



## LISTING PACKAGE

**DATE:** February 9, 2011

**LP2011-256**

**PREPARED FOR:**

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

**PROPERTY OWNER:**

**BISHOP**

**STREET ADDRESS:**

**1870 Lynx Lane**

**LEGAL DESCRIPTION:**

**Lot 4, Block 6, MUSK OX SUBDIVISION,  
Instrument No. 63-8456**

**Thank you for using Yukon Title Company, Inc.**

A handwritten signature in cursive script, appearing to read 'Kimberly DePaepe', is written over a horizontal line.

**Kimberly DePaepe  
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.	: 0252581	Tax Amount*	: \$1,972.70
Land	: \$35,568	Misc. Improvement	: \$0
Building	: \$100,478	Total Assessed Value	: \$136,046

\*Taxes for 2010 are FULLY PAID.

MIL RATE	:	16.6800
PARCEL SIZE	:	3.8 Acres/165,528 Sq. Feet
ZONING	:	RE-4 (Rural Estate) See attached information sheet
STRUCTURE AGE/YR BUILT	:	13 Years/1998
FIRE DISTRICT	:	University
ROAD SERVICE AREA	:	Musk Ox
SCHOOLS	:	Pearl Creek Elementary Randy Smith Middle West Valley High
MLS AREA	:	35
RECORDING DISTRICT	:	401
FLOOD ZONE	:	X
LONGITUDE	:	-147.8318
LATITUDE	:	64.9025

- 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 as Instrument No. 2007-021887-0 and 2006-032857-0 to: SAMUEL L. BISHOP, JR.
2. Deed of Trust recorded as Instrument No. 2007-003192-0.
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](#)

<b>PAN</b> 0252581	<b>PROPERTY PHYSICAL DESCRIPTION</b> LOT 4 BLOCK 6 MUSK OX PLAT 63-8456 12-4-83	<b>TWN-RNG</b> NA
<b>NEIGHBORHOOD</b> 0902 Farmers Loop	<b>BUSINESS</b>	<b>PROPERTY CLASS</b> Residential
<b>MILLAGE GROUP</b> 0943 MUSK OX SERVICE AREA	<b>MOST RECENT MILLAGE RATE</b> 16.6800	<b>STATUS</b> TAXABLE
<b>FIRE SERVICE AREA</b> UNIVERSITY FIRE S A		<b>ADDITIONAL INFORMATION</b> <a href="#">Building Details</a> <a href="#">View Property Location</a>
<b>LAND AREA</b> Parcel 1 3.8 Acres		

OWNER		ADDRESS
NAME	INTEREST	SITUS ADDRESS
BISHOP, SAMUEL L JR	OWNERSHIP	1870 LYNX LN

The FNSB provides a link to view the recorded document at the State of Alaska Records 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 #
Quit Claim Deed	9/17/2007			<a href="#">2007-021887-0</a>
Deed of Trust	2/15/2007			<a href="#">2007-003192-0</a>
Quit Claim Deed	12/29/2006			<a href="#">2006-032857-0</a>
US Patent	3/22/2006			<a href="#">2006-005880-0</a>
Quit Claim Deed	3/13/2006			<a href="#">2006-005029-0</a>
Warranty Deed	3/13/2006			<a href="#">2006-005030-0</a>
Warranty Deed	11/18/2005			<a href="#">2005-025782-0</a>
Trustees Deed	11/15/2005			<a href="#">2005-025392-0</a>
Warranty Deed	7/26/2002			<a href="#">2002-014994-0</a>
Deed of Trust	7/26/2002			<a href="#">2002-014995-0</a>
Quit Claim Deed	12/31/2001			<a href="#">2001-026697-0</a>
Deed of Trust	12/31/2001			<a href="#">2001-026698-0</a>
Deed of Trust	4/26/1999	<a href="#">1136</a>	<a href="#">398</a>	
Deed of Trust	10/8/1998	<a href="#">1098</a>	<a href="#">596</a>	
Deed of Trust	7/22/1998	<a href="#">1080</a>	<a href="#">665</a>	
Warranty Deed	9/9/1997	<a href="#">1023</a>	<a href="#">593</a>	
Deed of Trust	8/26/1997	<a href="#">1023</a>	<a href="#">594</a>	
Warranty Deed	8/1/1992	<a href="#">761</a>	<a href="#">520</a>	

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

YEAR	LAND	STRUCTURES, ETC.	TOTAL	TAXABLE AMOUNT
2010	\$35,568.00	\$100,478.00	\$136,046.00	\$116,046.00
2009	\$35,568.00	\$103,343.00	\$138,911.00	\$118,911.00
2008	\$35,568.00	\$41,982.00	\$77,550.00	\$62,040.00
2007	\$35,568.00	\$41,796.00	\$77,364.00	\$61,892.00
2006	\$26,676.00	\$40,501.00	\$67,177.00	\$67,177.00

[Pay Property Taxes by credit card](#)

### Tax History (Updated: 02/09/11 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	\$1,972.70	\$0.00	\$0.00	\$1,972.70	\$1,972.70	\$0.00
2009	\$1,973.08	\$0.00	\$101.46	\$2,074.54	\$2,074.54	\$0.00
2008	\$1,016.46	\$0.00	\$0.00	\$1,016.46	\$1,016.46	\$0.00
2007	\$1,068.96	\$0.00	\$0.00	\$1,068.96	\$1,068.96	\$0.00
2006	\$1,197.62	\$0.00	\$144.56	\$1,342.18	\$1,342.18	\$0.00

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

# Building Details for PAN 0252581

## Building General Features

### # YEAR BUILT DESCRIPTION ARCHITECTURE CATEGORY

[View Details](#) 1 1998 SFR Standard Residential

### Amenities

#### DESCRIPTION

3-Fix. Bath\_SFR

### Primary Details

#### QUANTITY

1

#### SECTIONID

1

#### FOOTPRINT

1040

#### STORIES

1

#### PERIMETER

132

#### INTERIORDESC

Main Area

#### WALLTYPE

2x4cust/2x6 Std

### Secondary Sections

#### SECTIONID

2

3

#### FOOTPRINT

1200

192

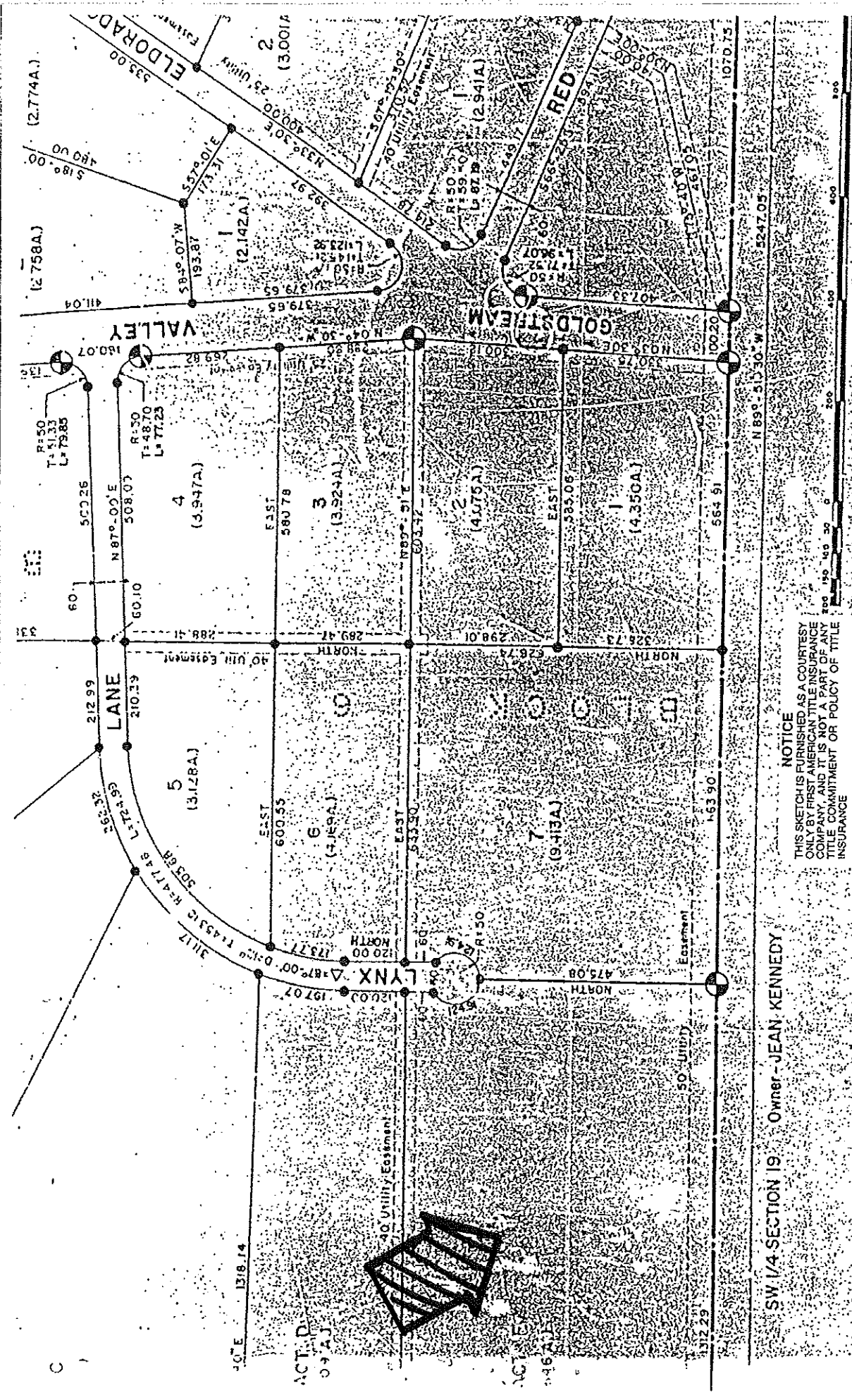
#### SECTIONDESC

Basement AS Garage

Deck







SCALE IN FEET

**NOTICE**  
 THIS SKETCH IS FURNISHED AS A COURTESY ONLY BY FIRST AMERICAN TITLE INSURANCE COMPANY, AND IT IS NOT A PART OF ANY TITLE COMMITMENT OR POLICY OF TITLE INSURANCE.  
 THIS SKETCH IS FURNISHED SOLELY FOR THE PURPOSE OF ASSISTING IN LOCATING THE PREMISES AND DOES NOT PURPORT TO SHOW ALL HIGHWAYS, ROADS OR EASEMENTS AFFECTING THE PROPERTY. NO RELIANCE SHOULD BE PLACED UPON THIS SKETCH FOR THE LOCATION OR DIMENSIONS OF THE PROPERTY AND NO LIABILITY IS ASSUMED FOR THE CORRECTNESS THEREOF.

SW 1/4 SECTION 19 Owner - JEAN KENNEDY

- 3 L.O. MONUMENTS RECOVERED
- 5 BRASS CAP MONUMENTS SET
- 30" PIPE OR EQUIVALENT

# MUSK OX SUBDIVISION

SECTION

VACATION

and Jane Krause,  
having come on regularly

Public Hearing on  
been published for  
in the Fairbanks  
area.

Public hearing on the  
North Star Borough,  
at no one appeared to  
The Commission being

ion Lane Easement lying

First Addition,  
as Instrument Numbers  
Recorder's Office,  
file:

acement, being 50 feet  
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F.M. which is bound  
Drive.

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ne of Red Fox Drive; on  
lled to the east section  
the south right-of-way

n shall establish a  
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and 20, T1N, R1W, E.M.  
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1 feet, more or less,  
id section line a  
0 feet, more or less,  
orthwesterly direction  
t of beginning.

FAIRBANKS

Serial No. 63-8456

RECORDED

FILED

FAIRBANKS RECORDING DISTRICT

Date DEC 4 1963 Time: 10:00 A

Requested by Commissioner of Lands

Address 544-6-2 Ave Anchorage, Alaska

DATE OF SURVEY Beginning <u>MAY 9, 1963</u> Ending <u>JULY 3, 1963</u>		NAME OF SURVEYOR PAUL E. STUTZMANN FAIRBANKS, ALASKA	
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF LANDS ANCHORAGE, ALASKA			
<b>MUSK OX SUBDIVISION</b>			
DRWN. BY: D. McNoesley		APPROVAL RECOMMENDED: <u>Charles W. Gant</u> Chief, Cadastral Engineer	
DATE APPROVED: <u>7-17-63</u>		APPROVED: <u>Paul E. Stutzmann</u> Director of Lands	
H.M.C. BY	SCALE: <u>1" = 200'</u>	CHECKED: <u>C.M.N.</u> P.E.S.	FILE NO. <u>54-42-A</u>

Paul, 1973.

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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.

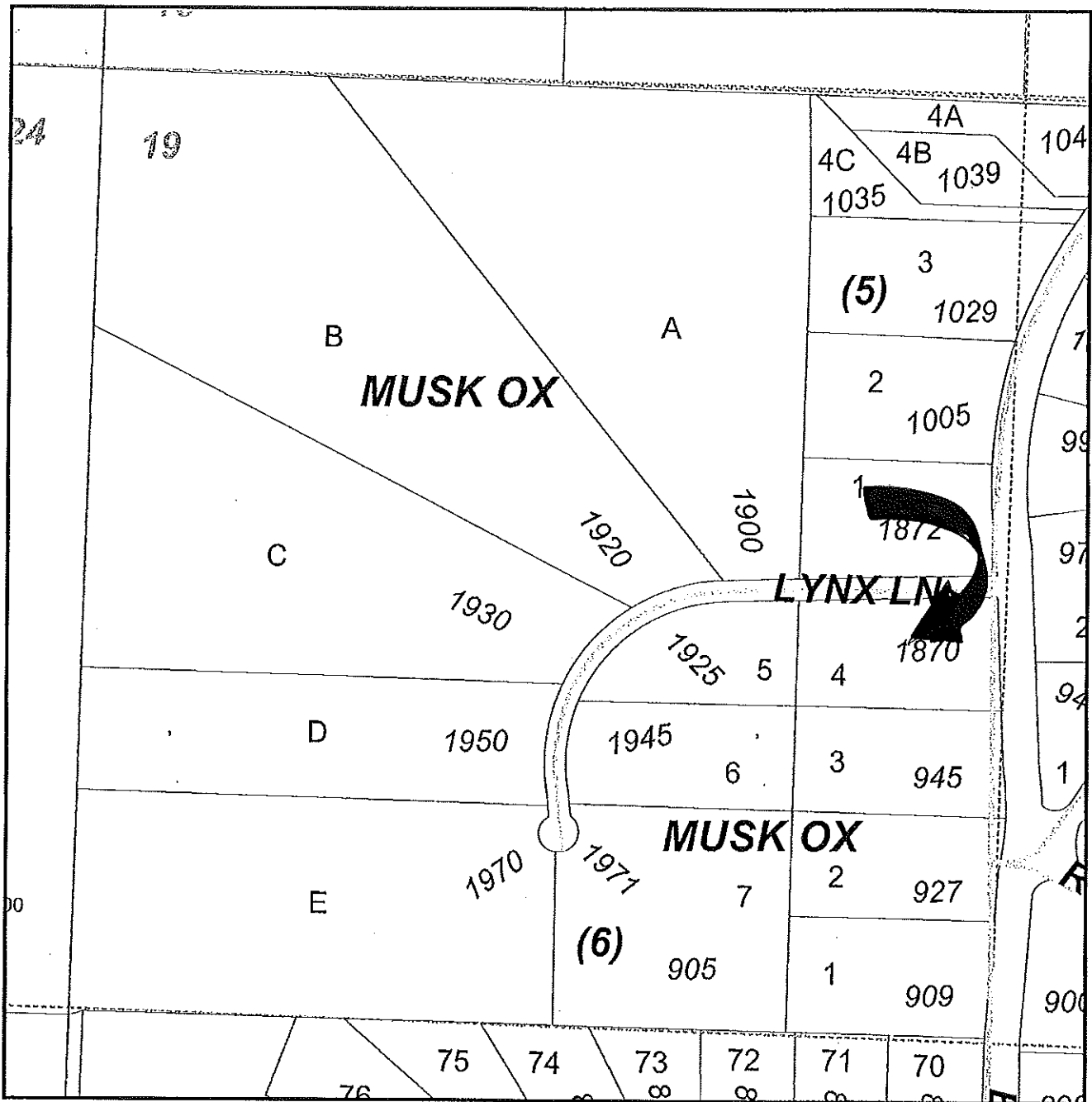
E. Parking. See Chapter 18.50 FNSBC.

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 2011-03, passed January 27, 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



**Owner**

BISHOP SAMUEL L JR  
 PO BOX 84047  
 FAIRBANKS AK 99708

**Legal**

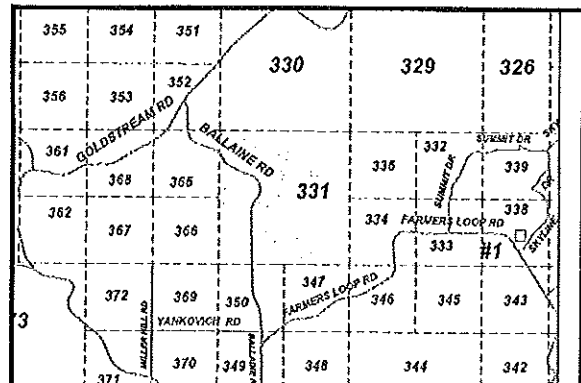
LOT 4 BLOCK 6 MUSK OX PLAT  
 63-8456 12-4-63

**Address** 1870 LYNX LN

Tax ID	FNSB MAP	ASM Book
252581	411D	NORTH FAIRBANKS331
TRS	Zoning	Zip Code Area
F001N001W19	RE-4	99709
Land App	Bldg Appr	SQ FT / ACRE
35568	100478	165528 3.8
MIH Rate	Primary Use	Tax Year
18.680	RESIDENTIAL	2010
Est Taxes	Year Built	Tax Status
2269	1998	TAXABLE

Census Tract	13
Census Blk Grp	4000
Elem School	PEARL CREEK
Middle School	RANDY SMITH
High School	WEST VALLEY
Road Service	MUSK OX
Fire Service	UNIVERSITY
Latitude	64.90262298
Longitude	-147.8318124
MLS Area	35
Voling Dist	29-485
Legislature	029
Flood Zone	X
Elevation	800

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# Alaska Street Master Property Report

<u>TAXID</u>	<u>OWNER1</u>	<u>SUBDIVISION</u>	<u>block lot</u>	<u>SITEADDRESS</u>
245062	ESTES STEVEN A	MUSK OX	04 02	972 BALLAINE RD
245071	PORTEN STEVEN GEORGE	MUSK OX	04 03	999 BALLAINE RD
245089	DEAN LARRY E	MUSK OX	04 04	1024 BALLAINE RD
245097	PHILLIPS DALLAS	MUSK OX	04 05	1030 BALLAINE RD
245101	RAICH JOHN M	MUSK OX	04 06	1040 BALLAINE RD
245119	RAGAN CLINT WESLEY	MUSK OX	05 02	1005 BALLAINE RD
245127	STANFILL BRENDA K	MUSK OX	05 03	1029 BALLAINE RD
245135	DIX CHRISTINA	MUSK OX	05 04A	1045 BALLAINE RD
245143	QUEBBEMANN JOHN A	MUSK OX	06 01	909 BALLAINE RD
245151	BAILEY GORDON R	MUSK OX	06 02	927 BALLAINE RD
245160	STARK PAUL W	MUSK OX	06 03	945 BALLAINE RD
252204	KESSEL BRINA	MUSK OX	01 01E&	1825 RED FOX DR
252212	ZACHEL CORTLAND R	MUSK OX	01 01W&	900 BALLAINE RD
252298	BREWER WILLIAM B JR	MUSK OX	02 01	1834 RED FOX DR
252301	FOOTE JAMES TIMOTHY	MUSK OX	02 02	956 ELDORADO RD
252328	BOYD TANEKA M	MUSK OX	02 04	1000 ELDORADO RD
252336	LARIMORE KENNETH R	MUSK OX	02 05	1016 ELDORADO RD
252395	FUTRELL DWIGHT D	MUSK OX	02 11	1818 RED FOX DR
252409	AKASOFU SYUN ICHI	MUSK OX	02 12	1802 RED FOX DR
252417	MATTSON BRENDA J	MUSK OX	02 13	1790 RED FOX DR
252514	BYINGTON BEVERLY	MUSK OX	04 01	949 ELDORADO RD
252522	POWELL BARBARA L	MUSK OX	04 07	1045 ELDORADO RD
252531	STARK PATRICIA G	MUSK OX	04 08	1031 ELDORADO RD
252549	LEITCH ROBERT FRANKLIN	MUSK OX	04 09	1011 ELDORADO RD
252557	ROGERS DENNIS M	MUSK OX	04 10	995 ELDORADO RD
252565	WILLIAMS ROBERT D JR	MUSK OX	04 11	977 ELDORADO RD
252581	BISHOP SAMUEL L JR	MUSK OX	06 04	1870 LYNX LN
252590	MACLEAN STEPHEN F JR	MUSK OX	06 05	1925 LYNX LN
252603	CANTONI CB TRUST	MUSK OX	06 06	1945 LYNX LN
252611	HAWMAN MELINDA	MUSK OX	06 07	905 BALLAINE RD

D