

Address: 2 Lots Woodland Park Drive



Listing #	07-6465	Price-List	\$ 200,000
Status	Active	Near	Anchorage
Zip Code	99517	Type	Vacant Land
Acres	0.32	Assessed Value \$	\$ 175,000
Down Payment	None/Unknown	Latitude	61.188888
Longitude	-149.926355		

Area: 10 - Spenard
Borough/Census Area: 1A - Anchorage Municipality
Region: 1 - Southcentral Alaska Region
Zoning: R1 - Single Family Residential

School-Elementary	Northwood	School-Middle	Romig	School-High	West Anchorage
Remote Description		SF-Lot	14,000	Tax ID	0100913000001
Grid # (Muni Anch)	SW1628	Tax Map #-Mat-Su	N/A	Taxes	\$ 2,086
Tax Year	2006				

Directions: West on 36th from Minnesota to R on Woodland Park Dr.

Legal: Woodland Park L19F-20F

Public Remarks: Two R-1 lots adjacent immediately south of residence listed for sale at 3409 Woodland Park Dr., MLS 07-6461# . These lots will be first offered to the purchaser of the residence.

Vacant Land Type: Residential
New Finance (Terms): Cash; Conventional; Owner Finance
Property Info: Lot Dimension-Back: 100; Lot Dimension-Front: 100; Lot Dimension-Left: 130; Lot Dimension-Right: 130

Topography: Level
View Type: Mountains; Unobstructed
Wtrfrnt-Access Near: None
Wtrfrnt-Frontage: None
Utilities: Pub Wtr Provdr Name: AWWU; Nat Gas - Adj Site; Elec - On Site; Nat Gas - On Site; Pub Wtr - Adj Site; Sewer - Adj Site; Sewer - On Site; Telephone - Adj Site; Telephone - On Site; Electric-Overhead

Access: Maintained; Dedicated Road; Paved
Road Maintenance: Road Mntd All Year
Mortgage Info: Min EM Deposit: 2,000
Documents: Docs Posted on MLS; Prop Discl Available

Land Features: In City Limits; DSL/Cable Available; Building Present; Fence; Fire Service Area; Highway Frontage; Road Service Area; Southern Exposure; Stub Out - Sewer; View; Trees - Sparse; Trees - Cleared

LO: ColdwellBanker 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 Wednesday, June 06, 2007 7:31 PM

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

Seller's Real Estate Disclosure Statement for Unimproved Property

(To be completed by Seller when property is listed)

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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: 2 Lots Woodland Dr

5 Legal Description: Woodland Park Lots 19F and 20F

6 Real Property Tax ID Number: 01009130 Lot 19F); 01009129 (Lot 20F)

7 Owner's Name(s) (please print): JAMES W. AND JOYCE M. MOORE

8
9 1. How long have you owned the property? ^{12 and} 20 years

10
11 2. **ENCROACHMENTS/EASEMENTS.** (e.g. fences, buildings, rockeries, driveways,
12 garden, etc.)
13 Yes No A. Does anything on your property extend onto (encroach on) your neighbor's property?
14 Yes No B. Does anything on your neighbor's property extend onto (encroach on) your property?
15 Yes No C. Are you aware of any easements or other's rights affecting the property?
16 (If yes, describe in the remarks space below)

17
18 3. **ACCESS.** If the property is not on a public street:
19 Yes No A. Is there a road or easement for access to the property?
20 Yes No B. If your answer to A is "Yes," is it recorded?
21 Yes No C. If the road or access is shared with any other property, is there a written agreement
22 for sharing the maintenance and repair costs?
23 Yes No D. If your answer to C is "Yes," is a copy attached to this form?
24 Yes No E. If the road or other access is improved, is there any standing or running water,
25 flooding or mud that affects use of the access during any time of the year?

26
27 4. **SURVEY.**
28 Yes No A. Has the property ever been surveyed?
29 Yes No B. If your answer to A is "Yes," is a copy of the survey attached?

30
31 5. **PROPERTY BOUNDARIES.** Describe the property boundaries: (e.g. fence, hedge,
32 survey stakes, rockery, etc.)

33 North line: LOT 18E

34 South line: HOUSE TO SOUTH

35 East line: ALLEY

36 West line: WOODLAND PARK DRIVE

37
38 6. **ZONING & RESTRICTIONS.**
39 A. The present zoning of the property is R1
40 B. Are you aware of any restrictions on use of the property, including future
41 construction?
42 Yes No
43 C. Is the property or any part of it in a designated shoreline master plan, slide area,
44 wetland or other environmentally sensitive area?
45 Yes No

46 7. **SOIL STABILITY & CONTAMINATION.**
47 Yes No A. Are you aware of any settlement, earth movement, cracking, slides or similar
48 problems on the property or in the immediate area?
49 Yes No B. To the best of your knowledge, has any part of the property been built up with fill dirt,
50 waste or other material?

J. Moore
Seller(s)

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

Address: 2 Lots Woodland Dr

Legal (the Property): Woodland Park Lots 19F and 20F



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1 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?

4 Yes No

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

6 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.)

8. **FLOODING OR SEEPAGE.**

10 Yes No

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

11 Yes No

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

12 Yes No

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

9. **SEWAGE.**

15 Yes No

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

17 Yes No

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

19 Yes No

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?

20 UNKNOWN

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

10. **PUBLIC WATER.**

24 Yes No

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

25 Yes No

B. Where is the nearest water main located? Across the _____ side(s) of the property Other (describe): WOODLAND PARK DRIVE

27 UNKNOWN ←

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? \$ _____

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

33 Yes No

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

35 Yes No

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

36 Yes No

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

37 Yes No

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

39 Yes No

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

40 Yes No

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

41 Yes No

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

12. **ELECTRICITY & GAS.**

45 Yes No

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)?

46 Yes No

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

49 Yes No

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)?

50 Yes No

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 \$ _____

Jm Jones
Seller(s)



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13. **NEIGHBORHOOD.**

- 1
2 Yes No
3 Yes No
4
5 Yes No
6
7 Yes No
8
9 Yes No
10
11 Yes No
12
13 Yes No
14
15 Yes No
16
17

- 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.**

- 18
19 Yes No
20

- 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 _____

16. **OTHER.**

- 35
36
37 Yes No
38
39 Yes No
40
41 Yes No
42

- 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.

43 ALL ITEMS (1-16) WHICH ARE EITHER NOT ANSWERED OR ARE CHECKED IN THE LEFT HAND COLUMN
 44 MUST BE EXPLAINED BELOW. PLEASE ADD A SEPARATE SHEET IF THERE IS INSUFFICIENT ROOM:
 45

46 Item Number	Remarks
47 _____	_____
48 _____	_____
49 _____	_____
50 _____	_____

Jan Jan
 Seller(s)



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Address: 2 Lots Woodland Dr

Legal (the Property): Woodland Park Lots 19F and 20F



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2
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9

7A - CRIBS FILLED WITH GRAVEL & DIRT
11 - ONE WELL ON EACH LOT NOT IN USE

10 THE FOREGOING INFORMATION IS FURNISHED TO THE BEST OF MY/OUR KNOWLEDGE, AFTER CAREFUL
11 CONSIDERATION OF EACH OF THE QUESTIONS. I/WE UNDERSTAND THAT REPRESENTATIONS WILL BE
12 MADE TO PROSPECTIVE BUYERS BASED ON THE FOREGOING INFORMATION, AND I/WE AUTHORIZE
13 COPIES OF THIS TO BE GIVEN TO PROSPECTIVE BUYERS. I/WE AGREE TO SAVE THE LISTING LICENSEE
14 AND OTHER MEMBERS OF ALASKA MULTIPLE LISTING SERVICE, INC. HARMLESS FROM ANY CLAIM THAT
15 THE FOREGOING INFORMATION IS INCORRECT.

16
17 Dated: 4-27-07 Time: _____ a.m./p.m.

18 Seller 1: James W Moore

19 Seller 2: Geoffrey Moore

20 Seller 3: _____

James W Moore
Seller(s)

Bill of Sale¹

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1 _____ James W Moore & Joyce Moore _____, for and in consideration of the sum of
2 _____ shall convey to
3 _____, the following personal property located at:
4 2 Lots Woodland Dr _____, Anchorage _____, State of Alaska.

- | | | | |
|----|---|---|--|
| 6 | <input type="checkbox"/> Refrigerator | <input type="checkbox"/> Oven/Range | <input type="checkbox"/> Central Vac Attachments |
| 7 | <input type="checkbox"/> Dishwasher | <input type="checkbox"/> Washer | <input type="checkbox"/> Window Coverings |
| 8 | <input type="checkbox"/> Microwave | <input type="checkbox"/> Dryer | <input type="checkbox"/> Trash Compactor |
| 9 | <input type="checkbox"/> Swing Set | <input type="checkbox"/> Pool Table | <input type="checkbox"/> Hot Tub |
| 10 | <input type="checkbox"/> Water Softener | <input type="checkbox"/> Generator | <input type="checkbox"/> Workbench/Shelving |
| 11 | <input type="checkbox"/> Satellite Dish | <input type="checkbox"/> Greenhouse | <input type="checkbox"/> Dog Kennel/Run |
| 12 | <input type="checkbox"/> Garage Door Opener Remotes | <input type="checkbox"/> Wall/Ceiling Speakers | <input type="checkbox"/> Storage shed |
| 13 | <input type="checkbox"/> Chandelier | <input checked="" type="checkbox"/> Other <u>Shed</u> | <input type="checkbox"/> Other _____ |

14 _____
15 _____

16
17 The Seller herein warrants that said property is free from all liens and encumbrances. If the Purchase and
18 Sale Agreement dated _____ does not record; this Bill of Sale shall become null and void.

19
20 **THE ABOVE DESCRIBED ITEM(S) SHALL BE CONVEYED IN "AS-IS" CONDITION AND NO**
21 **WARRANTIES ARE MADE AS TO THE CONDITION OF THE PERSONAL PROPERTY.**

22
23 All fixtures including, but not limited to, lighting (including chandelier/dining room fixtures), blinds and
24 drapes shall remain with the subject property.

25
26 **SELLER TO LIST THE ITEMS, APPEARING TO BE AFFIXED TO THE PROPERTY, THAT ARE NOT**
27 **INCLUDED WITH THE SALE:**

28
29
30
31
32
33 Dated: _____ Dated: 4-27-07
34 Buyer 1: _____ Seller 1: James W Moore
35 Buyer 2: _____ Seller 2: Joyce M. Moore
36 Buyer 3: _____ Seller 3: _____



Tax Report for Map Location 1

Address: 3503 Woodland Park Dr , AK

Tax Record Report for Parcel 0100912900001 at 3503 Woodland Park Dr, AK**General Property Data**

Owner	Moore James W & Joyce M	Parcel	0100912900001
Owner Address	3409 Woodland Park Drive Anchorage, AK 99517-2112	Tax District	003
Zoning	R1	Card	01
Region	10 - Municipality of Anchorage		

Legal

Land Use Code	Vacant Land	Plat	000000
Legal Desc	WOODLAND PARK LT 20F	Grid	SW1628
Land Size	7,000	Neighborhood #	06A00
Year Built	2000	Eff Year	2,000

Current Property Data

Tax Year	2007	Land Value	87,500
Total Value	87,500	Deed Date	09/29/95
Prev Deed Date	09/29/95	Deed Book	2839
Prev Deed Book	2839	Deed Page	0779
Prev Deed Page	0779		

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.: Recreate Dt: 08021984

Sales

Year	Land Value	Bldg Value	Total Value	Mil Rate	Taxes	Per Complete	Deed Date	Book	Page	Owner
2007	87,500.00		87,500.00				9/29/1995	2839	0779	MOORE JAMES W & JOYCE M
2006	68,300.00		68,300.00	1528.00	1,043.00		9/29/1995	2839	0779	
2005	39,300.00		39,300.00	1628.00	639.00		9/29/1995	2839	0779	
2004	39,300.00		39,300.00	1618.00	635.00		9/29/1995	2839	0779	
2003	39,300.00		39,300.00	1661.00	652.00		9/29/1995	2839	0779	

Tax records last updated April 26, 2007
Information is deemed to be reliable, but is not guaranteed. See [copyright notice](#).

Tax Report for Map Location 2

Address: 3501 Woodland Park Dr , AK

Tax Record Report for Parcel 0100913000001 at 3501 Woodland Park Dr, AK**General Property Data**

Owner	Moore James W & Joyce M	Parcel	0100913000001
Owner Address	3409 Woodland Drive Anchorage, AK 99517-2112	Tax District	003
Zoning	R1	Card	01
Region	10 - Municipality of Anchorage		

Legal

Land Use Code	Vacant Land	Plat	000000
Legal Desc	WOODLAND PARK LT 19F	Grid	SW1628
Land Size	7,000	Neighborhood #	06A00
Year Built	2000	Eff Year	2,000

Current Property Data

Tax Year	2007	Land Value	87,500
Total Value	87,500	Deed Book	0000
Prev Deed Book	0000	Deed Page	0000
Prev Deed Page	0000		

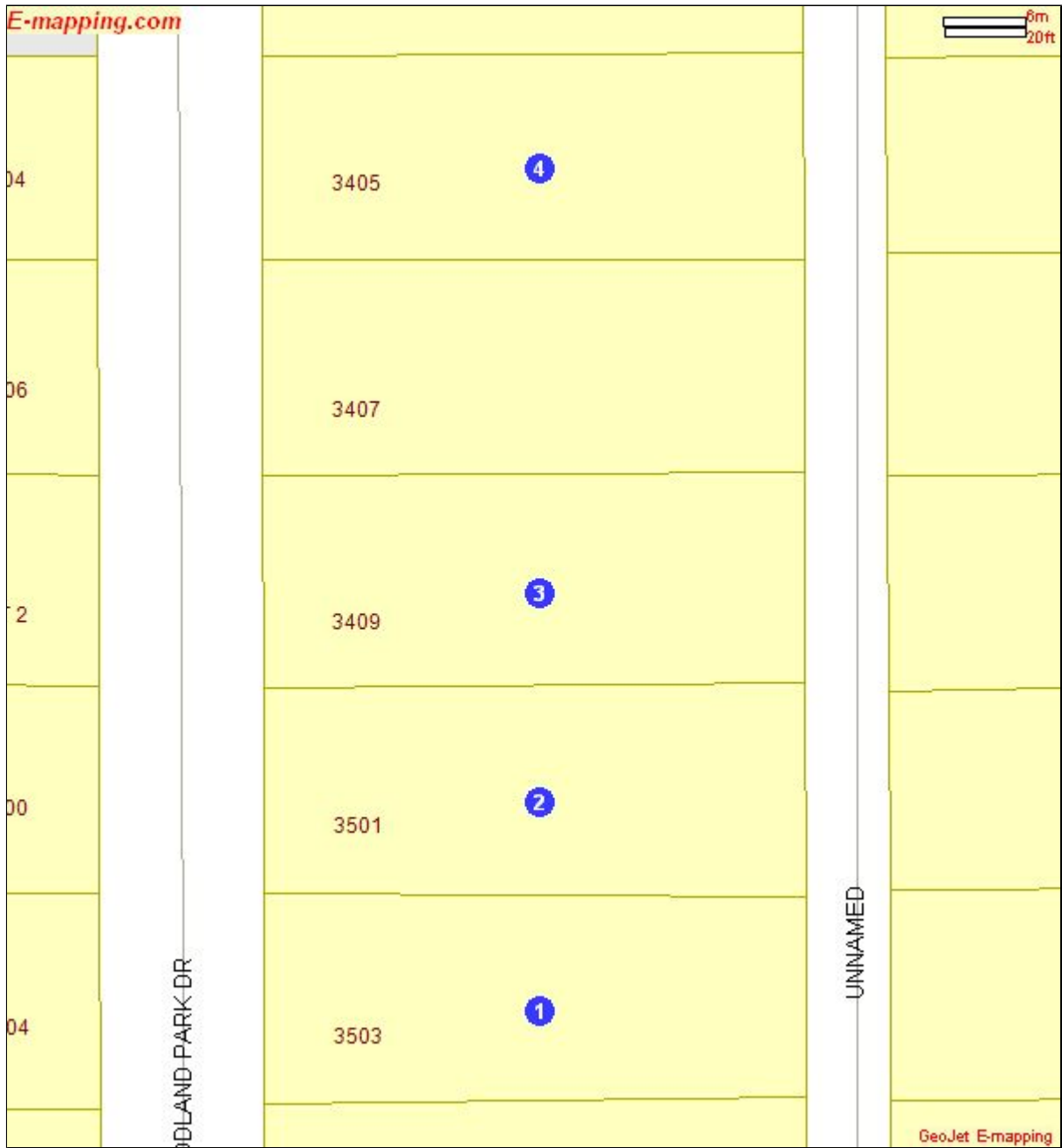
Details

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.:	Recreate Dt: 08021984

Sales

Year	Land Value	Bldg Value	Total Value	Mil Rate	Taxes	Per Complete	Deed Date	Book	Page	Owner
2007	87,500.00		87,500.00							MOORE JAMES W & JOYCE M
2006	68,300.00		68,300.00	1528.00	1,043.00					
2005	39,300.00		39,300.00	1628.00	639.00					
2004	39,300.00		39,300.00	1618.00	635.00					
2003	39,300.00		39,300.00	1661.00	652.00					

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Legend
1. 3503 Woodland Park Dr , AK
2. 3501 Woodland Park Dr , AK
3. 3409 Woodland Park Dr , AK
4. 3407 Woodland Park Dr , AK



Legend
1. 3503 Woodland Park Dr , AK
2. 3501 Woodland Park Dr , AK
3. 3409 Woodland Park Dr , AK
4. 3407 Woodland Park Dr , AK