

LISTING PACKAGE

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

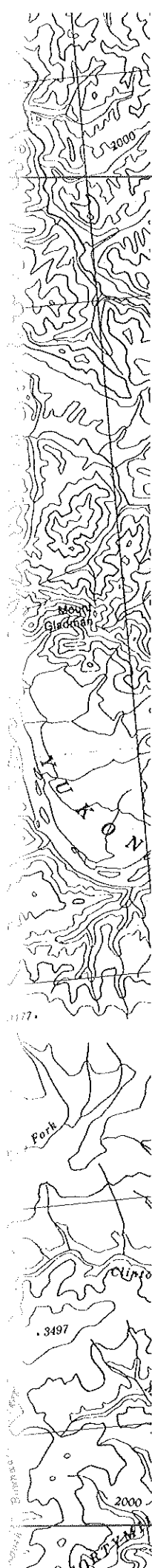
REAL PROPERTY TAXES:

PAN No.	:	0308579	Tax Amount*	:	\$4,576.00
Land	:	\$20,126	Misc. Improvement	:	\$0
Building	:	\$320,937	Total Assessed Value	:	\$341,063

*Taxes for 2010 are FULLY PAID.

MIL RATE	:	14.2140
PARCEL SIZE	:	2.4800 Acres/108,029 Sq. Feet
ZONING	:	RR/GWP (Rural Residential/ Groundwater Damage Protection) See attached information sheet
STRUCTURE AGE/YR BUILT	:	33 Years/1977
FIRE DISTRICT	:	North Star
ROAD SERVICE AREA	:	N/A
SCHOOLS	:	North Pole Elementary North Pole Middle North Pole High
MLS AREA	:	50
RECORDING DISTRICT	:	401
FLOOD ZONE	:	X
LONGITUDE	:	-147.2754
LATITUDE	:	64.7330

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. ~~First Deed of Record recorded as Book 1031 on Page 297 in District 14, McCallinger~~
2. ~~Deed of Trust recorded as Instrument No. 2005-00400-0.~~
~~Deed of Trust Assignment recorded as Instrument No. 2005-00470-0.~~
~~Notice of Default recorded as Instrument No. 2008-00450-0.~~
~~Termination Notice recorded as Instrument No. 2008-012150-0.~~
~~Cooperation Assignment recorded as Instrument No. 2010-015806-0.~~
~~Notice of Default recorded as Instrument No. 2010-015807-0.~~
~~Assignment Notice of Default recorded as Instrument No. 2010-016233-0.~~
3. As Built Survey
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 0308579	PROPERTY PHYSICAL DESCRIPTION LOT 29 PROBERT	TWN-RNG 2S 2E
NEIGHBORHOOD 2002 Newby Road	BUSINESS	PROPERTY CLASS Residential
MILLAGE GROUP 0977 NORTH STAR FIRE SERVICE AREA	MOST RECENT MILLAGE RATE 14.2140	STATUS TAXABLE

FIRE SERVICE AREA
NORTH STAR FIRE S A

ADDITIONAL INFORMATION
[Building Details](#)
[View Property Location](#)

LAND AREA

Parcel
1 108029 Square Feet

OWNER

ADDRESS

NAME	INTEREST	SITUS ADDRESS
BEAR STEARNS ASSET BACKED SECURITIES INC,	OWNERSHIP	3613 LAURANCE 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 #
Trustees Deed	12/16/2010			2010-024086-0
Right-of-Way	6/4/2010			2010-009315-0
Record Survey	1/2/2009			2009-000008-0
Deed of Trust	4/7/2005			2005-006400-0
Deed of Trust	7/18/2003			2003-017472-0
Deed of Trust	3/8/1999	1128	362	
Easement(s)	3/3/1999	1127	976	
Warranty Deed	10/21/1997	1031	252	
Deed of Trust	10/21/1997	1031	253	
Deed of Trust	10/29/1993	821	522	

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

YEAR	LAND	STRUCTURES, ETC.	TOTAL	TAXABLE AMOUNT
2010	\$20,126.00	\$320,937.00	\$341,063.00	\$321,063.00
2009	\$20,126.00	\$330,695.00	\$350,821.00	\$330,821.00
2008	\$20,126.00	\$331,200.00	\$351,326.00	\$331,326.00
2007	\$16,772.00	\$333,556.00	\$350,328.00	\$330,328.00
2006	\$16,772.00	\$281,301.00	\$298,073.00	\$278,073.00

[Pay Property Taxes by credit card](#)

Tax History (Updated: 02/03/11 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	\$4,576.00	\$0.00	\$0.00	\$4,576.00	\$4,576.00	\$0.00
2009	\$4,609.72	\$0.00	\$0.00	\$4,609.72	\$4,609.72	\$0.00
2008	\$4,631.20	\$0.00	\$0.00	\$4,631.20	\$4,631.20	\$0.00
2007	\$4,950.12	\$0.00	\$0.00	\$4,950.12	\$4,950.12	\$0.00
2006	\$4,391.66	\$0.00	\$0.00	\$4,391.66	\$4,391.66	\$0.00

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

Building Details for PAN 0308579

Building General Features

#YEAR BUILT DESCRIPTION ARCHITECTURE CATEGORY

View Details 1 1977

SFR

Standard

Residential

Amenities

QUANTITY

QUANTITY	DESCRIPTION
1	2-Fix. Bath_SFR
3	3-Fix. Bath_SFR

Primary Details

SECTIONID	FOOTPRINT	STORIES	PERIMETER	INTERIORDESC	WALLTYPE
1	2420	1	223	Day Care Center	2x6 CUS Siding
1	2420	1	223	Main Area	2x6 CUS Siding

Secondary Sections

SECTIONID	FOOTPRINT	SECTIONDESC
2	192	Deck

Detached Garage Est 750

BOND
 2420 main
 2420 up
 4840 Total

PREV OWNER
 4200+

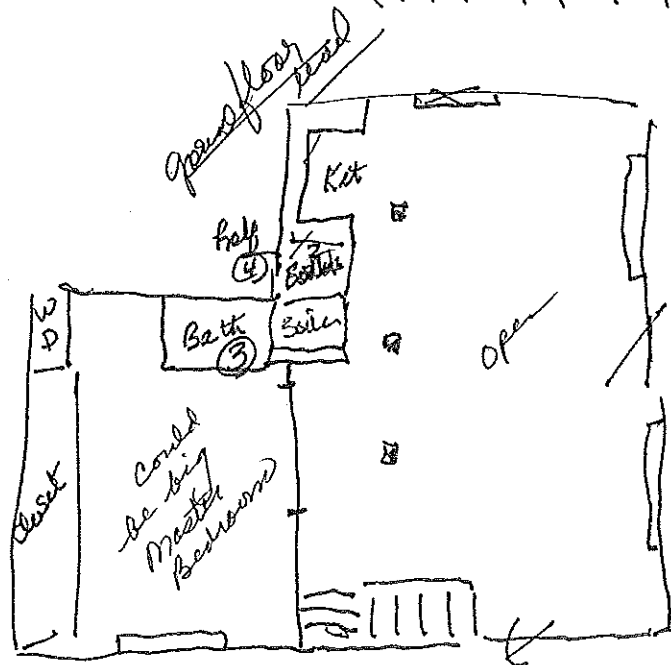
Original House 1977
 Addition 2000
 750 up
 750 Down



← 2x6
 vinylboard
 panel
 Siding
 over
 T-1-11
 Joist Bed
 & Siding

poured
 concrete
 footing
 |
 crawl
 space

new 750 up
 new 75 down



Alaska Street Master

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

Property

TAXID	Map	Zoning	Primary Use	Year Built	Lot Sq Ft	Acres
308579	153	RR/GWP	RESIDENTIAL	1977	108029	2.48

Legal

Property Owner

LOT 29 PROBERT

Owner 1
MCALLISTER DENISE R

Legal

Subdivision
PROBERT

First Name	Last Name
DENISE	MCALLISTER

Block	Lot
	29

Owner 2

Site Address
3613 LAURANCE RD

Business

Owner 3

Neighborhood
NEWBY ROAD

Mailing

3613 LAURENCE RD

Property Assessment

City	St	Zip
NORTH POLE	AK	99705

Site Address - Assessing

Land 10	Bldg 10	Total 10
20126	320937	341063

Tax Status	Mill Rate	Est Taxes
TAXABLE	14.214	4848

Other

Elementary School
NORTH POLE

Road Service

Forest Coverage

Birch - Aspen (sawtimber, pole)

Middle School
NORTH POLE

Fire Service
NORTH STAR

Census Tract	Census Bk	MLS
15	4047	50

High School
NORTH POLE

Voter Precinct
33-220

Legislature
Q33

Latitude	Longitude
64.73304783	-147.2754585

Flood Zone X

Elevation
400

FNSB Planning Dist
9 NORTH POLE

Zip Code
99705

Ownership History

2009 Owner	09 Land	09 Total	09 Mill	2004 Owner	04 Land	04 Total	04 Mill
MCALLISTER DENISE R	20126	350821	13.898	MCALLISTER DENISE R	14088	259318	16.68
2008 Owner	08 Land	08 Total	08 Mill	2003 Owner	03 Land	03 Total	
MCALLISTER DENISE R	20126	351326	13.94	MCALLISTER	13417	246993	
2007 Owner	07 Land	07 Total	07 Mill	2002 Owner	02 Land	02 Total	
MCALLISTER	16772	350328	14.949	MCALLISTER DENISE R	11084	212892	
2006 Owner	06 Land	06 Total	06 Mill	2001 Owner	01 Land	01 Total	
MCALLISTER DENISE R	16772	298073	15.74	MCALLISTER DENISE R	11084	209104	
2005 Owner	05 Land	05 Total	05 Mill	2000 Owner	00 Land	00 Total	
MCALLISTER DENISE R	15430	271895	16.12	MCALLISTER DENISE R	10500	150387	

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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. Communications towers;
5. Day care facilities;
6. Domestic livestock;

7. Guesthouse, one per lot, and only on a lot with an existing single-family detached dwelling or, where permitted, an existing mobile home;
8. Group homes;
9. Kennels, minor, on lots of not less than 80,000 square feet in area;
10. Mobile homes;
11. Professional offices;
12. 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;
13. Residential cluster development;
14. School buildings. (Ord. 2009-05 § 7, 2009; 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 2010-54, passed October 14, 2010.

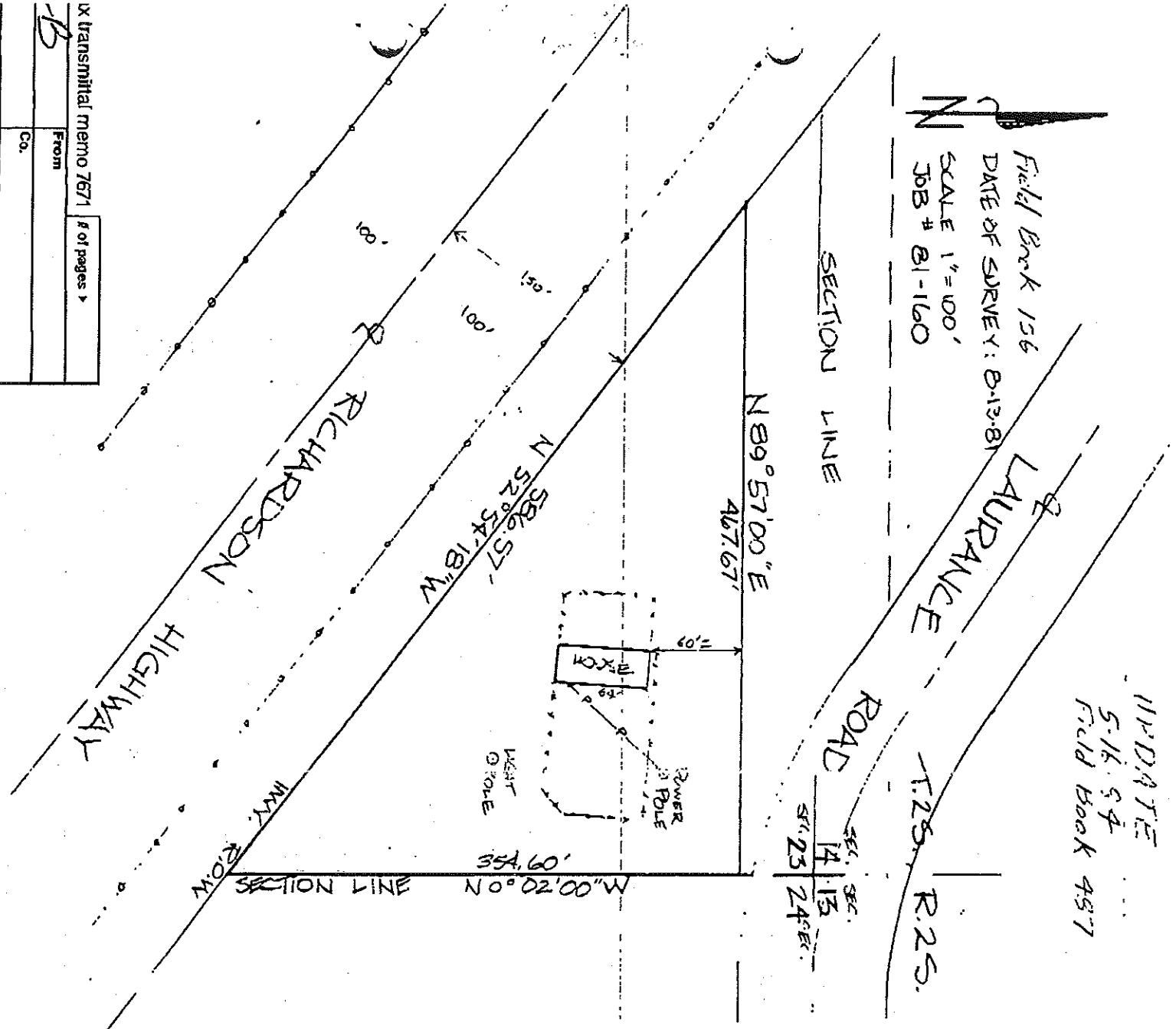
Disclaimer: The Borough Clerk's Office has the official version of the Fairbanks North Star Borough Code. Users should contact the Borough Clerk's Office for ordinances passed subsequent to the ordinance cited above.

Borough Website:
<http://www.co.fairbanks.ak.us/>
Borough Telephone: (907) 459-1401
Code Publishing Company

X Transmittal memo 7671		# of pages >
From		
Co.		
Phone #		



Field Book 156
 DATE OF SURVEY: 8-13-81
 SCALE 1"=100'
 JOB # 81-160



UPDATE
 5-16-94
 Field Book 437

FOR TITLE INSURANCE PURPOSES ONLY

I, Tom Rosadiuk, a registered land surveyor in the State of Alaska, hereby certify that I am familiar with the improvements located within LOT 29, PROBERT SIEDL, Fairbanks, Alaska, and that these improvements lie wholly within the property lines, and do not overlap onto the property 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. Liability of this survey is limited to the relationship of improvements to the existing monumentation found and does not extend to the accuracy of said monumentation.

Tom Rosadiuk
 Tom Rosadiuk, Land Surveyor

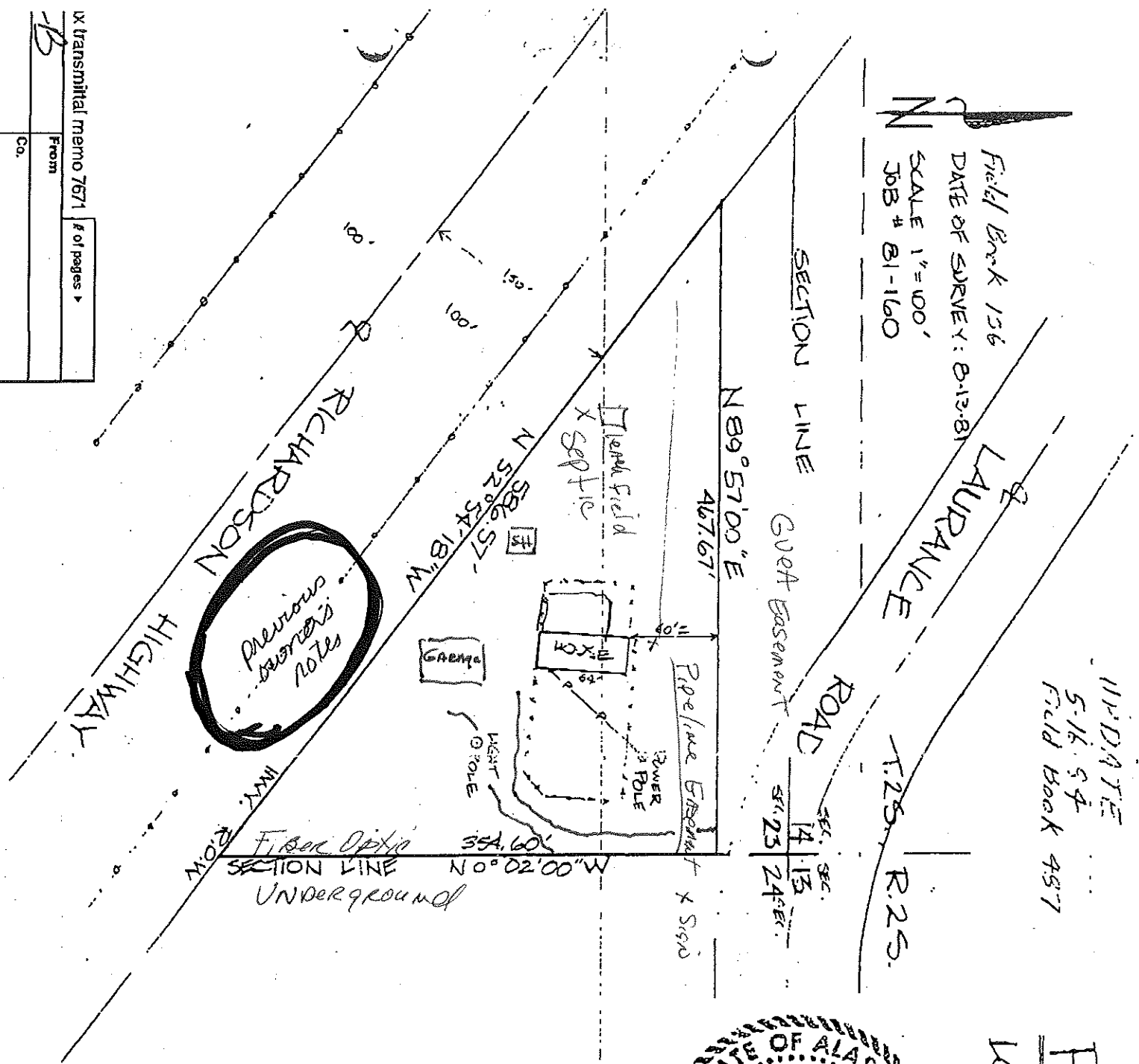


LOT 29 PROBERT SIEDL
 SUEB DIVISION 1
 PLOT PLAN

TX Transmittal memo 7671		
From		# of pages
Co.		
Phone #		

Field Book 156
 DATE OF SURVEY: 8-13-81
 SCALE 1"=100'
 JOB # 81-160

UPDATE
 5-16-94
 Field Book 457



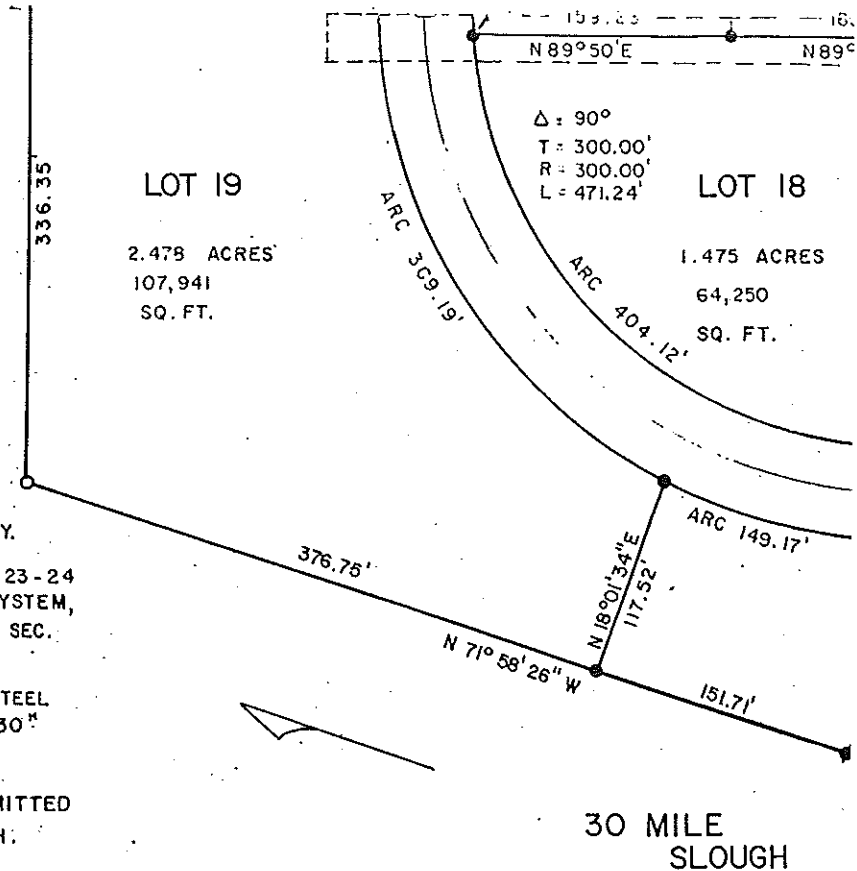
FOR TITLE INSURANCE PURPOSES ONLY

I, Tom Rosadiuk, a registered land surveyor in the State of Alaska, hereby certify that I am familiar with the improvements located within LOT 29, PROBERT EVELL Fairbanks, Alaska, and that these improvements lie wholly within the property lines, and do not overlap onto the property 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. Liability of this survey is limited to the relationship of improvements to the existing monumentation found and does not extend to the accuracy of said monumentation.



LOT 29 PROBERT EVELL
 SUEBIDIN: 5/30/1

Tom Rosadiuk
 Tom Rosadiuk, Land Surveyor

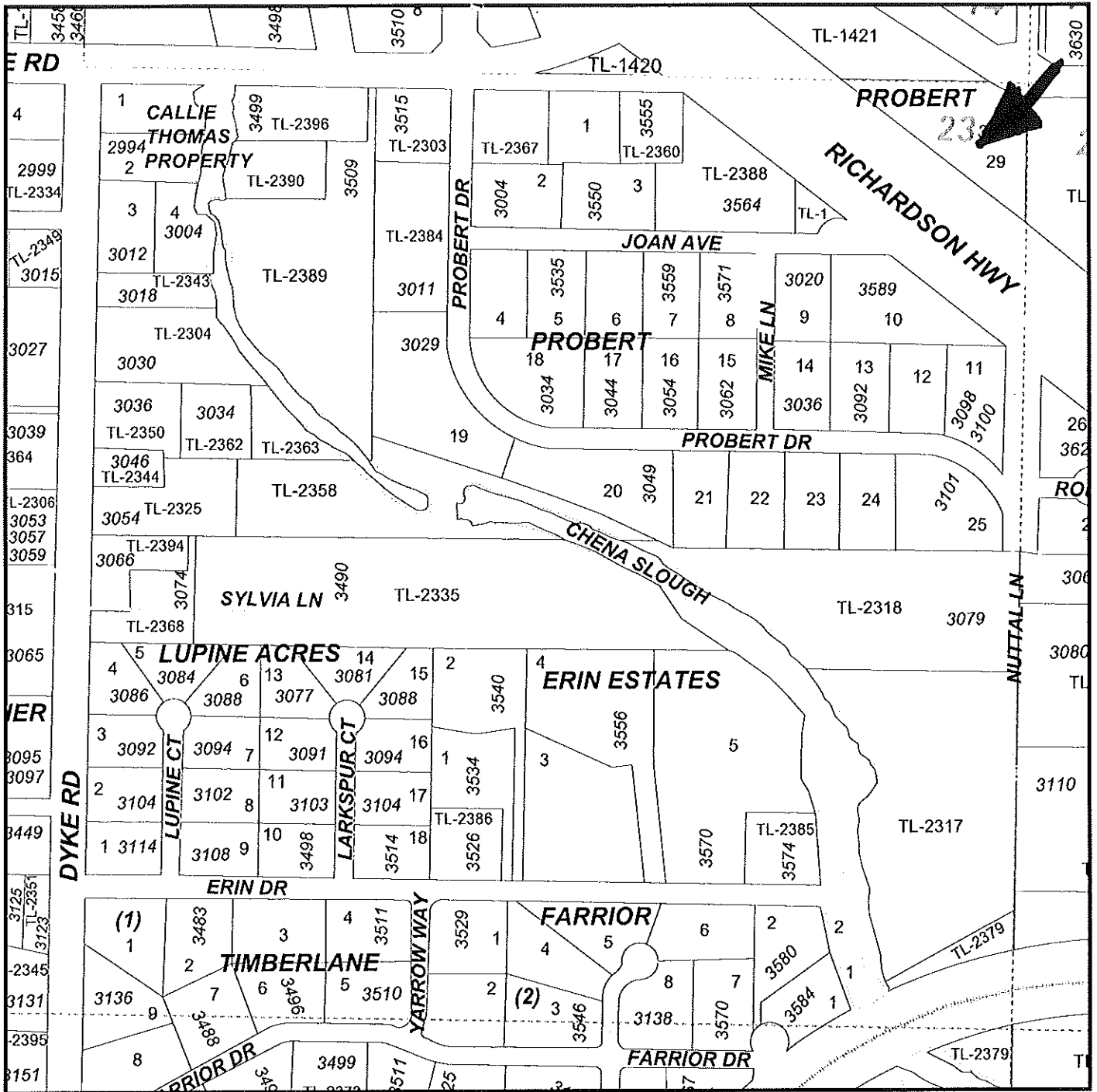


NOTES

1. NO LOT ADJACENT TO THE NEW RICHARDSON HIGHWAY SHALL HAVE DIRECT ACCESS TO THE NEW RICHARDSON HWY.
2. AT SUCH TIME AS ACCESS IS PROVIDED TO SECTION LINE 23-24 FROM LAURANCE ROAD VIA THE SUBDIVISION STREET SYSTEM, DIRECT ACCESS TO THE RICHARDSON HIGHWAY FROM THE SEC. LINE WILL BE CLOSED BY THE DEPT. OF HIGHWAYS.
3. ALL LOT CORNERS ARE MONUMENTED WITH 5/8" X 36" STEEL REINFORCING BAR WITH SURV - CAP AND 1" X 4" X 30" GUARD STAKES.
4. NO PERMANENT CONSTRUCTION SHALL BE PERMITTED WITHIN 25' OF THE MEANDER OF 30 MILE SLOUGH.
5. THIS SUBDIVISION WAS NOT FLOODED DURING THE AUGUST 1967 FLOOD.
6. THIS AREA OVERLAIN BY TANANA AND SALCHAKET SOIL SERIES AS PER U.S.D.A. S.C.S. PUBLICATION NO. 25 (1959).
7. WATER SUPPLY AND WASTE DISPOSAL FACILITIES ARE SUBJECT TO APPROVAL OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION. THE DISCHARGE OF SEWAGE EFFLUENT INTO THE THIRTY MILE SLOUGH WILL NOT BE PERMITTED AS A MEANS OF WASTE DISPOSAL.
8. THE MEAN HIGH WATER LINES OF THE THIRTY MILE SLOUGH FORM THE TRUE BOUNDARY OF THE LOTS ADJACENT TO THE SLOUGH. THE MEANDER LINES ARE SHOWN ONLY TO ALLOW CONTINUITY OF SURVEY DATA AND TO ALLOW LOT AREA CALCULATIONS.

LEGEND

- ⊕ - FOUND GOV. MONUMENTS, BRASS CAP
- - CONCRETE R.O.W. MON. BY DEPT. OF HIGHWAY
- - - - PUBLIC UTILITY EASEMENT
- - FOUND 5/8" RE-BAR WITH SURV. CAPS FROM PREVIOUS SURVEYS.
- - 5/8" RE-BAR WITH SURV. CAPS AND 4" X 30" WHITE GUARD STAKE SET THIS SURVEY.
- ⬡ - CONCRETE MONUMENT WITH BRASS CAP SET THIS SURVEY. (6" BELOW GRADE WHEN LOCATED IN ROADWAYS.)



Owner

MCALLISTER DENISE R
3613 LAURANCE RD
NORTH POLE AK 99705

Legal

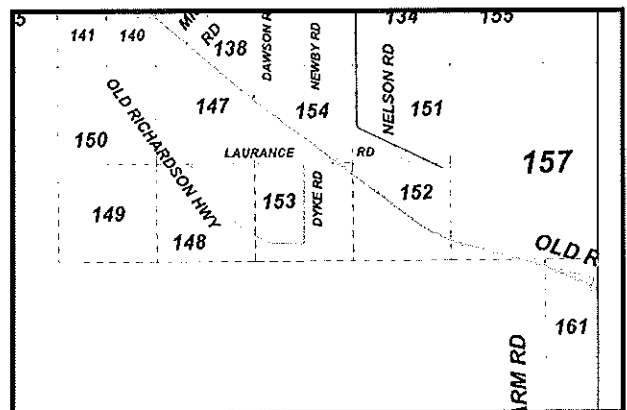
LOT 29 PROBERT

Address 3613 LAURANCE RD

Tax ID	FNSB MAP	ASM Book
308579	222F3	9 NORTH POLE163
T R S	Zoning	Zip Code Area
F002S002E23	RR/GWP	99705
Land App	Bldg Appr	SQ FT / ACRE
20126	320937	108029 2.48
Mill Rate	Primary Use	Tax Year
14.214	RESIDENTIAL	2010
Est Taxes	Year Built	Tax Status
4848	1977	TAXABLE

Census Tract	15
Census Blk Grp	4047
Elem School	NORTH POLE
Middle School	NORTH POLE
High School	NORTH POLE
Road Service	
Fire Service	NORTH STAR
Latitude	64.73304783
Longitude	-147.2754585
MLS Area	50
Voting Dist	33-220
Legislature	Q33
Flood Zone	X
Elevation	400

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ALASKA PETROLEUM - Sales by Account

Sold From: 01/01/09 To: 01/07/11 Posted From: To: 01/07/11
 Cust Class: Cust Division: Sales Rep:
 Salesperson: Sales Division: Inventory Site:
 Product:

Account #	Date	PostDate		Quantity	Price
266960			MCALLISTER, DENISE	3613 LAURENCE RD	NORTH PO
	01/09/09	01/13/09	#2-15 BLEND FUEL OIL	200.000	2.11
	02/04/09	02/05/09	#2-15 BLEND FUEL OIL	101.000	2.27
	02/13/09	02/16/09	#2-15 BLEND FUEL OIL	100.000	2.36
	03/05/09	03/06/09	#2-15 BLEND FUEL OIL	101.000	2.06
	03/18/09	03/19/09	#1 FUEL OIL	100.600	2.02
	04/10/09	04/14/09	#2-15 BLEND FUEL OIL	100.000	2.16
	05/12/09	05/13/09	#2-15 BLEND FUEL OIL	100.000	2.33
	06/22/09	06/23/09	#2-15 BLEND FUEL OIL	100.000	2.68
	09/25/09	09/30/09	#2-15 BLEND FUEL OIL	100.000	2.05
	10/05/09	10/07/09	#2-15 BLEND FUEL OIL	200.000	2.65
	10/22/09	10/23/09	#2-15 BLEND FUEL OIL	100.000	2.90
	11/21/09	12/03/09	#2-15 BLEND FUEL OIL	100.900	2.01
	12/08/09	12/09/09	#2-15 BLEND FUEL OIL	100.000	2.99
	01/25/10	01/26/10	#2-15 BLEND FUEL OIL	200.100	2.89
	02/17/10	02/18/10	#2-15 BLEND FUEL OIL	200.000	2.70
	03/10/10	03/11/10	#2-15 BLEND FUEL OIL	200.000	2.81
	03/25/10	03/26/10	#2-15 BLEND FUEL OIL	100.000	3.09
	04/16/10	04/27/10	#2-15 BLEND FUEL OIL	100.000	3.22
	07/28/10	07/29/10	#2-15 BLEND FUEL OIL	100.000	3.22
	12/09/10	12/10/10	#2-15 BLEND FUEL OIL	100.000	3.17
				2503.6000061035	

Page 1 of 1

	Tax	Discount	Total
DLB	AK	9970S-	
	0.00	0.00	422.00
	0.00	0.00	229.27
	0.00	0.00	236.00
	0.00	0.00	208.06
	0.00	0.00	203.21
	0.00	0.00	216.00
	0.00	0.00	233.00
	0.00	0.00	268.00
	0.00	0.00	285.00
	0.00	0.00	530.00
	0.00	0.00	290.00
	0.00	0.00	283.53
	0.00	0.00	299.00
	0.00	0.00	578.29
	0.00	0.00	556.00
	0.00	0.00	562.00
	0.00	0.00	309.00
	0.00	0.00	322.00
	0.00	0.00	322.00
	0.00	0.00	317.00
	0.00	0.00	6669.36