



## LISTING PACKAGE

**DATE:** November 10, 2010

**LP2010-2340**

**PREPARED FOR:**

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

**PROPERTY OWNER:**

**SECRETARY OF VETERANS AFFAIRS**

**STREET ADDRESS:**

**3245 Repp Road**

**LEGAL DESCRIPTION:**

**Tax Lot 3425, Section 34, Township 1 South, Range  
2 East, FAIRBANKS MERIDIAN**

Thank you for using Yukon Title Company, Inc.

A handwritten signature in black ink, appearing to read 'Lacy Birkliid', is written over a horizontal line.

**Lacy Birkliid  
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:

PAN No.	:	0327182	Tax Amount*	:	\$2,046.98
Land	:	\$33,750	Misc. Improvement	:	\$0
Building	:	\$110,261	Total Assessed Value	:	\$144,011

\*Taxes for 2010 are FULLY PAID.

MIL RATE	:	14.2140
PARCEL SIZE	:	5.0 Acres/217,800 Sq. Feet
ZONING	:	GU-1 (General Use) See attached information sheet
STRUCTURE AGE/YR BUILT	:	45 Years/1965
FIRE DISTRICT	:	North Star
ROAD SERVICE AREA	:	N/A
SCHOOLS	:	Badger Elementary North Pole Middle North Pole High
MLS AREA	:	50
RECORDING DISTRICT	:	401
FLOOD ZONE	:	X500
LONGITUDE	:	-147.3138
LATITUDE	:	64.7903

- 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. 2010-021189-0 to: **THE SECRETARY OF VETERANS AFFAIRS** and his successors in office as such
2. As Built Survey
3. Tax Lot Map
4. Neighborhood Map
5. Neighbors List and Mailing Labels

# Property Summary

[back to Search Page](#)

**PAN**  
0327182

**NEIGHBORHOOD**  
2003 Badger East

**MILLAGE GROUP**  
0977 NORTH STAR FIRE SERVICE AREA

**FIRE SERVICE AREA**  
NORTH STAR FIRE S A

**LAND AREA**  
Parcel  
1 5 Acres

**PROPERTY PHYSICAL DESCRIPTION**  
TL-3425 SECTION 34 T1S-R2E

**BUSINESS**

**MOST RECENT MILLAGE RATE**  
14.2140

**TWN-RNG**  
1S 2E

**PROPERTY CLASS**  
Residential

**STATUS**  
TAXABLE

**ADDITIONAL INFORMAT**

[Building Details](#)  
[View Property Location](#)

**OWNER**

**ADDRESS**

**SITUS ADDRESS**

NAME	INTEREST
LARCO, FABIEN	OWNERSHIP
LARCO, AMBER MAE	CO-OWNER

3245 REPP RD

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 #
Quit Claim Deed	4/23/2007			<a href="#">2007-008001-0</a>
Deed of Trust	4/20/2007			<a href="#">2007-007807-0</a>
Warranty Deed	4/20/2007			<a href="#">2007-007805-0</a>
Trustees Deed	1/31/2007			<a href="#">2007-002106-0</a>
Warranty Deed	11/7/2002			<a href="#">2002-023271-0</a>
Deed of Trust	11/7/2002			<a href="#">2002-023272-0</a>
Deed of Trust	11/7/2002			<a href="#">2002-023273-0</a>
Deed of Trust	10/5/2001			<a href="#">2001-019831-0</a>
Deed of Trust	9/16/1998	<a href="#">1093</a>	<a href="#">981</a>	
Quit Claim Deed	8/1/1996	<a href="#">963</a>	<a href="#">622</a>	

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

YEAR	LAND	STRUCTURES, ETC.	TOTAL	TAXABLE AMOUNT
2010	\$33,750.00	\$110,261.00	\$144,011.00	\$144,011.00
2009	\$29,250.00	\$123,770.00	\$153,020.00	\$0.00
2008	\$29,250.00	\$123,838.00	\$153,088.00	\$153,088.00
2007	\$23,625.00	\$123,905.00	\$147,530.00	\$147,530.00
2006	\$22,500.00	\$135,770.00	\$158,270.00	\$158,270.00

[Pay Property Taxes by credit card](#)

**Tax History** (Updated: 11/05/10 03:58 AM)

If taxes are delinquent interest calculation date is: 11/1/2010 and payment must be made via guaranteed funds.

YEAR	TAX LEVIED	TAXES EXEMPTED	FEES	TOTAL DUE	TOTAL PAID	NET
2010	\$2,046.98	\$0.00	\$0.00	\$2,046.98	\$2,046.98	\$0.00
2009	\$2,084.70	\$2,084.70	\$0.00	\$0.00	\$0.00	\$0.00
2008	\$2,134.50	\$0.00	\$0.00	\$2,134.50	\$2,134.50	\$0.00

# Building Details for PAN 0327182

## Building General Features

#YEAR BUILT DESCRIPTION ARCHITECTURE CATEGORY

View Details 0 1965

Manufactured SFR Ranch

Residential

### Amenities

#### DESCRIPTION

3-Fix. Bath\_SFR

### Primary Details

#### QUANTITY

2

#### SECTIONID

1

#### FOOTPRINT

1908

#### STORIES

1

#### PERIMETER

194

#### INTERIORDESC

Main Area

#### WALLTYPE

2x4cust/2x6 Std

### Secondary Sections

#### SECTIONID

2

3

#### FOOTPRINT

64

120

#### SECTIONDESC

Glazed Por Finished

Closed Por Unfin

1908  
+ 120  
-----  
2028

# Alaska Street Master

<http://www.alaska-streetmaster.com> - 907-248-0477

## Property

<b>TAXID</b>	<b>Map</b>	<b>Zoning</b>	<b>Primary Use</b>	<b>Year Built</b>	<b>Lot Sq Ft</b>	<b>Acres</b>
327182	123	GU-1	RESIDENTIAL	1965	217800	5

## Legal

### Property Owner

**Owner 1**  
LARCO FABIEN

<b>First Name</b>	<b>Last Name</b>
FABIEN	LARCO

**Owner 2**  
LARCO AMBER MAE

**Owner 3**

**Mailing**  
3245 REPP RD

<b>City</b>	<b>St</b>	<b>Zip</b>
NORTH POLE	AK	99705

## Other

**Elementary School**  
BADGER

**Middle School**  
NORTH POLE

**High School**  
NORTH POLE

**Flood Zone** X500

### Legal

TL-3425 SEC 34 T1S-R2E

**Subdivision**  
1S 2E

<b>Block</b>	<b>Lot</b>
34	3425

**Site Address**  
3245 REPP RD

### Business

**Neighborhood**  
BADGER EAST

### Property Assessment

<b>Land 10</b>	<b>Bldg 10</b>	<b>Total 10</b>
33750	110261	144011
<b>Tax Status</b>	<b>Mill Rate</b>	<b>Est Taxes</b>
TAXABLE	14.214	2047

### Site Address - Assessing

**Forest Coverage**  
Cultural

<b>Census Tract</b>	<b>Census Blk</b>	<b>MLS</b>
15	2001	50

<b>Latitude</b>	<b>Longitude</b>
64.79036505	-147.3138118

<b>Elevation</b>	<b>FNSB Planning Dist</b>	<b>Zip Code</b>
400	8 BADGER	99705

## Ownership History

<b>2009 Owner</b>	<b>09 Land</b>	<b>09 Total</b>	<b>09 Mill</b>	<b>2004 Owner</b>	<b>04 Land</b>	<b>04 Total</b>	<b>04 Mill</b>
LARCO FABIEN	29250	153020	13.898	VONTORNE MARK A VONTORNE VELMA R	17415	82742	16.68
<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>	
LARCO FABIEN	29250	153088	13.94	VONTORNE M	17415	75496	
<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>	
LARCO FABI	23625	147530	14.949	CONNORS JOSEPH G	17212	76080	
<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>	
LARCO FABIEN	22500	158270	15.74	CONNORS JOSEPH G	17212	74995	
<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>	
VONTORNE MARK A	18225	97380	16.12	CONNORS JOSEPH G	17212	75054	

\*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.\*

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**Chapter 18.44**  
**GU-1 GENERAL USE DISTRICT**

Sections:

- 18.44.010 Intent.
- 18.44.020 Use regulations.
- 18.44.030 Standards.

**18.44.010 Intent.**

This district is intended to be located in rural areas where community sewer and water systems are unavailable. (Ord. 88-010 § 2, 1988)

**18.44.020 Use regulations.**

A. Permitted Uses. In the GU-1, general use district, permitted uses are:

1. Any use except for correctional facilities.

B. Conditional Uses. In the GU-1, general use district, conditional uses are:

1. Adult entertainment facilities as a principal use;
2. Biosolids application when used for agricultural purposes or beneficial land application;
3. Large scale development;
4. Nuclear power plant;
5. Petrochemical plant;
6. Petroleum refinery and storage;
7. Residential cluster development;
8. Sanitary landfill;
9. Storage of hazardous substances as the principal use of the property or which are unrelated to those uses that are either permitted outright or conditionally in this zoning district. (Ord. 2006-82 § 7, 2007; Ord. 94-066 § 2, 1994; Ord. 93-064 § 6, 1994; Ord. 92-006 § 2, 1992; Ord. 90-007 § 2, 1990; Ord. 88-010 § 2, 1988)

**18.44.030 Standards.**

In the GU-1, general use district, geometric standards are:

A. Lot Area.

1. In the GU-1 district, lot area shall not be less than 40,000 square feet.

B. Required Yards for All Buildings. Front, side and rear yards shall not be required.

C. Building Height. Unlimited.

D. One hundred percent lot coverage. (Ord. 88-010 § 2, 1988)

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**This page of the Fairbanks North Star Borough Code is current through Ordinance 2010-46, passed September 23, 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/>  
Borough Telephone: (907) 459-1401  
Code Publishing Company

**FOR TITLE INSURANCE PURPOSES ONLY**

I David M. McNary, a Professional Land Surveyor registered in the State of Alaska hereby certify that I am familiar with the improvements located within E 1/2 NW 1/4 NE 1/4 NE 1/4

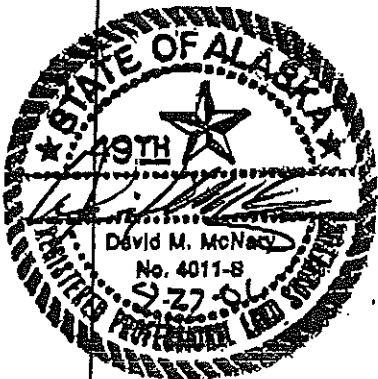
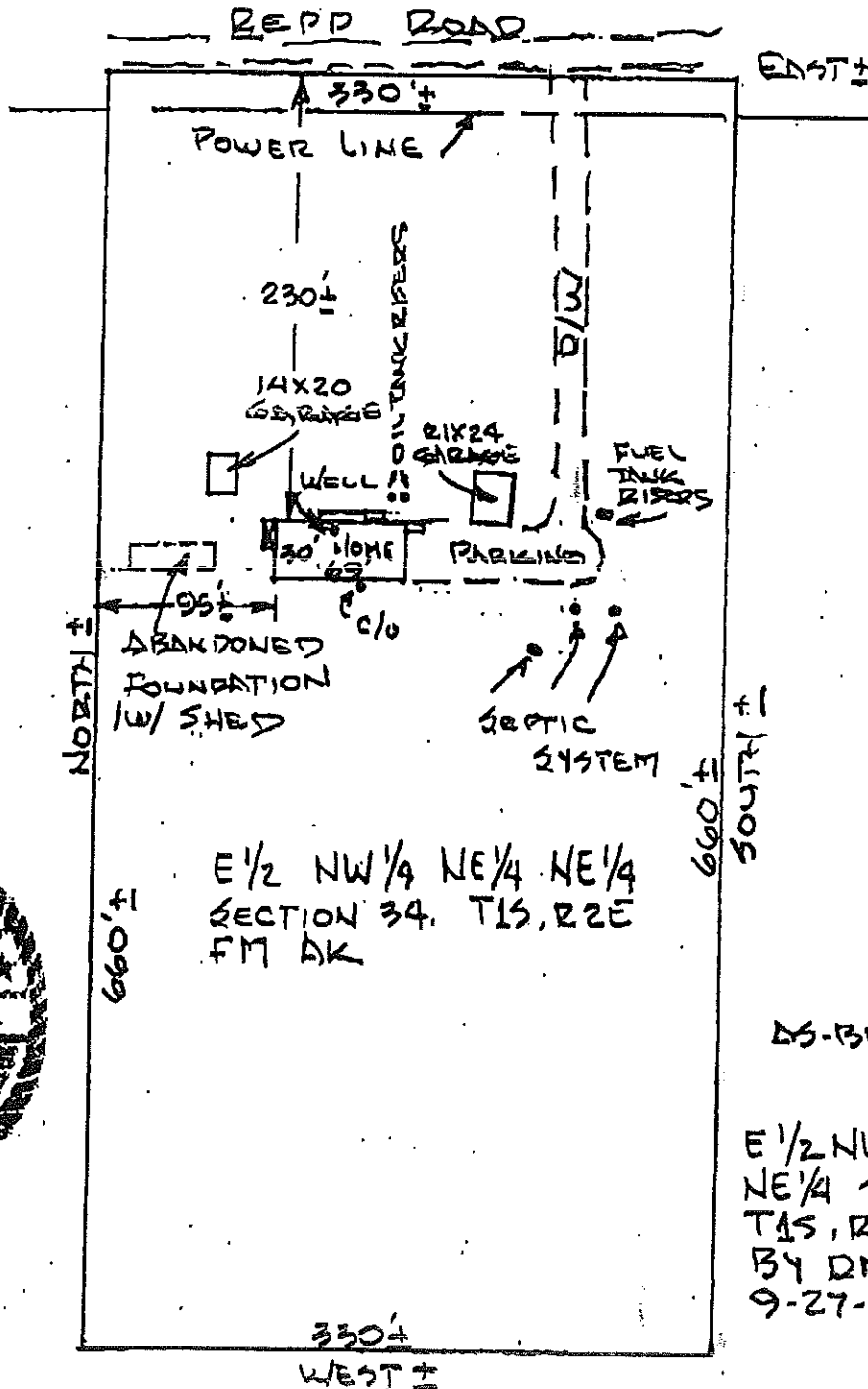
SEC 34 T15, R22E FM AK

and that these improvements lie wholly within the property lines and do not overlap onto property adjacent thereto unless indicated hereon and that no improvements on the property adjacent thereto encroach upon the premises in question unless indicated hereon and that there are no roadways, transmission lines or any other visible easements except as indicated hereon. Liability of this survey is limited to the relationship of improvements to existing sound monumentation. Liability of this survey is limited to the amount of the fee charged.

*David M. McNary* 9-27-01  
David M. McNary 4011-S

SCALE, 1"=100'

22-141 50 SHEETS  
22-142 100 SHEETS  
22-144 200 SHEETS



AS-BUILT  
PLOT PLAN

E 1/2 NW 1/4 NE 1/4  
NE 1/4 SEC 34  
T15, R22E FM AK  
BY DMM  
9-27-01

27  
34

ROAD

TL-3417

TL-3420 TL-3416 TL-3422

TL-3425

TL-3423

TL-3418

TL-3410

*Zobran #2009*  
TL-3424

TL-3406

TL-3404

TL-3432

TL-3426

TL-3419

SESAME STREET



10 9 8  
(C)  
PONDEROSA SUB

STOREY DRIVE

FIRST ADD

(B)

PONDEROSA

STOREY

82-180

STOREY DRIVE

SUB (A)

SUB

85-184

(A)

NORTH ATHENA CIRCLE

84-252  
BACCHUS CT

OLYMPIC

PLATO WAY

3434

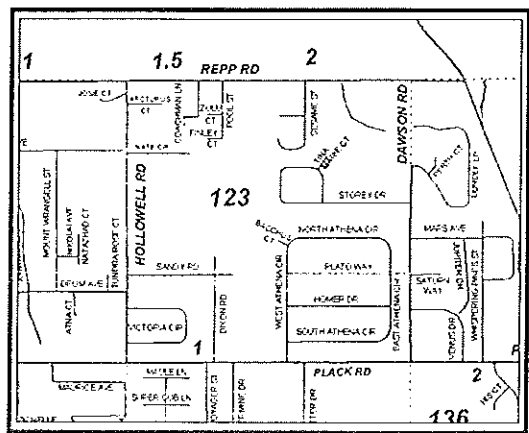
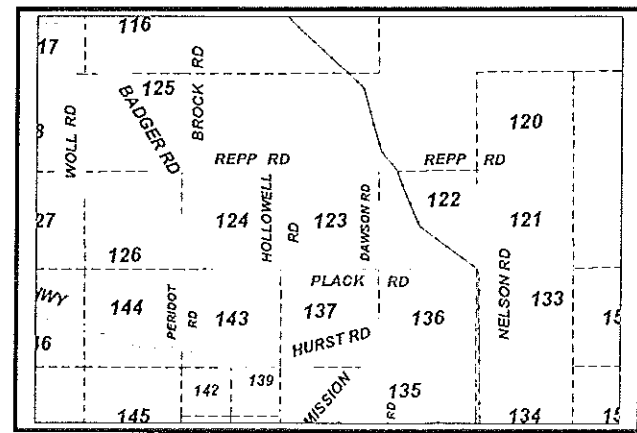
CIRCLE

LENA CIRCLE

DAWSON ROAD

(A)

(C)



15 - 2E - SEC - 34

Badger East

212H2

**123**

(C) Copyright 2006  
 Alaska Street Master  
 1589 S Bragaw St  
 Anchorage, AK 99508  
 907-243-0477



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: Tax Lot 3425 Section 34 Township 1 South, Range 2 East

Property Address/City: 3245 Repp 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: \_\_\_\_\_

Seller's Initials / / Date
08-4229 (Rev. 7/08)

3245 Repp Road, North Pole, AK 99705

Property Address

Buyer's Initials / / Date

# Alaska Street Master Property Report

<u>TAXID</u>	<u>OWNER1</u>	<u>SUBDIVISION</u>	<u>block lot</u>	<u>SITEADDRESS</u>
279978	BARNETT NATHAN W	STOREY	01	3294 STOREY DR
279986	FLECK ADAM J	STOREY	02	3286 STOREY DR
280011	STOREY JASON EDWARD	STOREY	05	3256 STOREY DR
280038	MALATEK MICHAEL B	STOREY	07	3236 STOREY DR
280046	JOHNSON DARVIN D	STOREY	08	3226 STOREY DR
280054	STONEKING TROY A	STOREY	09	3225 STOREY DR
280071	VALENTINE ARCHIE A	STOREY	11	3241 STOREY DR
280089	THUMMA KAREN	STOREY	12	3251 STOREY DR
280097	ANTRIM DARRELL	STOREY	13	3265 STOREY DR
280101	SMITH ROSE MARIE	STOREY	14	3271 STOREY DR
280119	BRESSE YVES	STOREY	15	3285 STOREY DR
280127	ORR LOUIS F	STOREY	16	1851 DAWSON RD
280135	NIEMANN AUGUST	STARLIGHT	01 01	3399 VENUS DR
286877	WINTER JOHN F	PONDEROSA	A 01	3215 STOREY DR
286885	RITTER DAVID M	PONDEROSA	A 02	3205 STOREY DR
286893	MOUSSEAU RICHARD M	PONDEROSA	A 03	3199 STOREY DR
286907	LYNCH ROBERT H	PONDEROSA	A 04	3191 STOREY DR
286923	KENNARD TERRY C	PONDEROSA	A 06A	3171 STOREY DR
286931	HALLEN JASON R	PONDEROSA	A 07A	3165 STOREY DR
286940	ASHLEY GLENN A	PONDEROSA	A 08	3155 STOREY DR
286958	DELON JAMES E	PONDEROSA	A 09	3147 STOREY DR
286966	SAUER CLAYTON L	PONDEROSA	A 10	3141 STOREY DR
286974	MALLULA WILLIAM J III	PONDEROSA	B 01	3198 STOREY DR
286982	CHRISTENSEN THAD G	PONDEROSA	B 02	3184 STOREY DR
286991	MASTERS LEON E	PONDEROSA	B 03	3174 STOREY DR
287008	COUGHENOUR ELLEN J	PONDEROSA	B 04	3164 STOREY DR
287024	HIXON CHARLES H	PONDEROSA	C 02	3206 STOREY DR
326984	MCNEAL HARRY B	1S 2E	34 3404	3259 REPP RD
327000	SCHOTT ALBERT C	1S 2E	34 3406	1756 SESAME ST
327026	WEAVER GEORGE T	1S 2E	34 3410	3111 REPP RD