



3801 Centerpoint Drive, Suite 102
Anchorage, AK 99503
Phone (907) 569-2842 Fax (907) 929-8029

PROPERTY PROFILE

Dated: May 5, 2026

Re: 27141 Roop Road

Parcel No: 068-011-10-000

Real Broker Wasilla

Tyson Kroon

Owner: Paul Della Croce and Virginia Della Croce

Legal: Tract D-1 Charlice Subdivision

Plat: 2000-108

**Attachments: Anchorage Municipality Tax Sheet,
Vesting Deed, and Plat Map**

CCRs: None Found

As-Built: None Found

NOTICE OF DISCLAIMER OF LIABILITY

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Customer Service Representative: Caleb Roller

PARID: 06801110000
 DELLA CROCE PAUL & VIRGINIA

27141 ROOP RD

LUC: 101
 TAX YEAR: 2026

Property Information

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

Property Location: 27141 ROOP RD
 Class: R - Residential
 Use Code (LUC): 101 - Residential 1 Family
 Condo/Unit #:
 Tax District: 30
 Zoning: CER10
 Plat #: 000108
 HRA #: 000000
 Grid #: SW0464
 Deeded Acres:
 Square Feet: 218,904
 Legal Description: CHARLICE
 TR D-1

Economic Link: No

[Show Parcel on Map](#)

Owner

Owner: DELLA CROCE PAUL & VIRGINIA
 Co-Owner:
 Care Of:
 Address: 27141 ROOP ROAD
 City / State / Zip: EAGLE RIVER, AK 99577 7691
 Deed Book/Page: 068/01

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
06801110000	RP	2025	1		4,125.88	-499.50	-999.00	.00	-2,627.38	.00	.00	.00	.00	.00	06/30/2025
06801110000	RP	2025	2		4,125.87	-499.50	-999.00	.00	-2,627.37	.00	.00	.00	.00	.00	08/31/2025
06801110000	RP	2024	1		4,337.85	-514.13	-1,028.25	.00	-2,795.47	.00	.00	.00	.00	.00	06/30/2024
06801110000	RP	2024	2		4,337.84	-514.12	-1,028.25	.00	-2,795.47	.00	.00	.00	.00	.00	08/31/2024
06801110000	RP	2023	1		3,841.01	-524.25	-1,048.50	.00	-2,268.26	.00	.00	.00	.00	.00	06/30/2023
06801110000	RP	2023	2		3,841.01	-524.25	-1,048.50	.00	-2,268.26	.00	.00	.00	.00	.00	08/31/2023
06801110000	RP	2022	1		3,593.39	-352.50	-1,057.50	.00	-2,183.39	.00	.00	.00	.00	.00	07/31/2022
06801110000	RP	2022	2		3,593.39	-352.50	-1,057.50	.00	-2,183.39	.00	.00	.00	.00	.00	09/30/2022
06801110000	RP	2021	1		7,676.08	-753.00	-2,258.99	.00	-4,664.09	.00	.00	.00	.00	.00	06/15/2021
06801110000	RP	2020	1		7,298.90	-716.00	-2,147.99	.00	-4,434.91	.00	.00	.00	.00	.00	07/15/2020
06801110000	RP	2019	1		7,059.61	-687.00	-2,060.99	.00	-4,311.62	.00	.00	.00	.00	.00	06/15/2019
06801110000	RP	2018	1		6,883.77	-684.00	-2,051.99	.00	-4,147.78	.00	.00	.00	.00	.00	06/15/2018
06801110000	RP	2017	1		6,900.09	-268.80	-2,015.99	.00	-4,615.30	.00	.00	.00	.00	.00	06/15/2017
06801110000	RP	2016	1		6,158.67	-250.20	-1,876.49	.00	-4,031.98	.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	101	R	207,600	442,600	650,200

Taxable Value

Net Taxable Value: 425,200

Exemption Status

Tax Year 2026 Status A - APPROVED

Exemptions

Line #	Exemption Code	Building Exemption	Land Exemption	Other Exemption
1	R-01 - OWNERS PRIMARY RESIDENCE	0	0	75,000
2	S-01 - SENIOR SELF: PRIMARY RESI	0	0	150,000

Land Summary

Land Line #	Zoning	Size (Square Feet)	NBHD
1	CER10	218,904	24A00

Land Characteristics

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

Residential Card Summary

Card/Building:	1
Stories:	1 - One story above ground level
Condition:	7 - Average
Grade:	C
Exterior Wall:	4 - VINYL
Style:	02 - BI-LEVEL
Year Built:	1970
Effective Year:	1977
Square Feet of Living Area:	2288
Total Rooms:	9
Bedrooms:	4
Full Baths:	2
Half Baths:	1
Additional Fixtures:	0
Heating:	2 - CENTRAL
Fuel Type:	4 - OIL
Resi Market Area:	ERH - EAGLE RIVER: HILLS

Sections

Card #	Addition #	Description	Area
1	0		1,144
1	1	FIN DAYLIGHT BSMT	1,144
1	2	COVERED OPEN PORCH	30
1	3	ATTACHED GAR	2,294
1	4	DECK	790

OBY - Detached Structures

Description:	Year Built:	Width:	Length:	Area:
SHED - STORAGE SHED	1997			182
SHED - STORAGE SHED	1994			200

Entrances

Visit Date:	Measure Date:	Entrance Source:
30-JUN-2009		0-Land Characteristics Inspection
14-AUG-2013		3-Code 1-9 inspec. Owner provided INT info
08-NOV-2015		6-Desk Edit to CAMA record (NOT Inspected)

Permits

Permit #:	Permit Date:	Purpose:	Amount:
OSP151252	06-AUG-2015	-	\$0

Appraised Value History

Tax Year	Roll Type	LUC	Class	Land	Improvements	Total Appraised
2026	RP	101	R	207,600	442,600	650,200
2025	RP	101	R	207,600	411,900	619,500
2024	RP	101	R	207,600	425,200	632,800
2023	RP	101	R	223,800	325,700	549,500
2022	RP	101	R	207,600	302,100	509,700
2021	RP	101	R	207,600	302,100	509,700
2020	RP	101	R	207,600	302,100	509,700
2019	RP	101	R	207,600	306,200	513,800
2018	RP	101	R	205,300	297,900	503,200
2017	RP	101	R	205,300	308,100	513,400

Exemption Value History

Tax Year	Roll Type	Code	Property Exemption	Sen/Vet Exemption	Res Exemption	Total
2026	RP	R-01	0	150,000	75,000	225,000
2026	RP	S-01	0	150,000	75,000	225,000
2025	RP	R-01	0	150,000	75,000	225,000
2025	RP	S-01	0	150,000	75,000	225,000
2024	RP	R-01	0	150,000	75,000	225,000
2024	RP	S-01	0	150,000	75,000	225,000
2023	RP	R-01	0	150,000	75,000	225,000
2023	RP	S-01	0	150,000	75,000	225,000
2022	RP	R-01		150,000	50,000	200,000
2022	RP	S-01		150,000	50,000	200,000
2021	RP	R-01		150,000	50,000	200,000
2021	RP	S-01		150,000	50,000	200,000
2020	RP	R-01		150,000	50,000	200,000
2020	RP	S-01		150,000	50,000	200,000
2019	RP	R-01		150,000	50,000	200,000
2019	RP	S-01		150,000	50,000	200,000
2018	RP	R-01		150,000	50,000	200,000
2018	RP	S-01		150,000	50,000	200,000
2017	RP	R-01		150,000	20,000	170,000
2017	RP	S-01		150,000	20,000	170,000

STATUTORY QUITCLAIM DEED
Alaska Stat. § 34.15.040

L-7300de

The Grantors, Jim W. Lee and Mireya S. Lee, husband and wife, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, convey and quitclaim to the Grantees, Paul Della Croce and Virginia Della Croce, husband and wife, as tenants by the entirety, and to their heirs and assigns forever, all of their right, title and interest, if any, in and to that certain real property situated in the Anchorage Recording District, Third Judicial District, State of Alaska, more particularly described as follows:

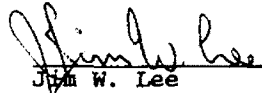
TRACT D-1, CHARLICE SUBDIVISION, according to the official plat thereof, filed under **Plat No. 2000-108**, books and records of the Anchorage Recording District, Third Judicial District, State of Alaska.

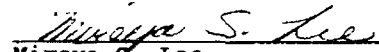
EXCEPTING THEREFROM that certain Easement, Grant of Public Utility Access, designated as R/W 114 as recorded June 23, 1999 in Book 3492 at Page 144.

EXCEPTING THEREFROM the subsurface estate and all rights, privileges, immunities and appurtenances of whatsoever nature accruing unto said estate pursuant to the Alaska Native Claims Settlement Act of December 18, 1971 (85 Stat 688, 704; 43 U.S.C. 1610, 1613 (f) (1976), as reserved by the United States of America in the Patent of record to said land, as it affects that portion of said tract which was not within the former Tract D of Plat No. 77-294 or Tract C-1A of Plat No. 98-66;

SUBJECT TO terms and conditions contained in the Patent, and easements, reservations, restrictions, covenants, conditions, exceptions, rights-of-way, encumbrances, and other matters of record, if any.

DATED this 16th day of May, 2001.


Jim W. Lee


Mireya S. Lee

"Grantors"

Grantors' Address:
26643 White Spruce Drive
Eagle River, Alaska 99577

Return to
Grantees' Address:
P.O. Box 770691
Eagle River, Alaska 99577

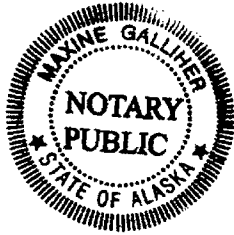
LAW OFFICES OF STANLEY AND SCHATZ, P.C.

GORDON F. SCHATZ
JAMES T. STANLEY
2909 Arctic Boulevard, Suite #103
Anchorage, Alaska 99503
Telephone: (907) 562-0990
Facsimile: (907) 562-0989

STATE OF ALASKA)
) ss.
Third Judicial District)

THIS IS TO CERTIFY that on this 16th day of May, 2001, before me, the undersigned, a Notary Public in and for Alaska, personally appeared Jim W. Lee and Mireya S. Lee, to me known and known to me to be the individuals named in and who executed the foregoing instrument and they acknowledged to me that they signed the same freely and voluntarily for the uses and purposes therein stated.

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



Maxine Gallier
NOTARY PUBLIC in and for Alaska
My Commission Expires: 12/29/04

LAW OFFICES OF STANLEY AND SCHATZ, P.C.

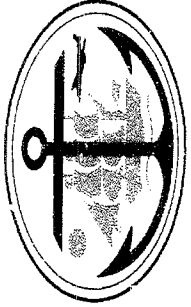
GORDON F. SCHATZ
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2909 Arctic Boulevard, Suite #103
Anchorage, Alaska 99503
Telephone: (907) 562-0990
Facsimile: (907) 562-0989

038325
ANCHORAGE
RECORDING DISTRICT

16 cc

2001 JUN -6 AM 8:54
REQUESTED BY LTC

Municipality of Anchorage



P.O. Box 190650
Anchorage, Alaska 99519-0650
Telephone: (907) 343-4309
Fax: (907) 343-4220
<http://www.ci.anchorage.ak.us>

George P. Wierch, Mayor

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

November 2, 2000

AFFIDAVIT

I signed plat 2000-82 for the Municipal Platting authority, that is the only change to the plat.

Handwritten signature of Jerry T. Weaver, Jr.

Jerry T. Weaver, Jr.
Municipal Platting Officer

2000-108

TRACT C-1A1

2541552 SQ. FT.
58.3 ACRES

W 329.70 (R)(M)
N00°15'34"E 329.68
(R)(M)

N89°58'41"W 329.51 (M)
N89°58'41"W 329.51 (77-294)

N89°58'41"W 531.81

TRACT D-1

218904.34 SQ. FT. 50' MEA ROW
5.03 ACRES
CENTERED ON
POWERLINE.
BK. 02954, PG. 559
NOT DEDICATED BY THIS PLAT

659.71
329.59
N00°17'03"E
329.59

S89°54'10"E 283.18

N00°21'30"W 330.29

N02°24'01"W
198.54

1257.40

N00°21'30"E

1320.26 (M)
1319.40 (84-287)

N00°21'30"E
N00°21'53"E

DIVIDED

SEWARD
CHARLICE SUB.
TRT. E
LS 6918
2000

TRACT E

137502.99 SQ. FT.
3.16 ACRES
454.57

N89°51'40"W 658.16

N89°51'40"W 1316.31

N89°51'40"W 658.16

L4

L1

L2

L3

L5

203.59

FND. 2 1/2" AL. MON.
FLUSH W/GRND.

OVERLOOK EST.

C-N
1/16 | L1
B1
3491-S
1984

EAGLE RIVER ROAD

ROOP ROAD

UNSUBDIVIDED

AREA DEDICATED
TO RIGHT OF WAY.

-287)

NOTES

- 1) THERE IS TO BE AUTOMATIC VACATION OF THE PUBLIC ROAD EASEMENT ACROSS TRACT C-1A1 AT SUCH TIME AS CONSTRUCTED DEDICATED STREETS ARE PROVIDED ACROSS THESE TRACTS.
- 2) A PUBLIC ROAD AND UTILITY ACCESS EASEMENT HAS BEEN GRANTED BY EKLUTNA, INC. ALONG THE UNPLATTED ROAD KNOWN AS ROOP ROAD WHERE IT INTERSECTS EAGLE RIVER ROAD AT APPROXIMATE MILE 7.7.(RECORDED ON JUNE 23, 1999, BOOK 3492, PAGE 144).
- 3) NO DWELLING UNITS ARE ALLOWED WITHIN THE HIGH HAZARD AVALANCHE AREA (RED ZONE), AS PER THE ANCHORAGE SNOW AVALANCHE ZONING ANALYSIS ON FILE WITH COMMUNITY PLANNING.
- 4) STRUCTURES BUILT WITHIN THE MODERATE HAZARD AREA (BLUE ZONE) OF THE AVALANCHE HAZARD MAP SHALL MEET THE PERFORMANCE CRITERIA IMPLEMENTING ANY MITAGATION MEASURES REQUIRED AS PER THE ANCHORAGE ZONING ANALYSIS ON FILE IN COMMUNITY PLANNING.