



LISTING PACKAGE

DATE: August 25, 2011

LP2011-1952

PREPARED FOR:

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

PROPERTY OWNER:

BUTLER

STREET ADDRESS:

1636 Skyflight Avenue

LEGAL DESCRIPTION:

**Lot 29, GOLDSTREAM ACRES, SIXTH
ADDITION, Plat No. 79-37**

Thank you for using Yukon Title Company, Inc.



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

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LISTING PACKAGE

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

REAL PROPERTY TAXES:

2011 Assessed Value:

| | | | |
|----------|-------------|----------------------|--------------|
| PAN No. | : 0131610 | Tax Amount* | : \$3,121.04 |
| Land | : \$42,010 | Misc. Improvement | : \$0 |
| Building | : \$172,780 | Total Assessed Value | : \$214,790 |

*The first half of taxes for 2011 are due September 1, 2011; the second half of taxes are due November 1, 2011.

| | | |
|------------------------|---|--|
| MIL RATE | : | 15.8750 |
| PARCEL SIZE | : | 1.869 Acres/81,414 Sq. Feet |
| ZONING | : | RE-2 (Rural Residential) See attached information sheet |
| STRUCTURE AGE/YR BUILT | : | 28 Years/1983 |
| FIRE DISTRICT | : | Chena Goldstream |
| ROAD SERVICE AREA | : | Cordes Drive |
| SCHOOLS | : | Pearl Creek Elementary Randy Smith Middle West Valley High |
| MLS AREA | : | 35 |
| RECORDING DISTRICT | : | 401 |
| FLOOD ZONE | : | X |
| LONGITUDE | : | -147.8791 |
| LATITUDE | : | 64.9279 |

- B. There are no covenants that apply to this property
- C. There is no As Built Survey available

LISTING PACKAGE

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

1. Last Deed of Record recorded as Book 214 at Page 201 to: **EDWARD O. BUTLER.**
2. Notes and /or Easements as Stated on the Plat.
3. Plat Map
4. Neighborhood Map
5. Neighbors List and Mailing Labels

Property Summary

[back to Search Page](#)

| | | |
|---|--|--|
| PAN 0131610 | PROPERTY PHYSICAL DESCRIPTION LOT 29 GOLDSTREAM ACRES 6TH ADDN | TWN-RNG NA |
| NEIGHBORHOOD 0801 Goldstream Valley | BUSINESS | PROPERTY CLASS Residential |
| MILLAGE GROUP 2188 CORDES SERVICE AREA | MOST RECENT MILLAGE RATE 15.8750 | STATUS TAXABLE |
| FIRE SERVICE AREA CHENA GOLDSTREAM FIRE S A | | ADDITIONAL INFORMAT Building Details View Property Location |

LAND AREA
Parcel
1 81414 Square Feet

| | | |
|-----------------------|-----------------|----------------------|
| OWNER | | ADDRESS |
| NAME | INTEREST | SITUS ADDRESS |
| BUTLER, EDWARD OLIVER | OWNERSHIP | 1636 SKYFLIGHT AVE |

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 # |
|---------------|-------------|---------------------|---------------------|-------------------------------|
| Vacation Plat | 11/20/1987 | | | 1987-025251-0 |
| Warranty Deed | 5/26/1981 | 214 | 201 | |

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

| YEAR | LAND | STRUCTURES, ETC. | TOTAL | TAXABLE AMOUNT |
|------|-------------|------------------|--------------|----------------|
| 2011 | \$42,010.00 | \$172,780.00 | \$214,790.00 | \$194,790.00 |
| 2010 | \$42,010.00 | \$172,900.00 | \$214,910.00 | \$194,910.00 |
| 2009 | \$42,010.00 | \$185,177.00 | \$227,187.00 | \$207,187.00 |
| 2008 | \$42,742.00 | \$185,761.00 | \$228,503.00 | \$208,503.00 |
| 2007 | \$42,742.00 | \$188,550.00 | \$231,292.00 | \$211,292.00 |

[Pay Property Taxes by credit card](#)

Tax History (Updated: 08/24/11 04:00 AM)

If taxes are delinquent interest calculation date is: 9/1/2011 and payment must be made w guaranteed funds.

| YEAR | TAX LEVIED | TAXES EXEMPTED | FEES | TOTAL DUE | TOTAL PAID | NET I |
|------|------------|----------------|--------|------------|------------|-----------|
| 2011 | \$3,121.04 | \$0.00 | \$0.00 | \$3,121.04 | \$0.00 | \$3,121.0 |
| 2010 | \$3,103.12 | \$0.00 | \$0.00 | \$3,103.12 | \$3,103.12 | \$0.00 |
| 2009 | \$3,208.78 | \$0.00 | \$0.00 | \$3,208.78 | \$3,208.78 | \$0.00 |
| 2008 | \$3,223.26 | \$0.00 | \$0.00 | \$3,223.26 | \$3,223.26 | \$0.00 |
| 2007 | \$3,455.88 | \$0.00 | \$0.00 | \$3,455.88 | \$3,455.88 | \$0.00 |

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

Building Details for PAN 0131610

Building General Features

YEAR BUILT DESCRIPTION ARCHITECTURE CATEGORY

View Details 1 1983 SFR DLB/Split Entry Residential

Amenities

| QUANTITY | DESCRIPTION |
|----------|-----------------|
| 1 | 1-Fixture_SFR |
| 1 | 2-Fix. Bath_SFR |
| 2 | 3-Fix. Bath_SFR |

Primary Details

| SECTIONID | FOOTPRINT | STORIES | PERIMETER | INTERIORDESC | WALLTYPE |
|-----------|-----------|---------|-----------|--------------|-----------------|
| 0 | 1008 | 2 | 128 | Main Area | 2x4cust/2x6 Std |

Secondary Sections

| SECTIONID | FOOTPRINT | SECTIONDESC |
|-----------|-----------|--------------------|
| 1 | 664 | Deck |
| 1 | 1008 | Basement AS Garage |

2014
(83)
2 acres

Alaska Street Master

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

Property

| Taxid | Map | Zoning | Primary Use | Year Built | Lot Sq Ft | Acres |
|--------|-----|--------|-------------|------------|-----------|-------|
| 131610 | | RE-2 | RESIDENTIAL | 1983 | 81414 | 1.87 |

Legal

Property Owner

Owner 1
BUTLER EDWARD O

First Name EDWARD
Last Name BUTLER

Owner 2

Owner 3

Mailing
PO BOX 81386

City FAIRBANKS
St AK
Zip 99708

Other

Elementary School
PEARL CREEK

Middle School
RANDY SMITH

High School
WEST VALLEY

Flood Zone X

Legal

Subdivision
GOLDSTREAM ACRE6

Block
Lot 29

Site Address
1636 SKYFLIGHT AVE

Road Service
CORDES DRIVE

Fire Service
CHENA GOLDSTREAM FIRE S A

Voter Precinct Goldstream No. 1 Precinct
Legislature O29

Elevation
1000

LOT 29 GOLDSTREAM ACRES
6TH ADDN

Plat Number 79-37
Deed Date 5/26/1981
DNR Doc# 19810095310

Mortgage Date
DNR Doc#

Neighborhood
GOLDSTREAM VALLEY

Property Assessment 3121.04

| Land 2011 | Bldg 2011 | Total 2011 |
|---------------|--------------|--------------|
| 42010 | 172780 | 214790 |
| Taxable Value | Tax Assessed | Tax Exempted |
| 194790 | 3121.04 | 0 |
| Tax Status | Mill Rate | Tax Year |
| TAXABLE | 15.8750 | 2011 |

Forest Coverage
Birch - Aspen (reproduction, burn)

Census Tract 19
Census Blk 4024
MLS 35

Latitude 64.92791181
Longitude -147.8791353

FNSB Planning Dist 1 FAIRBANKS
Zip Code 99709

Ownership History

| 2010 Owner | 10 Land | 10 Total | 10 Mill | 2005 Owner | 05 Land | 05 Total | 05 Mill |
|-----------------|---------|----------|---------|----------------------|---------|----------|---------|
| BUTLER EDWARD O | 42010 | 214910 | 15.777 | BUTLER EDWARD O | 30530 | 190358 | 17.58 |
| 2009 Owner | 09 Land | 09 Total | 09 Mill | 2004 Owner | 04 Land | 04 Total | 04 Mill |
| BUTLER EDWARD O | 42010 | 227187 | 15.359 | BUTLER EDWARD O | 30530 | 177714 | 18.17 |
| 2008 Owner | 08 Land | 08 Total | 08 Mill | 2003 Owner | 03 Land | 03 Total | |
| BUTLER EDWARD O | 42742 | 228503 | 15.33 | BUTLER EDW | 18678 | 162050 | |
| 2007 Owner | 07 Land | 07 Total | 07 Mill | 2002 Owner | 02 Land | 02 Total | |
| BUTLER EDW | 42742 | 231292 | 16.238 | BUTLER EDWARD OLIVER | 18678 | 146569 | |
| 2006 Owner | 06 Land | 06 Total | 06 Mill | 2001 Owner | 01 Land | 01 Total | |
| BUTLER EDWARD O | 30530 | 205515 | 17.12 | BUTLER EDWARD OLIVER | 18678 | 143237 | |

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**Chapter 18.18
RE-4 AND RE-2 RURAL ESTATE DISTRICTS**

Sections:

- 18.18.010 Intent.
- 18.18.020 Use regulations.
- 18.18.030 Standards.

18.18.010 Intent.

These districts are intended for low density residential development and other compatible uses in areas where community sewer and water systems are unavailable. (Ord. 88-010 § 2, 1988)

18.18.020 Use regulations.

A. Permitted Uses. In the RE-4 and RE-2, rural estate districts, permitted uses are:

1. Accessory uses;
2. Bed and breakfast homestays;
3. Bed and breakfast residence;
4. Church buildings;
5. Domestic livestock;
6. Guesthouse;
7. Home occupations;
8. Single-family detached dwellings;
9. Two-family attached dwellings.

B. Conditional Uses. In the RE-4 and RE-2, rural estate 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. Clubs and lodges;
5. Communications towers;
6. Day care facilities;
7. Group homes;
8. Hostels;
9. Kennels, minor;

10. Kennels, major, in RE-4 district only, on lots of not less than 160,000 square feet in area;
11. Mobile homes;
12. Professional offices;
13. 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;
14. Residential cluster development;
15. School buildings. (Ord. 2009-05 § 6, 2009; Ord. 95-005 § 2, 1995; Ord. 94-046 § 4, 1994; Ord. 89-099 § 6, 1990; Ord. 88-010 § 2, 1988)

18.18.030 Standards.

In the RE-4 and RE-2, rural estate districts, geometric standards are:

A. Lot Area.

1. In the RE-4 district, lot area shall not be less than 160,000 square feet.
2. In the RE-2 district, lot area shall not be less than 80,000 square feet.

B. Required Yards for Buildings.

1. Front yard shall not be less than 35 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.

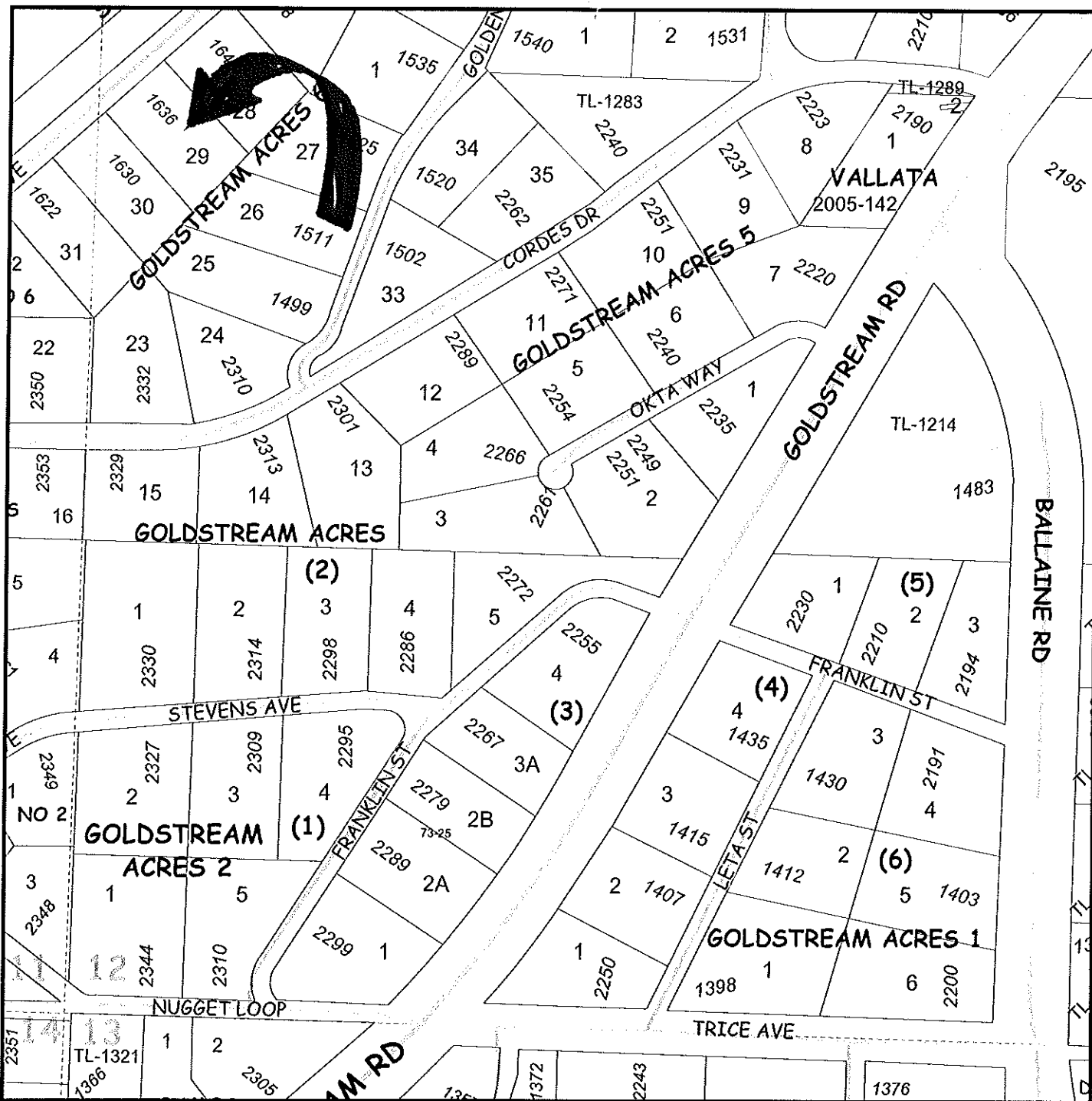
E. Parking. See Chapter 18.50 FNSBC.

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

This page of the Fairbanks North Star Borough Code is current through Ordinance 2011-36, passed July 21, 2011.

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



Owner

BUTLER EDWARD O
 PO BOX 81386
 FAIRBANKS AK 99708

Legal

LOT 29 GOLDSTREAM ACRES 6TH
 ADDN

Address 1636 SKYFLIGHT AVE

| | | |
|-------------|-------------|---------------|
| Tax ID | FNSB MAP | ASM Book |
| 131610 | 412A2 | 352 |
| TR S | Zoning | Zip Code Area |
| F001N002W12 | RE-2 | 99709 |
| Land App | Bldg Appr | SQ FT / ACRE |
| 42010 | 172780 | 81414 1.87 |
| Mill Rate | Primary Use | Tax Year |
| 15.8750 | RESIDENTIAL | 2011 |
| Est Taxes | Year Built | Tax Status |
| 3410 | 1983 | TAXABLE |

| | |
|----------------|---------------------------|
| Census Tract | 19 |
| Census Blk Grp | 4024 |
| Elem School | PEARL CREEK |
| Middle School | RANDY SMITH |
| High School | WEST VALLEY |
| Road Service | CORDES DRIVE |
| Fire Service | CHENA GOLDSTREAM FIRE SA |
| Latitude | 64.92791181 |
| Longitude | -147.8791353 |
| MLS Area | 35 |
| Voting Dist | Goldstream No. 1 Precinct |
| Legislature | O29 |
| Flood Zone | X |
| Elevation | 1000 |

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