

**Address:** 1811 Swetmann Avenue



<b>Listing #</b>	07-13239	<b>Price-List</b>	\$ 39,500
<b>Status</b>	Active	<b>Near</b>	Seward
<b>Zip Code</b>	99664	<b>Type</b>	Vacant Land
<b>Acres</b>	0.22	<b>Assessed Value \$</b>	\$ 39,500
<b>Down Payment</b>	None/Unknown	<b>Latitude</b>	60.125483
<b>Longitude</b>	-149.444670		

**Area:** 365 - Seward - Cooper Landing  
**Borough/Census Area:** 1B - Kenai Peninsula Borough  
**Region:** 1 - Southcentral Alaska Region  
**Zoning:** R3 - Multi-Family

<b>School-Elementary</b>	<b>School-Middle</b>	<b>School-High</b>
<b>Remote Description</b>	<b>SF-Lot</b> 9,583	<b>Tax ID</b> 14502308
<b>Grid # (Muni Anch)</b> N/A	<b>Tax Map #-Mat-Su</b> N/A	<b>Taxes</b> \$ 364
<b>Tax Year</b> 2007		

**Directions:** West on Bear Dr just N of small boat harbor. Rt on Swetmann, property on left.

**Legal:** Jesse Lee Hts Adn 3 L4

**Public Remarks:** Vacant residential building lot in city limits. City water and sewer. Property information package, aerial photos, plats and disclosure on listing licensee web site.

<b>Vacant Land Type:</b> Residential	<b>Topography:</b> Level	<b>Access:</b> Maintained; Dedicated Road; Paved
<b>New Finance (Terms):</b> Cash	<b>Wtrfrnt-Access Near:</b> None	<b>Road Maintenance:</b> Road Mntd All Year
<b>Property Info:</b> Lot Dimension-Back: 60.24; Lot Dimension-Front: 61.95; Lot Dimension-Left: 160.87; Lot Dimension-Right: 170.91	<b>Wtrfrnt-Frontage:</b> None	<b>Mortgage Info:</b> Min EM Deposit: 1,000
	<b>Utilities:</b> Elec - Adj to Site; Pub Wtr - Adj Site; Sewer - Adj Site; Telephone - Adj Site; Nat Gas-Unknwn-BTV	<b>Documents:</b> Docs Posted on MLS; Prop Discl Available

**Land Features:** In City Limits; Fire Service Area; Multi-Family Ok; Road Service Area

**LO:** Coldwell Banker Best Properties (907) 562-7653

All information is deemed reliable, but is not guaranteed. Measurements are approximations. School boundaries are subject to change. Verification of listing data by all parties is recommended. See [copyright notice](#).

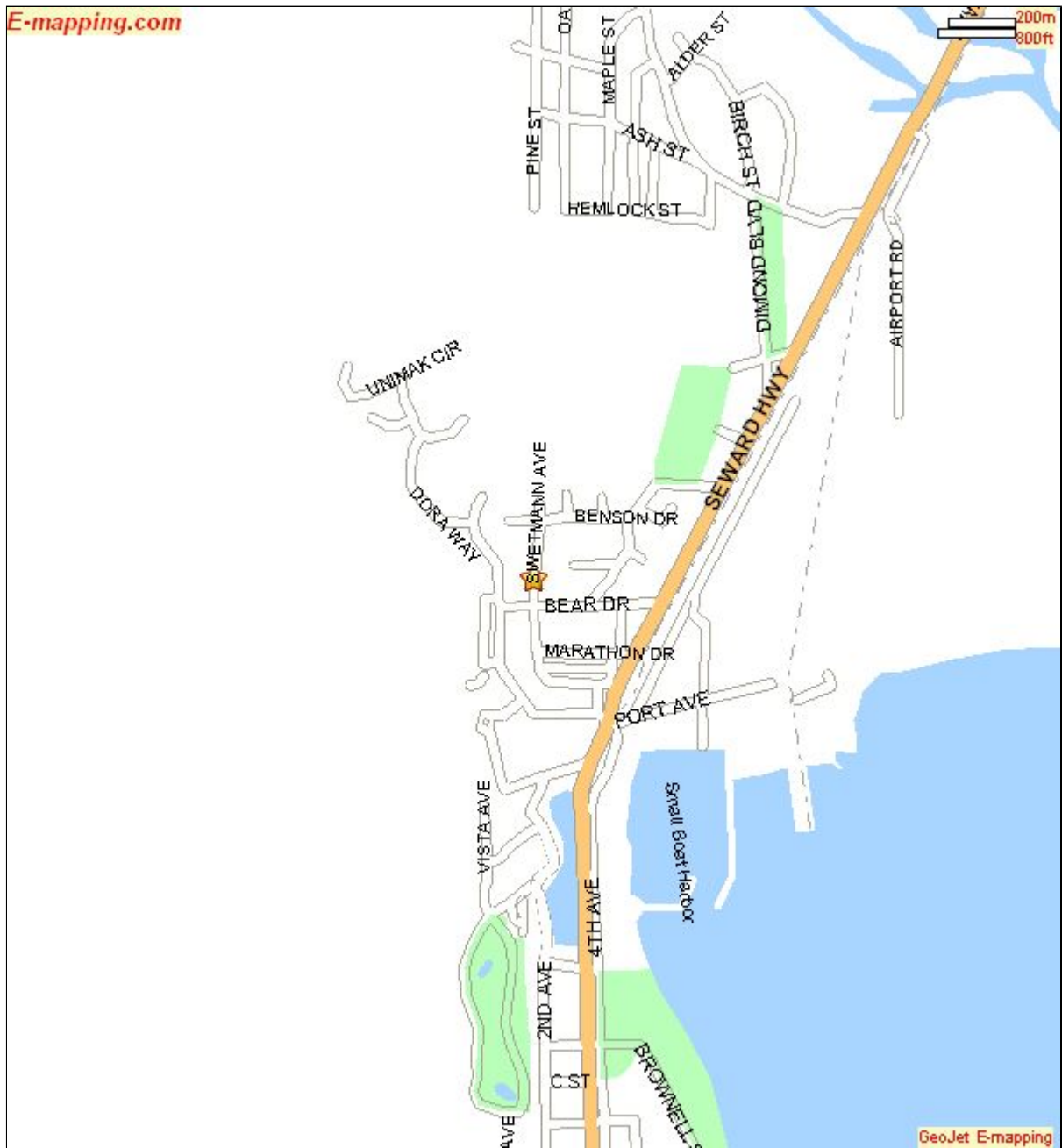
**Prepared by Niel Thomas, ABR, CCIM, CRS on Friday, August 10, 2007 4:00 PM**

The information on this sheet has been made available by the MLS and may not be the listing of the provider.

**Street Map for Map Location 1**

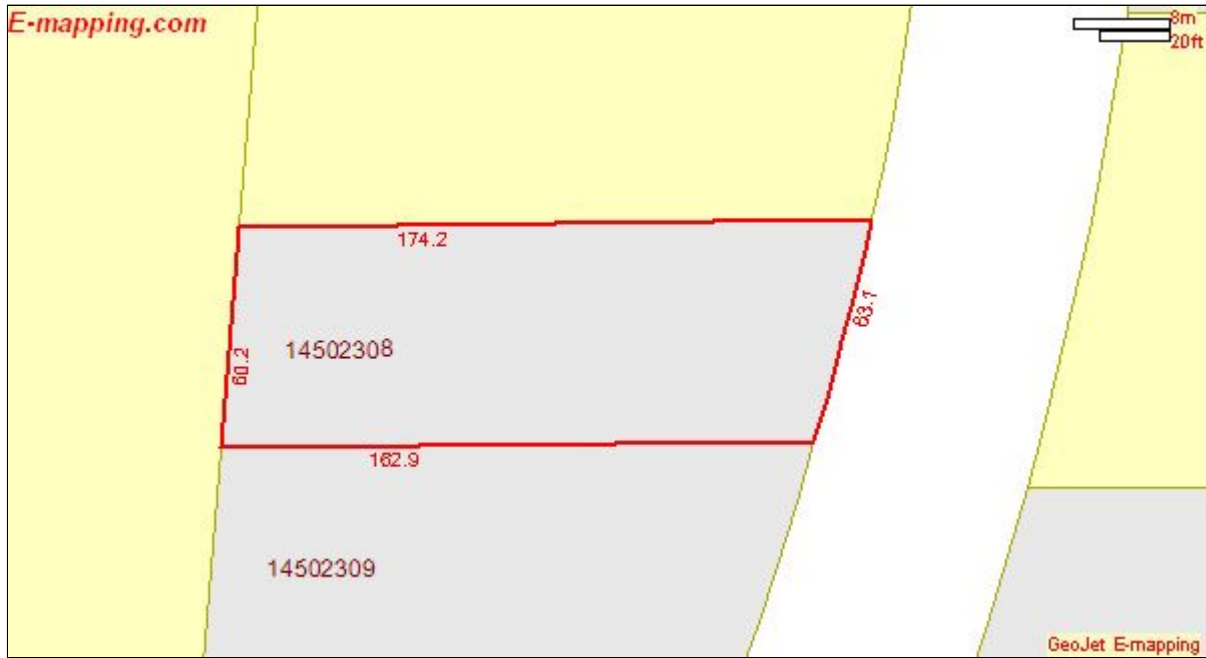
Address: 1811 Swetmann Drive, Seward, AK 99664

E-mapping.com



# Parcel Map for Map Location 1

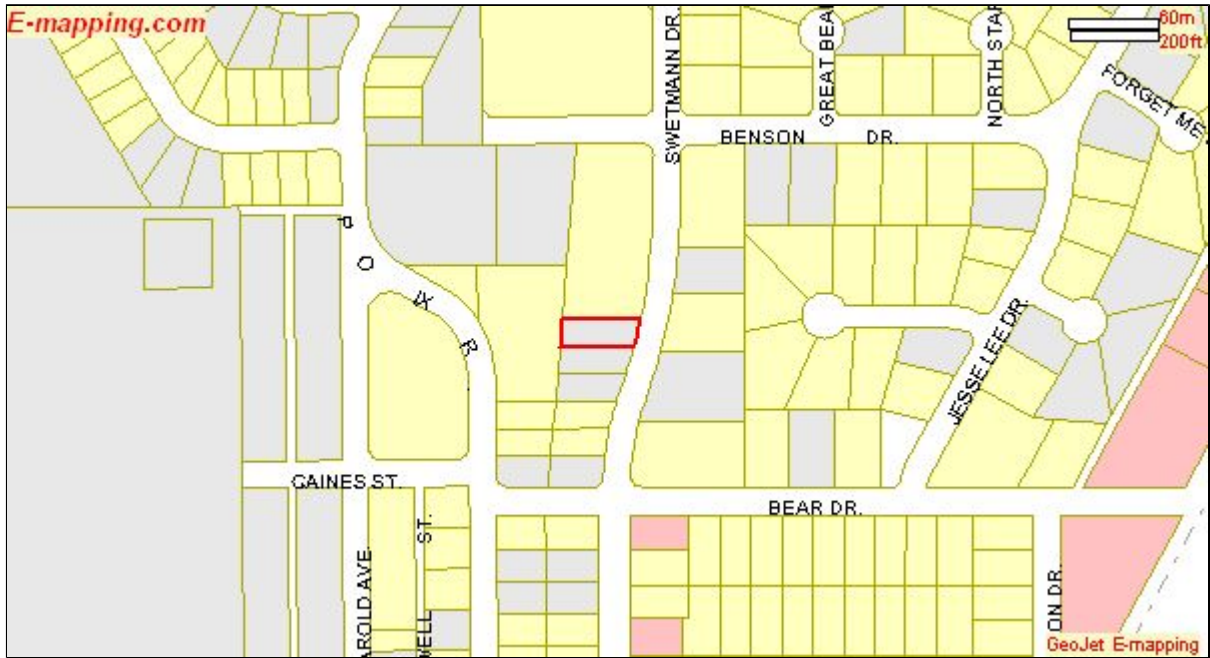
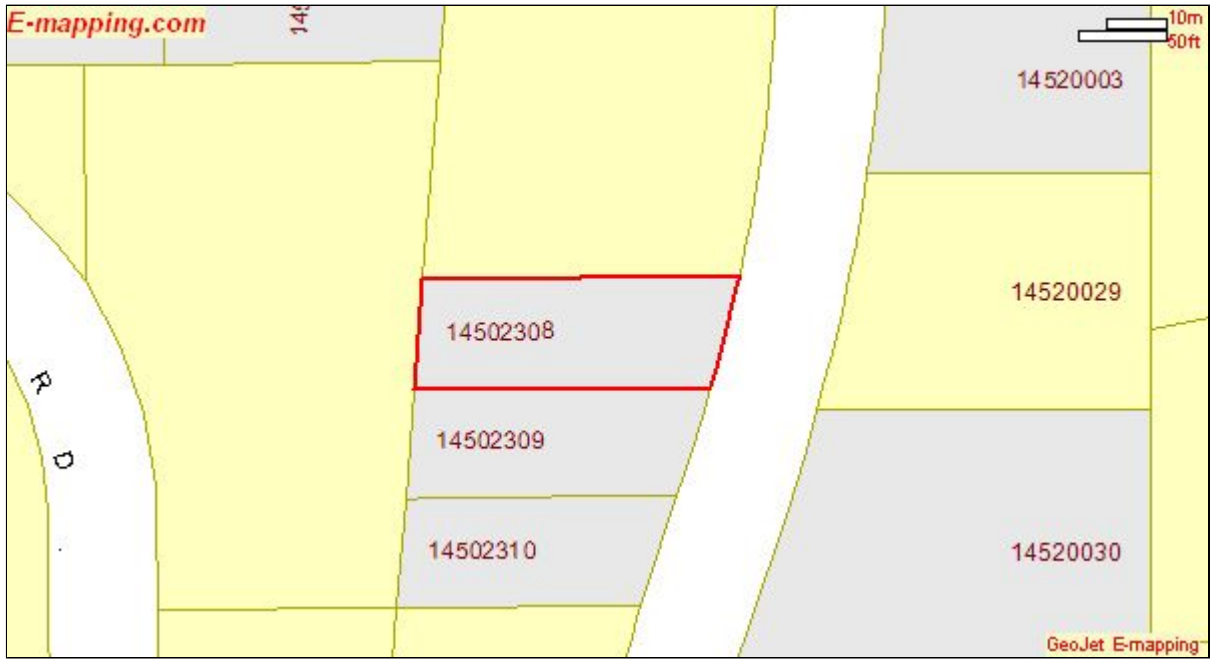
Address: 1811 Swetmann Drive, Seward, AK 99664



Legend			
COMMERCIAL	INDUSTRIAL	INSTITUTIONAL	MOBILE HOME
MULTI-FAMILY	NOT ASSIGNED	PARK	RESIDENTIAL
VACANT	WATER		

# Aerial Map for Map Location 1

Address: 1811 Swetmann Drive, Seward, AK 99664





**Tax Report for Map Location 1**

Address: 1811 Swetmann Drive, Seward, AK 99664

**Tax Record Report for Parcel 14502308 at 1811 Swetmann Ave, AK****General Property Data**

Owner	Snowbird Investments	Parcel	14502308
Owner Address	1500 W 33rd Ave Ste 110 Anchorage, AK 99503-	Tax District	40
Region	30 - Kenai Peninsula Borough		

**Legal**

Land Use Code	Vacant	Legal Desc	T01S R01W S03 SW0850003 JESSE LEE HEIGHTS SUB ADDN NO LOT 4
Land Size	9,583	Style	UNKNOWN
Year Built	2000	Eff Year	2,000

**Current Property Data**

Tax Year	2007	Land Value	39,500
Total Value	39,500	Mill Rate	922
Tax Amount	364		

**Details**

Misc.: Recreate Dt:

**Sales**

Year	Land Value	Bldg Value	Total Value	Mil Rate	Taxes	Per Complete	Deed Date	Book	Page	Owner
2007	39,500.00		39,500.00	922.00	364.00					SNOWBIRD INVESTMENTS
2006	39,500.00		39,500.00							
2005	39,500.00		39,500.00	1022.00	403.00					
2004	39,500.00		39,500.00	1022.00	403.00					
2003	39,500.00		39,500.00	972.00	384.00					

Tax records last updated July 2, 2007  
Information is deemed to be reliable, but is not guaranteed. See [copyright notice](#).



## Kenai Peninsula Borough Parcel Lookup

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Parcel Number: **14502308**

Owner: SNOWBIRD INVESTMENTS  
1500 W 33RD AVE STE 110  
ANCHORAGE, AK 99503-3505

Tca - <u>40</u>	Ownership Code - <u>00</u>	Usage Code - <u>VA</u>
Property Type - <u>R</u>	Acres - 0.22	Voter District - <u>S1</u>
Number of Structures - 0	Land Value - \$39500	Structure Value - \$0
Exempt Amount - \$0		

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Legal Description SW0850003 T01S R01W S03 JESSE LEE HEIGHTS SUB ADDN NO 3  
LOT 4

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This Parcel has no structures

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[Return to Search Screen](#)

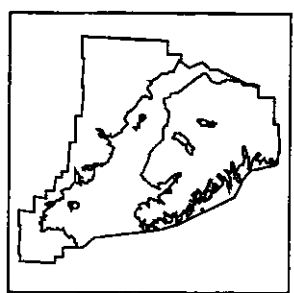
**[Assessing Home](#)**



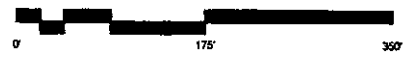
Image Viewer



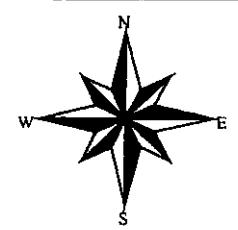
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



Kenai Peninsula Borough  
GIS Division

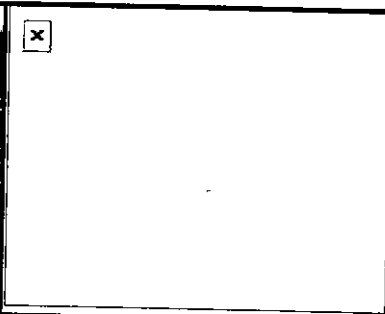
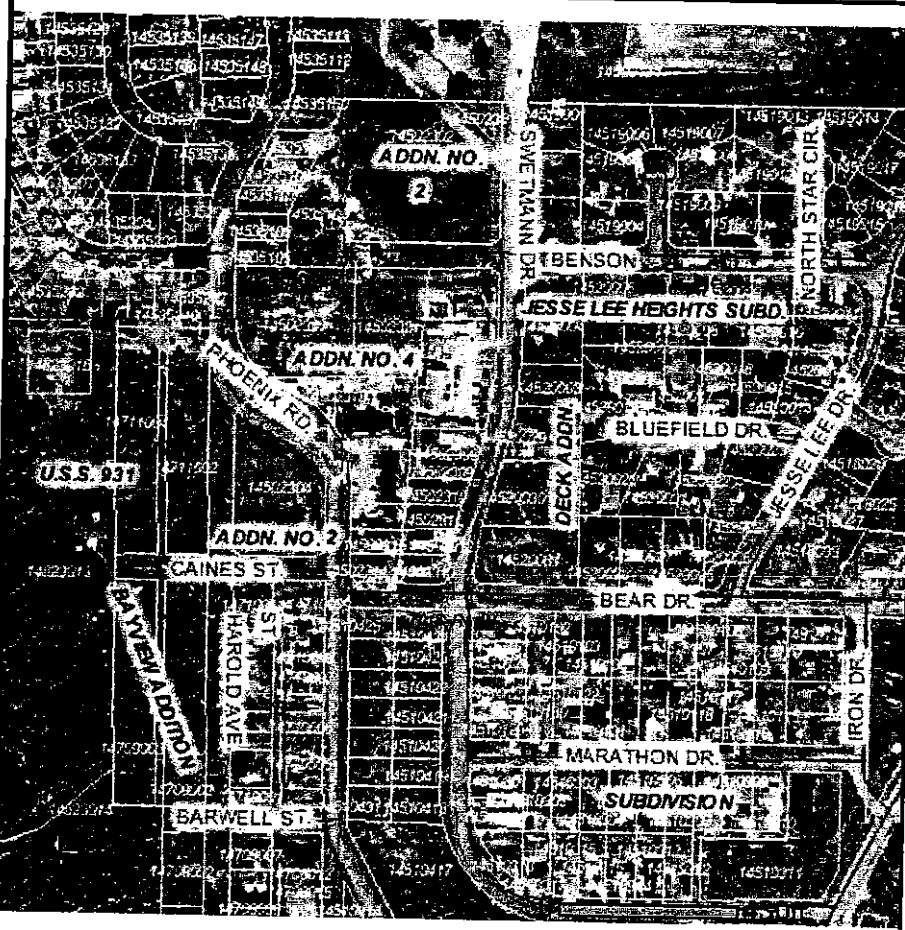


KPB PARCEL VIEWER



2004-08-02 16:25:14

### KPB Parcel Viewer



- Legend**
- Street Names
  - Block Labels
  - Subdivision Labels
  - Townships
  - sectines
  - State Roads
  - Tax Parcels
  - \*ImageDirectory
  - Borough Boundary

#### Tax Parcels

Field Name	Field Value
Parcel ID	14502308
Ownership Type	Private
Existing Usage	Vacant
Owner	SNOWBIRD INVESTMENTS
Attention	<i>A. PFISTER</i>
Mailing Address	<del>1500 W 95RD AVE STE 110</del> <i>7713 HONEYSUCKLE DR.</i>
City State Zip	ANCHORAGE AK <del>99509</del> <i>99502</i>
Physical Address	<i>248-6332</i>
Acreage	0.22
Legal Description	SW0850003 T01S R01W S03 JESSE LEE HEIGHTS SUB ADDN NO 3 LOT 4
Land Value	39500 (Raw Land: 39500)
Improvement Value	0
Exemption	0
Total Assessed Value	39500
Taxable Value	39500
IMAGE_FILE	gisdept/plats/Seward\1985\SW198503.tif
TAXPAGE	assessingdept/Parcel Maps/TIFS/145-023.tif

# Seller's Real Estate Disclosure Statement for Unimproved Property

(To be completed by Seller when property is listed)

This form authorized for use ONLY by active Real Estate Licensee Subscribers of Alaska Multiple Listing Service, Inc.



1 Please answer each of the following questions. If you do not know the answer or have checked anything in the left-  
2 hand column, please explain why in the space provided at the end of this form.  
3

4 Property Address or Location: 1811 Swetmann Drive

5 Legal Description: Jesse Lee Heights L4

6 Real Property Tax ID Number: 14502308

7 Owner's Name(s) (please print): Snowbird Investments

8  
9  
10

1. How long have you owned the property? \_\_\_\_\_ years

2. **ENCROACHMENTS/EASEMENTS.** (e.g. fences, buildings, rockeries, driveways, garden, etc.)

- Yes  No
- Yes  No
- Yes  No

- A. Does anything on your property extend onto (encroach on) your neighbor's property?
- B. Does anything on your neighbor's property extend onto (encroach on) your property?
- C. Are you aware of any easements or other's rights affecting the property?  
(If yes, describe in the remarks space below)

3. **ACCESS.** *N/A* If the property is not on a public street:

- Yes  No
- Yes  No
- Yes  No
- Yes  No
- Yes  No

- A. Is there a road or easement for access to the property?
- B. If your answer to A is "Yes," is it recorded?
- C. If the road or access is shared with any other property, is there a written agreement for sharing the maintenance and repair costs?
- D. If your answer to C is "Yes," is a copy attached to this form?
- E. If the road or other access is improved, is there any standing or running water, flooding or mud that affects use of the access during any time of the year?

4. **SURVEY.**

- Yes  No
- Yes  No

- A. Has the property ever been surveyed?
- B. If your answer to A is "Yes," is a copy of the survey attached?

5. **PROPERTY BOUNDARIES.** Describe the property boundaries: (e.g. fence, hedge, survey stakes, rockery, etc.)  
*SEE BOROUGH*

North line: \_\_\_\_\_  
South line: \_\_\_\_\_  
East line: \_\_\_\_\_  
West line: \_\_\_\_\_

6. **ZONING & RESTRICTIONS.**

- Yes  No
- Yes  No

- A. The present zoning of the property is R-3
- B. Are you aware of any restrictions on use of the property, including future construction?
- C. Is the property or any part of it in a designated shoreline master plan, slide area, wetland or other environmentally sensitive area?

7. **SOIL STABILITY & CONTAMINATION.**

- Yes  No
- Yes  No

- A. Are you aware of any settlement, earth movement, cracking, slides or similar problems on the property or in the immediate area?
- B. To the best of your knowledge, has any part of the property been built up with fill dirt, waste or other material?

*OP*  
\_\_\_\_\_  
Seller(s)

**Seller's Real Estate Disclosure Statement for Unimproved Property Described As:**

Address: 1811 Swetmann Drive

Legal (the Property): Jesse Lee Heights L4



This form authorized for use ONLY by active Real Estate Licensee Subscribers of Alaska Multiple Listing Service, Inc.

Yes  No

C. Has there ever been a service station, auto repair shop, dry cleaners, printing shop, manufacturing facility, or any other use of the property which might have contaminated the soil?

Yes  No ?

D. Has the property been tested for hazardous waste contamination? (If "Yes," attach a copy of the inspection report.)

Yes  No

E. Do you have any reason to believe that the soils may not be acceptable for the installation of a septic system? (If "Yes," describe in the remarks space below.)

Yes  No

**8. FLOODING OR SEEPAGE.**

Yes  No

A. Is there standing water on the property during any time of the year?

Yes  No

B. If your answer to A is "Yes," have you done anything to correct the problem?

Yes  No

C. Is the property located in the designated flood zone or flood plain?

**9. SEWAGE.**

Yes  No *UNKNOWN*

A. Is the property served by:  public sewer main  septic tank system  other disposal system (describe): \_\_\_\_\_

Yes  No

B. Where is the nearest public sewer main located?  Across the \_\_\_\_\_ side(s) of the property  Other (describe): \_\_\_\_\_

C. If there is a sewer main across one or more sides of the property, is there a connection or hook-on charge payable before the property can be connected to the sewer?

D. If your answer to C is "Yes," how much is the charge? \$ \_\_\_\_\_

Yes  No

**10. PUBLIC WATER.**

A. Is the property served by a public water main?

B. Where is the nearest water main located?  Across the \_\_\_\_\_ side(s) of the property  Other (describe): \_\_\_\_\_

C. If there is a water main across one or more sides of the property, is there a connection or hook-on charge payable before the property can be connected to the water main?

D. If your answer to C is "Yes," how much is the charge? \$ \_\_\_\_\_

Yes  No

**11. WELL.** If the property is served by a water well: *N/A*

A. Is it a private well serving only this property? If yes, provide location, depth, source: \_\_\_\_\_

B. Will it provide an adequate year round supply of water for the property?

C. Have water samples been submitted to the Health Department for testing?

D. If your answer to C is "Yes," did the water samples tested meet present government public drinking standards?

E. Does the well system operate satisfactorily (e.g. pipes, tank, pump, etc.)?

F. If the well serves anyone other than your property, is there a written maintenance agreement for sharing costs of repair or replacement?

G. If your answer to F is "Yes," is a copy of the agreement attached to this form?

Yes  No

Yes  No

Yes  No

Yes  No

Yes  No

Yes  No

Yes  No

**12. ELECTRICITY & GAS.**

A. Is the entire property served by electricity (except for any electrical power lines that will have to be constructed from the property line to serve any construction on the property)?

B. If your answer to A is "No," where are the nearest electric power lines located? Describe: \_\_\_\_\_

C. Is the entire property served by gas (except for any gas mains that will have to be constructed from the property line to serve any construction on the property)?

D. If your answer to C is "No," where are the nearest gas mains located? Describe: \_\_\_\_\_

E. If the entire property is not served by gas mains and electrical power lines, how much will it cost to extend these to serve the property? Electric \$ \_\_\_\_\_ Gas \$ \_\_\_\_\_

Yes  No

*[Signature]*  
Seller(s)

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(To be completed by Seller when property is listed)

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- Yes  No
- Yes  No
- Yes  No
- Yes  No
- Yes  No
- Yes  No
- Yes  No
- Yes  No
- Yes  No
- Yes  No

Yes  No  
*UNKNOWN*

### 13. NEIGHBORHOOD.

- A. Are there any waste dumps, disposal sites or landfills in the vicinity of the property?
- B. Are there any manufacturing, quarrying or other uses or conditions in the vicinity of the property, which causes smoke, smell, noise or other pollution?
- C. Are there any abandoned coal or other mine shafts under or in the general vicinity of the property?
- D. Are you aware of any street or utility improvements planned that will affect and/or be assessed against the property?
- E. Are you aware of any zoning or land use changes planned or being considered that will affect the property?
- F. Has the Federal Aviation Administration rated the property neighborhood for aircraft noise?
- G. Is there water access (lakes, rivers, streams, etc.) included in the purchase of this property? If "Yes," how or where are these rights defined?
- H. Are you aware of any building restrictions that may affect the value of this property? If "Yes," please explain.

### 14. AGREEMENTS TO PAY FOR FUTURE PUBLIC IMPROVEMENTS.

- A. Are there any recorded or unrecorded agreements or covenants requiring future owners of the property to pay for (and/or waiving the right to protest) future public improvements including, but not limited to: roads or streets; flood and/or storm water control; street lighting; sewer, water, telephone, electrical, gas and/or other utilities?

### 15. DEVELOPER INFORMATION.

- A. If this information relates to a development where the owner plans to install utilities as either a part of the purchase price and/or a part of the marketing plan for the property, include the projected date for installation on the following:

Electric	Date _____	Source _____
Natural Gas	Date _____	Source _____
Public Water	Date _____	Source _____
Public Sewer	Date _____	Source _____
Paved Streets	Date _____	Source _____
Street Lights	Date _____	Source _____

- Yes  No
- Yes  No
- Yes  No

### 16. OTHER.

- A. Are you aware of anything else which would adversely affect the value or desirability of the property?
- B. Are there any government protected or declared endangered wildlife on or in the vicinity of the property?
- C. Are there any loans tied to this property? If "Yes," please disclose.

ALL ITEMS (1-16) WHICH ARE EITHER NOT ANSWERED OR ARE CHECKED IN THE LEFT HAND COLUMN MUST BE EXPLAINED BELOW. PLEASE ADD A SEPARATE SHEET IF THERE IS INSUFFICIENT ROOM:

Item Number	Remarks

*[Signature]*  
Seller(s)



## Niel Thomas

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**From:** Building and Engineering [engineering@cityofseward.net]  
**Sent:** Friday, August 10, 2007 2:27 PM  
**To:** nthomas@reals8.com  
**Subject:** 1811 Swetmann Ave request

Hello-

Thank you for your inquiry. I hope your weekend is also sunny – we are just having a glorious day here in Seward (fishing anyone?).

In regards to your questions:

Swetmann Avenue is correct as an '**Avenue**'.  
1811 Swetmann Avenue (KPB# 14502308) **is zoned Multi-Family Residential.**

Our City Code is available on-line at: [www.municode.com](http://www.municode.com), on-line library, Alaska, then Seward. The Planning and Zoning Regulations are found in Title 15. These would include the development requirements and the land uses allowed in this zoning district.

Please feel free to contact me if you have further questions.

*Christy Terry*  
Engineering Executive Assistant  
City of Seward  
PO Box 167  
Seward, Alaska 99664  
907-224-4049  
fax 907-224-4085