



## LISTING PACKAGE

DATE: July 29, 2010

LP2010-1778

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

PROPERTY OWNER: **THE SECRETARY of VETERANS  
AFFAIRS**

STREET ADDRESS: **1257 Range View Road**

LEGAL DESCRIPTION: **Lot 12, Block 5, LAKLOEY PARK, FIFTH  
ADDITION, Plat No. 74-68**

Thank you for using Yukon Title Company, Inc.

  
\_\_\_\_\_  
**Felina Kelly**  
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:

PAN No.	:	0278378	Tax Amount	:	\$3,859.48
Land	:	\$19,477	Misc. Improvement	:	\$0
Building	:	\$233,603	Total Assessed Value	:	\$253,080

MIL RATE	:	15.2500
PARCEL SIZE	:	0.7390 Acres/32,193 Sq. Feet
ZONING	:	RR (Rural Residential) See attached information sheet
STRUCTURE AGE/YR BUILT	:	24 Years/1986
FIRE DISTRICT	:	North Star
ROAD SERVICE AREA	:	Lakloey Hill
SCHOOLS	:	Ticasuk Brown Elementary North Pole Middle North Pole High
MLS AREA	:	50
RECORDING DISTRICT	:	401
FLOOD ZONE	:	X500
LONGITUDE	:	-147.5225
LATITUDE	:	64.8257

- 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. 2010-013502-0 to: THE SECRETARY OF VETERANS AFFAIRS, an officer of the United States of America, and to His/Her Successors in such office
2. As Built Survey
3. Notes and /or Easements as Stated on the Plat.
4. Plat Map
5. Neighborhood Map
6. Neighbors List and Mailing Labels

# Property Summary

[back to Search Page](#)

<b>PAN</b> 0278378	<b>PROPERTY PHYSICAL DESCRIPTION</b> LOT 12 BLOCK 5 LAKLOEY PARK 5TH ADDN OUT OF TL-1501 SEC 15 T1S-R1E	<b>TWN-RNG</b> 1S 1E
<b>NEIGHBORHOOD</b> 2005 Lakloey-Persinger	<b>BUSINESS</b>	<b>PROPERTY CLASS</b> Residential
<b>MILLAGE GROUP</b> 0962 LAKLOEY HILL SERVICE AREA	<b>MOST RECENT MILLAGE RATE</b> 15.2500	<b>STATUS</b> TAXABLE
<b>FIRE SERVICE AREA</b> NORTH STAR FIRE S A		<b>ADDITIONAL INFORMATION</b> <a href="#">Building Details</a> <a href="#">View Property Location</a>

**LAND AREA**

Parcel  
1 32193 Square Feet

**OWNER**

**ADDRESS**

<b>NAME</b> 	<b>INTEREST</b> OWNERSHIP	<b>SITUS ADDRESS</b> 1257 RANGE VIEW RD
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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	2/27/2009			<a href="#">2009-003230-0</a>
Deed of Trust	2/27/2009			<a href="#">2009-003231-0</a>
Warranty Deed	10/30/2006			<a href="#">2006-028053-0</a>
Deed of Trust	10/30/2006			<a href="#">2006-028054-0</a>
Quit Claim Deed	12/31/1998	<a href="#">1117</a>	<a href="#">115</a>	
Warranty Deed	7/1/1994	<a href="#">867</a>	<a href="#">309</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	\$19,477.00	\$233,603.00	\$253,080.00	\$253,080.00
2009	\$19,477.00	\$240,613.00	\$260,090.00	\$260,090.00
2008	\$19,477.00	\$240,666.00	\$260,143.00	\$260,143.00
2007	\$16,096.00	\$212,551.00	\$228,647.00	\$228,647.00
2006	\$14,873.00	\$201,327.00	\$216,200.00	\$196,200.00

[Pay Property Taxes by credit card](#)

**Tax History** (Updated: 07/27/10 03:58 AM)

If taxes are delinquent interest calculation date is: 9/1/2010 and payment must be made with guaranteed funds.

YEAR	TAX LEVIED	TAXES EXEMPTED	FEES	TOTAL DUE	TOTAL PAID	NET DUE
2010	\$3,859.48	\$0.00	\$0.00	\$3,859.48	\$0.00	\$3,859.48
2009	\$3,875.60	\$0.00	\$0.00	\$3,875.60	\$3,875.60	\$0.00
2008	\$3,869.88	\$0.00	\$0.00	\$3,869.88	\$3,869.88	\$0.00
2007	\$3,644.86	\$0.00	\$0.00	\$3,644.86	\$3,644.86	\$0.00
2006	\$3,314.70	\$0.00	\$0.00	\$3,314.70	\$3,314.70	\$0.00

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

# Building Details for PAN 0278378

## Building General Features

#YEAR BUILT DESCRIPTION ARCHITECTURE CATEGORY

Year Built: 1986 Duplex Hillside DLB/Split Entry Residential

### Amenities

QUANTITY

3 DESCRIPTION  
3-Fix. Bath\_SFR

### Primary Details

SECTIONID	FOOTPRINT	STORIES	PERIMETER	INTERIORDESC	WALLTYPE
1	1288	1	184	Basement W/FINISH	Bsmt Wall
1	1456	1	160	Main Area	2x6 CUS Siding

### Secondary Sections

SECTIONID	FOOTPRINT	SECTIONDESC
2	728	Blt In Garage ADD
3	40	Open Por Finished
4	560	Deck

1248  
1456  
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2704

# Alaska Street Master

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

## Property

<b>TAXID</b> 278378	<b>Map</b> 97	<b>Zoning</b> RR	<b>Primary Use</b> RESIDENTIAL	<b>Year Built</b> 1986	<b>Lot Sq Ft</b> 32193	<b>Acres</b> 0.74
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## Legal

LOT 12 BLOCK 5 LAKLOEY PARK  
5TH ADDN OUT OF TL-1501 SEC 15  
T1S-R1E

## Property Owner

**Owner 1**  
AIYETORO ADISA J

## Legal

**Subdivision**  
LAKLOEY PARK 5

**First Name**      **Last Name**  
ADISA              AIYETORO

**Block**              **Lot**  
05                    12

## Owner 2

**Site Address**  
1257 RANGE VIEW RD

## Business

## Owner 3

**Neighborhood**  
LAKLOEY-PERSINGER

## Mailing

PO BOX 35355

**City**              **St**      **Zip**  
FT WAINWRIGHT    AK      99703

## Site Address - Assessing

## Property Assessment

<b>Land 10</b>	<b>Bldg 10</b>	<b>Total 10</b>
19477	233603	253080

<b>Tax Status</b>	<b>Mill Rate</b>	<b>Est Taxes</b>
TAXABLE	15.250	3859

## Other

**Elementary School**  
TICASUK BROWN

**Road Service**  
LAKLOEY HILL

**Forest Coverage**  
Cultural

**Middle School**  
NORTH POLE

**Fire Service**  
NORTH STAR

<b>Census Tract</b>	<b>Census Blk</b>	<b>MLS</b>
14	2007	50

**High School**  
NORTH POLE

**Voter Precinct**  
32-160

**Legislature**  
P32

<b>Latitude</b>	<b>Longitude</b>
64.82575426	-147.5225226

**Flood Zone**      X500

**Elevation**  
400

**FNSB Planning Dist**  
8 BADGER

**Zip Code**  
99705

## Ownership History

2009 Owner	09 Land	09 Total	09 Mill	2004 Owner	04 Land	04 Total	04 Mill
AIYETORO ADISA J	19477	260090	14.901	DEBORDE DIANE L	14873	192973	17.81
<b>2008 Owner</b>	<b>08 Land</b>	<b>08 Total</b>	<b>08 Mill</b>	<b>2003 Owner</b>	<b>03 Land</b>	<b>03 Total</b>	
AIYETORO ADISA J	19477	260143	14.87	DEBORDE DI	14873	187967	
<b>2007 Owner</b>	<b>07 Land</b>	<b>07 Total</b>	<b>07 Mill</b>	<b>2002 Owner</b>	<b>02 Land</b>	<b>02 Total</b>	
PERRY WILL	16096	228647	15.941	DEBORDE DIANE L	14873	176541	
<b>2006 Owner</b>	<b>06 Land</b>	<b>06 Total</b>	<b>06 Mill</b>	<b>2001 Owner</b>	<b>01 Land</b>	<b>01 Total</b>	
PERRY WILLIAM WALTER	14873	216200	16.77	DEBORDE DIANE L	14873	171019	
<b>2005 Owner</b>	<b>05 Land</b>	<b>05 Total</b>	<b>05 Mill</b>	<b>2000 Owner</b>	<b>00 Land</b>	<b>00 Total</b>	
DEBORDE DIANE L	14873	201287	17.2	DEBORDE DIANE L	14873	171019	

\*DISCLAIMER -- Though every effort is made to be as accurate as possible, these maps and data are not the official representation of any of the information included. The maps and data are made available solely for informational purposes. Alaska Street Master maps and data is made available on the condition that users agree that Alaska Street Master, their employees, owners and heirs AND The Fairbanks North Star Borough shall not be liable for tangible or intangible loss or damage of any kind, including physical injury, death, property damage, economic loss or consequential damages arising from any errors, inaccuracies or omissions in the maps and data, even if such errors, inaccuracies or omissions are attributable in whole or in part to Alaska Street Master's negligence or failure to use due care in obtaining or presenting the maps and data. By accessing and using these maps and data, you accept this limitation on Alaska Street Master, their employees, owners and heirs AND The Fairbanks North Star Borough's liability. If you do not wish to accept this limitation on Alaska Street Master, their employees, owners and heirs AND The Fairbanks North Star Borough's liability do not access or use the maps and data in this program. THERE MAY BE ERRORS IN THE MAPS OR DATA. THE MAPS OR DATA MAY BE OUTDATED, INACCURATE, AND MAY OMIT IMPORTANT INFORMATION. THE MAPS OR DATA MAY NOT BE SUITABLE FOR YOUR PARTICULAR USE. BECAUSE MAPS OR DATA MAY BE INACCURATE OR UNSUITABLE FOR YOUR PURPOSE, DO NOT RELY ON ANY INFORMATION IN THIS PROGRAM AS BEING TOTALLY ACCURATE. DO NOT REPRESENT TO OTHERS THAT INFORMATION OBTAINED FROM THIS PROGRAM IS TOTALLY ACCURATE OR COMPLETE.\*

## 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.

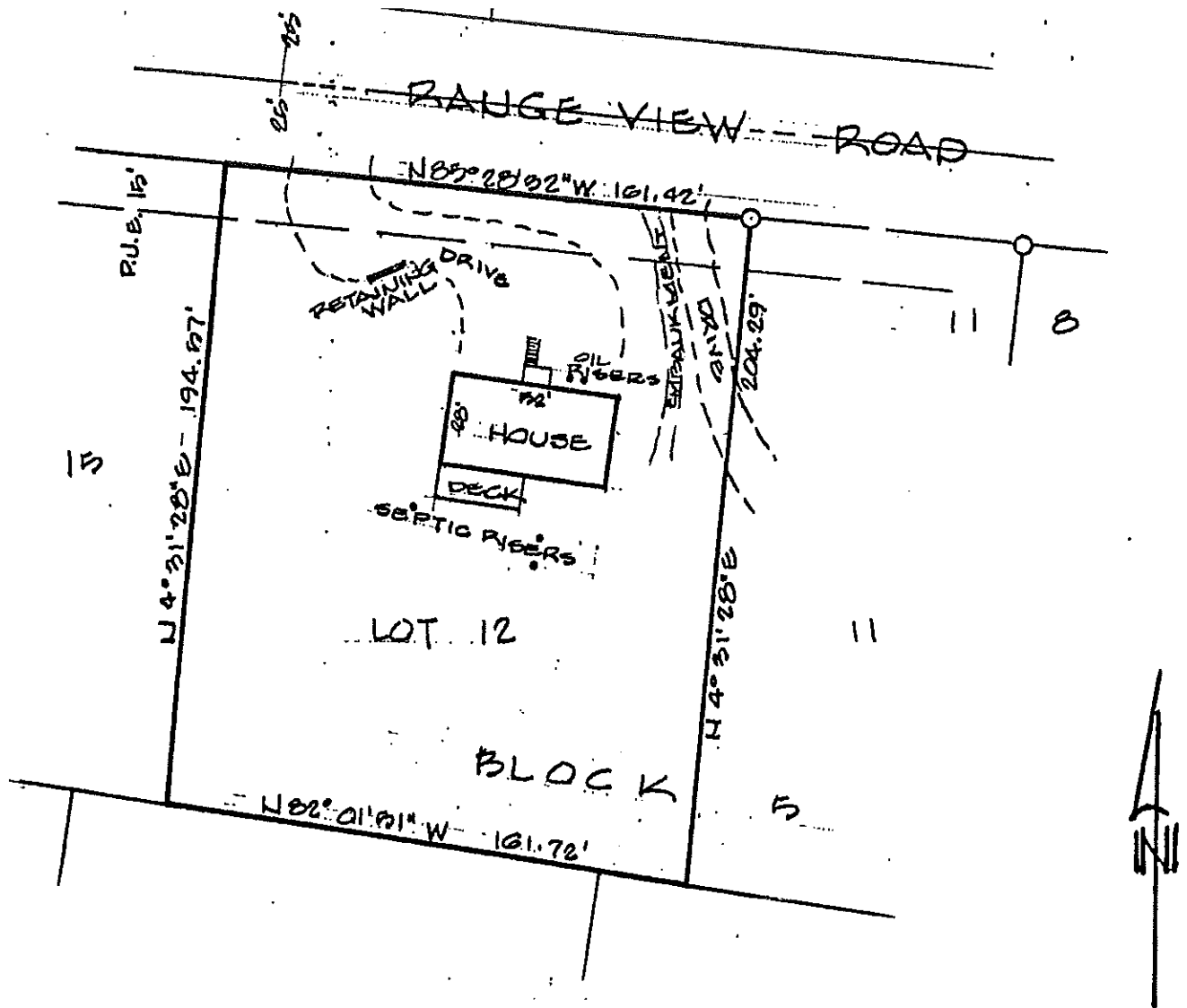
F. Signs. See Chapter 18.50 FNSBC. (Ord. 88-010 § 2, 1988)

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**This page of the Fairbanks North Star Borough Code is current through Ordinance 2010-28, passed June 10, 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/>  
Telephone number: (907) 459-1401  
Code Publishing Company



DATE OF INSPECTION: 5/22/91 1257 RANGEVIEW DR. SCALE 1" = 50'

10-SYMBOL FOR FOUND SURVEY MONUMENTATION

2 BEARINGS, DISTANCES AND EASEMENTS SHOWN ARE FROM THE PLAT OF RECORD & NO OTHER SOURCE WAS RESEARCHED

PREPARED FOR: NORTHERN SCHOOLS FEDERAL CREDIT UNION

PREPARED BY: RCH SURVEYS 348 DRIVEWAY ST. FAIRBANKS, AK 99701 907-451-7411

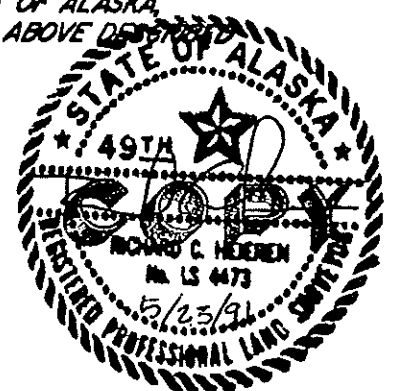
LEGAL DESCRIPTION: LOT 12 BLOCK F LAKLOEY PARK - 15th

FAIRBANKS RECORDING DISTRICT: ILLST. # 74-68

## PLOT PLAN

FOR TITLE INSURANCE PURPOSES ONLY

I, RICHARD C. HEEREN, A REGISTERED LAND SURVEYOR IN THE STATE OF ALASKA, HEREBY CERTIFY TO THE ABOVE AND THAT I AM FAMILIAR WITH THE ABOVE DESCRIBED PROPERTY AND THAT THE IMPROVEMENTS LOCATED THEREON LIE WHOLLY WITHIN THE PROPERTY LINES AND DO NOT OVERLAP ONTO THE PROPERTY LYING ADJACENT THERETO, THAT NO IMPROVEMENTS ON THE PROPERTY LYING ADJACENT THERETO ENCRDACH UPON THE PREMISES IN QUESTION, AND THAT THERE ARE NO ROADWAYS, TRANSMISSION LINES OR ANY VISIBLE EASEMENTS EXCEPT AS INDICATED HEREON. LIABILITY OF THIS INSPECTION IS LIMITED TO THE RELATIONSHIP OF IMPROVEMENTS TO THE EXISTING MONUMENTATION AND DOES NOT EXTEND TO THE ACCURACY OF SAID MONUMENTATION, AND IS LIMITED TO THE FEE CHARGED UNLESS ADDITIONAL COVERAGE IS SPECIFICALLY REQUESTED AND PAID FOR.









State of Alaska
Residential Real Property Transfer Disclosure Statement

Waiver By Agreement

AS 34.70.110

Prepared in compliance with Alaska Statute (AS) 34.70.010 – 34.70.200

Legal Description: Lot 12 Block 5 Lakloey Park Fifth Addition

Property Address/City: 1257 Range View Road, North Pole, AK 99705

Under AS 34.70.110, completion of this disclosure statement may be waived when transferring an interest in residential real property if the Seller and Buyer agree in writing.

Parties may wish to obtain professional advice and/or inspection of the property.

It is recommended that the buyer read the complete State of Alaska Residential Real Property Transfer Disclosure Statement.

\* \* \* \* \*

Transferee (Buyer) Awareness Notice: Under AS 34.70.050, Transferee (Buyer) is independently responsible for determining whether a person who has been convicted of a sex offense resides in the vicinity of the property that is the subject of the Transferee's (Buyer's) potential real estate transaction.

\* \* \* \* \*

Transferee (Buyer) Awareness Notice: Under AS 34.70.050, Transferee (Buyer) is independently responsible for determining whether, in the vicinity of the property that is the subject of the transferee's potential real estate transaction, there is an agricultural facility or agricultural operation that might produce odor, fumes, dust, blowing snow, smoke, burning, vibrations, noise, insects, rodents, the operation of machinery including aircraft, and other inconveniences or discomforts as a result of lawful agricultural operations.

\* \* \* \* \*

By law, completion of this disclosure statement may be waived when transferring an interest in residential real property if the Transferor (Seller) and the Transferee (Buyer) agree in writing. If both parties agree to waive the requirement to complete this disclosure statement, please sign below.

Signing this waiver does not affect other obligations for disclosure.

Seller: \_\_\_\_\_

Date: \_\_\_\_\_

Seller: \_\_\_\_\_

Date: \_\_\_\_\_

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

10 / / 10 1257 Range View Road, North Pole, AK 99705 / /
Seller's Initials Date Property Address Buyer's Initials Date
08-4229 (Rev. 7/08)