



MLS #06-14917

1950 Cannoneer Circle
Patriot Park S/D

FOUR YEAR OLD CLASSIC HOME

\$324,900

- ▶▶ Popular and convenient Independence Park neighborhood, in a cul-de-sac
- ▶▶ All 4 BRs upstairs including large master suite. Master bath has tub and shower
- ▶▶ White decor, oak cabinetry. Large open area for kitchen, dining, living areas
- ▶▶ Large bedrooms, partial mountain views. Washer-drier included. Corporate owned

Download information package, lots of interior photos from web site below

Your Internet Realtor®



Niel Thomas
ABR, CCIM, CRS
Coldwell Banker Fortune Inc.
265-9106 Direct
www.RealS8.com

Consumer Resources Free On-Line at www.RealS8.com

www.HomesByEmail.com



[A Daily Email List of Homes for Sale As They Hit the Market](http://www.HomesByEmail.com)

Buyer Resources

www.ViewAnchorageHomes.com



[Homes Information 24 Hours a Day Without Having to Reach a Licensee](http://www.ViewAnchorageHomes.com)

www.PriceMyAnchorageHome.com



[Your Home's Approximate Value Emailed to You Without Having to Speak to a Licensee](http://www.PriceMyAnchorageHome.com)

Seller Resources

www.AnchorageAreaFSBO.com



[Unrepresented \(FSBO\) Sellers ads. Contact seller directly or via the licensee representing you as buyer](http://www.AnchorageAreaFSBO.com)



[10 Free Email reports to save you time and money on your next transaction](http://www.HomeReport.com)

Other Resources



[Niels Real Estate Podcast](http://www.NielsRealEstatePodcast.com)



[Niels Real Estate Blog](http://www.NielsRealEstateBlog.com)



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Niel Thomas, ABR, CCIM, CRS
Coldwell Banker Fortune Inc.
265-9106 Direct

Address: 1950 Cannoneer Circle



Listing #	06-14917	Price-List	\$ 324,900
Status	Active	Near	Anchorage
Zip Code	99507	Type	Residential
Bedrooms	4	Baths	2.50
Acres	0.14	Carpport #	0
Garage #	2	Latitude	
Longitude		Unit #	
Year Built	2002		

MLS Area: 30 - Abbott Rd - Dearmoun Rd
Borough/Census Area: 1A - Anchorage Municipality
Region: 1 - Southcentral Alaska Region
Builder Name & Co: Woodbuilt Homes
Zoning: R2M - Multi Family Residential

School-Elementary	Spring Hill	School-Middle	Hanshew	School-High	Service
Energy Rating		Remote Description		SF-Gar	480
SF-Lot	6,000	SF-Res	2,042	LPSqFt\$	159.11
Tax ID	0162435800001	Tax Map #-Mat-Su	N/A	Grid # (Muni Anch)	SW2333
Taxes	\$ 4,307	Tax Year	2006	Construction Status	Existing Structure
Year Remodeled		Year Updated			

Directions: Vanguard runs south from Abbot/Diamond as far as Independence Dr. Or take it north from Independence. Cannoneer runs east, 6th house on right. Condo project behind it, priced accordingly.

Legal: Independence Park L74 B17

Public Remarks: Info package, virtual tour, www.RealS8.com. Traditional two-story, all BR's upstairs. White interior, large open family and dining room off kitchen. Large BR's. Yard needs only back portion of fence to enclose. Curved stair, oak cabinets. Listing office to hold earnest money, appraisal is buyer cost. As-is sale, corporate owned.

Residential Type: Single Family Res	Heat Type: Forced Air	Wtrfrnt-Access Near: None
Association Info: Dues-HOA Name: Patriot Park HOA; Dues-HOA Phone #: 522-4341; Dues-Amount: 45; Dues-Frequency: Quarterly	Fuel Type: Natural Gas	New Finance (Terms): AHFC; Cash; Conventional; FHA; VA
Construction Type: Wood Frame	Sewer Type: Public	Mortgage Info: EM Minimum Deposit: 3,000
Exterior Finish: Unknown-BTV	Water-Type: Public	Docs Avl for Review: Docs Posted on MLS
Roof Type: Asphalt/Comp Shingle	Dining Room Type: Breakfast Nook/Bar; Area	
Foundation Type: Unknown - BTV	Access Type: Dedicated Road; Paved; Maintained	
Floor Style: Two-Story Tradtnl	View Type: Mountains; Partial	
Garage Type: Attached; Heated	Topography: Level	
Carpport Type: None	Wtrfrnt-Frontage: None	

Features-Interior: Dishwasher; Disposal; Electric; Family Room; Fireplace; Microwave (B/I); Range/Oven; Telephone; Washr&/Or Dryer Hkup; CO Detector(s); Washer &/Or Dryer; Carpet; Smoke Detector(s)

Features-Additional: View; Covenant/Restriction; Deck/Patio; Fence; Fire Service Area; Garage Door Opener; Home Owner Assoc.; Landscaping; Road Service Area; In City Limits; DSL/Cable Available

Room Name	Room Level	No. of Rooms	Room Remarks	Room Name	Room Level	No. of Rooms	Room Remarks
Dining Room	1	1		Bath-Half	1	1	
Kitchen	1	1		Master Bedroom	2	1	
Extra Room	1	1	Large Entry	Bedroom	2	3	
Master Bath	2	1					

LO: Coldwell Banker Fortune (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, September 15, 2006 8:56 AM

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

Tax Report for Map Location 1

Address: 1950 Cannoneer Circle, Anchorage, AK 99507

Tax Record Report for Parcel 0162435800001 at 1950 Cannoneer Cir, Anchorage, AK 99507**General Property Data**

Owner	Sherald John L	Parcel	0162435800001
Owner Address	1950 Cannoneer Circle Anchorage, AK 99507-4622	Tax District	003
Zoning	R2M	Card	01
Region	10 - Municipality of Anchorage		

Legal

Land Use Code	Single Family	Plat	010019
Legal Desc	INDEPENDENCE PARK BLK 17 LT 74 PATRIOT PARK	Grid	SW2433
Land Size	6,000	Neighborhood #	07N00
Style	TWO STORY	Year Built	2002
Eff Year	2,002	Total SqFt	2,042

Residential Characteristics

Bedrooms	4	Full Baths	2
Half Baths	1	Total Rooms	7

Current Property Data

Tax Year	2006	Land Value	66,000
Building Value	215,900	Total Value	281,900
Mill Rate	1,528	Tax Amount	4,307
% Complete	76	Deed Date	04/29/05
Prev Deed Date	04/29/05	Deed Book	2005
Prev Deed Book	2005	Deed Page	7890
Prev Deed Page	7890		

Details

Land Info:	Grade: Even; Well Site: No; Drainage: Good
Topography:	Level
Utilites:	Public Sewer; Public Water
Access Info:	Good
Street Info:	Paved; Front Traffic: Low
Misc.:	Ext Wall: Wood; Phys Cond: Normal Wear & Tear; Recreate Dt: 09102001
Heat:	System: Central; Type: Forced Air; Fuel: Natural Gas
SqFt:	1 Flr SF: 978; 2 Flr SF: 1064
Stacks:	EZ FP: 1
Fixture:	Additional: 1; Total: 11
Res Additions (1):	1st Level: Attch/built Garage; Area: 480
Res Additions (2):	1st Level: Cov"rd Open Porch; Area: 80
Res Additions (3):	1st Level: Wood Deck; Area: 20

Sales

Year	Land Value	Bldg Value	Total Value	Mil Rate	Taxes	Per Complete	Deed Date	Book	Page	Owner
2006	66,000.00	215,900.00	281,900.00	1528.00	4,307.00	76	4/29/2005	2005	7890	SHERALD JOHN L
2005	48,000.00	200,300.00	248,300.00	1628.00	4,042.00	80	4/29/2005	2005	7890	
2004	48,000.00	181,300.00	229,300.00	1618.00	3,710.00	79	4/14/2003	2003	3998	
2003	48,000.00	178,200.00	226,200.00	1661.00	3,757.00	78	4/14/2003	2003	3998	
2002	48,000.00		48,000.00	1715.00	823.00		6/18/2002	2002	3390	

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Photo Sheet for Map Location 1

Address: 1950 Cannoneer Circle, Anchorage, AK 99507

1950 Cannoneer Circle



Entry Hall



Nice lines to angled staircase

Entry hall



Stairway



Great Room



Dining, Kitchen



Kitchen



Kitchen



Powder Bath



Laundry



Washer-drier included

Master Bath



Walk-in closet behind

Master Bath



Tub and shower

Master Bedroom



Very large!

Master bedroom



Second bath



Bedroom #2



Bedroom #3



Street View from Bedroom #2



Street View from Bedroom #2



Garage



View of mountains, looking up the cul-de-sac

Rear view



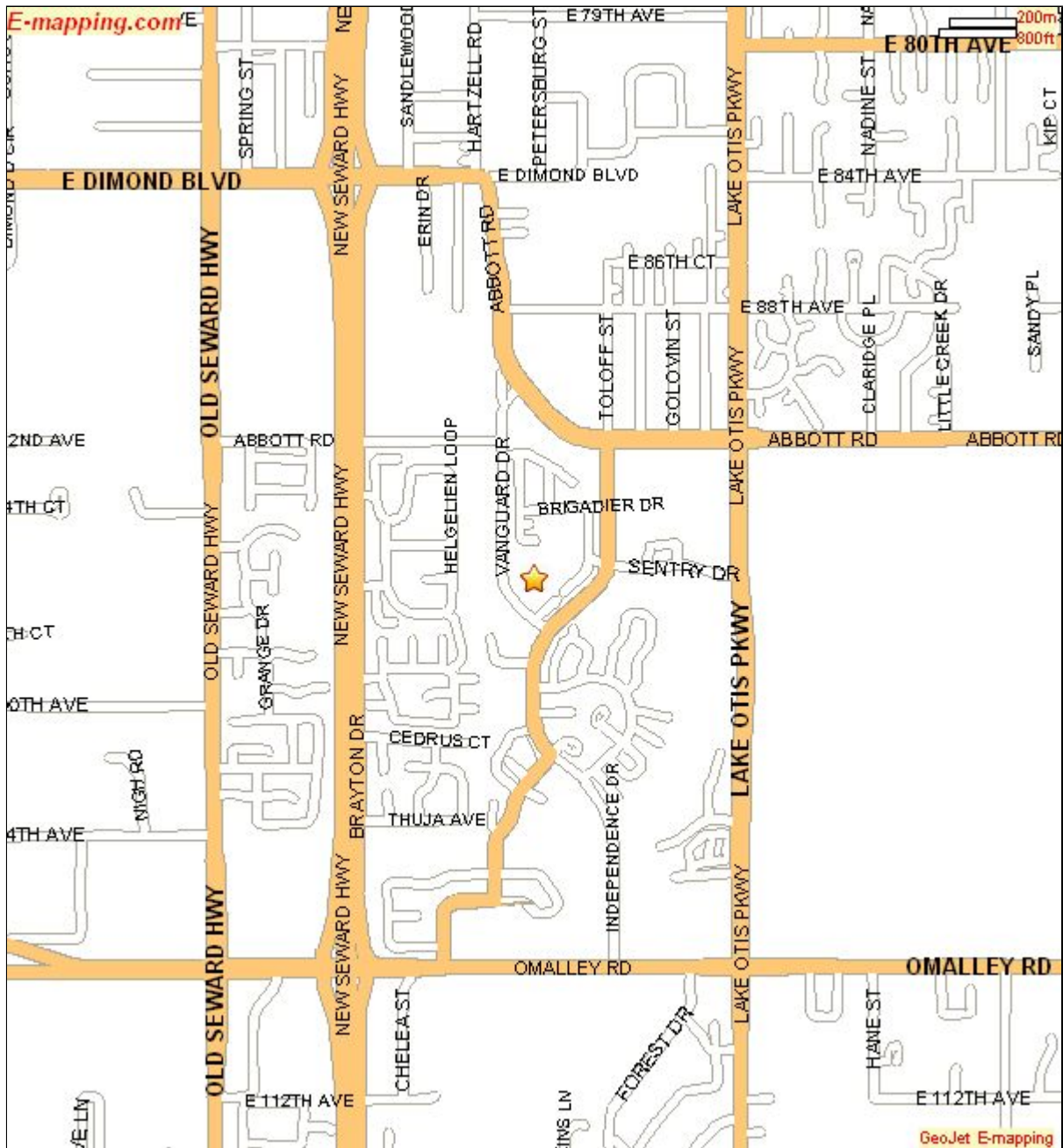
Back yard



Fence along back would enclose. Drain line for sump pump shows

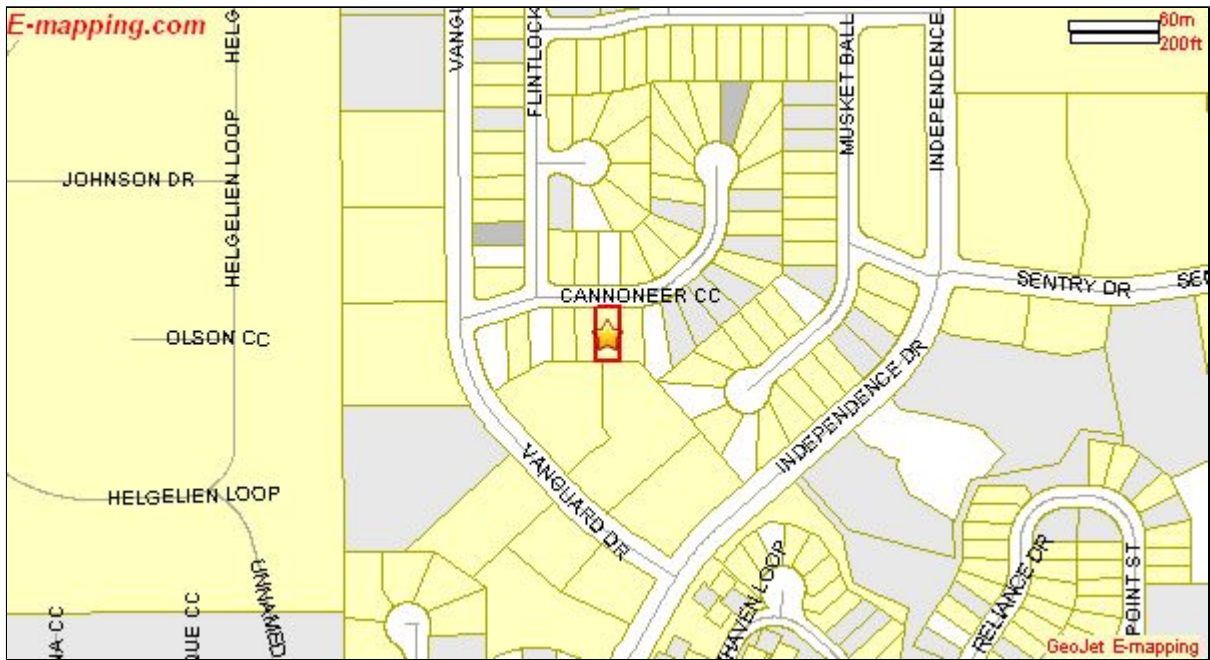
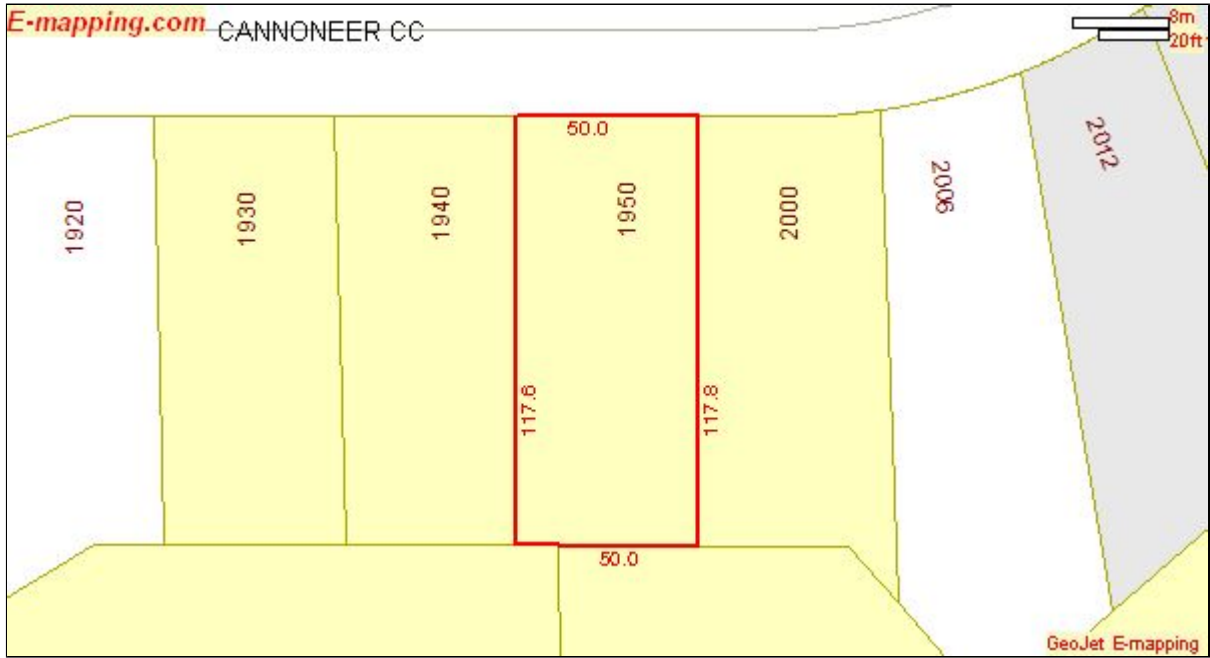
Street Map for Map Location 1

Address: 1950 Cannoneer Circle, Anchorage, AK 99507



Parcel Map for Map Location 1

Address: 1950 Cannoneer Circle, Anchorage, AK 99507



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

Aerial Map for Map Location 1

Address: 1950 Cannoneer Circle, Anchorage, AK 99507



HOA Status Report

The items in red are necessary to update the file.

Loan Number:

Is there an HOA?

Has an invoice been submitted for payment?

HOA Company Name: Patriot Park Homeowner Assocaiton

Contact person: Audrey Kirn

Address: P.O. Box 112871, Anchorage, AK 99511

Phone number: (907) 522-4341

Fax number:

HOA payment amount: \$45.00

Is payment schedule monthly, quarterly, annually? Quarterly

Payment due date: Past Due

Late Fee: \$10

Transfer Fee: \$175

Total amount: (payment, late fee, etc.) due Since Foreclosure Sale: Contact Audrey for amount. \$225.00

Is there Pending Litigation?

HOA Lien on property?

Lien Service Dates:

Total due to satisfy Lien:

Special Assessment?

Special Assessment Type:

Special Assessment Amt: