

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: Gina Pelaia // Berkshire Hathaway HomeServices Alaska Realty
DATE PREPARED: May 15, 2026

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

Lot Five (5), Block Five (5), BAYVIEW GARDENS ADDITION NO. 1, according to the official plat thereof, filed under Plat Number 76-104, Records of the Homer Recording District, Third Judicial District, State of Alaska.

We have included copies of the following documents:

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

Vested Owner(s): FIELD, RICHARD A. & FIELD RHONDA S.

Parcel No.: 173-593-05

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



File for Record at Request of:

First American Title Insurance Company

AFTER RECORDING MAIL TO:

Name: Richard A. Field and Rhonda S. FieldAddress: PO Box 111515Anchorage, AK 99511File No.: **0222-2492112 (CL)**

STATUTORY WARRANTY DEED

THE GRANTOR, **James A. Brown and Kristen Brown, husband and wife**, whose mailing address is **380 Paintbrush Street, Homer, AK 99603**, for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, in hand paid, conveys and warrants to **Richard A. Field and Rhonda S. Field, husband and wife**, residing at **PO Box 111515, Anchorage, AK 99511**, the following described real estate, situated in the **Homer Recording District, Third Judicial District, State of Alaska**:

Lot 5, Block 5, BAYVIEW GARDENS ADDITION NO. 1, according to the official plat thereof, filed under Plat Number 76-104, Records of the Homer Recording District, Third Judicial District, State of Alaska.

SUBJECT TO reservations, exceptions, easements, covenants, conditions and restrictions of record, if any.

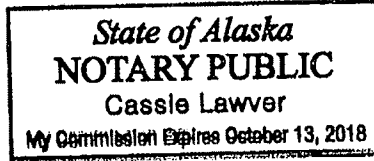
Dated: August 20, 2015.James A. Brown
James A. BrownKristen Brown
Kristen Brown

STATE OF Alaska)
) SS.
 Third Judicial District)

THIS IS TO CERTIFY that on this 30 day of August, 2015, before me the undersigned Notary Public, personally appeared **James A. Brown and Kristen Brown**, known to me and to me known to be the individual(s) described in and who executed the foregoing instrument and he/she/they acknowledged to me that he/she/they signed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

Cassie Lawver



Notary Public in and for Alaska
 My commission expires 10/13/18



Document: 2017-002391-0 

 [Order Copy?](#)

District: 309 - Homer
Document Year: 2017 Number: 002391 Suffix: 0
Date and Time Recorded: 07/31/2017 09:46 AM
Pages: 16
Index: M - MORTGAGES See Index Codes
Description: DEED OF TRUST
Amount: \$115,000.00

Parties

TYPE	NAME	Search:
Grantor	FIELD RHONDA SUE	<input type="button" value="District"/> <input type="button" value="State"/>
Grantor	FIELD RHONDA S	<input type="button" value="District"/> <input type="button" value="State"/>
Grantor	FIELD RICHARD A	<input type="button" value="District"/> <input type="button" value="State"/>
Grantee	CORNERSTONE HOME LENDING INC	<input type="button" value="District"/> <input type="button" value="State"/>
Grantee	VALBY SCOTT R	<input type="button" value="District"/> <input type="button" value="State"/>
Grantee	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC AS NOMINEE	<input type="button" value="District"/> <input type="button" value="State"/>

Legal Descriptions

Lot: 5 Block: 5
Plat: 76-104 

[Search for Plat Legal](#)

Update Mailing Address

Account Information

Owner of Record: FIELD RICHARD A	PIN: 17359305	Tax Roll: Real Property
Mailing Address: PO BOX 111515 ANCHORAGE AK 99511-1515	Property Address: 380 PAINTBRUSH ST HOMER AK	TAG: 20 - HOMER CITY

Last updated: 5/15/2026 03:17:25 PM

Owners

FIELD RHONDA S. FIELD RICHARD A.

Legal Description

T 6S R 13W SEC 8 Seward Meridian HM 0760104 BAYVIEW GARDENS SUB ADDN NO 1 LOT 5 BLK 5

Tax Bills Due

Total Payable: **\$0.00**

Pay Partial: [ADD TO CART](#)

Settled Charges

Payment History

i 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
2025	2025050355	11/12/25	B26.37459	\$2,419.15
2025	2025050355	9/11/25	B26.18876	\$2,419.15
2024	2024049921	11/12/24	B25.40791	\$2,425.98
2024	2024049921	9/11/24	B25.20730	\$2,425.98
2023	2023050412	11/7/23	B24.37605	\$2,119.03
2023	2023050412	9/8/23	B24.16931	\$2,119.03
2022	2022050777	11/7/22	B23.37107	\$2,029.38
2022	2022050777	9/1/22	B23.15895	\$2,029.38
2021	2021050841	11/5/21	B22.36862	\$1,948.23
2021	2021050841	9/3/21	B22.16273	\$1,948.23
2020	2020051299	11/3/20	B21.37479	\$1,919.63
2020	2020051299	8/26/20	B21.15340	\$1,919.63
2019	2019051994	11/13/19	B20.37234	\$1,896.35
2019	2019051994	9/10/19	B20.15740	\$1,896.35
2018	2018051610	11/7/18	B19.37012	\$1,744.55
2018	2018051610	9/7/18	B19.15954	\$1,744.55
2017	2017046694	9/11/17	B18.16853	\$1,787.66
2017	2017046694	8/22/17	B18.12574	\$1,787.66
2016	2016046945	8/2/17	B18.8500	\$3,489.14

Tax Year	Bill Number	Date Paid	Receipt Number	Amount Paid
2015	2015051931	9/1/15	B16.13257	\$2,628.92

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Taxing Detail

Owner: FIELD RICHARD A	PIN: 17359305	Tax Roll: Real Property
Mailing Address: PO BOX 111515 ANCHORAGE AK 99511-1515	Property Address: 380 PAINTBRUSH ST HOMER AK	TAG: 20 - HOMER CITY
For Tax Year: 2025	Bill Number: 2025050355	

i For information regarding the charges listed here, please contact the Kenai Peninsula Borough at 907-714-2304.

▲ Authority : HOMER

Fund	Assessed Value	Exemption	Taxable Value	Tax Rate	Tax	Credit	Net Tax	Tax Savings
BOROUGH	493,200	0	493,200	0.003850	1,898.82	0.00	1,898.82	0.00
HOMER	493,200	0	493,200	0.004500	2,219.41	0.00	2,219.41	0.00
SH TY18 & Prior Debt	493,200	0	493,200	0.000340	167.69	0.00	167.69	0.00
SOUTH HOSPITAL	493,200	0	493,200	0.001120	552.38	0.00	552.38	0.00
				Total Rate	Tax	Credit	Net Tax	Savings
				0.009810	4,838.30	0.00	4,838.30	0.00
All Totals					4,838.30	0.00	4,838.30	0.00

i 2026 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL.
 CERTIFIED VALUE FOR 2026 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2026.

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Update Mailing Address

General Information

Property Owner: FIELD RICHARD A, FIELD RHONDA S	Property ID: 17359305	Acreage: 0.4900
Mailing Address: PO BOX 111515 ANCHORAGE AK 99511-1515	Property Address: 380 PAINTBRUSH ST	Tax Authority Group: 20 - Homer City

Legal Description

T 6S R 13W SEC 8 Seward Meridian HM 0760104 BAYVIEW GARDENS SUB ADDN NO 1 LOT 5 BLK 5

Ownership History

Document No.	Date	Grantor	Grantee	Type
20150025610	8/27/15	Brown James A & Kristen	Field Richard A	Single
0	10/19/00	Wilson Sean E & Pamela L	Brown James A & Kristen	
0	10/19/00	Wilson Sean E & Pamela L	Brown James A & Kristen	
0	7/30/93	Effler Gene & Mim Trustees	Wilson Sean E & Pamela L	
0	7/30/93	Effler Gene M & Mim M	Wilson Sean E & Pamela L	

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Value History

Year	Reason	Land Assessment	Impr. Assessment	Total Assessment
2026	Main Roll Certification	124,800	373,700	498,500
2025	Main Roll Certification	122,300	370,900	493,200
2024	Main Roll Certification	115,800	357,100	472,900
2023	Main Roll Certification	102,400	285,700	388,100
2022	Main Roll Certification	85,800	275,300	361,100

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Improvements

Building	Code	Description	Grade	Year	Length	Width	Units	Type	Value
R01	DWELL	Dwelling	A	1994	0	0	2320	Fin. sq.ft.	360,700
R01	SWL	Residential Sewer Water Landscaping	A	n/a	0	0	1	Item	10,500
R01	DRIVE	Gravel Driveway	A	n/a	0	0	1	Item	2,000
R01	SHEDGP	Shed - Gen Purpose Frame, up to 10'eave	L	1998	12	12	144	Sq.ft.	500