



FAIRBANKS TITLE AGENCY

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Your Team • 714 Third Avenue Fairbanks, Alaska 99701

LISTING PACKAGE

March 24, 2009

LP- 10527

PREPARED ESPECIALLY FOR

Audrey Foldoe
MEYERES REAL ESTATE
627 Gaffney Road, Suite 102
Fairbanks, AK 99701

REGARDING

Douglas E. Wagner and Ursula H. Wagner

LEGAL DESCRIPTION

Lot 50, Section 7, T1S, R1W, Fairbanks Meridian

STREET ADDRESS

Unavailable from the Fairbanks North Star Borough

NOTICE OF DISCLAIMER OF LIABILITY

This letter and accompanying materials do not constitute a Policy of Title Insurance or a Preliminary Commitment for Title Insurance. Further, they are not an abstract of title. These materials are furnished as a courtesy by Fairbanks Title Agency and the Company does not take responsibility for the completeness or accuracy of the materials. If you desire a complete report on the status of title, please contact Fairbanks Title Agency to arrange for a Preliminary Commitment or Policy. No transaction or decision should be made based on these materials until such time as the Company has an opportunity to perform a complete search and is prepared to issue a Policy.

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FAIRBANKS NORTH STAR BOROUGH INFORMATION

Collections (907) 459-1441 / Assessing (907) 459-1429

PAN NUMBER: 0267325

2008 TAX AMOUNT: \$873.52 Paid - See Property Summary

2008 MILL RATE: 16.185

LAND: \$53,971.00

STRUCTURES: \$0.00

2008 TOTAL ASSESSED VALUE: \$53,971.00 2009 \$124,891.

ZONING: SF-10 Single-Family Residential

PARCEL SIZE: Square Feet: 77,101
Acres: 1.770

YEAR BUILT: N/A

EMERGENCY RESPONDER: Fire: University Fire
Ambulance: University Ambulance

ROAD SERVICE AREA: College

SCHOOLS: Elementary: University Park
Middle: Ryan
High School: West Valley

MAP NUMBER: 311C32

MLS AREA: 25

FLOOD DETERMINATION: Zone X500, A

Provided courtesy of your Fairbanks Title Team

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INFORMATION FROM FAIRBANKS TITLE AGENCY RECORDS

Warranty Deed Recorded in Book 272, Page 676

No Deeds of Trust or assignments found

No Covenants, Conditions and Restrictions found without a formal title search

Fairbanks North Star Borough Tax Lot Map

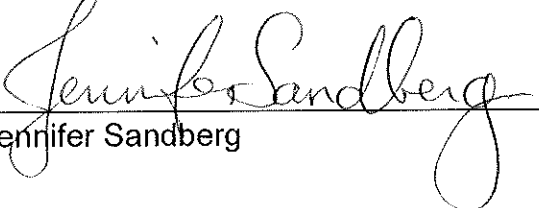
No As-Built Survey available

No PUR 101 / 102 found

If I may be of further assistance, please do not hesitate to call me at (907) 456-6626.

Thank you for choosing our Team.

FAIRBANKS TITLE AGENCY


Jennifer Sandberg

Property Summary

[back to Search Page](#)

PAN 0267325	PROPERTY PHYSICAL DESCRIPTION LOT 50 SECTION 7 T1S-R1W	TWN-RNG 1S 1W
NEIGHBORHOOD 1020 Geist Road	BUSINESS	PROPERTY CLASS Vacant Land
MILLAGE GROUP 0946 COLLEGE ROAD SERVICE AREA	MOST RECENT MILLAGE RATE 16.185	STATUS TAXABLE

FIRE SERVICE AREA
UNIVERSITY FIRE DIST

ADDITIONAL INFORMATION

[Printable Report](#)
[View Property Location](#)

LAND AREA

Parcel
1 River front 30000 Square Feet
2 Back Portion 47101 Square Feet

OWNER

NAME	INTEREST
WAGNER, URSULA H D	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	2/9/1973	272	676	

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

YEAR	LAND	STRUCTURES, ETC.	TOTAL	TAXABLE AMOUNT
2008	\$53,971.00	\$0.00	\$53,971.00	\$53,971.00
2007	\$53,971.00	\$0.00	\$53,971.00	\$53,971.00
2006	\$44,081.00	\$0.00	\$44,081.00	\$44,081.00
2005	\$44,081.00	\$0.00	\$44,081.00	\$44,081.00
2004	\$44,081.00	\$0.00	\$44,081.00	\$44,081.00

[Pay Property Taxes by credit card](#)

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

If taxes are delinquent interest calculation date is: 12/1/2008 and payment must be made with guaranteed funds.

YEAR	TAX LEVIED	TAXES EXEMPTED	FEES	TOTAL DUE	TOTAL PAID	NET DUE
2008	\$873.52	\$0.00	\$46.36	\$919.88	\$919.88	\$0.00
2007	\$922.96	\$0.00	\$0.00	\$922.96	\$922.96	\$0.00
2006	\$791.08	\$0.00	\$0.00	\$791.08	\$791.08	\$0.00
2005	\$809.68	\$0.00	\$0.00	\$809.68	\$809.68	\$0.00
2004	\$833.14	\$0.00	\$0.00	\$833.14	\$833.14	\$0.00

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

Chapter 18.22
SF-20, SF-10 AND SF-5 SINGLE-FAMILY RESIDENTIAL DISTRICTS

18.22.010 Intent.

These districts are intended for low and medium density residential development and other uses which maintain the low and medium density residential nature of the district. These districts are intended for areas where community sewer and water systems are available. (Ord. 88-010 § 2, 1988)

18.22.020 Use regulations.

A. Permitted Uses. In the SF-20, SF-10 and SF-5, single-family residential districts, permitted uses are:

1. Accessory uses;
2. Bed and breakfast homestay;
3. Bed and breakfast residence (excluding SF-10 and SF-5);
4. Church buildings;
5. Home occupations;
6. Playground;
7. Single-family detached dwellings.

B. Conditional Uses. In the SF-20, SF-10 and SF-5, single-family residential districts, conditional uses are:

1. Bed and breakfast residence (excluding SF-20);
2. Day care facility;
3. Parking lots, as a principal use;
4. Privately owned and operated neighborhood recreation centers oriented towards a particular residential subdivision or complex;
5. 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, microwave relay towers and stations, antenna towers and other outdoor equipment essential to the interest of public convenience and necessity, commercial radio and television towers, 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;
6. School buildings. (Ord. 89-099 § 8, 1990; Ord. 88-010 § 2, 1988)

18.22.030 Standards.

In the SF-20, SF-10 and SF-5, single-family residential districts, geometric standards are:

A. Lot Area.

1. In the SF-20 district, lot area shall not be less than 20,000 square feet;
2. In the SF-10 district, lot area shall not be less than 10,000 square feet;
3. In the SF-5 district, lot area shall not be less than 5,000 square feet.

B. Required Yards for Principal Buildings.

1. Front yard shall not be less than 20 feet;
2. Side yard shall not be less than five 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)