



**First American  
Title Insurance Company**

## LISTING PACKAGE

11/14/2023

beckyturkingtonrealty@gmail.com

**Attn:** Becky Turkington

We appreciate the opportunity to serve you and thank you for choosing First American Title. Attached please find the following:

- Tax Information
- Vesting Deed
- Deed of Trust
- As Built
- As Built Not Found
- Plat Map
- Tax Map
- CCR's
- CCR's Not Found
- Other:

Owner Name(s): SEVILLE FREDERICK EARL

Physical Address: 69783 TIPTON AVE

Legal Description: T 5S R 14W SEC 18 SEWARD MERIDIAN HM GOV LOT 3 VALUE HISTORY

Please do not hesitate to contact me at 907-786-9519 or [lwelsh@firstam.com](mailto:lwelsh@firstam.com) if I may be of further assistance. I understand you have a choice and hope you will choose First American Title for your next transaction. Have a wonderful day!

Sincerely,

*Lalena Welsh*

Lalena Welsh, Title Customer Service

Enclosures

### NOTICE OF DISCLAIMER OF LIABILITY

*This letter and the accompanying materials do not constitute a policy of Title Insurance or a Commitment for Title Insurance. Further, they are not an abstract of title. These materials are furnished as a courtesy by First American Title Insurance Co., and the Company does not take responsibility for the completeness or accuracy of the materials. If you desire a complete report on the status of title, please contact the above named person to arrange for a Commitment or Policy. No transaction or decision should be made based on these materials until such time as the Company has the opportunity to perform a complete search and is prepared to issue a Policy.*

3035 C Street, Anchorage, AK 99503  
TEL 907-561-1844 | FAX 907-561-1948  
ak.firstam.com



# Kenai Peninsula Borough

Assessing Department  
144 N. Binkley Street  
Soldotna AK 99669

Nov 15 2023 2:46PM

## General Information

<b>SEVILLE FREDERICK EARL</b> <b>810 N ST STE 300</b> <b>ANCHORAGE, AK 99501-3271</b>	<b>Property ID</b> 17102142 <b>Address</b> 69783 TIPTON AVE <b>Document / Book Page</b> DC2019001458 <b>Acreage</b> 31.5600
---------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------

## Owners

Property ID	Display Name	Address
17102142	SEVILLE FREDERICK EARL	810 N ST STE 300

## Legal Description

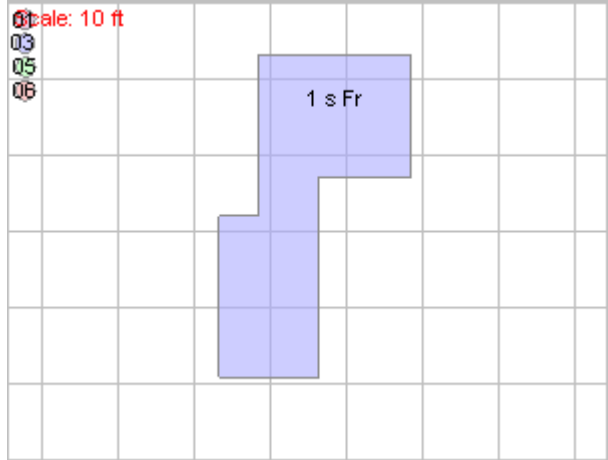
Description
T 5S R 14W SEC 18 Seward Meridian HM GOV LOT 3

## Value History

Year	Reason	Assessed		
		Land	Structures	Total
2023	Main Roll Certification	\$60,700	\$28,400	<b>\$89,100</b>
2022	Main Roll Certification	\$51,500	\$23,500	<b>\$75,000</b>
2021	Main Roll Certification	\$50,000	\$23,300	<b>\$73,300</b>
2020	Main Roll Certification	\$50,000	\$25,900	<b>\$75,900</b>
2019	Main Roll Certification	\$56,200	\$25,100	<b>\$81,300</b>
2018	Main Roll Certification	\$56,200	\$24,200	<b>\$80,400</b>
2017	Main Roll Certification	\$56,200	\$23,800	<b>\$80,000</b>
2016	Main Roll Certification	\$56,200	\$20,000	<b>\$76,200</b>
2015	Main Roll Certification	\$56,200	\$20,800	<b>\$77,000</b>
2014	Main Roll Certification	\$56,200	\$23,100	<b>\$79,300</b>
2013	Main Roll Certification	\$56,200	\$22,200	<b>\$78,400</b>
2012	Main Roll Certification	\$59,100	\$14,000	<b>\$73,100</b>
2011	Main Roll Certification	\$59,100	\$14,000	<b>\$73,100</b>
2010	Main Roll Certification	\$59,100	\$14,000	<b>\$73,100</b>
2009	Main Roll Certification	\$59,100	\$14,000	<b>\$73,100</b>
2008	Main Roll Certification	\$47,300	\$10,500	<b>\$57,800</b>
2007	Main Roll Certification	\$47,300	\$10,500	<b>\$57,800</b>
2006	Main Roll Certification	\$47,300	\$10,500	<b>\$57,800</b>
2005	Main Roll Certification	\$52,800	\$5,000	<b>\$57,800</b>
2004	Main Roll Certification	\$52,800	\$16,100	<b>\$68,900</b>
2003	Main Roll Certification	\$52,800	\$15,700	<b>\$68,500</b>
2002	Main Roll Certification	\$52,800	\$15,700	<b>\$68,500</b>
2001	Main Roll Certification	\$52,800	\$15,700	<b>\$68,500</b>

### R01 - Extension Details

**Address** 69783 TIPTON AVE  
**Type** COTTAGE 1 L  
**Grade** L+  
**Year Built** 1968  
**Value** \$22,300



### Attributes

Story	Attribute	Detail
	Type	COTTAGE 1 L
	Occupancy	Single family
	Roof Structure	Gable
	Roof Cover	Metal
	Heating	Space heater
	Stories	1.0
	Bathrooms	1
1	Exterior Wall	Wood board & batten
1	Interior Wall	Normal for Class
1	Interior Flooring	Base Allowance

### Floor Areas

Code	Description	Gross	Finished	Construction
1.0	Floor Level	633	633	Wood frame
	<b>Total</b>	633	633	

### Improvements

Code	Year	Bldg	Length	Width	Units	Unit Type	Value
DRIVE	3000	R01	0.00	0.00	1	IT	2,000
SWL	3000	R01	0.00	0.00	1	IT	3,500
SHEDGP	1980	R01	16.00	16.00	256	SF	500
GRNHSEFS	1990	R01	12.00	8.00	96	SF	100


### Land Details

Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Asd Value
	Residential Rural/Res T	7.5000	0.00	0.00	\$55,800
	Remaining/Wetlands	24.0600	0.00	0.00	\$4,900

## Account Detail

[Search Results](#)
[View Assessment](#)
[Map It](#)
[Print this Page](#)

### KPB Tax Information

PIN	Property Type	Last Update
17102142	Real Property	11/15/2023 10:47:50 AM
Mailing Address: SEVILLE FREDERICK EARL 810 N ST STE 300 ANCHORAGE , AK 99501-3271 TAG 68 - WESTERN EMERGENCY SVS		Location: 69783 TIPTON AVE
<a href="#">Change of Address</a> 		
Legal Description		
T 5S R 14W SEC 18 Seward Meridian HM GOV LOT 3		

### KPB Tax Bills

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Amount Due
<a href="#">2023</a>	\$959.62	\$0.00	\$47.98	\$0.00	\$1,007.60
<a href="#">2022</a>	\$831.76	\$831.76	\$0.00	\$0.00	\$0.00
<a href="#">2021</a>	\$827.58	\$827.58	\$0.00	\$0.00	\$0.00
<a href="#">2020</a>	\$849.34	\$849.34	\$0.00	\$0.00	\$0.00
<a href="#">2019</a>	\$906.50	\$906.50	\$0.00	\$0.00	\$0.00
<a href="#">2018</a>	\$896.46	\$896.46	\$0.00	\$0.00	\$0.00
<a href="#">2017</a>	\$876.00	\$876.00	\$0.00	\$0.00	\$0.00
<a href="#">2016</a>	\$834.40	\$834.40	\$0.00	\$0.00	\$0.00
<a href="#">2015</a>	\$843.16	\$843.16	\$0.00	\$0.00	\$0.00
<a href="#">2014</a>	\$828.68	\$828.68	\$0.00	\$0.00	\$0.00
Total					\$1,007.60

### Browser Compatibility

**This site is best viewed using Google Chrome, Mozilla Firefox OR Internet Explorer 10**





QUITCLAIM DEED

The Grantor, FREDERICK EARL SEVILLE, a married man, of Anchorage, Alaska, for and in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States of America, and other valuable consideration, conveys and quitclaims to FREDERICK EARL SEVILLE and DAWN S. SEVILLE, husband and wife, of Anchorage, Alaska, as TENANTS BY THE ENTIRETY, with the right of survivorship, and to his, her, or their successors, heirs, administrators, executors and assigns, or the heirs and assigns of the survivor of them, as the case may be, forever, that certain real estate situate in the Homer Recording District, Third Judicial District, State of Alaska, and more particularly described as follows:

T. 5S, R.14W., Sec. 18, Lot 3,  
Seward Meridian, Homer Recording  
District, Third Judicial District,  
State of Alaska, containing 31.56  
acres.

TOGETHER WITH, ALL AND SINGULAR, the  
tenements, hereditaments and appurtenances  
thereto belonging or in anywise appertaining. --

DATED this 18 day of NOV., 19 76.

Box 1760  
SRA  
SPENARD, Alaska

Frederick E. Seville  
FREDERICK EARL SEVILLE

STATE OF ALASKA )  
                                          : ss.:  
THIRD JUDICIAL DISTRICT )

THIS IS TO CERTIFY that on the 18th day of November  
1976, before me, the undersigned, a Notary Public in and for the  
State of Alaska, duly commissioned and sworn as such, personally  
appeared FREDERICK EARL SEVILLE, known to me and to me known to  
be the individual described in and who executed the foregoing  
instrument, and he acknowledged to me that he signed and sealed  
the same freely and voluntarily for the uses and purposes therein  
mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and official  
seal the day and year first hereinabove written.

[Signature]  
Notary Public in and for Alaska  
My Commission expires: 10/13/1977

76-002882  
5-ly

RECORDED-FILED  
HOMER RECORDING  
DISTRICT

Nov 26 11 14 AM '76

REQUESTED BY Kay et al  
ADDRESS 750 W. 2nd  
Anch

754290

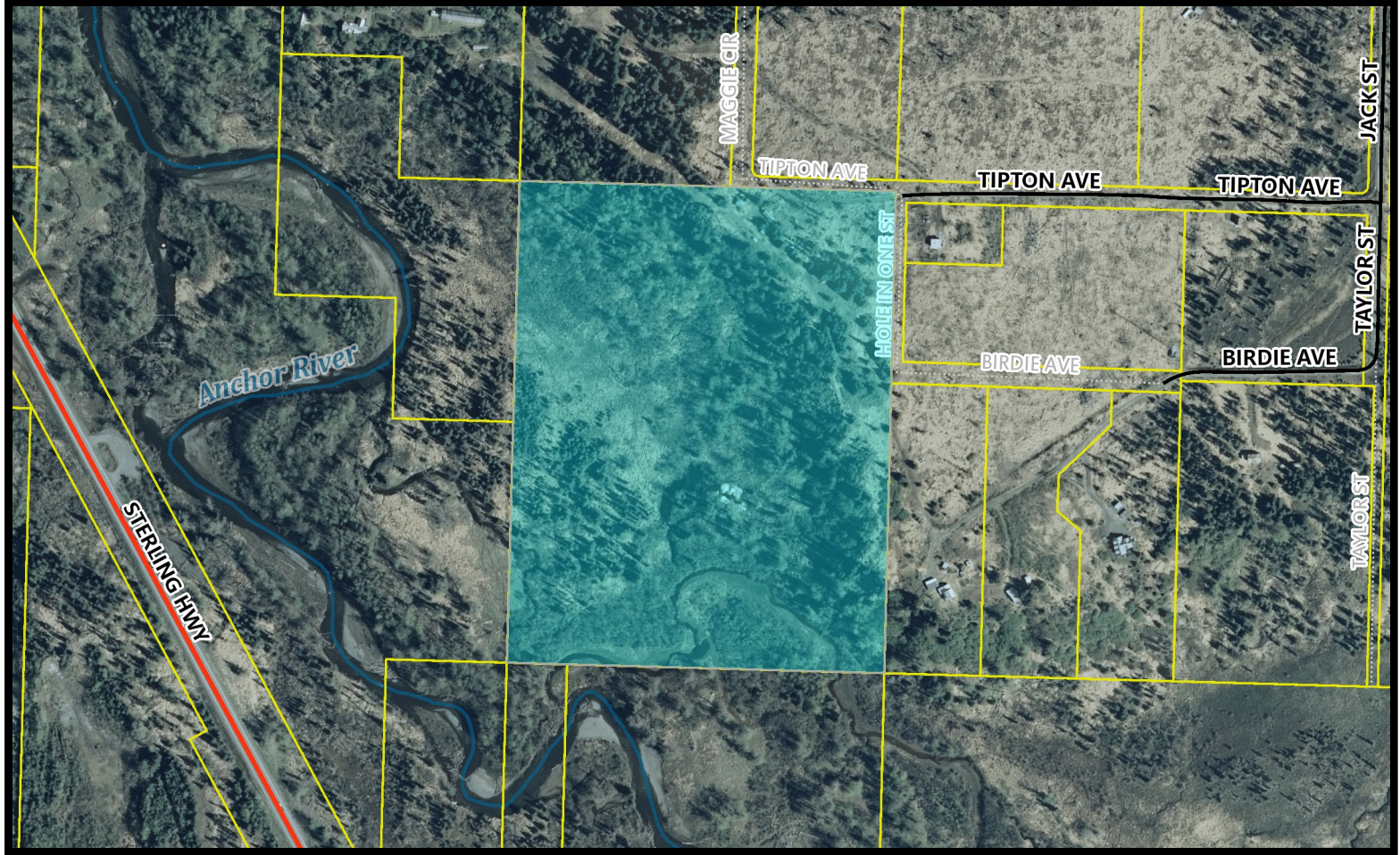
LAW OFFICES OF  
KAY, CHRISTIE,  
FULD & SAVILLE  
750 WEST 2ND AVENUE  
ANCHORAGE, AK 99501  
(907) 278-4671



# PARCEL REPORT

PARCEL ID: 17102142

Total Acreage: 31.56



**LEGAL DESCRIPTION:**

T 5S R 14W SEC 18 SEWARD MERIDIAN HM GOV LOT 3

**ALL PHYSICAL ADDRESSES ON THIS PARCEL:**

69783 TIPTON AVE

**LAND VALUE:** \$60,700

**ASSESSED VALUE:** \$89,100

**IMPROVEMENT VALUE:** \$28,400

**TAXABLE VALUE:** \$89,100

**BUILDINGS ON THIS PARCEL:**

Building Type	Square Footage	Year Built
1 L FRAME	633	1968

**OWNERS:**

Name:  
SEVILLE FREDERICK EARL

Address:  
810 N ST STE 300  
ANCHORAGE, AK 99501