

Address: 6156 SPRUCE MEADOWS Loop



List Number	09-10756	Price-List	\$ 186,000
Status	Active	Near	Anchorage
Zip Code	99507	Type	Condominium
Beds	2	Baths	2.00
SF-Res	981	Carport	0
Garage	1	Latitude	61.165792
Longitude	-149.831424	Unit Floor #	
Condo Type	4 - Townhouse Style	Year Built	2002
Dues-Amount	105.00	Dues-Frequency	Monthly

Area: 35 - E Tudor Rd - Abbott Rd
Borough/Census Area: 1A - Anchorage Municipality
Region: 1 - Southcentral Alaska Region
Zoning: RO - Residential Office

School-Elementary	Tudor	School-Middle	Wendler	School-High	East Anchorage
SF-Res	981	SF-Gar	256	SF-Lot	0
Acres	0.00	LPSqFt\$	189.60	Energy Rating	4+
Tax Map #-Mat-Su	N/A	Grid # (Muni Anch)	SW2034	Construction Status	Existing Structure
Tax ID	0149255105601	Taxes	\$ 2,392	Tax Year	2009
Year Built	2002	Year Remodeled		Year Updated	
Project Name/Unit #	Meadow View #35A	Remote Description			

Directions: South on Lake Otis, East on Dowling, South on Laurel, East on Meadow View, North on Spruce Meadow Loop.

Public Remarks: These delightful bright townhouses face the Chugach Mountains and are like new. Vinyl siding and new construction make these units energy efficient. The townhouse style condo offers open kitchen, dining and living room area. There is a master suite on each level.

Building Info: Builder Name & Co: Hultquist	Roof Type: Asphalt/Comp Shingle	View Type: Mountains; Partial
Condo/Assoc Info: Association Name: Meadow View Planned; Condo Mgmt Contact: Bonanza; Condo Mgmt Phone #: 333-1244	Dining Room Type: Breakfast Nook/Bar	Access Type: Maintained; Paved
Dues Include: Exterior Maintenance; Grounds Maintenance; Insurance; Sewer; Snow Removal; Water	Garage Type: Heated; Tuck Under	Wtrfrnt-Access Near: None
Construction Type: Wood Frame - 2x6	Carport Type: None	Wtrfrnt-Frontage: None
Exterior Finish: Vinyl	Heat Type: Forced Air	Topography: Level
	Fuel-Type: Natural Gas	Mortgage Info: EM Min Deposit: 1,500
	Sewer-Type: Public	New Finance (Terms): AHFC; Cash; Conventional; FHA; VA
	Water-Type: Public	Docs Avl for Review: Docs Posted on MLS; Prop Discl Available

Features-Interior : Dishwasher; Disposal; Microwave; Range/Oven; Refrigerator; W &/or Dryer Hookup; Window Coverings; CO Detector(s); BR/BA on Main Level; Carpet; Smoke Detector(s)

Features-Additional: Cable TV; Covenant/Restriction; Fire Service Area; Garage Door Opener; Landscaping; Road Service Area; View; End Unit; DSL/Cable Available; Paved Driveway

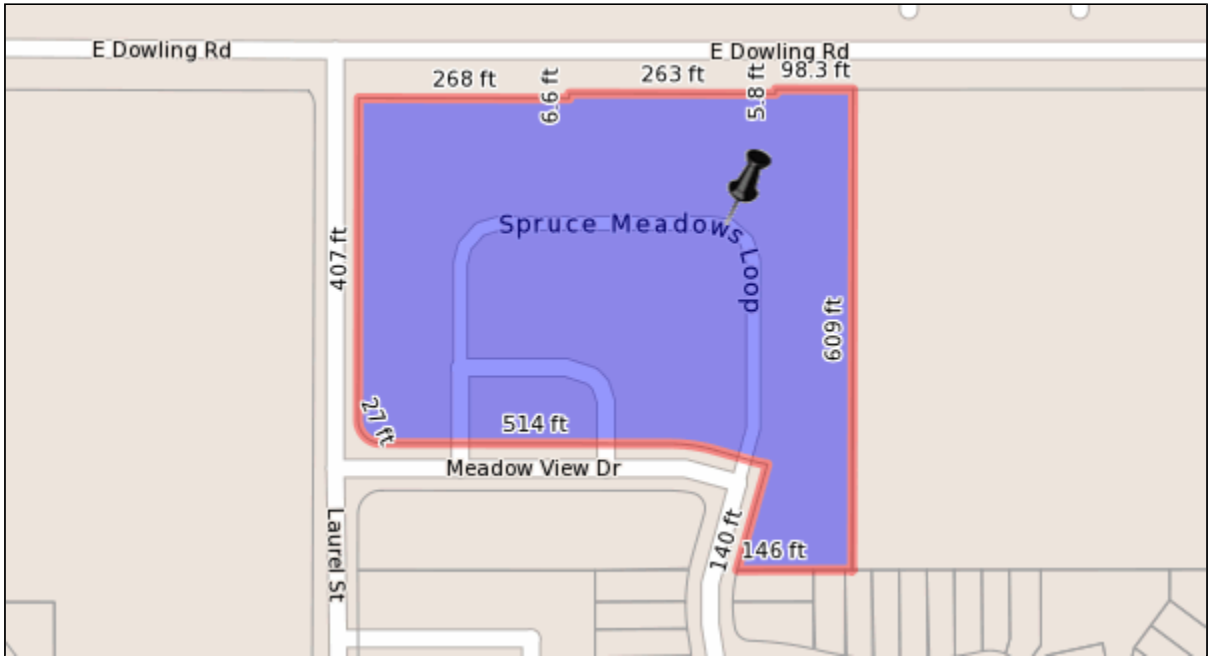
Room Name	Room Level	No. of Rooms	Room Name	Room Level	No. of Rooms
Dining Room	2	1	Bedroom	2	1
Kitchen	2	1	Bedroom	1	1
Living Room	2	1			
Bath-Full	2	1			
Bath-Full	1	1			

LO: Coldwell Banker Best Properties

All information is deemed reliable, but is not guaranteed. All measurements, square footage, etc. are approximations. School boundaries are subject to change. Verification of listing content by all parties is recommended and should be independently verified. See [copyright notice](#).

Prepared by Niel Thomas, ABR, CCIM, CRS on Monday, August 10, 2009 6:27 AM

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Tax Record Report for Parcel 0149255105601 , AK

General Property Data

Owner	GLENN JOHN O	Parcel	0149255105601
Owner Address	6156 SPRUCE MEADOW LOOP ANCHORAGE, AK 99507-0000	Tax District	003
Zoning	ROSL	Card	01
Region	10 - Municipality of Anchorage	Condo Unit #	35A

Legal

Land Use Code	Condominium	Plat	020040
Legal Desc	MEADOW VIEW TR A-1 MEADOW VIEW	Grid	SW2034
Land Size	0	Neighborhood #	14S83
Style	CONDOMIUM	Year Built	2002
Eff Year	2,002	Total SqFt	981

Residential Characteristics

Bedrooms	2	Full Baths	2
Rec Rooms	0	Half Baths	0
Total Rooms	6		

Current Property Data

Tax Year	2008	Land Value	0
Building Value	167,800	Total Value	167,800
Mill Rate	1,489	Tax Amount	2,498
% Complete	100	Deed Date	05/05/2003
Prev Deed Date	05/05/03	Deed Book	2003
Prev Deed Book	2003	Deed Page	0042803
Prev Deed Page	2803		

Details

Land Info:	Grade: Low; Well Site: No; Drainage: Poor
Topography:	Low
Utilites:	Public Water; Septic
Access Info:	Good
Street Info:	Paved; Front Traffic: Medium
Misc.:	Ext Wall: Vinyl; Phys Cond: Normal Wear & Tear; R Plan Unit: 2; Recreate Dt: 01/06/2003
Heat:	System: Central; Type: Forced Air; Fuel: Natural Gas
SqFt:	1 Flr SF: 343; 2 Flr SF: 638
Fixture:	Total: 08
Condo:	Type: Exterior; Style: Duplex; Floor: 1
Res Additions (1):	1st Level: Wood Deck; Area: 32
Res Additions (2):	1st Level: Wood Deck; Area: 18
Res Additions (3):	1st Level: Attch/built Garage; Area: 256

Sales

Year	Land Value	Bldg Value	Total Value	Mil Rate	Taxes	Per Complete	Deed Date	Book	Page	Owner
2008		167,800.00	167,800.00	1489.00	2,498.00	100	5/5/2003	2003	2803	GLENN JOHN O
2007		165,000.00	165,000.00	1454.00	2,399.00	100	5/5/2003	2003	2803	
2006		153,300.00	153,300.00	1528.00	2,342.00	100	5/5/2003	2003	2803	
2005		147,700.00	147,700.00	1628.00	2,404.00	100	5/5/2003	2003	2803	
2004		134,700.00	134,700.00	1618.00	2,179.00	100	5/5/2003	2003	2803	



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Public Inquiry Parcel Details

[Show Parcel on Map](#)

Parcel: 014-925-51-056 Residential Condominium 08/04/09

GLENN JOHN O	MEADOW VIEW
	TR A-1
	MEADOW VIEW
6156 Spruce Meadow Loop	35A
Anchorage AK 99507	Site 6156 Spruce Meadows Loop 35a

Lot Size: 0	---Date Changed---	----Deed Changed----
Zone : ROSL	Owner : 05/19/03	Stateid: 2003 / 0042803
Tax Dist: 003	Address: 05/19/03	Date : 05/05/03
Grid : SW2034	Hra # :	Plat : 02-0040
GRW: PIWR		REF #: 05/06/02 014-925-06-000

ASSESSMENT HISTORY

	---Land--	--Building-	---Total---	
Appraised Val 2007:	0	165,000	165,000	
Appraised Val 2008:	0	167,800	167,800	--Exemption--
Appraised Val 2009:	0	178,000	178,000	-----Type-----
Exempt Value 2009:	0	0	0	
State Credit 2009:			0	
Resid Credit 2009:			17,800	RESIDENTIAL
Taxable Value 2009:			160,200	

Liv Units: 001 Common Area: Leasehold: Insp Dt: /

01/03 Exterior

11/03 Partial Ins

IMPROVEMENT DATA

Style : Condominium	Story Ht : 2.0	Exterior Walls: Vinyl
Year Built : 2002	Remodeled:	Effective Year: 2002
Total Rooms: 06	Bedrooms : 02	Recreation Rms: 0
Full Baths : 2	Half Bths: 0	Add't Fixtures: 0
Heat Type : Central	Fuel Type: Natural Gas	Sys Heat Type : Forced Air
Fp: Stacks :	Openings :	Free Stand :
Extra Value:	Extra Val:	E-Z Set Firepl:
Condo Style: Duplex	Condo Flr: 01	Condo Com Prop:
Grade : Average	Cst/Desgn:	Condition : Average

IMPROVEMENT AREA

Basement : 0	FIN/BSMT : 0	Basement Gar: 0	Car Living
1st Floor : 343	2nd Floor : 638	3rd Floor : 0	Area:
Half Floor: 0	Attic Area: 0	FIN DEEP BSM:	981

ADDITIONAL FEATURES

Basement:	1st Floor:	2nd Floor:	3rd Floor:	Area:
	Wood Deck			32
	Wood Deck			18
	Attached Garage			256

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Owner Information **DETAILED PROPERTY INFORMATION** 08/04/09 13:59:37

Parcel ID 014 925 51 056 1 6

Legal Description MEADOW VIEW
TR A-1
MEADOW VIEW

Site Address 6156 SPRUCE MEADOWS LOOP 35A

Tax District 003

Account Name GLENN JOHN O

Mailing Address 6156 SPRUCE MEADOW LOOP
ANCHORAGE AK 99507 0000

Tax Information	2009 Tax Year	2008 Tax Year
Value before Exemptions	178,000	167,800
Tax before Exemptions	2,759.00	2,498.54
Sr. Citizen/Disabled Veteran Exemption	(.00) (if applicable)	(.00)
Residential Exemption	(275.90) (if applicable)	(249.85)
Tax Credit	(91.31)	(77.02)
TAX NET OF EXEMPTIONS/CREDITS	2,391.79	2,171.67
First Half Tax Amount	1,195.89	<u>Due June 15, 2009</u> See status below
Second Half Tax Amount	1,195.90	<u>Due August 15, 2009</u> See status below

Mortgage Company Requesting Tax Information: **GMAC MTG CORP**

Tax Account Status	Tax	Interest	Penalty	Cost	Total Due
Advance Payment	.00				.00
<u>Current Year 2009</u> <u>Click for details</u>	1,195.90	.00	.00	.00	1,195.90
<u>Prior Year(s)</u> <u>Click for details</u>	.00	.00	.00	.00	.00
Total	1,195.90	.00	.00	.00	1,195.90

NOTICE: The above figures are taken from the most recent postings available. Current year tax is the calendar year 2009.

Seller's Information Regarding Property

Property Type (check one):

- Single Family
 Zero Lot Line/Town House
 Condominium
 Townhome/PUD
 Duplex* (Including Single Family with an Apartment)
 Other (please specify) _____

Do you currently occupy the property? Yes No If Yes, how long? _____

If not a current occupant, have you ever occupied the property? Yes No If so, when? _____

Year Property Built: 2003. If property was built prior to 1978, or if Seller has any knowledge of lead-based paint, Seller must complete Disclosure of Information and Acknowledgment of Lead-based Paint and/or Lead-based Paint Hazards in accordance with Section 1018 of the Residential Lead-Based Paint Hazard Reduction Act of 1992 (also known as Title X) and provide Buyer with the "Protect Your Family From Lead in Your Home" pamphlet. The pamphlet can be found on the Internet at <http://www.epa.gov/lead/leadprot.htm>.

Construction Overview: Wood Frame Manufactured Modular Other: _____

Foundation: Masonry Block Poured Concrete Piling Treated Wood Other: _____

Name of original builder (if known): _____

Property Features:

Check all items that are **built-in** and will remain with the property. **Also . . .**
Circle those checked items that have known defects or malfunctions. **Also . . .**
Describe the defect or malfunction on the Addendum/Amendment(s) To The Disclosure Statement.

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Cooktop | <input type="checkbox"/> Wood Stove(s) # of _____ | <input type="checkbox"/> T.V. Antenna |
| <input checked="" type="checkbox"/> Oven(s) # of <u>1</u> | <input type="checkbox"/> Jetted Tub | <input type="checkbox"/> Satellite Dish |
| <input checked="" type="checkbox"/> Rods & Blinds | <input type="checkbox"/> Hot Tub <input type="checkbox"/> Cover | <input checked="" type="checkbox"/> Window Screens |
| <input checked="" type="checkbox"/> Microwave(s) # of <u>1</u> | <input type="checkbox"/> Steam Shower Room | <input type="checkbox"/> Security System |
| <input checked="" type="checkbox"/> Dishwasher | <input type="checkbox"/> Water Softener | <input checked="" type="checkbox"/> Smoke Detector(s) # of <u>3</u> |
| <input type="checkbox"/> Trash Compactor | <input type="checkbox"/> Water Filtering System | <input checked="" type="checkbox"/> CO Detectors # of <u>2</u> |
| <input checked="" type="checkbox"/> Garbage Disposal | <input type="checkbox"/> Greenhouse <input type="checkbox"/> Attached <input type="checkbox"/> Detached | <input type="checkbox"/> Fire Alarms |
| <input type="checkbox"/> Instant Hot Water Dispenser | <input type="checkbox"/> Ventilating System | <input checked="" type="checkbox"/> Auto Garage Door Opener(s) |
| <input type="checkbox"/> Central Vacuum Installed | <input type="checkbox"/> Heating System | # of Opener(s) <u>1</u> |
| <input type="checkbox"/> Intercom | <input type="checkbox"/> Storage Shed(s) # of _____ | <input type="checkbox"/> Built-In Refrigerator |
| <input type="checkbox"/> Paddle Fan(s) # of _____ | <input type="checkbox"/> Built-In Barbecue | <input type="checkbox"/> Other _____ |

Comments: _____

Structural Components:

Circle only those items that have known defects, malfunctions, or have had major repairs performed within the last five years. **Also . . . Describe** the defect, malfunction, or repair on the Addendum/Amendment(s) To The Disclosure Statement.

- | | | | | |
|--------------------|--|---------------------------|-------------------------|--------------------------|
| • Fences/Gates | • Rain Gutters | • Insulation | • Electrical Systems | • Electronic Air Cleaner |
| • Driveways | • Exterior Walls | • Woodstove(s) # of _____ | • Sewage Systems | • Heat Recovery |
| • Private Walkways | • Interior Walls | • Fireplace(s) # of _____ | • Water Supply | • Ventilator System |
| • Retaining Walls | • Floors | • Gas Starter | • Garage | • Swimming Pool |
| • Foundation | <input checked="" type="checkbox"/> Ceilings | • Chimneys | • Garage Floor Drain | • Mechanical |
| • Crawl Space | • Doors | • Plumbing Systems | • Carport | • Filtration |
| • Roof | <input checked="" type="checkbox"/> Windows | • Heating Systems | • Washer/Dryer Hook-ups | • Pool Cover |
| • Patio/Decking | • Skylights | • Solar Panels | • Humidifier | |
| • Slabs | • Venting | • Wind Generators | • Air Conditioner | • Hot Water Heater |

Other items not covered above? _____

Comments: _____

TOG _____ 1/1 _____ 6156 Spruce Meadow Loop _____ _____ _____
 Seller's Initials Date Property Address Buyer's Initials Date
 08-4229 (Rev. 7/08) -2-

Documentation: Check the documents for the subject property that the seller has available for review:

- | | | |
|--|---|--|
| <input type="checkbox"/> Engineer/Property/Home Inspection Report(s) | <input type="checkbox"/> Written Agreements with Adjacent Property Owners | <input type="checkbox"/> Party Wall Agreement |
| <input type="checkbox"/> Title Information | <input type="checkbox"/> Energy Rating Certificate or PUR-101 | <input type="checkbox"/> Lease/Rental Agreement |
| <input type="checkbox"/> As-Built Survey | <input type="checkbox"/> Resale Certificate | <input type="checkbox"/> Soils Test |
| <input type="checkbox"/> Certificate of Occupancy or PUR-102 | <input type="checkbox"/> Water Rights Certificate | <input type="checkbox"/> Well Log and Water Tests |
| <input type="checkbox"/> Deed Restrictions | <input type="checkbox"/> Subdivision Covenants/Restrictions | <input type="checkbox"/> Hazardous Materials Test(s) |
| <input type="checkbox"/> Other _____ | | <input type="checkbox"/> Other _____ |

Additional Information:

Supply information for the following items:

To the best of your knowledge, has the property been inspected by an engineer/home inspector in the last 5 years? **Yes** **No**

- ◆ Are you aware of ever having any water in the crawl space, basement, or lower level?
 If Yes, how has the problem been resolved?
 Sump Pump(s) Curtain Drain Rain Gutter/Extension Other _____
 When was problem resolved? _____
 Location of each sump pump: _____
- ◆ To where does the water drain after it leaves the sump pump? _____
 If gutters, where do downspouts discharge? _____
- ◆ Is there a floor drain in the structure, including garage?
 If Yes, where is it located and where does it drain to? _____

➤ **Roof or Other Leakage:**

Type: Asphalt/Composition Shingle Cedar Shake Built-up Metal Other _____
 Age: _____ years. Location of attic access? _____

- ◆ Are you aware of any ice damming on the roof?
 If Yes, provide location. _____
- ◆ Are you aware of any water leaking into the home? i.e., windows, lights, fireplace, etc.
 If Yes, provide location. _____

➤ **Fireplace and/or Woodstove:** Date chimney(s) last cleaned? _____ Who cleaned? _____

➤ **Heating System(s):**

Mark all types that apply: Hot Water Baseboard Forced Air Radiant Heat Electrical Heat
 Wood Stove Other _____

Age: 5 years. Last Cleaned: 1-20-06 Last Inspected: Dec 17 1-20-06
 Source: Natural Gas Electric Propane Tank leased or owned? _____ Wood Coal
 Oil with _____ gallon storage which is Buried Above Ground Other _____
 Age of Tank? _____ years.

➤ **Hot Water Heater:**

Age: 5 years. Capacity: _____ gallons. Type: Gas Electric Other _____

➤ **Water Supply:**

Type: Public Private Community Cistern/Water Tank If Cistern/Water Tank: _____ Size
 Other _____

If Private: Well Depth: _____ feet. Flow Rate: _____ gallons per minute. Date Tested: _____

- ◆ Have you had any problems with your water supply?
- ◆ Has the water supply been tested in the past 12 months?
 If Yes, attach all documentation from all tests.
- ◆ Are you aware of any contaminants in your water supply, to include but not limited to E-coli, nitrates, heavy metals, arsenic or other contaminants?
- ◆ Has the well failed while you have owned the property?
- ◆ Have you ever had a well pump problem or failure?
- ◆ Do you supply water to, or receive water from others?
 If Yes, is there a recorded agreement?
- ◆ Do you have a water rights certificate for this property?

JUG _____ 6156 Spruce Meadow Loop _____
 Seller's Initials Date Property Address Buyer's Initials Date

Additional Information (Continued):

➤ **Sewer System:**

Type: <input checked="" type="checkbox"/> Public	<input type="checkbox"/> Private	<input type="checkbox"/> Community	<input type="checkbox"/> Other _____	Yes	No
◆ Does your sewer system have a lift station/lift pump?				<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Private: <input type="checkbox"/> Septic Tank <input type="checkbox"/> Holding Tank <input type="checkbox"/> Other: _____					
Drainfield System: <input type="checkbox"/> Bed <input type="checkbox"/> Trench <input type="checkbox"/> Mound <input type="checkbox"/> Pit <input type="checkbox"/> Crib <input type="checkbox"/> Other _____					
Innovative Sewer System: <input type="checkbox"/> Intermittent Sand Filter <input type="checkbox"/> Biocycle <input type="checkbox"/> Recirculating Upflow Filter					
<input type="checkbox"/> Secondary sewer treatment plant <input type="checkbox"/> Other _____					
◆ Has the sewer system failed while you owned the property?				<input type="checkbox"/>	<input type="checkbox"/>
If Yes, explain: _____					
Age of sewer system: _____ Location: _____					
◆ Have you had any work maintenance or inspections done on the sewer system during your ownership?				<input type="checkbox"/>	<input type="checkbox"/>
If Yes, explain: _____					
Approval/Certification source (and date if known): _____					
◆ Are you aware of any abandoned sewer systems, leachfields, cribs, etc. on the property?				<input type="checkbox"/>	<input type="checkbox"/>

➤ **Freeze-ups:**

◆ Have you had any frozen water lines, sewer lines, drains, or heating systems?				<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, please explain. _____					
◆ Are there any heat tapes, heat lamps, or other freeze prevention devices?				<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location, and explain use. _____					

➤ **Average Annual Utility Costs:**

Gas	\$ <u>95 month</u>	Company/Source: <u>Enstar</u>
Electric	\$ <u>50 month</u>	Company/Source: <u>Chiquich</u>
Oil	\$ _____/Gallons: _____	Company/Source: _____
Propane	\$ _____	Company/Source: _____
Wood	\$ _____	Company/Source: _____
Coal	\$ _____	Company/Source: _____
Water	\$ <u>dues</u>	Company/Source: _____
Sewer	\$ _____	Company/Source: _____
Refuse	\$ <u>15</u>	Company/Source: _____
Other	\$ _____	Company/Source: _____

To the best of your knowledge, are you aware of any of the following conditions with respect to the subject property? If answer is "Yes," indicate the relevant item number and explain the condition on the Addendum/Amendment(s) to the Disclosure Statement.

➤ **Title:**

	Yes	No
1. Do you know of any existing, pending, or potential legal action(s) concerning the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Do you know of any street or utility improvements planned that will affect the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Road maintenance provided by? _____		
4. Is the property currently rented or leased?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, expiration date: _____/_____/_____		
5. Is there a homeowner's association (HOA) for the property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, HOA name: _____ HOA Telephone: _____		
<input type="checkbox"/> Mandatory <input type="checkbox"/> Voluntary <input type="checkbox"/> Inactive Monthly Dues Amount: \$ <u>98.00</u> per <u>month</u>		
Are there any levied or pending assessments?	<input type="checkbox"/>	<input type="checkbox"/>
Who is responsible for issuing the resale certificate?		
Name: _____ Telephone: _____		

➤ **Setbacks/Restrictions:**

6. Have you been notified of any proposed zoning changes for the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Are you aware of features of the property shared in common with adjoining property owners, such as walls, fences, and driveways, whose use or responsibility for maintenance may affect the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Are there subdivision conditions, covenants, or restrictions?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Are you aware of any violations of building codes, zoning, setback requirements, subdivision covenants, borough, or city restrictions on this property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Are you aware of any nonconforming uses of this property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Additional Information (Continued):

Yes **No**

- 11. Are you aware of any deed, or other private restrictions on the use of the property?.....
- 12. Are you aware of any variances being applied for, or granted, on this property?.....
- 13. Are you aware of any easements on the property?.....

➤ **Encroachments:**

- 14. Does anything on your property encroach (extend) onto your neighbor's property?.....
- 15. Does anything on your neighbor's property encroach onto your property?.....

➤ **Environmental Concerns:**

- 16. Are you aware of any substances, materials, or products that may be an environmental hazard such as asbestos, formaldehyde, radon gas, lead-based paint, fuel or chemical storage tanks, contaminated soil, water or by-products from the production of methamphetamines on the subject property?.....
- 16a. Are you aware of any mildew or mold issues affecting this property?.....
- 17. Are you aware of any underground storage tanks on this property, other than previously referenced fuel or septic tanks? Number of tanks: _____
- 18. Are you aware if the property is in an avalanche zone/mudslide area?.....
- 19. Are you aware if the property has flooded?
Flood zone designation: _____
- 20. Are you aware of any erosion/erosion zone or accretion affecting this property?.....
- 21. Are you aware of any damage to the property or any of the structures from flood, landslide, avalanche, high winds, fire, earthquake, or other natural causes?.....
- 22. Have you ever filed an insurance claim for any environmental damage to the property?.....
- 23. Are you aware of a waste disposal site or a gravel pit within a one-mile radius of the property?.....

➤ **Soil Stability:**

- 24. Are you aware of any debris burial or filling on any portion of the property?.....
- 25. Are you aware of any permafrost or other soil problems which have caused settling, slippage, sliding, or heaving that affect the improvements of the property?.....
- 26. Are you aware of any drainage, or grading problems that affect this property?.....

➤ **Construction, Improvements/Remodel:**

- 27. Have you remodeled, made any room additions, structural modifications, or improvements?.....
If Yes, please describe. Was the work performed with necessary permits in compliance with building codes?.....
Was a final inspection performed, if applicable?.....
- 28. Has a fire ever occurred in the structure?.....

➤ **Pest Control or Wood Destroying Organisms:**

- 29. Are you aware of any termites, ants, insects, squirrels, vermin, rodents, etc. in the structure?.....
a. If Yes, what type? _____
b. If Yes, where? _____
- 30. Has there been damage in the past resulting from termites, ants, insects, squirrels, rodents, etc. in the structure?.....
a. If Yes, when? _____
b. If Yes, what type? _____
c. If Yes, where? _____
d. If Yes, describe what was done to resolve the problem: _____

➤ **Other:**

- 31. Are you aware of any murder or suicide having occurred on the property within the preceding 3 years?.....
- 32. Are you aware of any human burial sites on the property?.....

Additional Information (Continued):

Yes No

33. Noise

- a. Are you aware of any noise sources that may affect the property, including airplanes, trains, dogs, traffic, race tracks, neighbors, etc?
- b. If Yes, explain: _____

34. Pets

- a. Have there been any pets/animals in the house?
- b. If Yes, what kind? _____

I / We have completed this disclosure statement according to AS 34.70.010 - AS 34.70.200 and these instructions, and the statements are made in good faith and are true and correct to the best of my/our knowledge as of the date signed. I/We authorize any licensees involved or participating in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated transfer of the property or interest in the property.

Seller: John O. [Signature]

Date: 1-27-09

Seller: _____

Date: _____

Buyer's Notice and Receipt of Copy

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. This information is available at the following locations: Alaska State Trooper Posts, Municipal Police Departments, and on the State of Alaska, Department of Public Safety Internet site: www.dps.state.ak.us.

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.

The Buyer is urged to inspect the property carefully and to have the property inspected by an expert. Buyer understands that there are aspects of the property of which the Seller may not have knowledge and that this disclosure statement does not encompass those aspects. Buyer also acknowledges that he/she has read and received a signed copy of this statement from the Seller or any licensee involved or participating in this transaction.

Buyer: _____

Date: _____

Buyer: _____

Date: _____

Seller's Initials _____ / Date _____

6156 Spruce Meadow Loop
Property Address

Buyer's Initials _____ / Date _____

