

Kachemak Bay Title Agency, Inc.

3733 Ben Walters Lane, #1, Homer, Alaska 99603
Phone (907) 235-8196 • Fax (907) 235-2420
info@kbaytitle.com

LISTING PACKAGE

PREPARED FOR: Amanda Miotke // Story Real Estate

DATE PREPARED: August 28, 2025

In response to your request for a listing package on the following parcel described:

Tract 5-B, CHAPMAN-JEPPESEN TOO, according to Plat No. 83-99, in the Homer Recording District, Third Judicial District, State of Alaska.

We have included copies of the following documents:

- () Last Deed of Record
- () Last recorded Deed of Trust of Record
- () Covenants, Conditions and Restrictions
- () Parcel Map & Taxes

Vested Owner(s): JOHNSON, ANTHONY L. & JOHNSON, BETTY JO

Parcel No.: 169-050-62

This listing package is restricted to the use of the addressee without charge in conformance with the guidelines approved by the State of Alaska Insurance Commissioner. A transaction or financial decision should not be made based on these materials. A title examination has not been accomplished to provide these materials. Kachemak Bay Title Agency, Inc. does not assume any liability as to the completeness or accuracy of the documents included.

When you need a complete report of the title, please contact our office to place an order for a Preliminary Commitment for Title Insurance and obtain a fee quote.

Sincerely,

Kachemak Bay Title Agency, Inc.
TITLE DEPARTMENT

LEGEND

- FOUND 1/2" REBAR
- SET 1/2"x24" REBAR
- ⊙ FOUND 1/2" REBAR SET IN CONCRETE,
- ⊕ FOUND 3/4" I.P., 26A-S

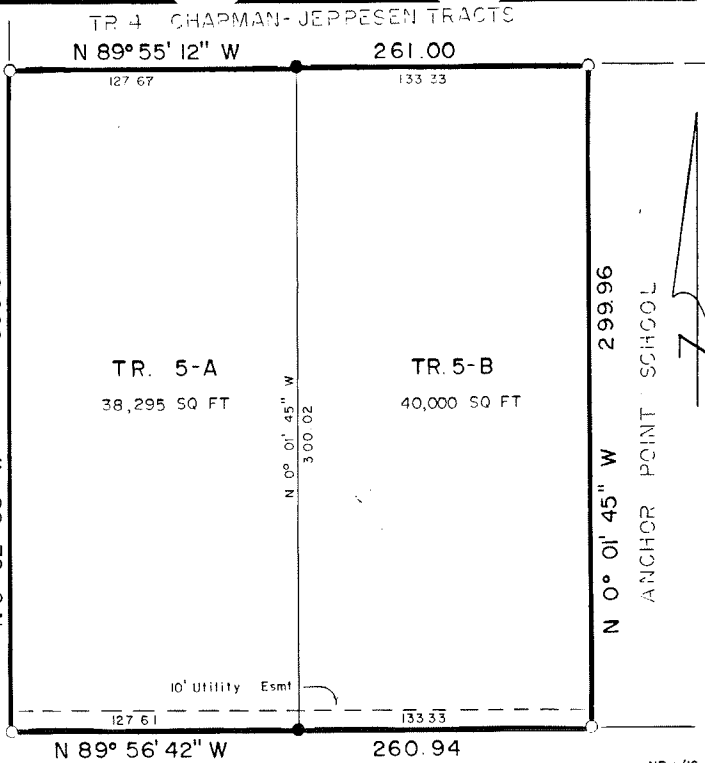
NOTES:

1. A building setback of 20' is required from all street rights-of-way unless a lesser standard is approved by the appropriate planning commission.
2. This subd. is isolated subd. as defined in 18AAC 72.990(27) and is not subject to review under 18AAC 72.065.

S.J. CHAPMAN-1966 ADD'N

ALDER STREET

N 0° 02' 36" W 300.07



Base Bearing N 89° 56' 42" W 1321.95

(PLAT #78-60, H.R.D.) VICINITY MAP

1" = 1 MILE

CERTIFICATE OF OWNERSHIP

I hereby certify that I am the owner of the property shown and described hereon. I hereby request approval of this plat showing such easements for public utilities and roadways dedicated by me for public use.

Richard W. Larson
 RICHARD W. LARSON, SR. B 55 Ancher Point, AK 99556
Marjorie G. Larson
 MARJORIE G. LARSON

State of Alaska
 NOTARY PUBLIC
 EDNA ANDERSON
 MY COMMISSION EXPIRES 3/10/87

NOTARY'S ACKNOWLEDGEMENT FOR R B M LARSON

Subscribed and sworn to before me this 10 day of Aug 1983

Edna Anderson July 15, 1983
 Notary Public for Alaska My Commission Expires:

SURVEYOR'S CERTIFICATE

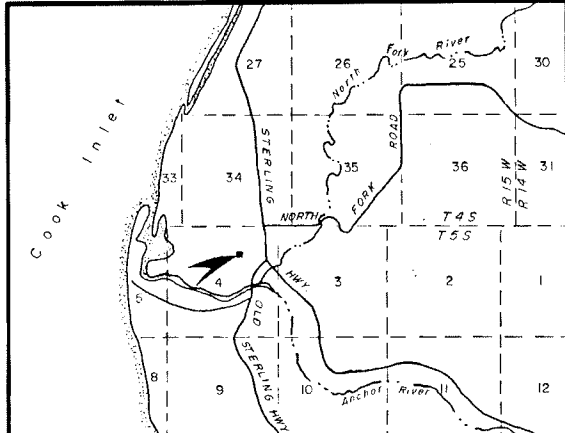
I, the undersigned registered surveyor, hereby certify that a land survey has been completed by me or under my direct supervision and that corners and monuments have been located and established and that dimensions shown hereon are true and correct.

Jerry Anderson April 1983
 Jerry Anderson, RLS No. 3686-s Date

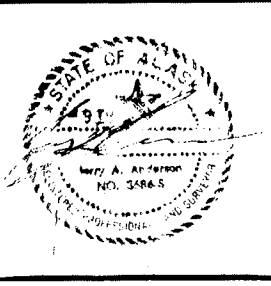
PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of September 13, 1983
 KENAI PENINSULA BOROUGH

By: 83-99 *Ed Best*
 Authorized Official



DATE: JULY, 1983
 SCALE: 1" = 50'
 DRAWN BY: SAS
 FLD. BK. NO.: 135
 JOB NO.: 1551



CHAPMAN-JEPPESEN TOO

BEING A REPLAT OF TR 5, CHAPMAN-JEPPESEN TRACTS, PLAT NO 78 60, H R D SITUATED IN THE NW 1/4 NE 1/4, SEC 4, T 5 S, R 15 W, S 2 M

CONTAINING 1 797 ACRES

ABILITY SURVEYS

FILED 10-94
 H.M.E.P. REC. DIST
 DATE 10-11-83
 TIME 3:34 P.
 Submitted by: *J.P. B...*
 Address: *...*

Update Mailing Address

Account Information

Owner of Record:
JOHNSON ANTHONY L & BETTY JO

Mailing Address:
PO BOX 1331 ANCHOR POINT AK 99556-1331

PIN:
16905062

Property Address:
73340 SCHOOL AVE

Tax Roll:
Real Property

TAG:
68 - WESTERN EMERGENCY SVS

Last updated: 8/28/2025 08:23:34 AM

Owners

JOHNSON ANTHONY L & AMP; BETTY JO.

Legal Description

T 5S R 15W SEC 4 Seward Meridian HM 0830099 CHAPMAN-JEPPESEN TOO SUB TRACT 5-B


Tax Bills Due

Total Payable: **\$0.00**


Pay Partial:

Settled Charges

Payment History

 Select the "Tax Year" link to view the **Funds Breakdown** for the entire tax year.

Tax Year	Bill Number	Date Paid	Receipt Number	Amount Paid
2020	2020047114	11/2/20	B21.37374	\$684.83
2020	2020047114	9/2/20	B21.16929	\$684.83
2019	2019047167	11/5/19	B20.36174	\$666.77
2019	2019047167	8/27/19	B20.13137	\$666.77
2018	2018047563	10/22/18	B19.35164	\$619.94
2018	2018047563	8/23/18	B19.12833	\$619.94
2017	2017042811	11/2/17	B18.36385	\$475.78
2017	2017042811	9/6/17	B18.15802	\$475.78
2016	2016042758	11/7/16	B17.36836	\$536.55
2016	2016042758	9/13/16	B17.18146	\$536.55
2015	2015047066	11/13/15	B16.37032	\$593.49
2015	2015047066	9/14/15	B16.17761	\$593.49
2014	2014055950	10/29/14	B15.33959	\$438.90
2014	2014055950	9/3/14	B15.11500	\$438.90

 2025 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL.
 CERTIFIED VALUES FOR 2025 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2025

- [Home](#)
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- [Map, III](#)

Update Mailing Address

General Information

Property Owner: JOHNSON ANTHONY L & BETTY JO	Property ID: 16905062	Acreage: 0.9200
Mailing Address: PO BOX 1331 ANCHOR POINT AK 99556-1331	Property Address: 73340 SCHOOL AVE	Tax Authority Group: 68 - Western Emergency Svs

Legal Description

T 5S R 15W SEC 4 Seward Meridian HM 0830099 CHAPMAN-JEPPESEN TOO SUB TRACT 5-B

Ownership History

Document No.	Date	Grantor	Grantee	Type
2004004301	9/7/04	Irving Revocable Trust	Johnson Anthony L & Betty Jo	
20040043010	9/7/04	Irving Revocable Trust	Johnson Anthony L & Betty Jo	
0	12/10/99	Irving Donald R & Betty J	Irving Revocable Trust	
0	12/10/99	Irving Donald R & Betty J	Irving Revocable Trust	
0	7/29/96	Larson R W Sr & Marjorie A	Irving Donald R & Betty J	

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Value History

Year	Reason	Land Assessment	Impr. Assessment	Total Assessment
2025	Main Roll Certification	31,200	241,000	272,200
2024	Main Roll Certification	31,200	216,800	248,000
2023	Main Roll Certification	26,000	188,600	214,600
2022	Main Roll Certification	16,200	162,600	178,800
2021	Main Roll Certification	15,600	138,000	153,600

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Improvements

Building	Code	Description	Grade	Year	Length	Width	Units	Type	Value
R01	DWELL	Dwelling	A-	1972	0	0	1556	Fin. sq.ft.	226,300
R01	SWL	Residential Sewer Water Landscaping	A	n/a	0	0	1	Item	10,500
R01	SHEDGP	Shed - Gen Purpose Frame, up to 10'eave	G	1998	32	20	640	Sq.ft.	2,200
R01	DRIVE	Gravel Driveway	A	n/a	0	0	1	Item	2,000