



**YUKON TITLE**  
**COMPANY, INC.**

**LISTING PACKAGE**

**DATE:** October 13, 2008

**LP2008-2153**

**PREPARED FOR:**

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

**PROPERTY OWNER:**

**SECRETARY OF VETERANS AFFAIRS**

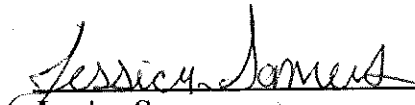
**STREET ADDRESS:**

**871 Refinery Loop**

**LEGAL DESCRIPTION:**

**Lot 16A, STILLMEYER ESTATES, Plat No. 97-98**

Thank you for using Yukon Title Company, Inc.

  
\_\_\_\_\_  
**Jessica Somers**  
**Customer Service**

**NOTICE OF DISCLAIMER OF LIABILITY**

**YUKON TITLE COMPANY, INC. 714 Gaffney Road Fairbanks Alaska 99707 Tel. 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

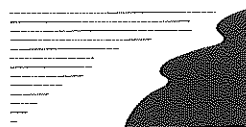
A. The following information has been obtained form the Fairbanks North Star Borough records:

## REAL PROPERTY TAXES:

PAN No.	:	0490695	Tax Amount*	:	\$1,985.00
Land	:	\$13,278	Misc. Improvement	:	\$0
Building	:	\$115,703	Total Assessed Value	:	\$128,981

\*Taxes for 2008 are 1/2 Paid.

MIL RATE	:	15.39
ZONING	:	TF (Two-Family Residential) See attached information sheet
PARCEL SIZE	:	.220 Acres/9,690 Sq. Feet
STRUCTURE AGE/YR BUILT	:	10 Years/1998
FIRE DISTRICT	:	North Pole
ROAD SERVICE AREA	:	North Pole
SCHOOLS	:	North Pole Elementary North Pole Middle North Pole High
MLS AREA	:	60
RECORDING DISTRICT	:	401
FLOOD ZONE	:	X500
LONGITUDE	:	64.7457
LATITUDE	:	-147.3515



A vertical strip of a topographic map runs along the left edge of the page. It shows contour lines, a grid, and various labels including '2000', '3197', 'Port', 'Clinton', and '2000'.A logo consisting of a black silhouette of a mountain range or a similar landscape feature, positioned above a series of horizontal lines.

## **LISTING PACKAGE**

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

1. Last Deed of Record recorded as Instrument No. 2008-003857-0 to: **THE SECRETARY OF VETERANS AFFAIRS** and his successors in office as such
2. As Built Survey
3. Covenants, Conditions and Restrictions.
4. Notes and /or Easements as Stated on the Plat.
5. Plat Map
6. Neighborhood Map
7. Neighbors List and Mailing Labels

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**Chapter 18.24**  
**TF TWO-FAMILY RESIDENTIAL DISTRICT**

**Sections:**

- 18.24.010 Intent.
- 18.24.020 Use regulations.
- 18.24.030 Standards.

**18.24.010 Intent.**

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

**18.24.020 Use regulations.**

- A. Permitted Uses. In the TF, two-family residential district, permitted uses are:
  - 1. Any permitted use in the SF-20, SF-10 and SF-5 districts;
  - 2. Two-family attached dwellings.
- B. Conditional Uses. In the TF, two-family residential district, conditional uses are:
  - 1. Any conditional use in the SF-20, SF-10 and SF-5 districts. (Ord. 88-010 § 2, 1988)

**18.24.030 Standards.**

In the TF, two-family residential district, geometric standards are:

- A. Lot Area.
  - 1. Lot area for a single-family detached dwelling 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.
- 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 five feet.
- C. Building Height. Unlimited.
- D. Exceptions for 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 2008-40, passed September 25, 2008.**

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  
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Fax: (206) 527-8411  
Email: [CPC@codepublishing.com](mailto:CPC@codepublishing.com)

# Property Summary

[back to Search Page](#)

<b>PAN</b> 0490695	<b>PROPERTY PHYSICAL DESCRIPTION</b> LOT 16A STILLMEYER ESTAT OUT OF LOT 15 & 16 STILLMEYER ESTATES	<b>TWN-RNG</b> 2S 2E
<b>NEIGHBORHOOD</b> 0200 North Pole City	<b>BUSINESS</b>	<b>PROPERTY CLASS</b> Residential
<b>MILLAGE GROUP</b> 0247 STILLMEYER ESTATES	<b>MOST RECENT MILLAGE RATE</b> 15.39	<b>STATUS</b> TAXABLE
<b>FIRE SERVICE AREA</b> CITY OF NORTH POLE		<b>ADDITIONAL</b> <a href="#">Building De</a> <a href="#">View Prop</a>
<b>LAND AREA</b> Parcel 1 9690 Square Feet		

<b>OWNER</b>		<b>ADDRESS</b>
<b>NAME</b> SECRETARY OF VETERANS AFFAIRS,	<b>INTEREST</b> OWNERSHIP	<b>SITUS ADDRESS</b> 871 REFINERY LOOP

The FNSB provides a link to view the recorded document at the State of Alaska Records Office through the Instrument #. The FNSB has its 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 is not an endorsement by the FNSB of the site, its content, advertisers or sponsors.

## Documents

DESCRIPTION	RECORD DATE	BOOK	PAGE	INSTRUMENT #
Warranty Deed	3/4/2008			2008-0038
Trustees Deed	2/27/2008			2008-0033
Warranty Deed	7/14/2006			2006-0180
Deed of Trust	7/14/2006			2006-0180
US Patent	3/20/2006			2006-0056
CITY RESIDENTIAL EXEMPTION	1/1/2005			
Warranty Deed	8/11/2004			2004-0177
Deed of Trust	8/11/2004			2004-0177
CITY RESIDENTIAL EXEMPTION	1/1/2001			
Deed of Trust	11/28/2000	1228	789	
Deed of Trust	9/28/2000	1218	924	
Warranty Deed	9/28/2000	1218	923	
Warranty Deed	3/31/1998	1057	369	
Deed of Trust	3/31/1998	1057	370	
Corrective Deed	3/16/1998	1054	578	
Deed of Trust	10/30/1997	1033	117	
Quitclaim Deed	10/23/1997	1031	755	
Deed of Trust	10/23/1997	1031	756	
Replat Number	10/10/1997	97	98	
Covenants	1/1/1986	466	634	

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

YEAR	LAND	STRUCTURES, ETC.	TOTAL	TAXABLE AMOUNT
2008	\$13,278.00	\$115,703.00	\$128,981.00	\$128,981.00
2007	\$13,278.00	\$111,295.00	\$124,573.00	\$124,573.00

2006	\$13,278.00	\$106,140.00	\$119,418.00	\$99,418.00
2005	\$9,690.00	\$102,988.00	\$112,678.00	\$102,678.00
2004	\$8,721.00	\$83,882.00	\$92,603.00	\$82,603.00

Pay Property Taxes by credit card

**Tax History** (Updated: 10/10/08 03:54 AM)

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

<b>YEAR</b>	<b>TAX LEVIED</b>	<b>TAXES EXEMPTED</b>	<b>FEES</b>	<b>TOTAL DUE</b>	<b>TOTAL PAID</b>
2008	\$1,985.00	\$0.00	\$0.00	\$1,985.00	\$992.50
2007	\$2,034.90	\$0.00	\$0.00	\$2,034.90	\$2,034.90
2006	\$1,697.36	\$0.00	\$0.00	\$1,697.36	\$1,697.36
2005	\$1,785.14	\$0.00	\$0.00	\$1,785.14	\$1,785.14
2004	\$1,469.42	\$0.00	\$0.00	\$1,469.42	\$1,469.42

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

# Building Details for PAN 0490695

## Building General Features

#	YEAR BUILT	DESCRIPTION	ARCHITECTURE	CATAGORY
<a href="#">View Details</a>	0	1998	Mobile/Manufactured Ranch	Residential

## Amenities

QUANTITY

DESCRIPTION

2

3-Fix. Bath\_SFR

## Primary Details

SECTIONID

FOOTPRINT

STORIES

PERIMETER

INTERIORDESC

WALL

0

1134

1

138

Main Area

2x6 CU