



YUKON

TITLE COMPANY

LISTING PACKAGE

DATE: July 31, 2015

LP2015-2142

PREPARED FOR:

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

PROPERTY OWNER:

LEE

STREET ADDRESS:

N/A

LEGAL DESCRIPTION:

Lot 3, Block A, Rangeview Subdivision, Plat No. 98-104

Thank you for using Yukon Title Company, Inc.



**Jordan Bartels
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.	:	0501379	Tax Amount*	:	\$556.86
Land	:	\$34,072	Misc. Improvement	:	\$0
Building	:	\$0	Total Assessed Value	:	\$34,072

* Taxes for 2015 are DUE.

MIL RATE	:	16.3440
PARCEL SIZE	:	2.7935 Acres/121,685 Sq. Feet
ZONING	:	GU-1 (General Use District) See attached information sheet
STRUCTURE AGE/YR BUILT	:	0 Years/0
FIRE DISTRICT	:	Steese
ROAD SERVICE AREA	:	Vienna Wood
SCHOOLS	:	Weller Elementary Tanana Middle Lathrop High
MLS AREA	:	745
RECORDING DISTRICT	:	401
LONGITUDE	:	-147.5368
LATITUDE	:	64.9072

- 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.
- 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 Instrument No. 2007-009854 to: DONALD LEE, III
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 0501379	PROPERTY PHYSICAL DESCRIPTION LOT 3 BLOCK A RANGEVIEW OUT OF TL-1505 SEC 15 T1N-R1E	PROPERTY CLASS Vacant Land
NEIGHBORHOOD 0601 Chena Hot Springs Hills	BUSINESS	STATUS TAXABLE
MILLAGE GROUP 0873 Vienna Wood Service Area	MOST RECENT MILLAGE RATE 16.3440	ADDITIONAL INFORMATION Building Details View Property Location
FIRE SERVICE AREA STEESE VOL FIRE S A		
LAND AREA Parcel 1 121684.9 Square Feet		

OWNER	ADDRESS
NAME LEE, DONALD HAROLD III	No data returned
INTEREST OWNERSHIP	

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 #
Easement(s)	5/13/2009			2009-007825-0
Ordinance	10/11/2007			
Warranty Deed	5/15/2007			2007-009854-0
Warranty Deed	9/18/2002			2002-019172-0
Multi-Parcel Deed of Trust	9/18/2002			2002-019173-0
Plat	10/21/1998			1998-029012-0

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
2015	\$34,072	\$0	\$34,072	\$0	\$34,072
2014	\$34,072	\$0	\$34,072	\$0	\$34,072
2013	\$34,072	\$0	\$34,072	\$0	\$34,072
2012	\$34,072	\$0	\$34,072	\$0	\$34,072
2011	\$34,072	\$0	\$34,072	\$0	\$34,072

[Pay Property Taxes by credit card](#)

Tax History (Updated: 07/30/15 01:58 AM AST)

If taxes are delinquent the interest calculation date is: 9/1/2015. 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	\$556.86	\$0.00	\$0.00	\$556.86	\$278.43	\$278.43
2014	\$544.44	\$0.00	\$0.00	\$544.44	\$544.44	\$0.00
2013	\$534.00	\$0.00	\$0.00	\$534.00	\$534.00	\$0.00
2012	\$534.20	\$0.00	\$64.30	\$598.50	\$598.50	\$0.00
2011	\$532.32	\$0.00	\$0.00	\$532.32	\$532.32	\$0.00

Alaska Street Master



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

Property

TaxId	Map	Zoning	Primary Use	Year Built	Lot Sq Ft	Acres
501379	14	GU-1	VACANT LAND	0	121685	2.7935

Legal

LOT 3 BLOCK A RANGEVIEW
OUT OF TL-1505 SEC 15 T1N-R1E

Property Owner

Owner 1
LEE DONALD III

First Name	Last Name
DONALD	LEE

Owner 2

Owner 3

Mailing

1562 FIDDLE WAY

City	St	Zip
FAIRBANKS	AK	99709

Legal

Subdivision
RANGEVIEW

Block	Lot
A	03

Site Address

Site Address - Assessing

Business

Road Service
VIENNA WOOD

Fire Service
STEESE

Voter Precinct	Legislature
02-255 Steele Creek/Gilmore	B, 4

Deed Desc	Deed Date	DNR Doc#
Mult-Parcel Deed of Trust	9/8/2002	2002-019173-01

Mortgage Desc	Mortgage Date	DNR Doc#
Warranty Deed	5/5/2007	2007-009854-01

Neighborhood

CHENA HOT SPRINGS HILLS

Property Assessment

Land 2015	Bldg 2015	Total 2015
34072	0	34072

Tax Levied	Exemptions	2015 Taxes
556.86	0	556.86

Tax Status	Mill Rate	Tax Year
TAXABLE	16.3440	2015

Census Tract	Census Blk	MLS
12	1018	745

Latitude	Longitude
64.90724689	-147.53687208

FNSB Planning Dist	Zip Code
	99712

Elevation 800

Other

Elementary School
WELLER

Middle School
Tanana

High School
Lathrop

Flood Zone X

Township Range Section F-01N-01E-15

Ownership History

2014 Owner	14 Land	14 Total	14 Mill	2009 Owner	09 Land	09 Total	09 Mill
LEE DONALD III	34072	34072	15.98	LEE DONALD III	34072	34072	15.184
2013 Owner	13 Land	13 Total	13 Mill	2008 Owner	08 Land	08 Total	08 Mill
LEE DONALD	34072	34072	15.673	LEE DONALD III	34072	34072	15.16
2012 Owner	12 Land	12 Total	12 Mill	2007 Owner	07 Land	07 Total	07 Mill
LEE DONALD HAROLD III	34072	34072	15.679	LEE DONALD	16135	16135	16.187
2011 Owner	11 Land	11 Total	11 Mill	2006 Owner	06 Land	06 Total	06 Mill
LEE DONALD HAROLD III	34072	34072	15.624	GOYMERAC PAUL	14522	14522	17.04
2010 Owner	10 Land	10 Total	10 Mill	2005 Owner	05 Land	05 Total	05 Mill
LEE DONALD III	34072	34072	15.527	GOYMERAC PAUL	13684	13684	17.42

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Chapter 18.44
GU-1 GENERAL USE DISTRICT Revised 6/15

Sections:

- 18.44.010 Intent.
- 18.44.020 Use regulations. Revised 6/15
- 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. Revised 6/15

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

1. Any use except for correctional facilities;
2. Communications tower, major;
3. Communications tower, minor.

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. 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. 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)

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)

The Fairbanks North Star Borough Code is current through Ordinance 2015-36, passed June 25, 2015.

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



VICINITY MAP
FAIRBANKS, ALASKA

NOTES

1. This map is a preliminary map and is not intended to be used for any purpose other than to show the general location of the property.
2. The boundaries shown on this map are based on the best available information and are not guaranteed.
3. The area shown on this map is subject to all existing and future claims and encumbrances.
4. The area shown on this map is subject to all existing and future laws and regulations.

GENERAL INFORMATION

The property shown on this map is located in the Fairbanks area, Alaska. The property is bounded by Trianon Drive to the north, Garrison Way to the east, and Erimar Street to the south. The property is shown as a single lot and is not divided into any smaller lots.

LEGAL DESCRIPTION

That certain parcel of land, more or less, situated in the Fairbanks area, Alaska, bounded by Trianon Drive to the north, Garrison Way to the east, and Erimar Street to the south, containing approximately 1.00 acre, more or less, as shown on the attached plat.

SECTION	AREA	PERCENTAGE
1	1.00	100.00
2	1.00	100.00
3	1.00	100.00
4	1.00	100.00
5	1.00	100.00
6	1.00	100.00
7	1.00	100.00
8	1.00	100.00
9	1.00	100.00
10	1.00	100.00
11	1.00	100.00
12	1.00	100.00
13	1.00	100.00
14	1.00	100.00
15	1.00	100.00
16	1.00	100.00
17	1.00	100.00
18	1.00	100.00
19	1.00	100.00
20	1.00	100.00
21	1.00	100.00
22	1.00	100.00
23	1.00	100.00
24	1.00	100.00
25	1.00	100.00
26	1.00	100.00
27	1.00	100.00
28	1.00	100.00
29	1.00	100.00
30	1.00	100.00
31	1.00	100.00
32	1.00	100.00
33	1.00	100.00
34	1.00	100.00
35	1.00	100.00
36	1.00	100.00
37	1.00	100.00
38	1.00	100.00
39	1.00	100.00
40	1.00	100.00
41	1.00	100.00
42	1.00	100.00
43	1.00	100.00
44	1.00	100.00
45	1.00	100.00
46	1.00	100.00
47	1.00	100.00
48	1.00	100.00
49	1.00	100.00
50	1.00	100.00

STATEMENT OF WORK

The undersigned, being duly sworn, deposes and says that he is the owner of the property shown on this map and that he has authorized the undersigned to prepare this map and to execute this certificate.

DEED

ROSE L. BINGSTAD
 NORWOOD DEVELOPMENT CORP.
 Member: Wanda M. BINGSTAD
 BILLY J. BINGSTAD
 TONIC SECURITIES, INC.

AREA SUMMARY

NET LOT AREA = 1.00 ACRES
 P.G.W. AREA = 2.00 ACRES
 TOTAL AREA = 3.00 ACRES

LEGEND

- 1. G.L.B. Street Cap Improvement, Proposed Highway
- 2. Primary Intersections, Proposed Highway
- 3. 1/2" B. Intersections, Proposed Highway
- 4. 1/2" B. Intersections, Proposed Highway

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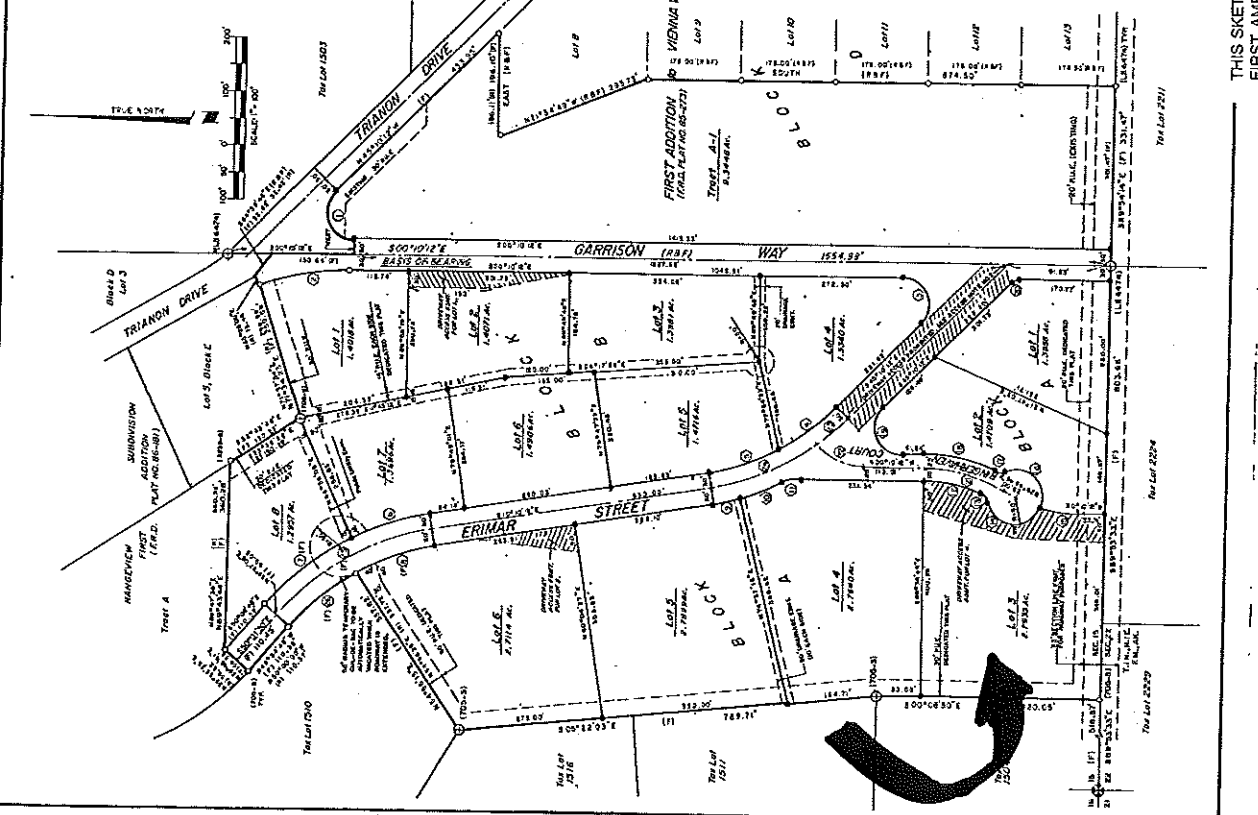
DEED

ROSE L. BINGSTAD
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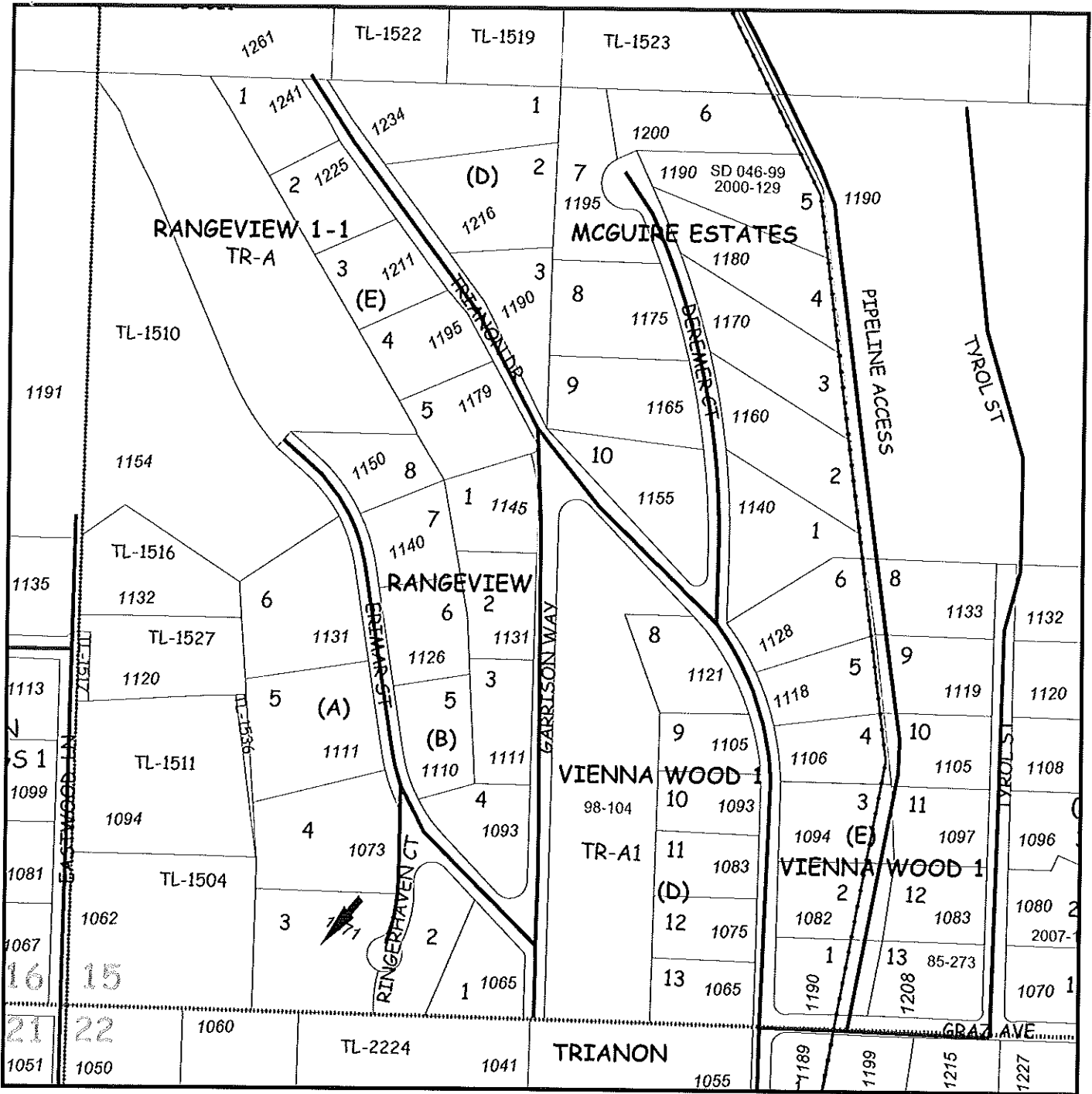
NOTICE

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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.



PLAT NO. 2227
 FAIRBANKS, ALASKA



Owner

DONALD LEE
1562 FIDDLE WAY
FAIRBANKS AK 99709

Legal

LOT 3 BLOCK A RANGEVIEW OUT
OF TL-1505 SEC 15 T1N-R1E

Address

Tax ID	FNSB MAP	ASM Book
501379		14
TRS	Zoning	Zip Code Area
F-01N-01E-15	GU-1	99712
Land App	Bldg Appr	SQ FT / ACRE
34072	0	0 0
Mill Rate	Primary Use	Tax Year
16.3440	VACANT LAND	2015
Est Taxes	Year Built	Tax Status
556.86	0	TAXABLE

Census Tract

12

Community	CHENA HOT SPRINGS HILLS
Elem School	WELLER
Middle School	Tanana
High School	Lathrop
Road Service	VIENNA WOOD
Fire Service	STEESE
Latitude	64.90724689
Longitude	-147.53687208
MLS Area	745
Voting Dist	02-255 Steele Creek/Gilmore
House District	4
Senate District	B
Flood Zone	X
Elevation	800

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