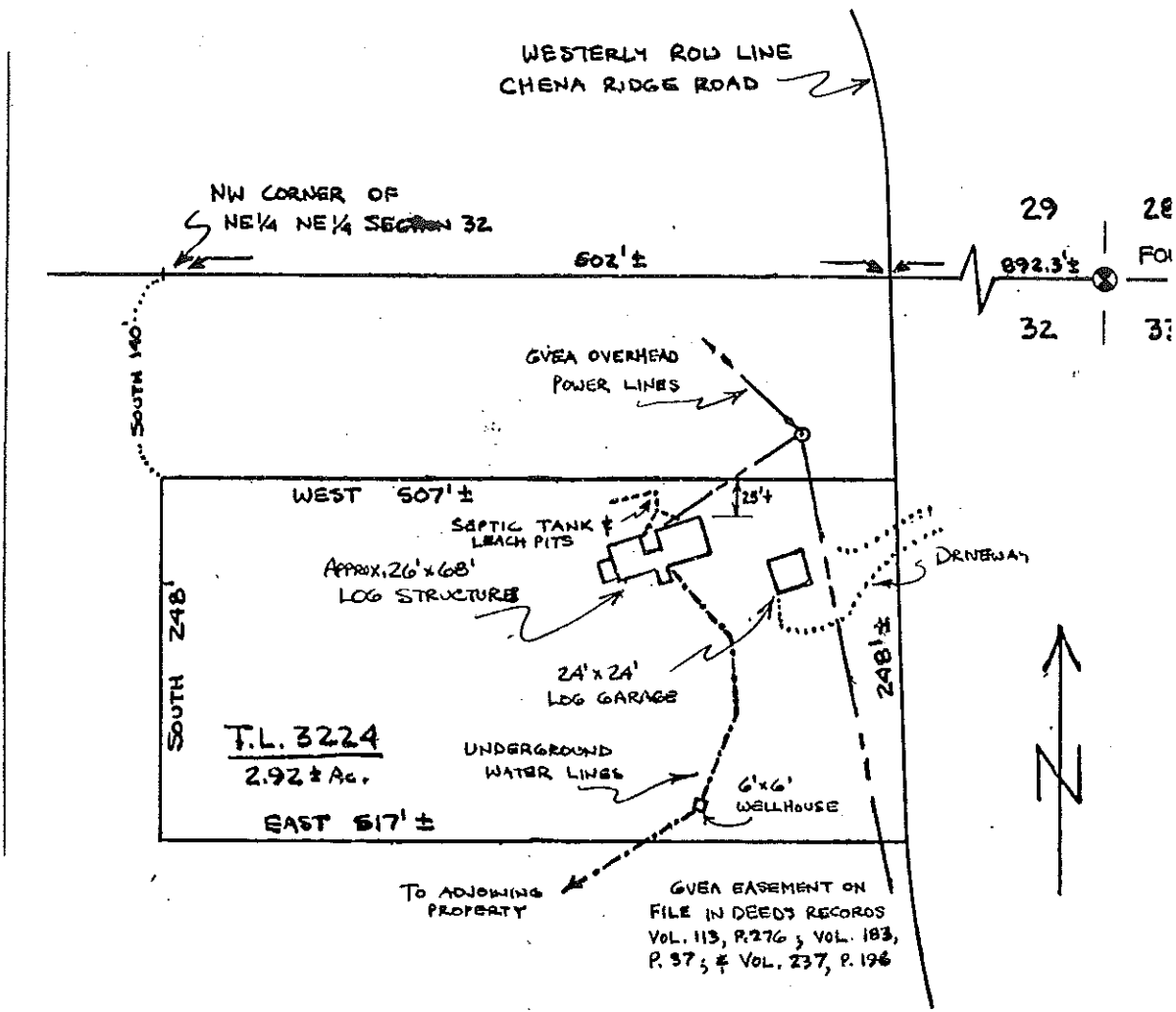
E. Parking. See Chapter 18.50 FNSBC.

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 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



PLOT PLAN - T.L. 3224
NE 1/4 NE 1/4 - SEC. 32, T.15, R.2W, P.M.

I, Donovan R. Ronken, a Registered Land Surveyor, hereby certify that I am familiar with the property shown on this plat and that the improvements located thereon lie wholly within the property lines and do not overlap onto the property lying adjacent thereto; that no improvements on the property lying adjacent thereto encroach upon the premises in question, and that there are no roadways, transmission lines or any other visible easements except as indicated hereon.

Dated: June 5, 1986

Donovan S. Ronken
 Donovan S. Ronken
 Registered Land Surveyor



"L" 351+36.2 P.O.T.

NWC of NE 1/4 NE 1/4, Sec. 32, T15, R2W, F.M.

502.65

75.05

15.05

388

388.20

1715
C.R.R.

N 0° 26' 00" W 350

87° 49' 30"

R.

62.00

"L" 347+63.

"L" 347+63.

517.40

$\Delta = 67^{\circ} 22'$
 $D = 6^{\circ} 45' R$
 $T = 565.8'$

388

MITCHELL

EA 2'-68

1618.81

220

398.51

COUTTS

104

466.70

542

COLEMAN

COUTTS

