



## LISTING PACKAGE

**DATE:** December 8, 2011

**LP2011-2462**

**PREPARED FOR:**

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

**PROPERTY OWNER:**

**OTTO**

**STREET ADDRESS:**

**3078 N. Van Horn Road**

**LEGAL DESCRIPTION:**

**Lot 14, Block 1, PEGER LAKE DEVELOPMENT  
SUBDIVISION, Plat No. 78-20**

**Thank you for using Yukon Title Company, Inc.**

  
**Maggie Robitaille**  
**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.	: 0087271	Tax Amount*	: \$3,367.38
Land	: \$46,519	Misc. Improvement	: \$0
Building	: \$169,978	Total Assessed Value	: \$216,497

\*Taxes for 2011 are FULLY PAID.

MIL RATE	:	17.1370
PARCEL SIZE	:	0.2685 Acres/11,700 Sq. Feet
ZONING	:	GU-1 (General Use) See attached information sheet
STRUCTURE AGE/YR BUILT	:	27 Years/1984
FIRE DISTRICT	:	City of Fairbanks
ROAD SERVICE AREA	:	City of Fairbanks
SCHOOLS	:	Nordale Elementary Ryan Middle Lathrop High
MLS AREA	:	20
RECORDING DISTRICT	:	401
FLOOD ZONE	:	X500
LONGITUDE	:	-147.7601
LATITUDE	:	64.8192

- B. 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 in Book 616 at Page 265 and as Instrument No. 2002-026247-0 to: DOUGLAS L. OTTO and JENNIE OTTO
2. Deed of Trust recorded as Instrument No. 2004-009367-0.
3. Declaration of Peger Lake Development recorded in Book 816 at Page 329 (Affects this and other property)
4. Covenants, Conditions and Restrictions.
5. Notes and /or Easements as Stated on the Plat.
6. Plat Map
7. Neighborhood Map
8. Neighbors List and Mailing Labels

# Property Summary

[back to Search Page](#)

<b>PAN</b> 0087271	<b>PROPERTY PHYSICAL DESCRIPTION</b> LOT 14 BLOCK 1 PEGER LAKE DEVELOPMENT	<b>TWN-RNG</b> 1S 1W
<b>NEIGHBORHOOD</b> 0170 Van Horn Industrial (City)	<b>BUSINESS</b>	<b>PROPERTY CLASS</b> Residential
<b>MILLAGE GROUP</b> 0104 PEGER LAKE DEVEL	<b>MOST RECENT MILLAGE RATE</b> 17.1370	<b>STATUS</b> TAXABLE
<b>FIRE SERVICE AREA</b> CITY OF FAIRBANKS		<b>ADDITIONAL INFORMATION</b> <a href="#">Building Details</a> <a href="#">View Property Location</a>

**LAND AREA**

Parcel  
1 11700 Square Feet

**OWNER**

**ADDRESS**

**NAME**

**INTEREST**

**SITUS ADDRESS**

OTTO, JENNIE	CO-OWNER	3078 N VAN HORN RD
OTTO, DOUGLAS L	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 #
Deed of Trust	5/4/2004			<a href="#">2004-009367-0</a>
Warranty Deed	12/13/2002			<a href="#">2002-026247-0</a>
Corrective Deed	3/23/2001	<a href="#">1245</a>	<a href="#">672</a>	<a href="#">2001-005423-0</a>
Representatives Deed	2/15/1996	<a href="#">939</a>	<a href="#">785</a>	
Declaration	10/1/1993	<a href="#">816</a>	<a href="#">329</a>	
Warranty Deed	4/6/1989	<a href="#">616</a>	<a href="#">265</a>	<a href="#">1989-006827-0</a>
CITY RESIDENTIAL EXEMPTION	1/1/1989			

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

YEAR	LAND	STRUCTURES, ETC.	TOTAL	TAXABLE AMOUNT
2011	\$46,519.00	\$169,978.00	\$216,497.00	\$196,497.00
2010	\$46,519.00	\$170,108.00	\$216,627.00	\$196,627.00
2009	\$46,519.00	\$175,301.00	\$221,820.00	\$201,820.00
2008	\$46,519.00	\$177,718.00	\$224,237.00	\$204,237.00
2007	\$46,519.00	\$167,665.00	\$214,184.00	\$194,184.00

[Pay Property Taxes by credit card](#)

**Tax History** (Updated: 12/08/11 04:01 AM)

If taxes are delinquent interest calculation date is: 11/1/2011 and payment must be made with guaranteed funds.

YEAR	TAX LEVIED	TAXES EXEMPTED	FEES	TOTAL DUE	TOTAL PAID	NET DUE
2011	\$3,367.38	\$0.00	\$0.00	\$3,367.38	\$3,367.38	\$0.00
2010	\$3,388.86	\$0.00	\$0.00	\$3,388.86	\$3,388.86	\$0.00
2009	\$3,453.76	\$0.00	\$173.82	\$3,627.58	\$3,627.58	\$0.00
2008	\$3,528.80	\$0.00	\$0.00	\$3,528.80	\$3,528.80	\$0.00
2007	\$3,651.24	\$0.00	\$0.00	\$3,651.24	\$3,651.24	\$0.00

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

# Building Details for PAN 0087271

## Building General Features

#YEAR BUILT DESCRIPTION ARCHITECTURE CATEGORY

1 1984 SFR Standard Residential

### Amenities

#### QUANTITY

1 2-Fix. Bath\_SFR  
2 3-Fix. Bath\_SFR

### Primary Details

SECTIONID	FOOTPRINT	STORIES	PERIMETER	INTERIORDESC	WALLTYPE
1	1234	1	150	Main Area	DBL Wall/Std

### Secondary Sections

SECTIONID	FOOTPRINT	SECTIONDESC
2	480	Attached Gar. (C)
3	48	Open Por Finished
4	290	Deck

# Alaska Street Master

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

## Property

<b>Taxid</b> 87271	<b>Map</b> 270	<b>Zoning</b> GU-1	<b>Primary Use</b> RESIDENTIAL	<b>Year Built</b> 1984	<b>Lot Sq Ft</b> 11700	<b>Acres</b> 0.27
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## Legal

LOT 14 BLOCK 1 PEGER  
LAKE DEVELOPMENT

## Property Owner

**Owner 1**  
OTTO DOUGLAS L

**First Name** DOUGLAS  
**Last Name** OTTO

**Owner 2**  
OTTO JENNIE

**Owner 3**

## Legal

**Subdivision**  
PEGER LAKE DEVEL

**Block** 01  
**Lot** 14

**Site Address**  
3078 N VAN HORN RD

<b>Plat Number</b> 78-20	<b>Deed Date</b> 12/13/2002	<b>DNR Doc#</b> 20020262470
	<b>Mortgage Date</b> 5/4/2004	<b>DNR Doc#</b> 20040093670

## Neighborhood

VAN HORN INDUSTRIAL (CITY)

## Property Assessment

## Mailing

3078 N VAN HORN RD

**City** FAIRBANKS  
**St** AK  
**Zip** 99701

**Site Address - Assessing**  
3078 VAN HORN

## Business

<b>Land 2011</b> 46519	<b>Bldg 2011</b> 169978	<b>Total 2011</b> 216497
<b>Taxable Value</b> 196497	<b>Tax Assessed</b> 3367.38	<b>Tax Exempted</b> 0
<b>Tax Status</b> TAXABLE	<b>Mill Rate</b> 17.1370	<b>Tax Year</b> 2011

## Forest Coverage

Cultural

## Other

**Elementary School**  
NORDALE

**Middle School**  
RYAN

**High School**  
LATHROP

**Road Service**  
CITY OF FAIRBANKS

**Fire Service**  
CITY OF FAIRBANKS

**Voter Precinct**  
Fairbanks No. 6 Precinct

**Legislature**  
P31

<b>Census Tract</b> 10	<b>Census Blk</b> 2022	<b>MLS</b> 20
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<b>Latitude</b> 64.81928949	<b>Longitude</b> -147.7601468
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**Flood Zone** X500

**Elevation**  
400

**FNSB Planning Dist**  
1 FAIRBANKS

**Zip Code**  
99701

## Ownership History

<b>2010 Owner</b> OTTO DOUGLAS L	<b>10 Land</b> 46519	<b>10 Total</b> 216627	<b>10 Mill</b> 17.235	<b>2005 Owner</b> OTTO DOUGLAS L	<b>05 Land</b> 37674	<b>05 Total</b> 185458	<b>05 Mill</b> 20.02
<b>2009 Owner</b> OTTO DOUGLAS L	<b>09 Land</b> 46519	<b>09 Total</b> 221820	<b>09 Mill</b> 17.113	<b>2004 Owner</b> OTTO DOUGLAS L OTTO JENNIE	<b>04 Land</b> 27846	<b>04 Total</b> 161021	<b>04 Mill</b> 20.77
<b>2008 Owner</b> OTTO DOUGLAS L	<b>08 Land</b> 46519	<b>08 Total</b> 224237	<b>08 Mill</b> 17.27	<b>2003 Owner</b> OTTO DOUGL	<b>03 Land</b> 27846	<b>03 Total</b> 159605	
<b>2007 Owner</b> OTTO DOUGL	<b>07 Land</b> 46519	<b>07 Total</b> 214184	<b>07 Mill</b> 18.803	<b>2002 Owner</b> OTTO DOUGLAS L	<b>02 Land</b> 27846	<b>02 Total</b> 153184	
<b>2006 Owner</b> OTTO DOUGLAS L	<b>06 Land</b> 46519	<b>06 Total</b> 203663	<b>06 Mill</b> 19.62	<b>2001 Owner</b> OTTO DOUGLAS L	<b>01 Land</b> 27846	<b>01 Total</b> 148276	

\*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.

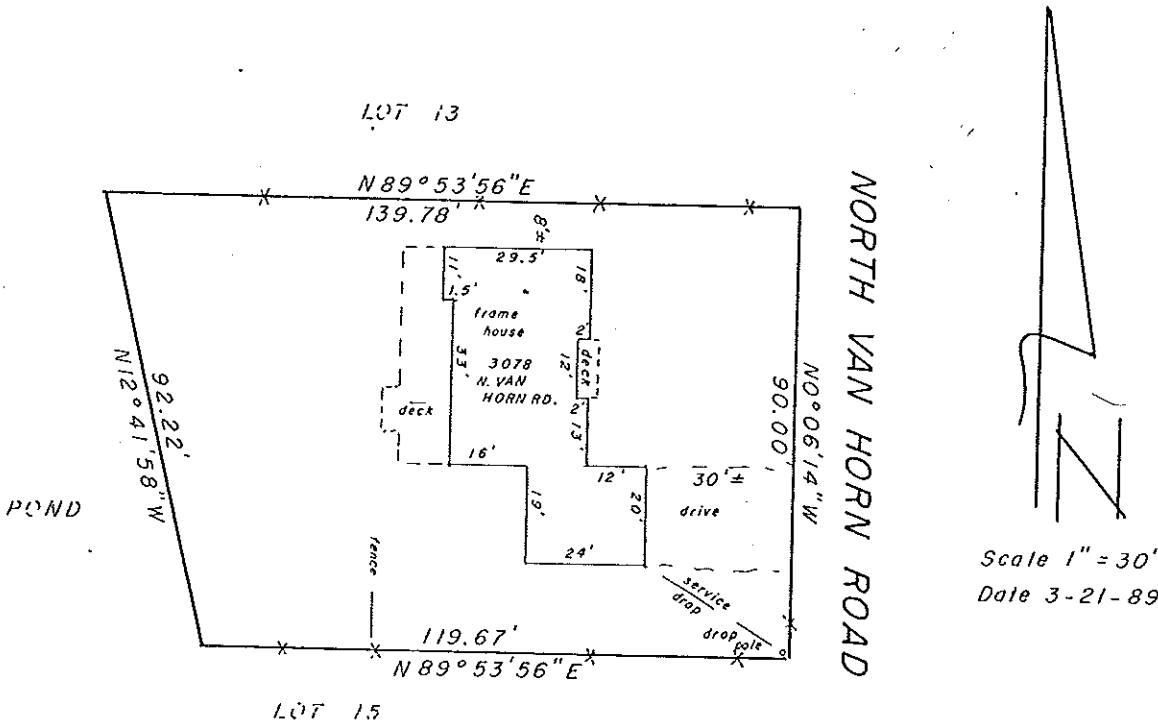
D. One hundred percent lot coverage. (Ord. 88-010 § 2, 1988)

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**LOT 14 BLOCK 1**  
**PEGER LAKE DEVELOPMENT**

(REF. PLAT NO. 78-20, FAIRBANKS RECORDING DISTRICT, ALASKA)



MORTGAGE LOAN INSPECTION PLOT PLAN  
 (This is not a Boundary Survey)

**SURVEYOR'S CERTIFICATE:**

I hereby certify that this plot plan was prepared for Key Bank of Fairbanks, the improvement location being based on lot pins found in the vicinity, and established by others; that all lot dimensions are from official plats; that boundary monuments only are to be used for the establishment of fence, building, or other future improvement lines; that this inspection was prepared for identification purposes only for the above in connection with a new mortgage, and it is not intended or represented to be a land or property line survey.

I further certify that the building foundations and other visible improvements on the above described parcel, in relation to the found monuments, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the premises by improvements on any adjoining premises, except as indicated, and that there is no visual evidence of any easement crossing or burdening any part of said parcel, except as shown.

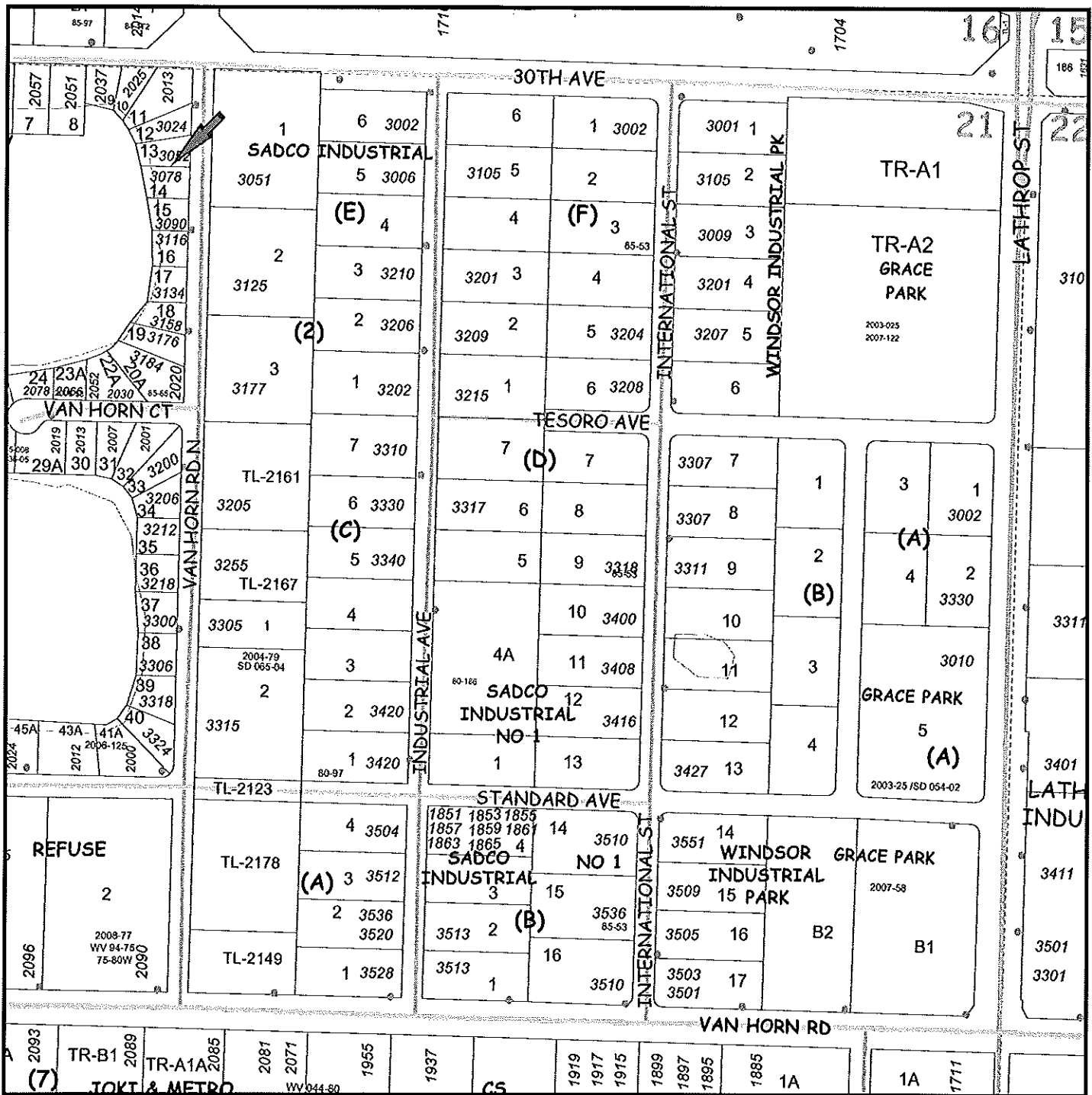


SIGNED

*Dennis J. Belvin*  
 Dennis J. Belvin  
 Registered Land Surveyor



2630 CARRIE LYNN DRIVE  
 NORTH POLE, AK 99705  
 (907) 488-7004



**Owner**

OTTO DOUGLAS L OTTO JENNIE  
3078 N VAN HORN RD  
FAIRBANKS AK 99701

**Legal**

LOT 14 BLOCK 1 PEGER LAKE  
DEVELOPMENT

Address 3078 N VAN HORN RD

Tax ID	FNSB MAP	ASM Book	Latitude
87271	311E3	270	64.81928949
T R S	Zoning	Zip Code Area	Longitude
F001S001W21	GU-1	99701	-147.7601468
Land App	Bldg Appr	SQ FT / ACRE	MLS Area
46519	169978	11700 0.27	20
Mill Rate	Primary Use	Tax Year	Voting Dist
17.1370	RESIDENTIAL	2011	Fairbanks No. 6 Precinct
Est Taxes	Year Built	Tax Status	Legislature
3710	1984	TAXABLE	P31
			Flood Zone
			X500
			Elevation
			400

Census Tract	10
Census Blk Grp	2022
Elem School	NORDALE
Middle School	RYAN
High School	LATHROP
Road Service	CITY OF FAIRBANKS
Fire Service	CITY OF FAIRBANKS
Latitude	64.81928949
Longitude	-147.7601468
MLS Area	20
Voting Dist	Fairbanks No. 6 Precinct
Legislature	P31
Flood Zone	X500
Elevation	400

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