



YUKON

TITLE COMPANY

LISTING PACKAGE

DATE: October 27, 2016

LP-2016-3206

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

PROPERTY OWNER: ~~SAILOR~~ **PHOENIX ASSET MANAGEMENT**
STREET ADDRESS: 1475 SAILOR CT
LEGAL DESCRIPTION: Lot 10, SAILOR SUBDIVISION.
Plat No. 2006-61

Thank you for using Yukon Title Company, Inc.



Peter Honeycutt
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

2016 Assessed Value:

PAN No.	: 574431	Tax Amount*	: \$4,152.86
Land	: \$19,931	Building	: \$261,315
Total Assessed Value	: \$281,246		

The first half taxes for 2016 are PAID;
the second half taxes are due 11/1/2016; delinquent 11/2/2016.

MILL RATE	: 15.7660
PARCEL SIZE	: 1.13 Acres / 49062.00 Sq. Feet
ZONING	: GU-1
STRUCTURE AGE/YR BLT	: 10 / 2005
FIRE DISTRICT	: NORTH STAR
ROAD SERVICE AREA	: N/A
SCHOOLS	: TICASUK BROWN
	: North Pole
	: North Pole
MLS AREA	: 750
RECORDING DISTRICT	: 401
LONGITUDE	: -147.50888392
LATITUDE	: 64.78082681

- B. There is no As Built Survey available.
- C. There are no covenants that apply to this property. *NOTE: Covenants and restrictions may be contained in individual deeds, of which we make no search.

LISTING PACKAGE

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

1. ~~Last Deed of Record recorded as Instrument No. 2006-046794-0.~~
to: ~~DAVID SALLOR~~
2. ~~Last Deed of Trust recorded as Instrument No. 2006-020517-0.~~
3. ~~Last Deed of Trust Assignment recorded as Instrument No. 2015-004267-0.~~
4. ~~Notice of Default recorded as Instrument No. 2016-007609-0.~~
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](#)

PAN 0574431	PROPERTY PHYSICAL DESCRIPTION LOT 10 SAILOR Previously assessed as 1S 1E 3S 3516	PROPERTY CLASS Residential
NEIGHBORHOOD 2004 Bradway-Clear Creek	BUSINESS	STATUS TAXABLE
MILLAGE GROUP 0977 North Star Fire Service Area	MOST RECENT MILLAGE RATE 14.7660	ADDITIONAL INFORMATION Building Details View Property Location
FIRE SERVICE AREA NORTH STAR FIRE S A		
LAND AREA Parcel Lot 10 49062 Square Feet		

OWNER		ADDRESS
NAME	INTEREST	SITUS ADDRESS
SAILOR, DAVID JEFFREY	OWNERSHIP	1475 SAILOR CT

Documents

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.

DESCRIPTION	RECORD DATE	BOOK	PAGE	INSTRUMENT #
Assignment of Deed of Trust	3/24/2015			2015-004267-0
Deed of Trust	8/9/2006			2006-020517-0
Quitclaim Deed	6/29/2006			2006-016704-0
Plat	4/12/2006			2006-007615-0

Assessment History

For questions regarding assessments, contact the FNSB Department of Assessing at 907-459-1428.

YEAR	LAND	STRUCTURES ETC.	FULL VALUE TOTAL	EXEMPTIONS TOTAL	TAXABLE
2016	\$19,931	\$261,315	\$281,246	\$0	\$281,246
2015	\$19,931	\$257,171	\$277,102	\$0	\$277,102
2014	\$19,931	\$256,605	\$276,536	\$0	\$276,536
2013	\$19,931	\$256,708	\$276,639	\$0	\$276,639
2012	\$19,931	\$258,210	\$278,141	\$0	\$278,141

[Pay Property Taxes by credit card](#)

Tax History (Updated: 10/27/16 04:30 AM AST)

If taxes are delinquent the interest calculation date is: 11/1/2016. All prior year delinquent payments must be made with guaranteed funds.

For payments made after the due dates, please call the FNSB Division of Treasury and Budget at 907-459-1441 for the correct amount.

YEAR	TAX LEVIED	STATE EXEMPTED	FEES	TOTAL DUE	TOTAL PAID	NET DUE
2016	\$4,152.86	\$0.00	\$0.00	\$4,152.86	\$2,076.43	\$2,076.43
2015	\$4,125.50	\$0.00	\$0.00	\$4,125.50	\$4,125.50	\$0.00
2014	\$4,023.04	\$0.00	\$0.00	\$4,023.04	\$4,023.04	\$0.00
2013	\$3,955.94	\$0.00	\$290.61	\$4,246.55	\$4,246.55	\$0.00
2012	\$3,970.74	\$0.00	\$252.37	\$4,223.11	\$4,223.11	\$0.00

Building Details for PAN 0574431

Building General Features

#	YEAR BUILT	DESCRIPTION	ARCHITECTURE	CATEGORY
View Details	1	2005	SFR	Standard Residential

Amenities

QUANTITY	DESCRIPTION
2	3-Fix. Bath_SFR

Primary Details

SECTIONID	FOOTPRINT	STORIES	PERIMETER	INTERIORDESC	WALLTYPE
1	1152	1.75	136	Main Area	2x6 Custom

Secondary Sections

SECTIONID	FOOTPRINT	SECTIONDESC
2	952	Attached Gar. (C)
3	288	Open Por Finished
4	160	Deck

1152
 864 ap

 2016

I DON'T think the measurements include the addition. *franny*

Chapter 18.84
GU-1 GENERAL USE DISTRICT Revised 7/16

Sections:

- 18.84.010 Intent.
- 18.84.020 Use regulations.
- 18.84.030 Standards. Revised 7/16

18.84.010 Intent.

This district is intended to be located in rural areas where community sewer and water systems are unavailable. (Ord. 88-010 § 2, 1988. 2004 Code § 18.44.010.)

18.84.020 Use regulations.

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

1. Shooting range, outdoor permitted; and any use except for correctional facilities.

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

1. Sexually oriented businesses;
2. Biosolids application when used for agricultural purposes or beneficial land application;
3. Large scale development;
4. Marijuana cultivation facility, outdoor unlimited;
5. Marijuana product manufacturing facility, unlimited;
6. Nuclear power plant;
7. Petrochemical plant;
8. Petroleum refinery and storage;
9. Residential cluster development;
10. Sanitary landfill;
11. Shooting range, outdoor;
12. 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. 2015-67 §§ 12, 13, 2016; Ord. 2015-41 § 16, 2015; Ord. 2015-26 § 6, 2015; Ord. 2012-58 §§ 3, 5, 2013; 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. 2004 Code § 18.44.020.)

18.84.030 Standards. Revised 7/16

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

A. Lot Area.

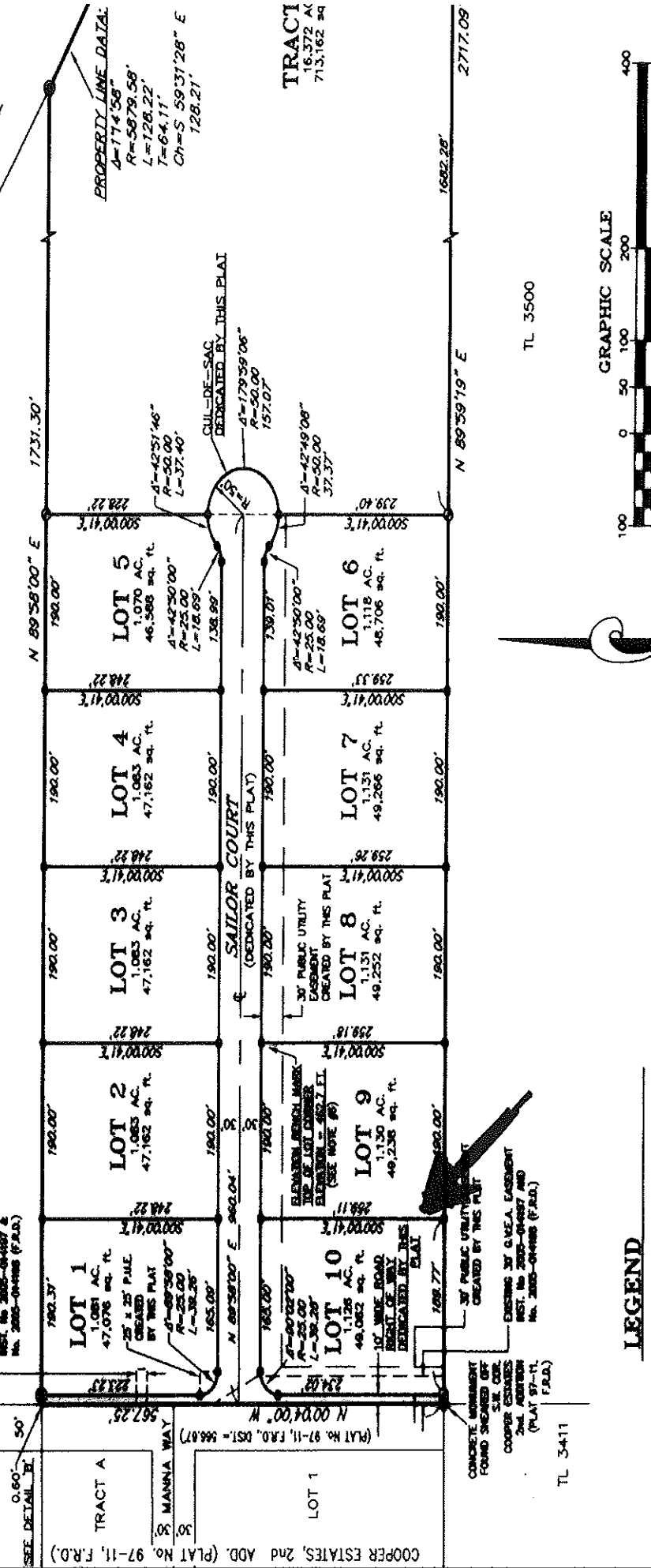
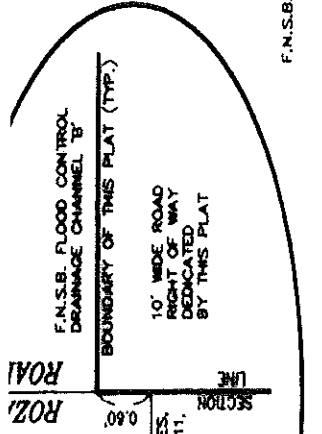
1. In the GU-1 district, lot area shall not be less than 40,000 square feet.

2. Exceptions to Lot Area Requirements. See Chapter 18.96 FNSBC.

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. 2016-12 § 4, 2016; Ord. 88-010 § 2, 1988. 2004 Code § 18.44.030.)



TRACT
16,372 AC
713,162 sq

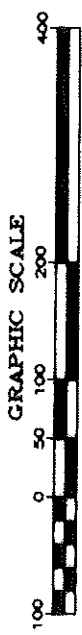
PROPERTY LINE DATA:
d=174'56"
R=5879'58"
L=126'22"
T=64'11"
Ch=S 59'31'28" E
128'21"

COOPER ESTATES, 2ND ADD. (PLAT No. 97-11, F.R.O.)

N 00'04" W
BASIS OF B' (PLAT No. 97-11, F.R.O.)

TL 3500

TL 3411



ACREAGE SUMMARY

NET LOT AREA:	27.406 Acres
DEDICATED ROAD R.O.W.:	1.562 Acres
TOTAL AREA:	28.968 Acres

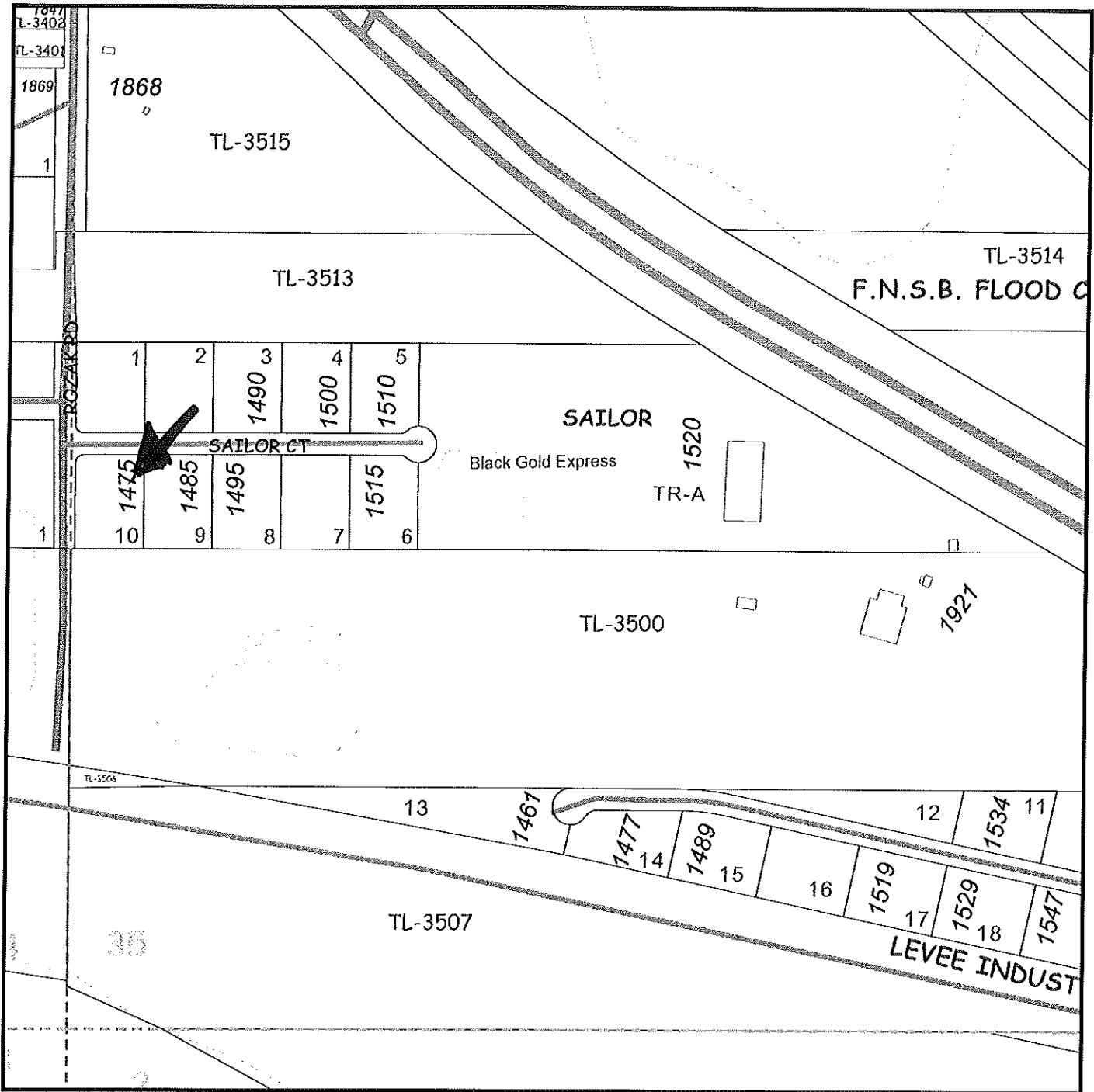
LEGEND

- CONCRETE MONUMENT, RECOVERED THIS SURVEY
 - A.D.O.T. CONCRETE R.O.W. MONUMENT, RECOVERED
 - ⊕ 2" DIA. ALUMINUM CAP MONUMENT RECOVERED THIS SURVEY, (ALLEGIBLE)
 - REBAR WITH 1-1/2" DIA. ALUMINUM SURVEY CAP RECOVERED THIS SURVEY, (STAMPED AS NOTED)
 - ⊙ 2.1/2" DIA. ALUMINUM MONUMENT WITH MAGNETS ("BOHRNTSEN"), SET THIS SURVEY, (STAMPED 705-S)
 - 3/4" DIA. X 36" LONG REBAR WITH 3-1/4" DIA. ALUMINUM SURVEY CAP, SET THIS SURVEY, (STAMPED 706-S)
 - 5/8" DIA. X 30" LONG REBAR WITH 1-1/2" DIA. ALUMINUM SURVEY CAP, SET THIS SURVEY, (STAMPED 705-S)
- P.U.E. PUBLIC UTILITY EASEMENT



NOTES

- 1.) This area is overlain with Bradley Sandy Loam and Tanana Silt Loam soils series as per the U.S.D.A., Soil Conservation soil survey of the Fairbanks Area, Alaska, Series 1959, No. 25.
- 2.) There will be a 35' radius easement at each pole location for guys, anchors, and other supportive structures.
- 3.) The utility companies shall have the right to identify and then remove any dead, weak, overhanging, or otherwise dangerous trees adjacent to or in the vicinity of the easement.
- 4.) A 15' wide strip of land as determined necessary by the utility companies is granted for the installation, maintenance, repair, or removal of yard poles.
- 5.) An easement is hereby dedicated within all lots for secondary aerial crossings as determined necessary by the utility companies.
- 6.) This property has been determined to be located in whole or in part within Flood Zone 'A', a flood hazard area as identified by the Federal Emergency Management Agency. All development shall be required to comply with Federal Regulations and Title 15 of the Borough Code. Any construction or substantial improvement to a structure in the flood hazard area (Flood Zone 'A') requires a flood plain permit from the Fairbanks North Star Borough. The Base Flood Elevation for this area has been determined to be 482.0 ft. M.S.L. (N.G.V.D. 1929). Two elevation reference marks were established for this plot. The elevation of the top of the property corner aluminum survey cap located at the northeast corner of Lot 9, ELEVATION = 462.7 FEET. An elevation reference was also established on the top of the concrete garage slab, in the north garage doorway, of the attached garage located on Lot 10 of this subdivision, ELEVATION = 464.5 FEET. Elevations given are N.G.V.D. 29, (1966 Adjustment).
- 7.) The general soil conditions within this subdivision have been found to be suitable for conventional on-site wastewater treatment and disposal systems serving single family or duplex residences. Soil conditions may vary on individual lots. The construction of alternate wastewater systems such as mounded systems or extended aeration systems are expected to be required due to the relatively high ground water table (5' approx. depth, Sept., 2005). The construction of all wastewater disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.
- 8.) The purpose of this plot is to subdivide the existing Tax Lot 3516 into 10 residential lots and a large remainder.
- 9.) This property is relatively flat with the only major drainage feature being a depressed area running through the approx. middle of the property in a north-south direction.
- 10.) No direct access is permitted from Tract A to the Richardson Highway.
- 11.) This property contains wetlands regulated under Section 404 of the Clean Water Act. A Department of the Army permit may be required for the placement of any additional fill exceeding the 0.11 acres permitted for these lots. The placement of dredged or fill material within this subdivision is authorized under the Department of the Army Permit, File Number PCA-1992-410-4, Tanana River.
- 12.) Upon widening of the dedicated portion of Rozak Road or Sailor Road, the power pole and facilities located within the road right of way near the northwest corner of Lot 10, shall be relocated at the expense of the person or entity responsible for such widening.



Owner

DAVID SAILOR
 PO BOX 56275
 NORTH POLE AK 99705

Legal

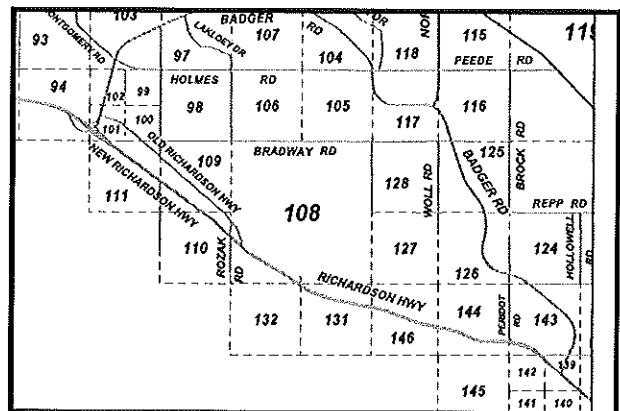
LOT 10 SAILOR PREVIOUSLY
 ASSESSED AS 1S 1E 35 3516

Address 1475 SAILOR CT

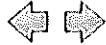
Tax ID	FNSB MAP	ASM Book
574431		108
TRS	Zoning	Zip Code Area
F-01S-01E-35	GU-1	99705
Land App	Bldg Appr	SQ FT / ACRE
19931	261315	0 0
Mill Rate	Primary Use	Tax Year
14.786	RESIDENTIAL	2016
Est Taxes	Year Built	Tax Status
4152.86	2005	TAXABLE

Census Tract	14
Community	BRADWAY-CLEAR CREEK
Elem School	TICASUK BROWN
Middle School	North Pole
High School	North Pole
Road Service	
Fire Service	NORTH STAR
Latitude	64.7808277
Longitude	-147.50888392
MLS Area	750
Voting Dist	
House District	5
Senate District	C
Flood Zone	A
Elevation	400

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Location: **1475 Sailor Ct**



11/14/2016		Update		
Month	Amount	KWH	# of Days	KWh/Day
Nov 2016	\$516.08	2485	31	80
Oct 2016	\$146.51	643	29	22
Sep 2016	\$141.89	620	34	18
Aug 2016	\$84.82	322	28	12
Jul 2016	\$114.29	463	31	15
Jun 2016	\$159.07	677	32	21
May 2016	\$178.03	908	29	31
Apr 2016	\$156.29	785	31	25
Mar 2016	\$174.68	889	31	29
Feb 2016	\$212.73	1024	28	37
Jan 2016	\$222.27	1074	32	34
Dec 2015	\$243.29	1230	31	40
TOTAL	\$2,349.95	11120		

11/14/2015		Update		
Month	Amount	KWH	# of Days	KWh/Day
Nov 2015	\$204.22	1033	30	34
Oct 2015	\$259.17	1337	29	46
Sep 2015	\$167.53	830	32	26
Aug 2015	\$133.07	636	31	21
Jul 2015	\$119.62	562	25	22
Jun 2015	\$175.71	872	29	30
May 2015	\$289.73	1516	30	51
Apr 2015	\$361.38	1915	32	60
Mar 2015	\$423.70	2262	28	81
Feb 2015	\$290.64	1521	29	52
Jan 2015	\$273.26	1230	34	36
Dec 2014	\$206.68	929	28	33
TOTAL	\$2,904.71	14643		



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 10, Sailor Subdivision

Property Address/City: 1475 Sailor Court, North Pole, Alaska 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: _____

1 / 01 / 17 1475 Sailor Court, North Pole, Alaska 99705 / /
Seller's Initials Date Property Address Buyer's Initials Date