



LISTING PACKAGE

DATE: September 15, 2009

LP2009-2158

PREPARED FOR:

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

PROPERTY OWNER:

**THE SECRETARY OF VETERANS
AFFAIRS**

STREET ADDRESS:

389 Lake Trout Lane

LEGAL DESCRIPTION:

**Lot 28, THOMAS SUBDIVISION, THIRD
ADDITION, Plat No. 75-160**

Thank you for using Yukon Title Company, Inc.

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

REAL PROPERTY TAXES:

PAN No.	:	0158381	Tax Amount\$:	\$2,772.24
Land	:	\$15,477	Misc. Improvement	:	\$0
Building	:	\$163,851	Total Assessed Value	:	\$179,328

*Taxes for 2009 are DELINQUENT in the amount of \$1,386.12 plus penalties, fees and interest.

MIL RATE	:	15.4590
PARCEL SIZE	:	4.69 Acres/204,296.40 Sq. Feet
ZONING	:	GU-1 (General Use) See attached information sheet
STRUCTURE AGE/YR BUILT	:	26 Years/1983
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	:	-146.8688
LATITUDE	:	64.8765

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

1. Last Deed of Record recorded as Instrument No. 2008-023408-0 to: **THE SECRETARY OF VETERANS AFFAIRS** and his successors in office as such
2. As Built Survey
3. Covenants, Conditions and Restrictions.
4. Notes and /or Easements as Stated on the Plat.
5. Plat Map
6. Neighborhood Map
7. Neighbors List and Mailing Labels

Property Summary

[back to Search Page](#)

PAN 0158381	PROPERTY PHYSICAL DESCRIPTION LOT 28 THOMAS 3RD ADDN	TWN-RNG 1N 4E
NEIGHBORHOOD 0602 Two Rivers	BUSINESS	PROPERTY CLASS Residential
MILLAGE GROUP 2224 THOMAS SERVICE AREA	MOST RECENT MILLAGE RATE 15.4590	STATUS TAXABLE
FIRE SERVICE AREA Not within a fire service area.		ADDITIONAL INFORMATION Building Details View Property Location
LAND AREA Parcel 1 4.69 Acres		

OWNER	ADDRESS
NAME SECRETARY OF VETERANS AFFAIRS,	SITUS ADDRESS 389 LAKE TROUT LN
INTEREST 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 #
Warranty Deed	11/25/2008			2008-023408-0
Trustees Deed	10/27/2008			2008-021590-0
Warranty Deed	10/23/2006			2006-027083-0
Deed of Trust	10/23/2006			2006-027084-0
Deed of Trust	3/22/2004			2004-005600-0
Deed of Trust	2/11/2003			2003-003505-0
Covenants	5/1/2000	1195	243	
Deed of Trust	8/26/1999	1157	901	
Deed of Trust	5/27/1997	1004	698	
Deed of Trust	4/10/1995	898	319	

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

YEAR	LAND	STRUCTURES, ETC.	TOTAL	TAXABLE AMOUNT
2009	\$15,477.00	\$163,851.00	\$179,328.00	\$179,328.00
2008	\$15,477.00	\$170,239.00	\$185,716.00	\$165,716.00
2007	\$14,070.00	\$159,170.00	\$173,240.00	\$153,240.00
2006	\$14,070.00	\$148,039.00	\$162,109.00	\$142,109.00
2005	\$14,070.00	\$141,507.00	\$155,577.00	\$145,577.00

[Pay Property Taxes by credit card](#)

Tax History (Updated: 11/17/09 04:14 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	\$2,772.24	\$0.00	\$157.44	\$2,929.68	\$2,929.68	\$0.00
2008	\$2,551.76	\$0.00	\$0.00	\$2,551.76	\$2,551.76	\$0.00
2007	\$2,511.78	\$0.00	\$0.00	\$2,511.78	\$2,511.78	\$0.00
2006	\$2,430.74	\$0.00	\$137.78	\$2,568.52	\$2,568.52	\$0.00
2005	\$2,525.62	\$0.00	\$320.37	\$2,845.99	\$2,845.99	\$0.00

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

Building Details for PAN 0158381

Building General Features

YEAR BUILT DESCRIPTION ARCHITECTURE CATEGORY

[View Details](#) 1 1983 SFR Standard Residential

Amenities

QUANTITY

1

DESCRIPTION

3-Fix. Bath_SFR

Primary Details

SECTIONID	FOOTPRINT	STORIES	PERIMETER	INTERIORDESC	WALLTYPE
1	832	1	116	Main Area	LOG STD Rate
2	416	1	90	Secondary L.A.	2x4cust/2x6 Std
3	832	1	116	Basement W/FINISH	Bsmt Wall

Secondary Sections

SECTIONID	FOOTPRINT	SECTIONDESC
1	288	Open Por Finished
1	720	Canopy

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)

This page of the Fairbanks North Star Borough Code is current through Ordinance 2009-30, passed August 20, 2009.

Code Publishing Company

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/>
Telephone number: (907) 459-1401