

# YUKON

TITLE COMPANY

## LISTING PACKAGE

**DATE:** April 8, 2016

**LP-2016-944**

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

**PROPERTY OWNER:** BLACKWELL

**STREET ADDRESS:** 407 DARK STAR COURT

**LEGAL DESCRIPTION:** Lot 6, STAR SUBDIVISION, Plat No. 84-265

Thank you for using Yukon Title Company, Inc.

**Ciarra Neumeister**  
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**

2015 Assessed Value:

PAN No.	: 418668	Tax Amount*	: \$2,709.90
Land	: \$14,026	Building	: \$158,375
Total Assessed Value	: \$172,401		

Taxes for 2016 are Due.

MILL RATE	: 17.51
PARCEL SIZE	: .16 Acres / 7013.00 Sq. Feet
ZONING	: TF
STRUCTURE AGE/YR BLT	: 30 / 1985
FIRE DISTRICT	: COLLEGE
ROAD SERVICE AREA	: COLLEGE
SCHOOLS	: UNIVERSITY PARK
	: Ryan
	: West Valley
MLS AREA	: 725
RECORDING DISTRICT	: 401
LONGITUDE	: -147.84247643
LATITUDE	: 64.84291566

B. 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. 2007-027533-0.  
to: SHARON A. BLACKWELL.
2. Deed of Trust recorded as Instrument No. 2013-015301-0.
3. As Built Survey: No underwriting has been applied to this As Built Survey. It's acceptability under a title insurance policy has not been determined.
4. Notes and / or Easements as Stated on the Plat.
5. Plat Map.
6. Neighborhood Map
7. Neighbors List and Mailing Labels

# Property Summary

[back to Search Page](#)

<b>PAN</b> 0418668	<b>PROPERTY PHYSICAL DESCRIPTION</b> LOT 6 STAR PLAT 84-265 11/20/84 OUT OF LOT 32 SEC 7 T1S-R1W	<b>PROPERTY CLASS</b> Residential
<b>NEIGHBORHOOD</b> 1020 Geist Road	<b>BUSINESS</b>	<b>STATUS</b> TAXABLE
<b>MILLAGE GROUP</b> 0946 College Service Area	<b>MOST RECENT MILLAGE RATE</b> 17.5150	<b>ADDITIONAL INFORMATION</b> <a href="#">Building Details</a> <a href="#">View Property Location</a>
<b>FIRE SERVICE AREA</b> UNIVERSITY FIRE S A		
<b>LAND AREA</b> Parcel 1 7013 Square Feet		

<b>OWNER</b>		<b>ADDRESS</b>
<b>NAME</b> BLACKWELL, SHARON A	<b>INTEREST</b> OWNERSHIP	<b>SITUS ADDRESS</b> 407 DARK STAR 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 #
Deed of Trust	8/19/2013			<a href="#">2013-015301-0</a>
Warranty Deed	11/28/2007			<a href="#">2007-027533-0</a>
Deed of Trust	11/28/2007			<a href="#">2007-027534-0</a>
Quit Claim Deed	10/26/1999	<a href="#">1168</a>	<a href="#">78</a>	
Deed of Trust	10/20/1999	<a href="#">1167</a>	<a href="#">89</a>	
Warranty Deed	10/20/1999	<a href="#">1167</a>	<a href="#">88</a>	
Quit Claim Deed	7/29/1998	<a href="#">1082</a>	<a href="#">343</a>	
Deed of Trust	7/29/1998	<a href="#">1082</a>	<a href="#">344</a>	
Deed of Trust	1/19/1995	<a href="#">890</a>	<a href="#">212</a>	

## 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
2015	\$14,026	\$158,375	\$172,401	\$170,000	\$2,401
2014	\$14,026	\$158,385	\$172,411	\$170,000	\$2,411
2013	\$14,026	\$158,395	\$172,421	\$20,000	\$152,421
2012	\$15,429	\$163,680	\$179,109	\$20,000	\$159,109
2011	\$14,902	\$163,680	\$178,582	\$20,000	\$158,582

[Pay Property Taxes by credit card](#)

## Tax History (Updated: 04/07/16 04:30 AM AST)

If taxes are delinquent the interest calculation date is: 11/2/2015. 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
2015	\$2,709.90	\$2,627.26	\$0.00	\$82.64	\$82.64	\$0.00
2014	\$2,646.88	\$2,566.06	\$0.00	\$80.82	\$80.82	\$0.00
2013	\$2,603.82	\$0.00	\$0.00	\$2,603.82	\$2,603.82	\$0.00
2012	\$2,734.50	\$0.00	\$0.00	\$2,734.50	\$2,734.50	\$0.00
2011	\$2,717.36	\$0.00	\$0.00	\$2,717.36	\$2,717.36	\$0.00

# Building Details for PAN 0418668

## Building General Features

#	YEAR BUILT	DESCRIPTION	ARCHITECTURE	CATEGORY
<a href="#">View Details</a>	1	1985	SFR	Ranch Residential

### Amenities

QUANTITY	DESCRIPTION
2	3-Fix. Bath_SFR

### Primary Details

SECTIONID	FOOTPRINT	STORIES	PERIMETER	INTERIORDESC	WALLTYPE
1	1120	1	136	Main Area	2x6 Custom

### Secondary Sections

SECTIONID	FOOTPRINT	SECTIONDESC
2	264	Attached Gar. (C)
3	88	Open Por Finished

## 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;
2. Communications tower, major.
3. Communications tower, minor. (Ord. 2012-58 §§ 4, 6, 2013; 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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**The Fairbanks North Star Borough Code is current through Ordinance 2016-15, and passed March 24, 2016.**

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

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FOR TITLE INSURANCE PURPOSES ONLY

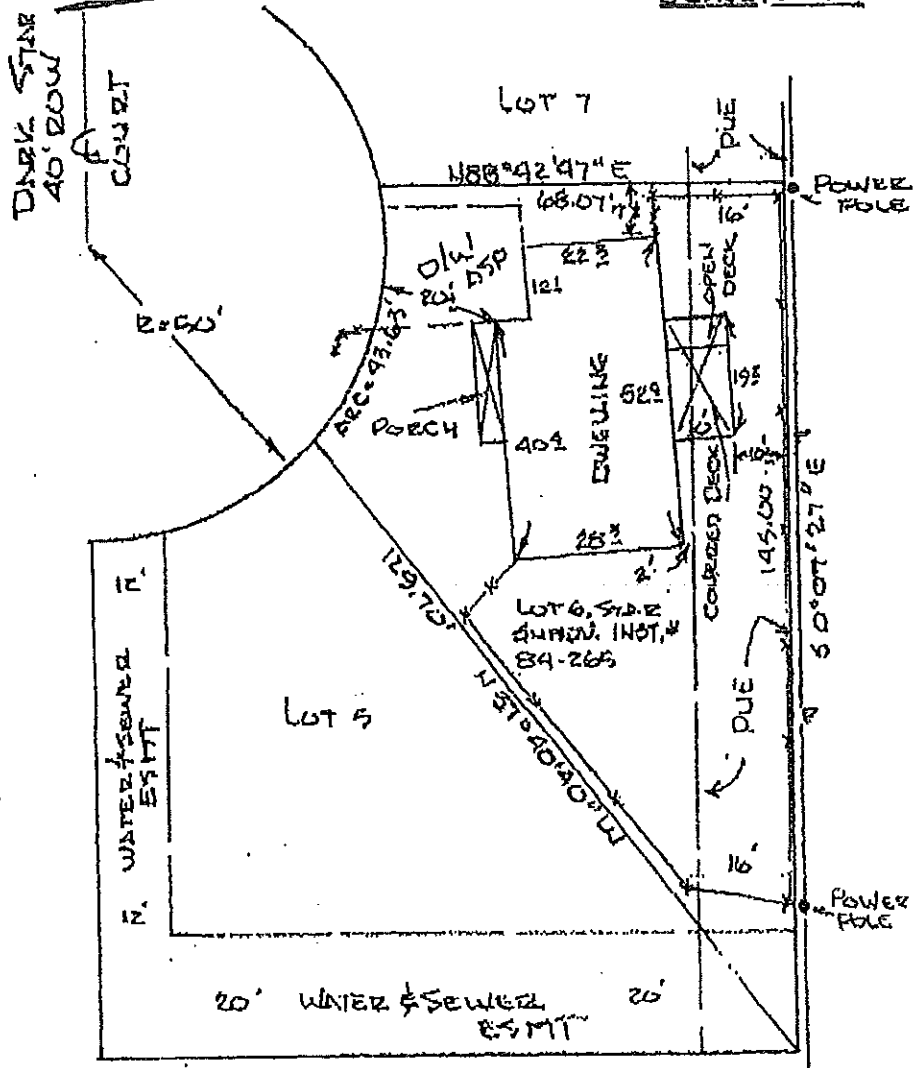
I David M. McNary, a Professional Land Surveyor, registered in the State of Alaska hereby certify that I am familiar with the improvements located within Lot 6, STAR SUBDIV, INST. # 84-265

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 found monuments. Liability of this survey is limited to the amount of the fee charged.

*David M. McNary* 11-19-07  
David M. McNary, 4011 S. PH # 907-457-2737 ©

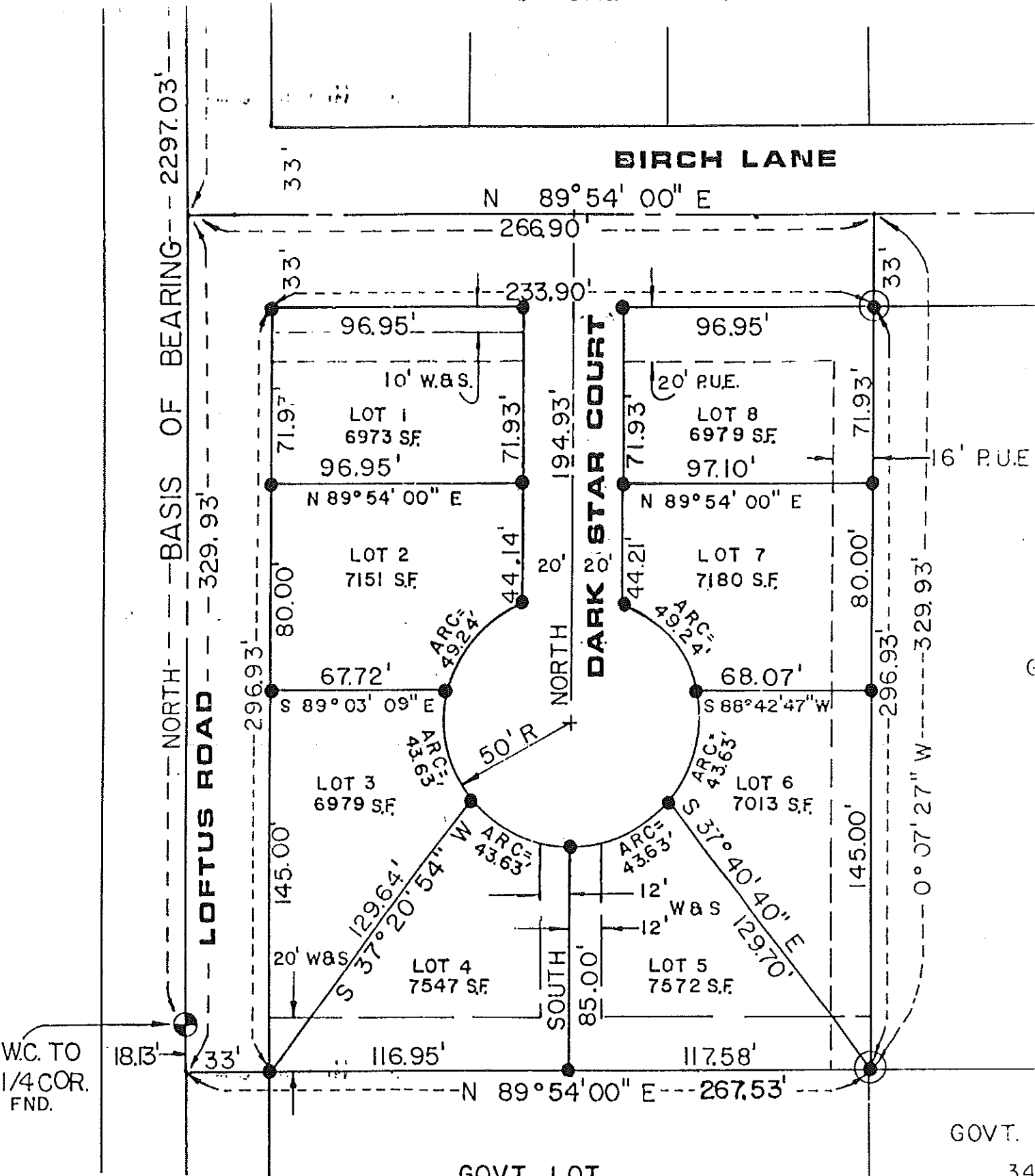
SCALE 1" = 30'

22-141 50 SHEETS  
22-142 100 SHEETS  
22-143 200 SHEETS



AS-BUILT PLOT PLAN  
LOT 6, STAR SUBDIV.  
INST. # 84-265  
BY DMM 11-19-07





**NOTICE**

THIS SKETCH IS FURNISHED AS A COURTESY ONLY BY FIRST AMERICAN TITLE INSURANCE COMPANY, AND IT IS NOT A PART OF ANY TITLE COMMITMENT OR POLICY OF TITLE INSURANCE

THIS SKETCH IS FURNISHED SOLELY FOR THE PURPOSE OF ASSISTING IN LOCATING THE PREMISES AND DOES NOT PURPORT TO SHOW ALL HIGHWAYS, ROADS OR EASEMENTS AFFECTING THE PROPERTY. NO RELIANCE SHOULD BE PLACED UPON THIS SKETCH FOR THE LOCATION OR DIMENSIONS OF THE PROPERTY AND NO LIABILITY IS ASSUMED FOR THE CORRECTNESS THEREOF.

GOVT. LOT

33

GOVT.

34

R2W | RIW  
**VICINITY MAP**

FROM USGS QUAD 'FAIRBANKS D-2'  
SCALE 1" = 1 MILE

**BASIS OF BEARING**

This plat is based on the "REPLAT GOVT. LOTS 19 & 20  
SEC. 7, T.1S., R.1W., F.M., AK." filed with the Fairbanks  
Recording District Office as Inst. # 82-82 June 11, 1982,  
Fairbanks, AK. 99701

**SOIL**

Salchaket very fine sandy loam

**FLOOD**

This area flooded to a depth of 2.0 feet in the Fairbanks  
Flood of 1967.

**DRIVEWAY ACCESS**

No lot shall have direct access to Loftus Road.

**PUBLIC UTILITY EASEMENTS**

A 32' radius key (in addition to the platted public utility  
easement) is granted at each pole location as necessary for  
supportive device.

The utility companies shall have the right to remove any  
dead, weak, overhanging or otherwise dangerous trees  
adjacent to or in the vicinity of the easement. Such trees  
shall be identified by the utility company.

A 15' wide strip of land is granted (as determined  
necessary by the utility companies) for the installation,  
maintenance, repair or removal of yard poles.

**PROTECTIVE COVENANTS**

There are no PROTECTIVE COVENANTS that affect this plat.

**LEGEND**

- REBAR W/ CAP FND. (SET BY PIERRE BOUTET)
- 5/8" REBAR WITH CAP SET THIS SURVEY
- PUBLIC UTILITY EASEMENTS
- EASEMENTS FOR SEWER & WATER

84-265

RECORDED- FILED 10  
 FRS. REC. DIST.  
 DATE 11-20 1984  
 TIME 2:19 P.M.  
 Requested by FMSB  
 Address

**ARCTURUS SURVEYS**

PO BOX 55188  
 NORTH POLE, AK

**DS** D-S-J-S SERVICES 482-2049

**STAR SUBDIVISION**

REPLAT OF GOVERNMENT LOT 32  
 A PORTION OF SECTION 7 T.18., R.1W., F.M. AK.

OWNERS DAVID MILLER P.O. BOX 74202 FAIRBANKS, AK

DRAWN	SURVEYED	SCALE	DATE	SHEET
D Shadley	R.K. STALDER	1" = 80'	9 JUN 84	1 OF 1

