



LISTING PACKAGE

DATE: April 28, 2009

LP2009-1009

PREPARED FOR:

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

PROPERTY OWNER:

**ALASKA HOUSING FINANCE
CORPORATION**

STREET ADDRESS:

N/A

LEGAL DESCRIPTION:

**Lot 29, Block 28, LEMETA SUBDIVISION,
Instrument No. 110.341**

Thank you for using Yukon Title Company, Inc.

A handwritten signature in cursive script that reads 'Sophia Huff'.

**Sophia Huff
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:

2008 Assessed Value:

PAN No.	: 0084654	Tax Amount*	: \$3,742.36
Land	: \$30,139	Misc. Improvement	: \$0
Building	: \$186,457	Total Assessed Value	: \$216,596

*Taxes for 2008 are FULLY PAID.

MIL RATE	:	17.278
PARCEL SIZE	:	.2427 Acres/10,575 Sq. Feet
ZONING	:	MF/MHS (Multiple-Family Residential/Mobile Home - Subdivision) See attached information sheet
STRUCTURE AGE/YR BUILT	:	2 Years/2007
FIRE DISTRICT	:	City of Fairbanks
ROAD SERVICE AREA	:	City of Fairbanks
SCHOOLS	:	Joy Elementary Randy Smith Middle West Valley High
MLS AREA	:	10
RECORDING DISTRICT	:	401
FLOOD ZONE	:	X500
LONGITUDE	:	-147.7383
LATITUDE	:	64.8598

LISTING PACKAGE

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

1. Last Deed of Record recorded as Instrument No. 2009-006446-0 to: ALASKA HOUSING FINANCE CORPORATION
2. Building Energy Efficiency Standard Certification recorded as Instrument No. 2007-025209-0.
3. As Built Survey
4. Covenants, Conditions and Restrictions as disclosed by Warranty Deed recorded in Book 35 at Page 529.
5. Plat Map
6. Neighborhood Map
7. Neighbors List and Mailing Labels

Chapter 18.26
MF MULTIPLE-FAMILY RESIDENTIAL DISTRICT

Sections:

- 18.26.010 Intent.
- 18.26.020 Use regulations.
- 18.26.030 Standards.

18.26.010 Intent.

This district is intended for high density residential development provided through a variety of housing types and other types of quasi-residential and public use development maintaining the high density residential nature of the district. This district is intended for areas where community sewer and water systems are available. (Ord. 88-010 § 2, 1988)

18.26.020 Use regulations.

- A. Permitted Uses. In the MF multiple-family residential district, permitted uses are:
 - 1. Any permitted use in the SF-20, SF-10, SF-5 and TF districts;
 - 2. Bed and breakfast residence;
 - 3. Multiple-family dwellings.
- B. Conditional Uses. In the MF, multiple-family residential district, conditional uses are:
 - 1. Any conditional use in the SF-20, SF-10, SF-5 and TF districts;
 - 2. Group homes;
 - 3. Libraries;
 - 4. Mobile home parks;
 - 5. Museums and art galleries;
 - 6. Nursing homes, convalescent homes, retirement centers and similar institutions;
 - 7. Public recreation buildings and community centers;
 - 8. Roominghouse;
 - 9. Schools: art, music, dance, business, trade and similar educational uses. (Ord. 2007-70 § 3, 2007; Ord. 89-099 § 9, 1990; Ord. 88-010 § 2, 1988)

18.26.030 Standards.

In the MF, multiple-family residential district, geometric standards are:

- A. Lot Area.
 - 1. Lot area for a single-family detached dwelling or other allowable uses not listed below 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;
 - 3. Lot area for a multiple-family dwelling shall not be less than 2,000 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 10 feet;
 - 3. Rear yard shall not be less than 10 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)
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This page of the Fairbanks North Star Borough Code is current through Ordinance 2009-06, passed February 26, 2009.

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

Code Publishing Company
Voice: (206) 527-6831
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Chapter 18.48 OVERLAY DESIGNATIONS

Sections:

<u>18.48.010</u>	Purpose.
<u>18.48.020</u>	Procedures.
<u>18.48.030</u>	DC – Downtown core designation.
<u>18.48.040</u>	HS – Historically significant designation.
<u>18.48.050</u>	MHS – Mobile home subdivision designation.
<u>18.48.060</u>	CF – Correctional facilities designation.
<u>18.48.070</u>	GWP – Groundwater damage protection.
<u>18.48.080</u>	ANSA – Airport noise sensitive area.
<u>18.48.090</u>	WS – Waterways setback designation.
<u>18.48.100</u>	WP – Waterways protection designation.
<u>18.48.110</u>	SLA – Special landscape area.

18.48.010 Purpose.

An overlay designation is applied to a certain geographic area, already designated with one or more of the zoning districts as provided herein, to effectuate additional and unique regulations on land use development that are necessary for the public health, safety and welfare but are difficult or impossible to implement because of the standardized regulations of the underlying conventional zoning district or districts. The restrictions imposed by an overlay designation are in addition to, and not in lieu of, the restrictions placed by the underlying zoning district on the property subject to the overlay designation. (Ord. 88-010 § 2, 1988)

18.48.020 Procedures.

A request for or an amendment to an overlay designation shall be initiated in accordance with the procedures applicable to requests for rezones. (Ord. 94-088 § 5, 1995; Ord. 92-006 § 3, 1992; Ord. 88-010 § 2, 1988)

18.48.030 DC – Downtown core designation.

A. Purpose. This designation is intended to be used as a recognition of past building practices within a specific area of the Fairbanks central business district where such practices have now made it physically impossible to provide for off-street parking as is required by this title.

B. Regulations and Standards. Any new construction or any change in the use of, or addition to, an existing building or structure in the downtown core designation shall not be required to provide for off-street parking as otherwise set forth by this title. (Ord. 88-010 § 2, 1988)

18.48.040 HS – Historically significant designation.

A. Purpose. This designation is intended to be applied to those areas presently identified on federal, state or local registers of historic areas, places and monuments.

B. Regulations and Standards. This designation shall be applied only to areas that have been designated as historically significant in accordance with applicable federal, state or local law. (Ord. 88-010 § 2, 1988)

18.48.050 MHS – Mobile home subdivision designation.

A. Purpose. This designation is intended to provide an alternative to conventional housing by permitting mobile home development on privately owned lots. Also, this designation is intended to be applied to a large area where a multilot mobile home subdivision can be established and is not intended to be applied on an individual lot-by-lot basis. (Ord. 88-010 § 2, 1988)

18.48.060 CF – Correctional facilities designation.

Property Summary

[back to Search Page](#)

PAN 0084654	PROPERTY PHYSICAL DESCRIPTION LOT 29 BLOCK 28 LEMETA PREVIOUSLY ASSESSED AS LOT 20 BLOCK 28 LEMETA	TWN-RNG 1S 1W
NEIGHBORHOOD 0160 Aurora-Lemeta	BUSINESS	PROPERTY CLASS Residential
MILLAGE GROUP 0083 LEMETA	MOST RECENT MILLAGE RATE 17.278	STATUS TAXABLE
FIRE SERVICE AREA CITY OF FAIRBANKS		ADDITIONAL INF Building Details View Property Lc
LAND AREA Parcel Lot 29 Block 28 10575 Square Feet		

OWNER

NAME	INTEREST
FINCH, JAMES BUD ARTHUR ESTATE OF	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 content 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 constitute an endorsement by the FNSB of the site, its content, advertisers or sponsors.

Documents

DESCRIPTION	RECORD DATE	BOOK	PAGE	INSTRUMENT #
Warranty Deed	10/30/2007			2007-025211-0
Deed of Trust	10/30/2007			2007-025212-0
Warranty Deed	12/6/2005			2005-027057-0
Plat	10/13/1948			110.341

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

YEAR	LAND	STRUCTURES, ETC.	TOTAL	TAXABLE AMOUNT
2008	\$30,139.00	\$186,457.00	\$216,596.00	\$216,596.00
2007	\$30,139.00	\$0.00	\$30,139.00	\$30,139.00

[Pay Property Taxes by credit card](#)

Tax History (Updated: 04/24/09 03:53 AM)

If taxes are delinquent interest calculation date is: 11/3/2008 and payment must be guaranteed funds.

YEAR	TAX LEVIED	TAXES EXEMPTED	FEES	TOTAL DUE	TOTAL PAID
2008	\$3,742.36	\$0.00	\$0.00	\$3,742.36	\$3,742.36
2007	\$566.70	\$0.00	\$0.00	\$566.70	\$566.70

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

Building Details for PAN 0084654

Building General Features

#YEAR BUILT DESCRIPTION ARCHITECTURE CATAGORY

View Details 1 2007 SFR Ranch Residential

Amenities

QUANTITY

DESCRIPTION

1 2-Fix. Bath_SFR
 1 3-Fix. Bath_SFR
 1 standard kitchen

Primary Details

SECTIONID	FOOTPRINT	STORIES	PERIMETER	INTERIORDESC	WALLTYP
0	1064	1	132	Main Area	2x6 CUS Sidi

Secondary Sections

SECTIONID	FOOTPRINT	SECTIONDESC
1	576	Attached Gar. (C)