

# stewart title®

## Property Profile Report

3/30/2026

4010 Tazlina Avenue, Anchorage, AK 99517

Purported owner of Record: Kelsey Anderson and  
Garrett Anderson

**Prepared by:**

Erin Hodgson  
Stewart Title of Fairbanks  
714 Gaffney Rd  
Fairbanks, AK 99701  
(907) 456-3474  
[listingpackages@stewart.com](mailto:listingpackages@stewart.com)

**Prepared for:**

***AK Ranna Homes***

**Report Provided by:**

Stewart Title of Fairbanks  
714 Gaffney Rd  
Fairbanks, AK 99701  
(907) 456-3474  
[www.stewart.com/fairbanks](http://www.stewart.com/fairbanks)

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Tax Report   | <input checked="" type="checkbox"/> Plat Map                     |
| <input type="checkbox"/> BEES Certificate        | <input checked="" type="checkbox"/> No As-Built                  |
| <input type="checkbox"/> Summary of Bldg Insp    | <input type="checkbox"/> As-Built Attached                       |
| <input checked="" type="checkbox"/> Vesting Deed | <input type="checkbox"/> As-Built Requested/Will forward if rcvd |
| <input type="checkbox"/> Deed of Trust           | <input type="checkbox"/> Other                                   |
| <input type="checkbox"/> CC&R's                  | <input type="checkbox"/> Notice of Default                       |

## Disclaimer

This property report is provided "as is" without warranty of any kind, either express or implied, including without limitations any warranties of merchantability or fitness for a particular purpose. There is no representation of warranty that this information is complete or free from error, and the provider does not assume, and expressly disclaims, any liability to any person or entity for loss or damage caused by errors or omissions in this property report without a title insurance policy.

The information contained in this property report is delivered from your Title Company, who reminds you that you have the right as a consumer to compare fees and serviced levels for Title, Escrow, and all other services associated with property ownership, and to select providers accordingly. Your home is the largest investment you will make in your lifetime and you should demand the very best.

PARID: 00121226000  
 ANDERSON KELSEY & GARRETT

4010 TAZLINA AVE

LUC: 109  
 TAX YEAR: 2026

**Property Information**

**Appeal Filing Deadline:** 2/11/2026  
**Late Appeal Request Deadline:** 03/13/2026

Property Location: 4010 TAZLINA AVE  
 Class: R - Residential  
 Use Code (LUC): 109 - Other Bldg. and Yard impro. Only  
 Condo/Unit #:   
 Tax District: 01  
 Zoning: R1A  
 Plat #: C-255  
 HRA #: 000000  
 Grid #: SW1525  
 Deeded Acres:   
 Square Feet: 10,742  
 Legal Description: TAZLINA  
 BLK 2 LT 1  
 Economic Link: No

[Show Parcel on Map](#)

**Owner**

Owner: ANDERSON KELSEY & GARRETT  
 Co-Owner:   
 Care Of:   
 Address: 4000 TAZLINA AVE  
 City / State / Zip: ANCHORAGE, AK 99517  
 Deed Book/Page: /

**Tax Information**

Parcel	Roll Type	Tax Year	Cycle	DID	Gross Tax Amount	Res Exemption	Sr/Vet Exemption	IPC Billed	Paid Amount	Net Due	Interest Due	Penalty Due	Costs Due	Total Due	Due Date
00121226000	RP	2025	1		1,476.37			.00	-1,476.37	.00	.00	.00	.00	.00	06/30/2025
00121226000	RP	2025	2		1,476.36			206.10	-1,682.46	.00	.00	.00	.00	.00	08/31/2025
00121226000	RP	2024	1		1,404.62			.00	-1,404.62	.00	.00	.00	.00	.00	06/30/2024
00121226000	RP	2024	2		1,404.61			.00	-1,404.61	.00	.00	.00	.00	.00	08/31/2024
00121226000	RP	2023	1		1,481.61			.00	-1,481.61	.00	.00	.00	.00	.00	06/30/2023
00121226000	RP	2023	2		1,481.61			.00	-1,481.61	.00	.00	.00	.00	.00	08/31/2023
00121226000	RP	2022	1		1,464.24			.00	-1,464.24	.00	.00	.00	.00	.00	07/31/2022
00121226000	RP	2022	2		1,464.24			.00	-1,464.24	.00	.00	.00	.00	.00	09/30/2022
00121226000	RP	2021	1		3,131.87			.00	-3,131.87	.00	.00	.00	.00	.00	06/15/2021
00121226000	RP	2020	1		2,971.98			.00	-2,971.98	.00	.00	.00	.00	.00	07/15/2020
00121226000	RP	2019	1		2,841.73			.00	-2,841.73	.00	.00	.00	.00	.00	06/15/2019
00121226000	RP	2018	1		2,848.68			.00	-2,848.68	.00	.00	.00	.00	.00	06/15/2018
00121226000	RP	2017	1		2,718.57			.00	-2,718.57	.00	.00	.00	.00	.00	06/15/2017
00121226000	RP	2016	1		2,452.38			.00	-2,452.38	.00	.00	.00	.00	.00	06/15/2016

**Make a Payment**

**Assessed Value**

Tax Year	Roll Type	LUC	Class	Land	Building	Total Appraised
2026	RP	109	R	185,400	2,000	187,400

**Taxable Value**

Net Taxable Value	187,400
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**Land Summary**

Land Line #	Zoning	Size (Square Feet)	NBHD
1	R1A	10,742	01000

**Land Characteristics**

Line #	
1	VIEW 2 - Average
2	TOPO 4 - Gentle
3	ACCESS 5 - Average
4	PAVING 5 - Recycled asphalt
5	CORNER 4 - None
6	SEWER 4 - Public
7	ENCROACH 4 - None
8	SETBACK 1 - None
9	WATER 4 - Public
10	RESTRICT 4 - None
11	MAIN 4 - None
12	MISC 5 - None
13	WETLANDS 4 - None
14	SHAPE 4 - Typical
15	LOCATION 4 - Good
16	SIZE 3 -
17	SOILS 1 - Severe

**OBY - Detached Structures**

Description:	Year Built:	Width:	Length:	Area:
SHED - STORAGE SHED	1970			260

**Entrances**

Visit Date:	Measure Date:	Entrance Source:
30-JUN-2009		0-Land Characteristics Inspection
23-APR-2012		9-Quick Re-Inventory Inspection
16-MAY-2018		1-Ext. Inspection of Land & Improvements

**Appraised Value History**

Tax Year	Roll Type	LUC	Class	Land	Improvements	Total Appraised
2026	RP	109	R	185,400	2,000	187,400

2025	RP	109	R	185,400	1,600	187,000
2024	RP	109	R	172,500	1,500	174,000
2023	RP	109	R	172,500	1,500	174,000
2022	RP	109	R	172,500	1,400	173,900
2021	RP	109	R	172,500	1,300	173,800
2020	RP	109	R	172,500	1,300	173,800
2019	RP	109	R	172,500	1,200	173,700
2018	RP	109	R	172,500	1,200	173,700
2017	RP	109	R	172,500	1,100	173,600

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**2022-044025-0**

Recording Dist: 301 - Anchorage

12/16/2022 01:18 PM Pages: 1 of 4



**STA 1891897**

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**DOCUMENT TITLE: Warranty Deed**

**This Document is being recorded to correct buyer mailing address on the Warranty Deed originally recorded on 12/16/2022 as Instrument No. 2022-043923-0**

**To be recorded in the  
Anchorage  
Recording District**

**THIS COVER SHEET HAS BEEN ADDED TO THIS DOCUMENT TO PROVIDE SPACE FOR RECORDING DATA. THIS COVER SHEET APPEARS AS THE FIRST PAGE OF THE DOCUMENT IN THE OFFICIAL PUBLIC RECORD AND IS TO BE CONSIDERED PART OF THE OFFICIAL DOCUMENT.**

**DO NOT DETACH**

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**2022-043923-0**

Recording Dist: 301 - Anchorage  
12/16/2022 10:16 AM Pages: 1 of 2



AFTER RECORDING, RETURN TO:

Kelsey Anderson  
Garrett Anderson  
4800 Tazlina Avenue  
Anchorage, AK 99517

STA 1891897

WARRANTY DEED  
A.S. 34.15.030

The Grantors, **GEORGE C. LOYD and SUSAN A. PAINE, husband and wife**, whose address is 66316 E. Peregrine Place, Tucson, AZ 85739, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, convey and warrant to **KELSEY ANDERSON and GARRETT ANDERSON, wife and husband**, Grantees, whose mailing address is 4800 Tazlina Avenue, Anchorage, AK 99517, the following-described real estate:

**Lot 1, Block 2, TAZLINA SUBDIVISION, according to the official plat thereof filed under Plat No. C-255, Records of the Anchorage Recording District, Third Judicial District, State of Alaska (the "Property").**

SUBJECT TO the reservations and exceptions as contained in the United States Patent and/or in Acts authorizing the issuance thereof.

FURTHER SUBJECT TO the minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.

FURTHER SUBJECT TO all matters shown on the plat filed under Plat No. C-255\_P1 located in the Anchorage Recording District, Third Judicial District, State of Alaska.

WARRANTY DEED  
S-4561\12022\Warranty Deed

Page 1



AFTER RECORDING, RETURN TO:

Kelsey Anderson  
Garrett Anderson  
4000 Tazlina Avenue  
Anchorage, AK 99517

STA 1891897

WARRANTY DEED  
**A.S. 34.15.030**

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WARRANTY DEED  
S-4561\12022\Warranty Deed

Page 1



3 of 4

FURTHER SUBJECT TO the covenants, conditions and restrictions, including the terms and provisions thereof, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenant, condition or restriction violates 42 USC 3604 (c), as contained in an instrument recorded August 27, 1962 in Book Misc.53 at Page 37 and amended by instrument recorded January 9, 1964 in Book Misc.79 at Page 142.

DATED this 8 day of December, 2022.

GRANTORS:

George C. Loyd  
GEORGE C. LOYD  
Susan A. Paine  
SUSAN A. PAINE

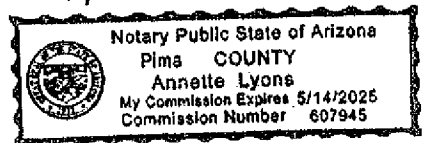
STATE OF Arizona )  
COUNTY OF Pima )

ss.

The foregoing instrument was acknowledged before me this 8th of December 2022, by **GEORGE C. LOYD and SUSAN A. PAINE.**

WITNESS my hand and official seal on the day and year in this certificate first above written.

Annette Lyons  
Notary Public in and for Arizona  
My Commission Expires: 5/14/2025



OWNERSHIP CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF LOTS 9B, 10C4 & 10C3, SIMONSON HOMESTEAD SUBDIVISION, WHICH LOTS ARE BY THIS RESUBDIVISION DESIGNATED AS LOTS 1 THROUGH 6, BLOCK 1, AND LOTS 1 THROUGH 6, BLOCK 2, TAZLINA SUBDIVISION. WE HEREBY REQUEST APPROVAL OF THIS PLAT, SHOWING SUCH EASEMENTS FOR PUBLIC UTILITIES, ROADWAYS AND ALLEYS DEDICATED FOR PUBLIC USE.

*Clifton A. Nelson*  
CLIFTON A. NELSON  
2209 EAST DRIVE, CITY

*Louise M. Nelson*  
LOUISE M. NELSON  
2209 EAST DRIVE, CITY

COVENENT

IT IS COVENANTED THAT THE OWNERS, THEIR HEIRS, ASSIGNS AND SUCCESSORS OF THE PROPERTY IN TAZLINA SUBDIVISION WILL SIGN A PETITION WHEN PRESENTED, FOR THE CREATION OF A STREET IMPROVEMENT DISTRICT IN TAZLINA SUBDIVISION SUBSEQUENT TO THE FILING OF THIS PLAT.

REFUSAL OR UNAVAILABILITY OF ANY PARTY TO SIGN THE PETITION WILL ALLOW THE CITY MANAGER OF THE CITY OF ANCHORAGE TO SIGN THE PETITION FOR THAT PARTY BY VIRTUE OF A SPECIAL POWER OF ATTORNEY HEREBY GRANTED FOR THAT PURPOSE.

NOTARYS ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th DAY OF June, 1962.

*Tom H. Lounsbury*  
NOTARY FOR ALASKA

MY COMMISSION EXPIRES 6-7-65

PLAT APPROVAL

PLAT APPROVED BY THE CITY PLANNING COMMISSION THIS 21st DAY OF JUNE, 1962.

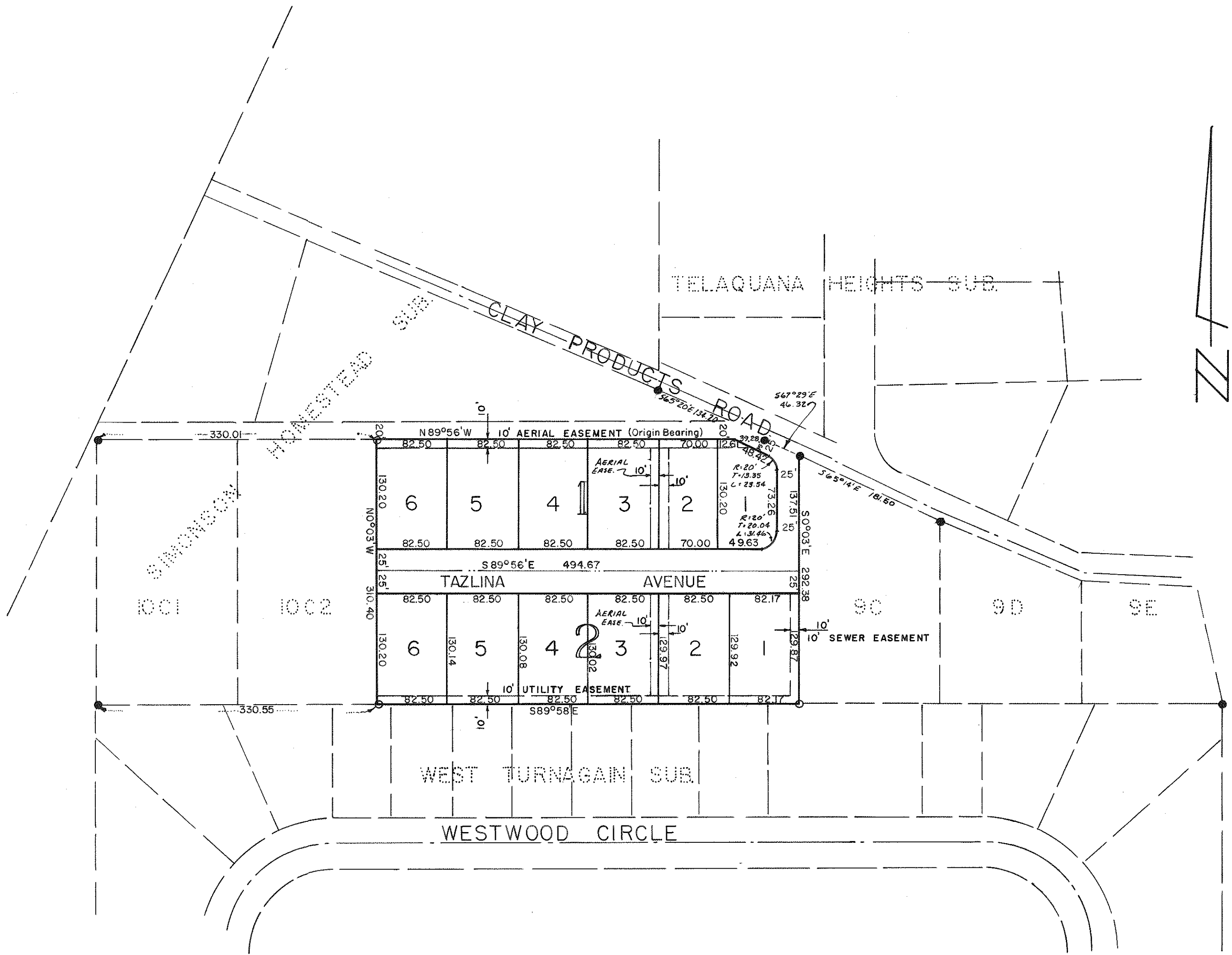
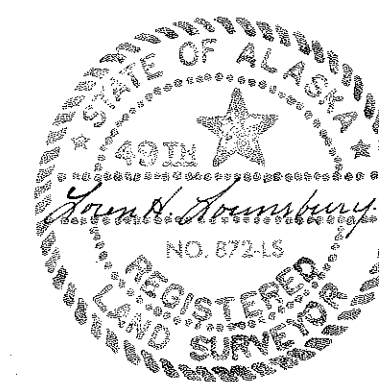
*Earl F. Sibera*  
CHAIRMAN

SURVEYORS CERTIFICATE

I, THE UNDERSIGNED REGISTERED SURVEYOR HEREBY CERTIFY THAT A SURVEY HAS BEEN COMPLETED AND THAT HUBS AND MONUMENTS HAVE BEEN LOCATED AND ESTABLISHED AND THAT THE DIMENSIONS SHOWN HEREON ARE TRUE AND CORRECT.

*Louise M. Lounsbury*  
SURVEYOR

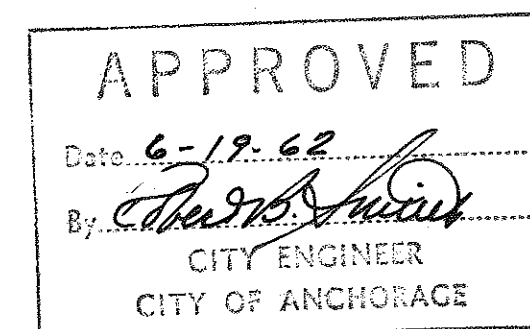
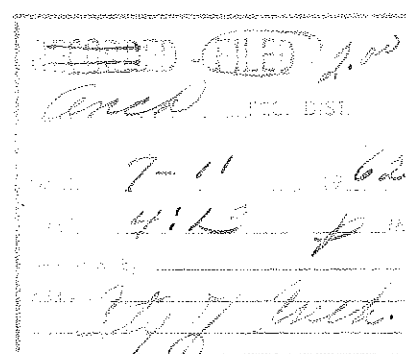
May 23, 1962



NOTES

- SURVEY BASED OFFICIAL PLAT AND CITY OF ANCHORAGE RETRACEMENT MONUMENTS FOUND.
- NO BUILDINGS EXIST ON THIS PROPERTY AS OF THIS DATE.
- INDICATES CITY OF ANCHORAGE MONUMENT FOUND.
- IRON PIPE SET
- HUB & TACK SET ON EACH LOT CORNER UNLESS OTHERWISE NOTED.

*C-255*



<b>TAZLINA SUBDIVISION</b>	
S.E. 1/4 SEC. 22, T13N, R4W, S.M.	
HEWITT V. LOUNSBURY & ASSOCIATES ANCHORAGE, ALASKA	
DATE	5-22-62
DRWN	WT
CHKD	LAK
SCALE	1" = 100'
SHEET	1 OF 1
GRID	1525

C-255 FO

CITY PLANNING COMMISSION  
Anchorage, Alaska

PLANNING RESOLUTION NO. 462

WHEREAS, Clifton A. and Louise M. Nelson, owners of Lots 9B, 10C3 and 10C4, Simonson Homestead Subdivision (Clay Products Road), have requested approval of the subdivision of said property, and

-- the proposed subdivision provides thirteen adequately-sized building lots, and

-- the proposed subdivision meets the requirements established by the City Planning Commission.

Now, therefore, BE IT RESOLVED by the City Planning Commission of the City of Anchorage as follows:

1. That the proposed subdivision be approved as shown on a plat dated May 22, 1962.
2. That this property now be designated as Lots 1 through 6, Block 1, and Lots 1 through 7, Block 2, Tazlina Subdivision.
3. That this act be null and void if this resolution is not filed in the Office of the District Magistrate in accordance with Chapter 95, SLA 1955.

Passed and approved by the City Planning Commission of the City of Anchorage this 21st day of June, 1962.

*Charles E. Olson*

Charles E. Olson  
Secretary

*Earl E. Silberer*

Earl E. Silberer  
Chairman

RECORDED - FILED	200
<i>Anch</i>	REC. DIST.
DATE	7-11 1962
TIME	4:13 P. M.
Requested by	City of
Address	Anch.

C-255

CITY OF ANCHORAGE  
Box 400  
Anchorage, Alaska

CERTIFICATE OF TAX PAYMENT

I, BEN BOEKE, do hereby certify as follows:

That I am the City Clerk-Treasurer and the Tax Collecting Official  
for the City of Anchorage of the area described as:

Lots 10C3, 10C4 and 9B, Simonson Homestead  
Subdivision

That all real property taxes levied, due and payable to the City  
of Anchorage to this date have been paid.

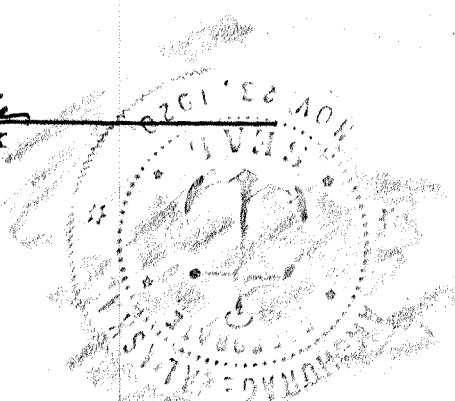
The following assessments are outstanding: None

Witness my hand and the seal of the City of Anchorage this 12th  
day of March, 1962.

RECORDED	FILED	200
<u>Anch</u>	REC. DIST.	
DATE	<u>7-11</u>	19 <u>62</u>
TIME	<u>4:13</u>	<u>P</u> M
Requested by	<u>City of Anch.</u>	
Address	<u>Anch.</u>	

B. Boeke  
City Clerk

C-255



(Two completed copies of this form must be submitted to the City  
Planning Commission with any request for final approval of any  
subdivision or vacation. One copy of this form shall be filed in  
the District Magistrate's Office together with the approved plat  
of subdivision or order of vacation.)

Certificate of Satisfaction  
of Obligation and Release of Covenant

WHEREAS, the property which is specifically described below, was granted a Temporary Public Improvement Variance by the Anchorage Municipal Platting Authority, on July 11, 1962 (Case No. S-219), and

WHEREAS, the terms of the said variance provided that the said property shall be made subject to the obligation set forth in Exhibit "A," which is attached to this document and incorporated by reference as if fully set forth herein, and

WHEREAS, the said obligation was guaranteed by the granting of a covenant to the Municipality, said covenant being evidenced by a note on Subdivision Plat No. C 255, and by the Covenant and Record of Temporary Public Improvement Variance, a copy of which is attached as Exhibit "A," and

WHEREAS, the obligation set forth in Exhibit "A" has been fully performed and satisfied.


NOW, THEREFORE, the Municipality of Anchorage, in accordance with the terms of the aforementioned covenant, does hereby release from said covenant and said note the following described property:

Lot 3 Block 2 Tazlina Subdivision

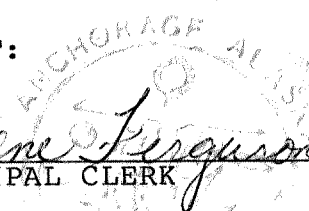

DATED this 15th day of July, 1979.

RECOMMENDED BY:

  
DIRECTOR OF PLANNING

  
MAYOR

ATTEST:

  
  
MUNICIPAL CLERK

C-255

RECORDED - FILED	3.00
Anchorage	REC. DIST.
DATE	July 24 19 79
TIME	3:02 P.M.
Requested by	Municipality
Address	of Anchorage

OWNERSHIP CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF LOTS 5B, 10C4 & 10C3, SIMONSON HOMESTEAD SUBDIVISION, WHICH LOTS ARE BY THIS RESUBDIVISION DESIGNATED AS LOTS 1 THROUGH 6, BLOCK 1, AND LOTS 1 THROUGH 6, BLOCK 2, TAZLINA SUBDIVISION. WE HEREBY REQUEST APPROVAL OF THIS PLAT, SHOWING SUCH EASEMENTS FOR PUBLIC UTILITIES, ROADWAYS AND ALLEYS DEDICATED FOR PUBLIC USE.

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2209 EAST DRIVE, CITY

LOUISE M. NELSON  
2209 EAST DRIVE, CITY

COVENENT

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REFUSAL OR UNAVAILABILITY OF ANY PARTY TO SIGN THE PETITION WILL ALLOW THE CITY MANAGER OF THE CITY OF ANCHORAGE TO SIGN THE PETITION FOR THE PARTY BY VIRTUE OF A SPECIAL POWER OF ATTORNEY HEREBY GRANTED FOR THAT PURPOSE.

NOTARYS ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th DAY OF June, 1962.

*Thomas H. [Signature]*  
NOTARY FOR ALASKA

MY COMMISSION EXPIRES 6-7-65

PLAT APPROVAL

AS APPROVED BY THE CITY PLANNING COMMISSION THIS

*C-255*  
*79-035507*  
*3.00*

RECORDED FILED  
ANCHORAGE DISTRICT

JUL 24 3 02 PM '79

REQUESTED BY *Municipality*  
ADDRESS *of Anchorage*

*Exhibit A* →

