MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 6381000L001

Site Information

Account Number	6381000L001	Subdivision	GOLD NUGGET
Parcel ID	70101	City	None
TRS	S19N01E34	Map IN14	
Abbreviated Description (Not for Conveyance)	GOLD NUGGET LOT 1	Tax Map	
Site Address	9300 N PALMER-FISHHOOK RD		

Ownership

Owners	SULLIVAN JAMES P	Buyers	
Primary Owner's Address	PO BOX 713 PALMER AK 99645-0713	Primary Buyer's Address	

Appraisal Information

Year	Land Appraised	Bldg. Appraised	Total Appraised
2017	$65,300.00	$171,000.00	$236,300.00
2016	$65,300.00	$173,300.00	$238,600.00
2015	$65,300.00	$170,100.00	$235,400.00

Assessment

Year	Land Assessed	Bldg. Assessed	Total Assessed*
2017	$65,300.00	$171,000.00	$236,300.00
2016	$65,300.00	$173,300.00	$238,600.00
2015	$65,300.00	$170,100.00	$235,400.00

Building Information

Structure 1 of 2

Business	None	Residential Units	1
Residential Building		Use	
1.5 Story	Condition	Standard	Design
Log	Basement	Full	Construction Type
04.6	Year Built	1975	Grade
$137100	Foundation	Concrete Block	Building Appraisal
	Well	Well 1 - Drilled Well	
Septic - 1 - Septic Tank		Septic	

Structure 2 of 2

Business	None	Residential Units	0
Residential Garage		Use	
Other	Condition	Standard	Design
Frame	Basement	None	Construction Type
None	Year Built	1991	Grade
$33900	Foundation	Slab on Grade	Building Appraisal
	Well		
		Septic	

Building Item Details

Building Number	Description	Area	Percent Complete
1	Unfinished Basement - 2A	884	100
1	Fin. Basement Living - 2C	884	100
1	Oil Heat	1	100
1	Fireplace Heatilator - 8N	1	100
1	Wood Stove - 8Y	1	100
1	First Story	964	100
1	Second Story	352	100
2	Garage (10.3) Area - 11M	1428	90

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2017	Yes	0003	13.34	$3152.24
2016	Yes	0003	12.969	$3094.41
2015	Yes	0003	12.941	$3046.31

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
4/7/2011	WARRANTY DEED (ALL TYPES)	Palmer 2011-006487-0

Tax Account Status †

Status	Tax Balance	Farm	Disabled Veteran	Senior	Optional	Total	LID Exists
Current	$3,152.24	$0.00	$0.00	$0.00	$0.00	$0.00	No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
4.91	4.91	Assembly District 006	09-628	132 Greater Palmer Consol	016 South Colony RSA

* Total Assessed is net of exemptions and deferments.rest, penalties, and other charges posted after Last Update Date are not reflected in balances.
† If account is in foreclosure, payment must be in certified funds.

Last Updated: 8/1/2017 4:00:04 AM

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STATE OF ALASKA

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A L A S K A

2011-006487-0

Recording Dist: 311 - Palmer
4/7/2011 10:39 AM Pages: 1 of 3

MAT-SU TITLE INSURANCE AGENCY, INC.
1981 E Palmer-Wasilla Highway, Suite 100, Wasilla, Alaska 99654
Phone: (907) 376-5294 Fax: (907) 376-1237

MS85949/lf

STATUTORY WARRANTY DEED
A.S. 34.15.030

The Grantor(s),

Sandra J. Ravine , a widow, whose address is:
P.O. Box 2208, Palmer, AK 99645,

for and in consideration of Ten Dollars ($10.00), and other good and valuable consideration, in hand paid, the receipt of which is hereby acknowledged, conveys and warrants to the Grantee(s),

James P. Sullivan , an unmarried person, whose address is:
P.O. Box 713, Palmer, AK 99645,

the following described real property:

Lot 1, Gold Nugget Subdivision, according to Plat No. 72-84, located in the Palmer Recording District, Third Judicial District, State of Alaska.

Subject to:

Reservations and exceptions as contained in U.S. Patent, including but not limited to the reservations of all coal, oil and gas rights: Recorded: July 23, 1964, Book/Page: 53/143, and

Blanket Easement: Granted To: Matanuska Electric Association, Inc., Recorded: March 24, 1960, Book/Page: 32/110, and

Notes on the Plat of Gold Nugget Subdivision, and

Easement(s) on the Plat of Gold Nugget Subdivision, and

Rights of the public and/or governmental agencies in and to any portion of said premises lying within the right-of-way of N. Palmer-Fishhook Road, and

Rights of the State of Alaska, if any, to extend the right of way boundaries of N. Palmer-Fishhook Road beyond its present perimeters by reason of Public Land

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Order 601 filed August 15, 1949 in the Federal Register, amended by Public Land Order 757 and Department Order 2665 filed October 19, 1951, and amended by Public Land Order 1613 filed April 10, 1958 in the Federal Register, and

Rights of the public and/or governmental agencies in and to any portion of said premises lying below the mean high water line of Little Susitna River, and

Any questions which may arise due to shifting or change in the course of Little Susitna River, and

Further subject to reservations and exceptions in U.S. and/or State of Alaska Patents and in Acts authorizing the issuance thereof; easements, right-of-ways, covenants, conditions, reservations, notes on plat, and all other restrictions of record, if any.

Date: 4-6-11

Grantor(s):

Sandra J. Ravine

Sandra J. Ravine

STATE OF ALASKA

THIRD JUDICIAL DISTRICT

The foregoing instrument was acknowledged before me on the 6th day of April, 2011, by Sandra J. Ravine.

OFFICIAL SEAL
Olivia Fawcett
Notary Public-State of Alaska
My Comm. Expires 07/04/2014

Notary Public for Alaska
My Commission Expires:

Return to:
James P. Sullivan

P.O. Box 713

Palmer, AK 99645

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