

## List of Attachments

**Address: 1731 Old Steese Hwy. N. – Fox Alaska**  
**Legal: Tax Lots 6, USMS 1643**

Please ensure all listed documents are attached.

Attachments as of 5/8/26 ( 51 pages )

MLS Data Sheet (bottom right corner dated 5/8/26)	3p.
Property Information Sheet	1p.
Rent Schedule as of 4/30/26	1p.
Deed (full legal description)	3p.
Area Map	1p.
Aerials	3p.
Borough – All Data Report	1p.
Borough – Print Out 4/23/26	3p.
Borough – Certified Details for 2026	10p.
Borough - Archived Field Card (Historic)	8p.
Zoning – GU-1 (General Use)	2p.
Utilities - Electric Usage	1p.
Utilities – Heating Oil	12p.
Lead Paint Addendum	2p.

If you are writing a Purchase Contract for the property, please sign and date below an acknowledgment of receipt of the above attachments.

Received all above.

_____	_____	_____	_____
Buyer	Date	Buyer	Date

To Sales Licensee: Please Read Carefully

Listing Broker does not require buyer acknowledged copies of all the documents.

Requested acknowledged documents include:

- This page (List of Attachments)
- Lead Paint Disclosure

Thank You,

Rich Kelley Realty

Office-Mobile-Text: 907-452-7424

E-Mail: rich@richkelleyrealty.com

**ALL FIELDS DETAIL**



**MLS #** 159911 **Lot Size** Over 10 ac  
**Class** COMMERCIAL **Approx. Sq. Ft.** 4,001-5,000  
 /INDUSTRIAL **Unit**  
**Type** OTHER/SEE **To Show** Listing Licensee Present  
 REMARKS  
**Area** RURAL FAIRBANKS  
**Asking Price** \$1,100,000  
**Address** 1731 OLD STEESE HIGHWAY N  
**Address 2**  
**City** Fairbanks  
**State** AK  
**Zip** 99712  
**Status** ACTIVE  
**Sale/Rent** For Sale  
**IDX Include** Y



**GENERAL**

<b>Syndicate to Websites</b>	Yes	<b>VOW Address</b>	Yes
<b>VOW Comment</b>	No	<b>VOW AVM</b>	No
<b>Type of Service</b>	Full Service	<b># of Parking Spaces</b>	100
<b>Restrooms</b>	7.00	<b>Licensee</b>	Rich J Kelley - OFFICE: 907-452-7424
<b>List Team</b>		<b>Listing Office 1</b>	RICH KELLEY REALTY - Cell: 907-452-7424
<b>Listing Licensee 2</b>		<b>Listing Office 2</b>	
<b>Subd. Township/Range</b>	USMS 1643	<b>Lot (Tax Lot)</b>	Tax Lot 6
<b>Block (Section)</b>	none	<b>MLS Input Date</b>	4/28/2026
<b>Expiration Date</b>	8/22/2026	<b>Owner</b>	McQuade
<b>Owner Phone</b>		<b>Year Built</b>	1960
<b>Zoning</b>	General Use District - 1	<b>Zoning Overlay</b>	none
<b>Lot Sq. Ft.</b>	2,478,564	<b>Building Sq. Ft.</b>	4744
<b># of Acres</b>	56.900000	<b>CCRs Y/N</b>	No
<b>Sign Y/N</b>	Yes	<b>Annual Gross Income</b>	48000
<b>Annual Expenses</b>		<b>Annual Net Op Income</b>	
<b>APOD Y/N</b>		<b>No. Living Units</b>	
<b>Off Market Date</b>		<b>Search By Map</b>	
<b>Tax ID</b>		<b>Update Date</b>	5/8/2026
<b>Status Date</b>	4/28/2026	<b>HotSheet Date</b>	4/28/2026
<b>Price Date</b>	4/28/2026	<b>Input Date</b>	4/28/2026 2:41 PM
<b>Land Status</b>	Fee Simple	<b>Associated Document Count</b>	1
<b>Original Price</b>	\$1,100,000	<b>Cumulative DOM</b>	11
<b>Client Hit Count</b>	4	<b>Agent Hit Count</b>	40
<b>Directions</b>	North on Steese Expressway to L. @Goldstream, L@ Old Steese, go about half mile then R into drive just past Beistline Lane.	<b>Days On Market</b>	11
<b>Price Per SQFT</b>	\$231.87	<b>Owner Continued</b>	
<b>Tax Parcel Continued A</b>		<b>Tax Parcel Continued B</b>	
<b>Tax Parcel Continued C</b>		<b>Geocode Quality</b>	Exact Match
<b>Picture Count</b>	37	<b>Sold Price Per SQFT</b>	
<b>Input Date</b>	4/28/2026 2:41 PM	<b>Update Date</b>	5/8/2026 6:54 PM
<b>Unique Property Identifier</b>		<b>RESO Universal Property Identifier</b>	
<b>Floor Plans Count</b>	0	<b>Floor Plans Update Date</b>	

**FEATURES**

<b>TYPE OF PROPERTY</b>	<b>FRONTAGE</b>	<b>UTILITIES</b>	<b>TERMS</b>
Building	Steese Highway	Septic	Cash/Refinance
Industrial	<b>HEATING</b>	<b>MISCELLANEOUS</b>	<b>SHOWING INSTRUCTIONS</b>
Multi-Purpose	FORCED AIR	Living Quarters	Appointment Only
Other/See Remarks	MONITOR/TOYO	Inside Storage	Listing Licensee to Accom
<b>TYPE OF BUSINESS</b>	<b>FUEL SOURCE</b>	Outside Storage	Use BrokerBay
Other/See Remarks	Oil		Other/See Remarks

**FEATURES**

Multi-purpose

**FINANCIAL**

**Incentives**

Mill Rate 14.861  
Tax Parcel 384151  
HOA Dues/Mo. 0  
Min. Earnest Money 10000  
Short Sale (Y/N) No

**Taxes**

6443

**Internet Y/N**

**FNSB Map #**

**Assessments Y/N/UNK** Unknown

**Possession** Record

**REO (Y/N)** No

**SOLD STATUS**

**How Sold**

**Recording Date**

**Selling Licensee 1**

**Selling Office 1**

**Selling Licensee 2**

**Selling Office 3**

**Contract Date**

**Sold Price**

**Sell Team**

**Selling Office 2**

**Selling Licensee 3**

**Additional Comments**

**REMARKS**

**Remarks** This listing is submitted under "COMMERCIAL" due to the potential for further mining or staging location amongst other possible uses. 7 living units clustered in the north corner within 56.9 acres. The structure with the large 2nd story deck is a duplex consisting of 2 Bdrms / 1Bath on each level. Could easily be a 4 Bedroom / 2 Bath Single Family Home. Other 5 cabins are rented at \$800 per month. Apparent past use for this property was mining. Photos taken after the aerial & map were taken in May, 2023.

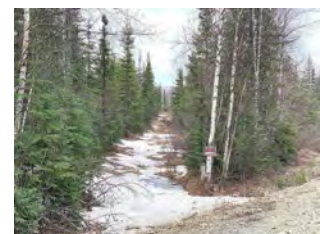
**ADDENDUM**

**Addendum** Please allow 48 hours notice for showing. In initial viewing, the main structure and 2 cabins and/or anything else easily available shall be shown. If further interest, the remainder can be shown at a future time. Listing Licensee will accompany. Property Data under "Features" reflect the main house / duplex only. If schools are important, please independently verify.

**SHOWINGASSIST INSTRUCTION**

**ShowingAssist Instruction** Either call or use Broker Bay to set appointment. Requires 48 hours notice. On initial visit will show main house/duplex, several cabin and whatever else is available. If further interest, the remaining rented units to be shown at a later date. Licensee to accompany.

**ADDITIONAL PICTURES**





**DISCLAIMER**

This information is not guaranteed. Interested parties are advised to independently verify this information through personal inspection or with appropriate professionals.

## PROPERTY INFORMATION SHEET

**Address:** 1731 Old Steese Highway, N., Fairbanks AK. **Date** Apr-26

**Legal:** TL 6 ,- USMS 1643 - Borough Tax # 384151

*Metes & Bounds Description in the Deed*

**Price** \$ 1,100,000

		<b>Amenities</b>	<b>Garage</b>	
<b>House or</b>	<u>2,262 sq.ft</u>	4 - 2 - 2	<u>896 sq.ft</u>	
<b>As Duplex</b>	<u>1,268 sq.ft</u>	2/1/1	<u>896 sq.ft.</u>	Owner Occupied
<b>Up</b>				Vacant
<b>Dn</b>	<u>994 sq.ft.</u>	2/1/0		

**Shop / Storage** 2,432 sq.ft. **Rent** Currently provides snow removal along with marginal rent of \$525.

**Dry Cabin** 320 sq.ft **Dry Cabin** None **Vacant** was \$600  
**Gambrel Roof**

**White House** 672 sq.ft **unknown** None \$800  
*Note: Tenant pays Electric & Water - Owner pays heating oil*

**Cabins X 4** 384 sq.ft. **unknown** None **X 4** \$800  
**w/porches** 64 sq.ft *Note: Tenant pays Electric & Water - Owner pays heating oil*

**Lot Size** 56.9 Acres **Contour** Mixed **Vegetation** Sporadic Birch  
**View** Local Hills **Water Front** Small pools & drainage ditches & Black Spruce

**Zoning** GU-1 **Covenants** None **Assessments** Unknown  
**Mill Rate** 25= 14.861 **Taxes** 26= \$ 6,600 ish **Assessed \$** 26= \$ 429,369  
**Road Service** State **Road Surface** Paved **Fire Service** Borough

**Elem School** Weller **Jr. High** Tanana **High School** Lathrop

**TYPICAL FINANCING FOR THIS PROPERTY:** In-House Bank or potential Multi-Family if subdivided.

**COMMENTS:** 8 structures located in a cluster/compound at the north end of Tax Lot 6  
 Apparent past use was mining.

**Rich Kelley Realty 2501 Riverview Dr. Fairbanks Alaska 99709**

WORK / CELL / TEXT 907-452-7424

[rich@richkelleyrealty.com](mailto:rich@richkelleyrealty.com)

Rent Schedule

1731 Old Steese N. As of 4/30/26

	Type	Rent		
1	Duplex apt 1		Owner Occupied	
2	Duplex apt 2		Vacant	When/If rented, owner pays Electric, Water, and Heat
3	Shop	\$525	Plus snow plow	Tenant pays elec & oil - pays owner for electric - No Water
4	A-Frame		Vacant	Dry Cabin - Past Renter Paid Elec & Oil - No Water
5	White House #1	\$800		Tenant Pays Elec & Water - Owner Pays Heating Oil
6	Cabin #2	\$800		Tenant Pays Elec & Water - Owner Pays Heating Oil
7	Cabin #3	\$800		Tenant Pays Elec & Water - Owner Pays Heating Oil
8	Cabin #4	\$800		Tenant Pays Elec & Water - Owner Pays Heating Oil
9	Cabin #5	\$800		Tenant Pays Elec & Water - Owner Pays Heating Oil
	<b>TOTAL</b>	<b>\$4,525</b>		

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2013-014767-0

Recording District 401 Fairbanks  
08/12/2013 01:07 PM Page 1 of 4



**STATUTORY WARRANTY DEED**

Grantor, Patricia J. McQuade, of 1731 Old Steese Highway North, Fairbanks, Alaska 99712, individually and as the surviving spouse of Alan M. McQuade (copy of Death Certificate attached), for good and valuable consideration received, conveys and warrants to Grantee, Patricia J. McQuade, of 1731 Old Steese Highway North, Fairbanks, Alaska 99712, the following described real estate located in the Fairbanks Recording District, Fourth Judicial District, State of Alaska:

**PARCEL I:**

That portion of Owl Association Claim Placer designated on U.S. Mineral Survey No. 1643, Fairbanks Meridian, State of Alaska, being more particularly described in that certain patent from the United States of America to Fairbanks Exploration Company dated June 27, 1934 and recorded July 31, 1934, as follows:

COMMENCING at U.S. Mineral Survey Corner No. 6 of said Owl Association Claim from whence the 1/4 corner common to Sections 12, T.1 N., R.1 W. and 7, T.1 N., R.1 E., F.B. & M. bears South 80°54' West 320.70 feet; thence North 44°54' West 3730 feet to a point on the claim line between U.S. Mineral Survey Corner No. 6 and No. 7 of said claim, the TRUE POINT OF BEGINNING of this description also described as the point of beginning in that certain conveyance recorded May 21, 1971 at Book 257, Page 198, to James L. Dodson; thence North 43°12'21" East 650.29 feet along the Southeasternmost boundary of said conveyance, to the Northeasternmost corner of said conveyance; thence North 44°50'56" West 267.87 feet along the Northeasternmost boundary of said conveyance, to Corner No. 8 of the Owl Association Claim; thence North 70°47'16" West 75.62 feet along the claim line between Corners 8 and 9 common to No. 2 Above Discovery U.S. Mineral Survey 851 to Corner No. 9 of the Owl Association Claim; thence North 39°51'03" East along the claim line between Corners 9 and 10 of the Owl Association claim, common to the Byrne Fraction, U.S. Mineral Survey 1964, to an intersection with the apparent centerline of the Old Steese Highway; thence South 41°27'25" East 2292.19 feet along the apparent centerline of said

highway to a point of curvature; thence along a curve to the right, delta = 34°39'58", radius = 1416.83 feet a distance of 857.24 feet to a point of tangency on the apparent centerline of said highway; thence South 6°47'27" East 644.29 feet along the apparent centerline of the Old Steese Highway to an intersection with the Northeasterly extension of the Northernmost right-of-way limit of Skyridge Drive; thence South 63°01'33" West 264.46 feet to an intersection with the claim line between Corners 6 and 7 of the Owl Association Claim; thence North 44°54' West 3102.89 feet along the Owl Association Claim line between Corners 6 and 7, common to the Bobcat Association claim, U.S. Mineral Survey 1699, to the TRUE POINT OF BEGINNING.

EXCEPTING therefrom any veins or lodes of quartz or other rock in place bearing gold, silver, cinnabar, lead, tin, copper or other valuable deposits within the land above described which may have been discovered or known to exist prior to June 27, 1934.

SUBJECT to all covenants, conditions, restrictions, easements and reservations of record, including those in the U.S. patent and any rights created by law, including section line easements and any rights of proprietors of intersecting lode claims on nearby properties.

PARCEL II:

The East Half (E ½) of the East Half (E ½) of the West Half (W ½) of the Northeast Quarter (NE ¼) of Section Ten (10), Township Eleven South, Range Eleven East, Fairbanks Meridian; EXCEPTING THEREFROM, the North 660 feet thereof.

Together With, the right of use in common with Edward O. Milam, his heirs and assigns, as an appurtenance to the herein conveyed real estate, of the aircraft landing strip lying within and running the length of the W1/2 of E1/2 of W1/2 of E1/2 of said Section, such usage by the Patricia J. McQuade, and her successors in interest, to be at her own risk, however, and without duty on the part of the Edward O. Milam, his heirs and assigns, to repair or maintain said landing strip.

SUBJECT TO a perpetual easement for roadway and utility purposes over and upon the East 25 feet of the herein conveyed real estate, the same to be utilized for such purposes in common with Patricia J. McQuade, and her successors in interest.

Subject to all patent reservations, restrictions, easements, covenants, and encumbrances of record.



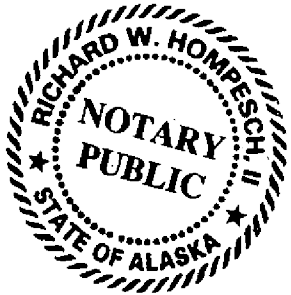
DATED this 5<sup>th</sup> day of August, 2013.

*Patricia J. McQuade*  
Patricia J. McQuade, individually and as the  
surviving spouse of Alan M. McQuade

STATE OF ALASKA                    )  
  )ss.  
FOURTH JUDICIAL DISTRICT    )

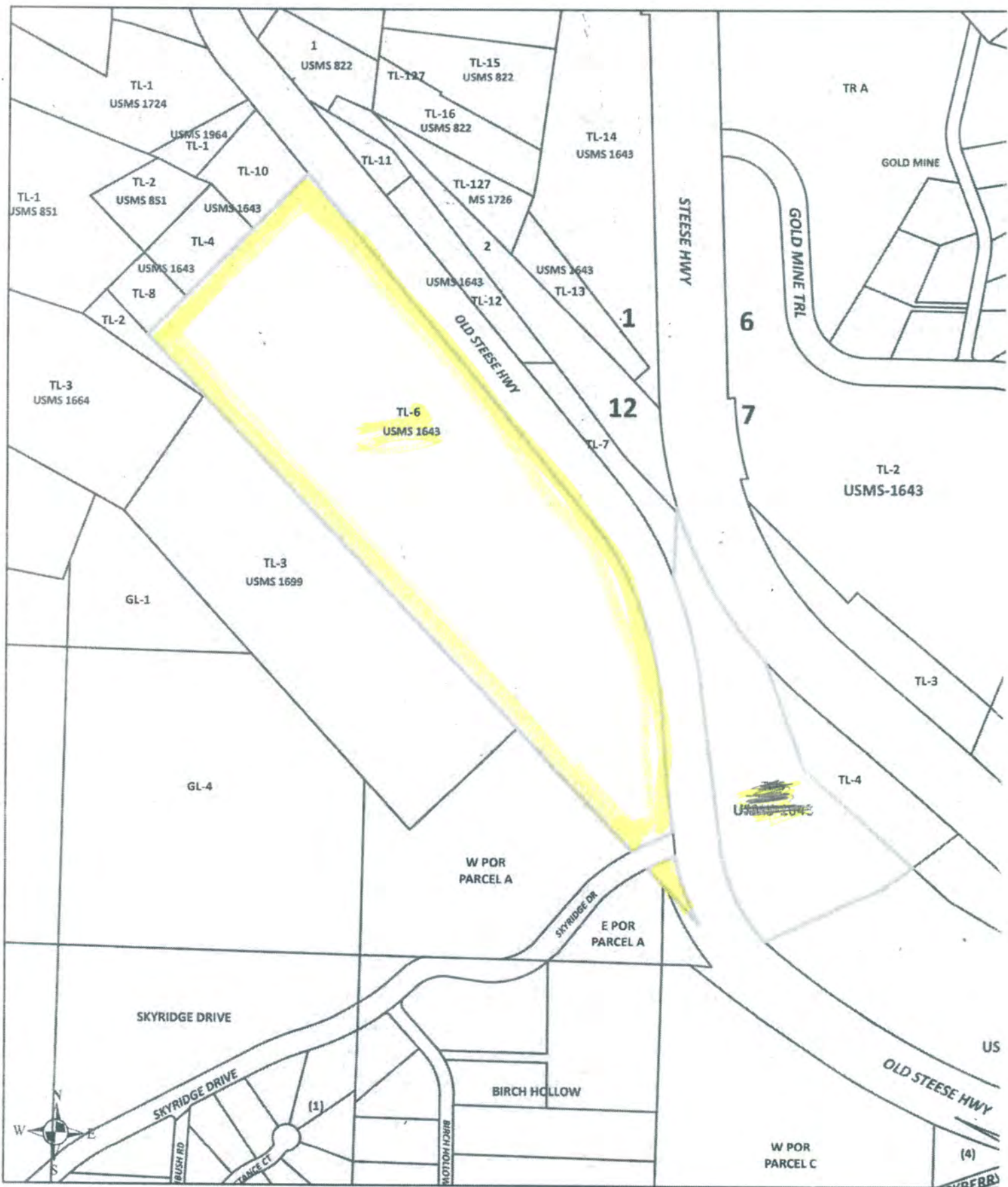
THIS IS TO CERTIFY that on this 5<sup>th</sup> day of August, 2013, before me, the undersigned Notary Public in and for Alaska, duly commissioned and sworn, personally appeared Patricia J. McQuade, individually and as the surviving spouse of Alan M. McQuade, known to me and to me known to be the individual who signed the foregoing, and acknowledged to me that the same was signed freely and voluntarily, for the uses and purposes therein specified.

WITNESS my hand and notarial seal the day and year first hereinabove written.



*Richard W. Hompesch II*  
Notary Public in and for Alaska  
My Commission Expires: 5/28/2017

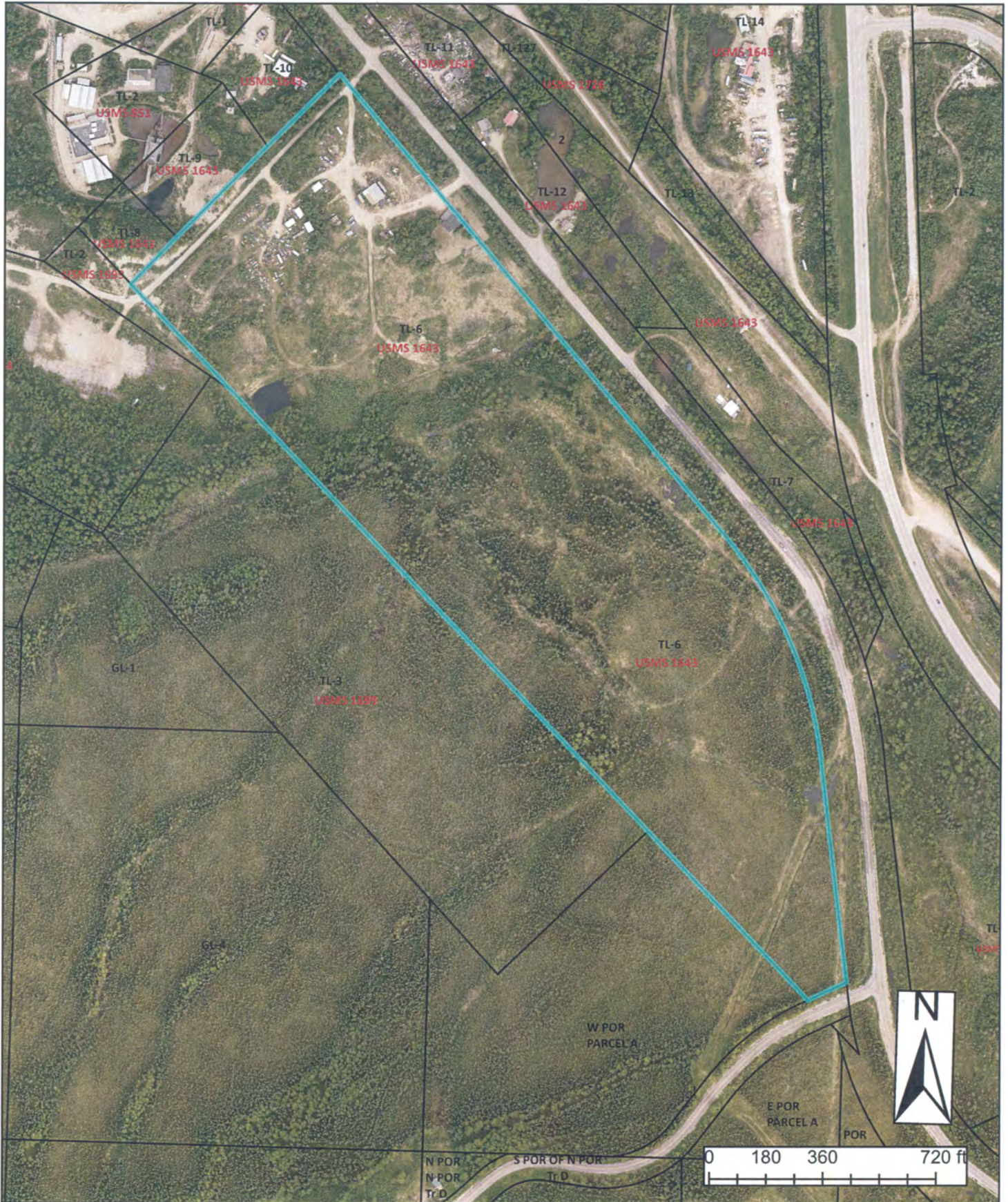
**Record in Fairbanks Recording  
District and Return to:**  
Patricia J. McQuade  
1731 Old Steese Highway North  
Fairbanks, Alaska 99712





# Fairbanks North Star Borough

PAN# 0384151  
Printed On: 05/08/2026





BYRNE  
FRACTION

TL-11

USMS 1643

TL-8  
USMS 1643

TL-2

USMS 851

TL-9

USMS 1643

BEISTLINE LN

OLD STEESE HWYN

OWL ASSOC.

TL-8

USMS 1643

TL-6

USMS 1643

OWL ASSOC.

99

2

6

5

0 0.02 0.04 0.08 Miles

USMS 1643  
OWL ASSOC

12

7

TL-7

USMS 1643

TL-6

USMS 1643  
OWL ASSOC

500

OLD STEESE HWY

TL  
USM  
POR OW

W POR  
PARCEL A

SKYRIDGE DR

E POR  
PARCEL A

POR  
PARCEL A



# Fairbanks North Star Borough All Data Report

PAN# 0384151  
Printed On: 05/08/2026



## Property Details for PAN: 0384151

THIS IS A PARENT PROPERTY! DATA MAY BE OUT OF DATE OR INCOMPLETE. CONSIDER RUNNING REPORTS ON CHILD PROPERTIES.

PROPERTY DESCRIPTION: USMS 1643, Block: Lot: 06&  
 OWNER NAME: MCQUADE, PATRICIA J  
 FISH, DANIEL E  
 FISH, TIMOTHY G  
 BILLING ADDRESS:  
 1731 OLD STEESE  
 FAIRBANKS, AK 99712  
 STREET ADDRESS: 1731 OLD STEESE HWY N  
 ESTIMATED PARCEL SIZE: 56 Acres  
 PRIMARY USE: Multi-Family  
 FLOOD ZONES: X: 100%  
 ZONING: General Use-1: 100%  
 COMPREHENSIVE PLAN DESIGNATION:  
 HIGH MINERAL POTENTIAL: 18%  
 OUTSKIRT AREA: 82%  
 OUTSKIRT BOUNDARY: 100%  
 LOCAL SCHOOL INFORMATION:  
 Elementary School - WELLER  
 Middle School - TANANA MIDDLE  
 High School - LATHROP  
 ROAD SERVICE AREA (GIS):  
 No road service area found.  
 STRUCTURES/IMPROVEMENTS:  
 Building Number 1: Duplex  
 Building Number 2: Wood, Open Steel  
 Building Number 3: Rental Cabin, Wet  
 Building Number 4: Rental Cabin, Wet  
 Building Number 5: Rental Cabin, Wet  
 Building Number 6: Rental Cabin, Wet  
 Building Number 7: Rental Cabin, Wet  
 Building Number 8: Rental Cabin, Dry  
 Secondary Number : Gazebo  
 MILLAGE GROUP: Steese Volunteer Fire Service Area [0937]  
 PLAT NUMBER: nothing (none)  
 COMMUNITY PLANNING PERMITS:  
 No permits found.  
 ASSESSMENT HISTORY:  

Year	Land	Improvements	Total
2025	\$113,800.00	\$319,734.00	\$433,534.00
2024	\$113,800.00	\$313,860.00	\$427,660.00
2023	\$113,800.00	\$288,979.00	\$402,779.00
2022	\$113,800.00	\$267,898.00	\$381,698.00
2021	\$113,800.00	\$239,542.00	\$353,342.00

 PROPERTY SEARCH URL:  
<https://propertysearch.fnsb.gov/property/384151>  
 CHILD PANS:  
 626541 626541

Primary Photograph: 0384151\_08\_2023\_00.jpg



## SUMMARY

<b>PAN</b>	<b>Physical Description</b>	<b>Neighborhood</b>	<b>Fire Service Area</b>
384151	TL 6 USMS 1643 A PORTION OF OWL ASSOCIATION CLAIM USMS 1643-FKA TL 134 1N 1W PREVIOUSLY ASSESSED AS TL-134 SEC 1 T1N-R1W OUT OF TL-126 SEC 1 T1N-R1W	0701 - Fox	STEESE VOL FIRE S A
<b>Property Class</b>	<b>Tax Status</b>		<b>Business</b>
Multi-Family	TAXABLE		(CC61R2) Old Steese
<b>Land Area</b>	<b>Millage Group</b>	<b>Millage Rate (2025)</b>	
1 - 56.9 Acres	0937 - Steese Volunteer Fire Service Area	14.861	
<b>Street Address</b>	<b>Billing Address</b>	<b>Child Properties</b>	<b>Parent Properties</b>
1731 OLD STEESE HWY	1731 OLD STEESE HWY N FAIRBANKS AK 99712-1014	626541, 626541	none

## ZONING

### COMMUNITY PLANNING ZONES

Zone	Description	Acres	Overlap %
GU-1	General Use-1	54.89	100.00

### FLOOD ZONES

Zone	Acres	Overlap %
X	54.89	100.00

## STRUCTURES

Year Built	Description	Architecture	Category			
1960	Duplex	Standard 02	Residential			
Section ID	Footprint	Stories	Perimeter	Interior Description	Wall Type	Amenities
1	994	1	150	Secondary L.A.	2x4 STD Siding	qty: 2 3-Fix. Bath_SFR
2	1268	1	164	Main Area	2x4 STD Siding	
Section ID	Footprint	Description				
1	1002	Deck				
3	986	Attached Gar. (C)				
Year Built	Description	Architecture	Category			
1983	Wood, Open Steel	Commercial Standard	Commercial			
Section ID	Footprint	Stories	Perimeter	Interior Description	Wall Type	Amenities
1	768	1	80	Storage Gar.	Wood Frame,Plywd. Ex	qty: 1 3-Fix. Bath_SFR
1	1536	1	112	Storage Gar.	Wood Frame,Plywd. Ex	
2	216	1	60	Storage Gar.	Wood Frame,Plywd. Ex	
Year Built	Description	Architecture	Category			
1965	Rental Cabin, Wet	Ranch 11	Residential			
Section ID	Footprint	Stories	Perimeter	Interior Description	Wall Type	Amenities
1	672	1	104	Main Area	2x4 STD Siding	

Year Built	Description			Architecture	Category
Section ID	Footprint			Description	
2	160			Open Por Finished	
Year Built	Description			Architecture	Category
2000	Rental Cabin, Wet			Ranch 11	Residential
Section ID	Footprint	Stories	Perimeter	Interior Description	Wall Type
1	384	1	80	Main Area	2x4 STD Siding
Section ID	Footprint			Description	
2	64			Open Por Finished	
Year Built	Description			Architecture	Category
2000	Rental Cabin, Wet			Ranch 11	Residential
Section ID	Footprint	Stories	Perimeter	Interior Description	Wall Type
1	384	1	80	Main Area	2x4 STD Siding
Section ID	Footprint			Description	
2	64			Open Por Finished	
Year Built	Description			Architecture	Category
2000	Rental Cabin, Wet			Standard 02	Residential
Section ID	Footprint	Stories	Perimeter	Interior Description	Wall Type
1	384	1	80	Main Area	2x4 STD Siding
Section ID	Footprint			Description	
2	64			Open Por Finished	
Year Built	Description			Architecture	Category
2000	Rental Cabin, Wet			Ranch 11	Residential
Section ID	Footprint	Stories	Perimeter	Interior Description	Wall Type
1	384	1	80	Main Area	2x4 STD Siding
Section ID	Footprint			Description	
2	64			Open Por Finished	
Year Built	Description			Architecture	Category
1970	Rental Cabin, Dry			A-Frame 03	Residential
Section ID	Footprint	Stories	Perimeter	Interior Description	Wall Type
1	320	1	72	Main Area	2x4 STD Siding
Section ID	Footprint			Description	
1	112			Open Por Finished	

## DOCUMENTS

Description	Record Date	Book	Page	Instrument
Utility Easement	2017-05-24			2017-007981-0
Utility Easement	2017-05-24			2017-007982-0
Utility Easement	2017-05-24			2017-007983-0
Revocable Transfer on Death Deed	2014-08-06			2014-011020-0
Quitclaim Deed	2013-08-12			2013-014767-0

## ASSESSMENT HISTORY

Year	Land	Improvement Value	Full Value Total
2025	\$113,800.00	\$319,734.00	\$433,534.00
2024	\$113,800.00	\$313,860.00	\$427,660.00
2023	\$113,800.00	\$288,979.00	\$402,779.00

Year	Land	Improvement Value	Full Value Total
2022	\$113,800.00	\$267,898.00	\$381,698.00
2021	\$113,800.00	\$239,542.00	\$353,342.00

#### EXEMPTIONS

Tax Year	Exemption Type	Exemption Amount
2026	This list only shows exemptions for certified tax rolls. Certification happens on June 1st. To check the status of any submitted exemptions for the upcoming tax roll, call the assessing department at (907) 459-1428.	
2025	BOROUGH RESIDENTIAL EXEMPTION	\$50,000.00
	SENIOR CITIZEN EXEMPTION	\$115,122.00
2024	BOROUGH RESIDENTIAL EXEMPTION	\$50,000.00
	SENIOR CITIZEN EXEMPTION	\$113,573.00
2023	BOROUGH RESIDENTIAL EXEMPTION	\$50,000.00

#### TAX HISTORY

Year	Tax Levied	State Exemptions	Interest	Penalty	Fees	Total Due	Total Paid	Net Due
2025	\$5,780.06	\$1,710.84	\$0.00	\$0.00	\$0.00	\$4,069.22	\$4,069.22	\$0.00
2024	\$5,673.78	\$1,682.02	\$0.00	\$0.00	\$0.00	\$3,991.76	\$3,991.76	\$0.00
2023	\$5,233.52	\$1,563.58	\$0.00	\$0.00	\$0.00	\$3,669.94	\$3,669.94	\$0.00
2022	\$5,524.90	\$1,665.62	\$0.42	\$19.30	\$0.00	\$3,879.00	\$3,879.00	\$0.00
2021	\$5,580.56	\$1,703.52	\$0.00	\$0.00	\$0.00	\$3,877.04	\$3,877.04	\$0.00

**Billing Address** Owner Changed On: 7/3/2013  
MCQUADE PATRICIA J  
1731 OLD STEESE HWY N  
FAIRBANKS AK 99712 1014

Address Changed On: 7/3/2013



06& USMS 1643 : 0384151

Pre-Certified 2026

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Primary Struct(s)

Qualifiers							
#	Cat	Sub-Cat	Arch	QG	Yr-Built	Eff-Yr	PHYS
1	R	R2/Duple	02/Standard	400	1960	1965	45%

Additional Obsolescence

Functional	15%
Substandard Utility Base	10%

Multiplicative Summation 58%

Net Value: 125,442

Primary Sections

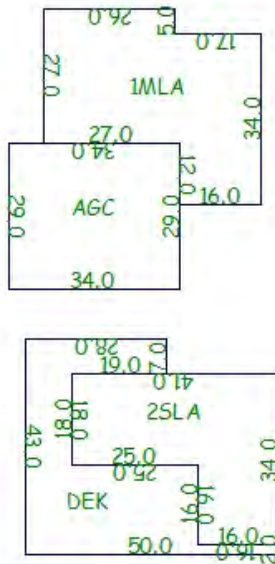
Interior	FP	Stories	W. Ht.	Wall Type	Perimeter	Deviation	Value
Secondary L.A.	994	1	8	2x4 STD Siding	150	100%	49,869
Main Area	1,268	1	8	2x4 STD Siding	164	100%	74,904
Total SQ FT: 2,262							124,773

Secondary Sections

Finish Type	FP	Base Sum	Deviation	Value
Deck	1,002	6.50	100%	6,513
Attached Gar. (C)	986	25.00	100%	24,650
Total SQ FT: 1,988				31,163

Amenities

Amenities	Quantity	Base Rate	Deviation	Value
3-Fix. Bath_SFR	2	2,000.00	100%	4,000
				4,000



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Qualifiers							
#	Cat	Sub-Cat	Arch	QG	Yr-Built	Eff-Yr	PHYS
2	C	D/Wood, CStd/Comme		200	1983	1965	53%

Additional Obsolescence

Multiplicative Summation 53%

Net Value: 24,798

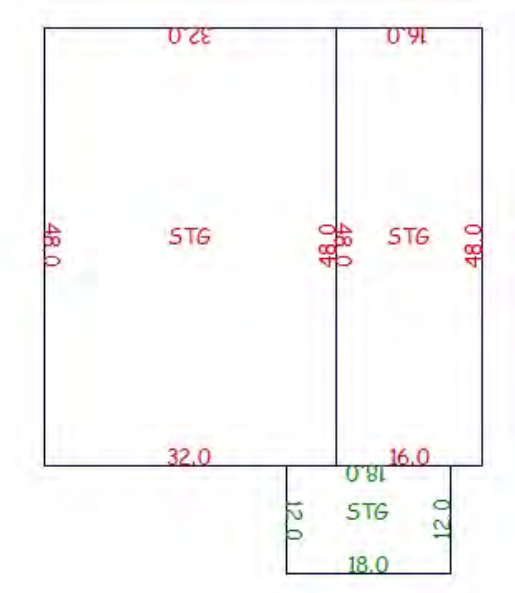
Primary Sections							
Interior	FP	Stories	W. Ht.	Wall Type	Perimeter	Deviation	Value
Storage Gar.	768	1	8	Wood Frame,Plywd. Ex	80	100%	6,694
Storage Gar.	1,536	1	14	Wood Frame,Plywd. Ex	112	100%	15,088
Storage Gar.	216	1	8	Wood Frame,Plywd. Ex	60	100%	3,653
Total SQ FT:		2,520					25,435

Secondary Sections

Finish Type	FP	Base Sum	Deviation	Value
Total SQ FT:				

Amenities

Amenities	Quantity	Base Rate	Deviation	Value
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Qualifiers								
#	Cat	Sub-Cat	Arch	QG	Yr-Built	Eff-Yr	PHYS	
3	R	RCW/Re	11/Ranch 11	375	1965	1965	59%	

Additional Obsolescence

Multiplicative Summation 59%

Net Value: 24,676

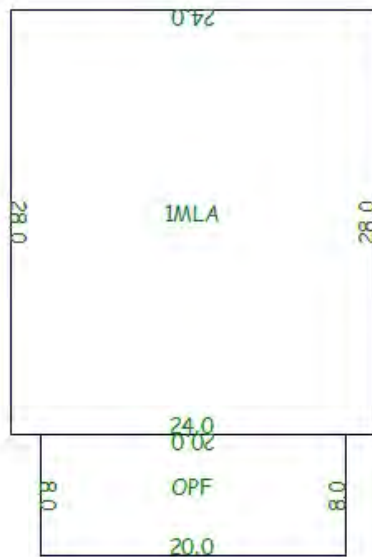
Primary Sections							
Interior	FP	Stories	W. Ht.	Wall Type	Perimeter	Deviation	Value
Main Area	672	1	8	2x4 STD Siding	104	100%	41,952
Total SQ FT:		672					41,952

Secondary Sections

Finish Type	FP	Base Sum	Deviation	Value
Open Por Finished	160	16.00	100%	2,560
Total SQ FT:		160	2,560	

Amenities

Amenities	Quantity	Base Rate	Deviation	Value
3-Fix. Bath_SFR	1	2,000.00	100%	2,000
				2,000



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Qualifiers								
#	Cat	Sub-Cat	Arch	QG	Yr-Built	Eff-Yr	PHYS	
4	R	RCW/Re	11/Ranch 11	375	2000	2000	18%	

Additional Obsolescence

Multiplicative Summation 18%

Net Value: 33,166

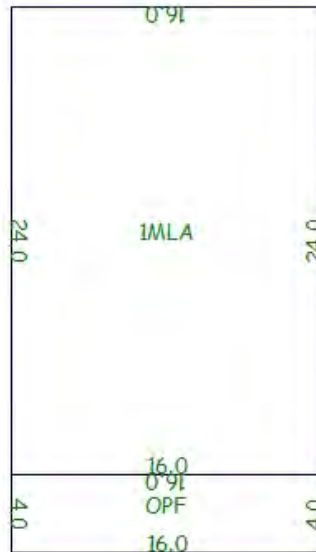
Primary Sections								
Interior	FP	Stories	W. Ht.	Wall Type	Perimeter	Deviation	Value	
Main Area	384	1	8	2x4 STD Siding	80	100%	26,688	
Total SQ FT:		384						26,688

Secondary Sections

Finish Type	FP	Base Sum	Deviation	Value
Open Por Finished	64	16.00	100%	1,024
Total SQ FT:		64		1,024

Amenities

Amenities	Quantity	Base Rate	Deviation	Value
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Qualifiers								
#	Cat	Sub-Cat	Arch	QG	Yr-Built	Eff-Yr	PHYS	
5	R	RCW/Re	11/Ranch 11	375	2000	2000	18%	

Additional Obsolescence

Multiplicative Summation 18%

Net Value: 33,166

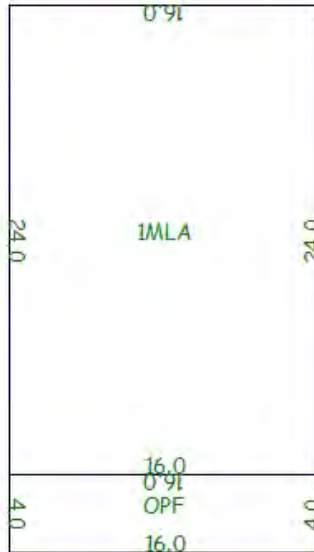
Primary Sections								
Interior	FP	Stories	W. Ht.	Wall Type	Perimeter	Deviation	Value	
Main Area	384	1	8	2x4 STD Siding	80	100%	26,688	
Total SQ FT:		384						26,688

Secondary Sections

Finish Type	FP	Base Sum	Deviation	Value
Open Por Finished	64	16.00	100%	1,024
Total SQ FT:		64		1,024

Amenities

Amenities	Quantity	Base Rate	Deviation	Value
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Qualifiers								
#	Cat	Sub-Cat	Arch	QG	Yr-Built	Eff-Yr	PHYS	
6	R	RCW/Re	02/Standard	375	2000	2000	18%	

Additional Obsolescence

Multiplicative Summation 18%

Net Value: 32,907

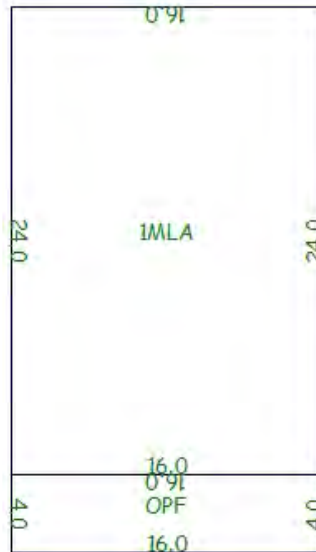
Primary Sections								
Interior	FP	Stories	W. Ht.	Wall Type	Perimeter	Deviation	Value	
Main Area	384	1	8	2x4 STD Siding	80	100%	26,688	
Total SQ FT:		384						26,688

Secondary Sections

Finish Type	FP	Base Sum	Deviation	Value
Open Por Finished	64	16.00	100%	1,024
Total SQ FT:		64		1,024

Amenities

Amenities	Quantity	Base Rate	Deviation	Value
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Qualifiers								
#	Cat	Sub-Cat	Arch	QG	Yr-Built	Eff-Yr	PHYS	
7	R	RCW/Re	11/Ranch 11	375	2000	2000	18%	

Additional Obsolescence

Multiplicative Summation 18%

Net Value: 33,166

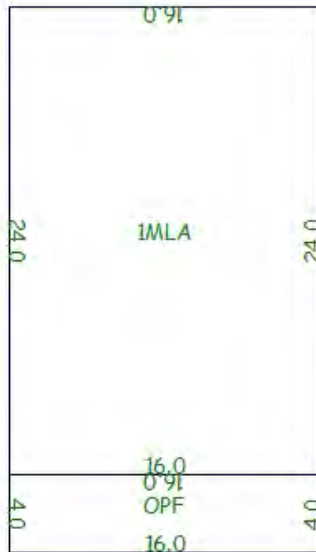
Primary Sections								
Interior	FP	Stories	W. Ht.	Wall Type	Perimeter	Deviation	Value	
Main Area	384	1	8	2x4 STD Siding	80	100%	26,688	
Total SQ FT:		384						26,688

Secondary Sections

Finish Type	FP	Base Sum	Deviation	Value
Open Por Finished	64	16.00	100%	1,024
Total SQ FT:		64	1,024	

Amenities

Amenities	Quantity	Base Rate	Deviation	Value
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Qualifiers							
#	Cat	Sub-Cat	Arch	QG	Yr-Built	Eff-Yr	PHYS
8	R	RCD/Re	03/A-Frame	350	1970	1970	53%

Additional Obsolescence

Multiplicative Summation 53%

Net Value: 7,260

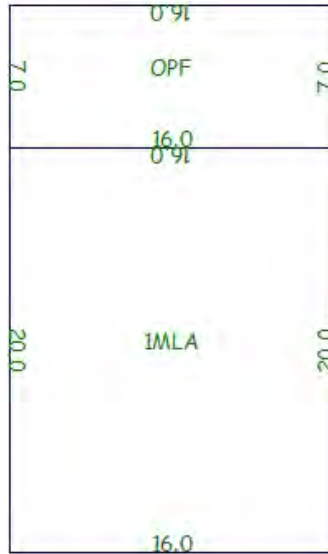
Primary Sections								
Interior	FP	Stories	W. Ht.	Wall Type	Perimeter	Deviation	Value	
Main Area	320	1	8	2x4 STD Siding	72	100%	22,944	
Total SQ FT:		320						22,944

Secondary Sections

Finish Type	FP	Base Sum	Deviation	Value	
Open Por Finished	112	16.00	100%	1,792	
Total SQ FT:		112			1,792

Amenities

Amenities	Quantity	Base Rate	Deviation	Value
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General

Neighborhood: Fox Mill Rate: 14.8610 Tax Roll 1  
 Valuation Method: Cost Land: 113,800 Imprvts: 315,569 Total: 429,369

5/7/2025 : DJ : 33	8/3/2023 : KDA : 31	8/3/2023 : KDA : 35
8/3/2023 : KDA : 33	8/3/2023 : KDA : 34	8/3/2023 : KDA : 34

Land

#	Class	Quantity/Units	Rate	Adj	Net Rate	Value
1	GR01	56.9 AC	10000.0000	20%	2,000.00	113,800

Improvements

ID	Description	Qty	BRate	Qty	NRate	Year	Net Good	Adjstmnt	Value
	Gazebo	130	12.00	3	7.60	2015	63.3%	100.0%	988
									<b>988</b>

Non-Standard Imprvts

Description	Qty	BRate	Depr Rate	Year	Net Good	Value
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Owner M<sup>E</sup> QUADE, ALAN M + PATRICIA J Business: 0384151  
 Mailing Address PO Box 73598 FORT AK 99207 Property Address 1731 Old Steese Highway

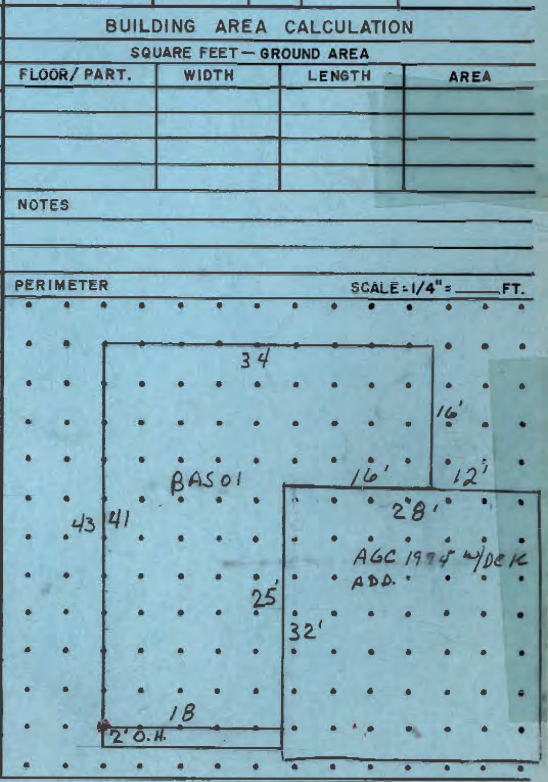
TL 6  
USMS 1643

Permits	Date Built <u>1983</u>	Reproduction
		Sq. ft. cost

BUILDING TYPE AND USE	FRAME	INTERIOR (CONTINUED)	PLUMBING	
CATEGORY <u>R1</u>	WALLS <u>2x6</u>	NO. BED-RM'S.	TUBS <u>    </u> W/SHOWER <u>    </u>	
STORIES <u>2</u>	FLOORS <u>2x10</u>	NO. BATH RM'S.	TOILETS <u>    </u>	
ATTIC FIN. <u>    </u>	ROOF <u>2x6</u>	CEILING HGT.	BASINS <u>    </u>	
BASEMENT <u>    </u>	CEILING <u>    </u>	BASEMENT	SHOWER STALLS <u>    </u>	
FRAME <input checked="" type="checkbox"/>	EXTERIOR <u>INC</u>	1ST FLOOR	KITCHEN SINKS <u>    </u>	
CONCRETE <u>    </u>	CONCRETE <u>    </u>	2ND FLOOR	WATER SOURCE <u>    </u>	
LOG <u>    </u>	SHEATHING <u>    </u>	3RD FLOOR	SEWER SOURCE <u>    </u>	
OTHER <u>    </u>	INSULATION <u>    </u>	ATTIC	GRADE PER LEVEL	
	SIDING <u>    </u>	FLOORS <u>INC</u>	BASEMENT <u>    </u>	
FOUNDATION	SHAKES <u>    </u>	SUB-FLOOR <u>    </u>	1ST FLOOR <u>    </u>	% COMPLETION
CONCRETE <u>    </u>	LOG <u>    </u>	KITCHEN <u>    </u>	2ND FLOOR <u>    </u>	FOUNDATION
CONCRETE BLK. <input checked="" type="checkbox"/>	OTHER <u>    </u>	DINING <u>    </u>	ELECTRICAL	BASEMENT
WOOD POST <u>    </u>	ROOF <u>INC</u>	LIVING RM. <u>    </u>	WIRED <u>    </u>	SUB-FLOOR
WOOD SILLS <u>    </u>	GAB <u>    </u> FLAT <u>    </u> SHED <u>    </u>	BED-ROOMS <u>    </u>	AMPS 100 <u>    </u> 200 <u>    </u>	FRAMING
OTHER <u>    </u>	"A" FRAME <u>    </u> GAM <u>    </u> HIP <u>    </u>	BATH <u>    </u>	OUTLETS P. A. G. <u>    </u>	SUB-ROOF
	OTHER <u>    </u>	HEAT <u>INC</u>	LIGHTING P. A. G. <u>    </u>	ROOF ON
BASEMENT	SHAKES <u>    </u>	STOVE <u>    </u>	GARAGE <u>    </u>	EXT. PAINT
PARTIAL <u>    </u>	COMP <u>    </u> SHINGLE <u>    </u>	OIL FURNACE <u>    </u>		EXT. SIDING
FULL <u>    </u>	INSULATION <u>    </u>	GAS FURNACE <u>    </u>		INSULATION
WOOD <u>    </u>	TAR PAPER <u>    </u>	COAL FURNACE <u>    </u>		PLUMB. RUF-IN
CONCRETE <u>    </u>	METAL <u>    </u>	COMB. FURNACE <u>    </u>		PLUMB. FINISH
OUTSIDE ENT. <u>    </u>	BUILD-UP <u>    </u>	ELECTRIC <u>    </u>		ELECTRIC RUF-IN
REC. ROOM <u>    </u>	OTHER <u>    </u>	SPACE HEAT <u>    </u>		ELECTRIC FINISH
LIVING ROOM <u>    </u>	INTERIOR <u>INC</u>	OTHER <u>    </u>	PORCHES <u>    </u>	INTERIOR DECOR
FIN. WALLS <u>    </u>	OPEN STUDS <u>    </u>	FIREPLACE		INTERIOR FINISH
FIN. CEILING <u>    </u>	INSULATION <u>    </u>	1ST FLOOR <u>    </u>		BLT-IN/INT. TRIM
FIN. FLOORS <u>    </u>	WALL BOARD <u>    </u>	2ND FLOOR <u>    </u>		SASH/ DOORS
HEATED <u>    </u>	MASONRY <u>    </u>	BASEMENT <u>    </u>	YARD IMPROVEMENTS	FLOOR FINISH
NO. OF ROOMS <u>    </u>	WOOD PANELING <u>    </u>			HEAT
OTHER <u>    </u>	LOG <u>    </u>			TOTAL
	OTHER <u>    </u>			DATE

OTHER BLDGS.	AREA	FLOOR	ROOF	INT.	HEAT	PLUMB.	UNIT COST	ADDS & DEDUCTS	REPL. COST	AGE	CONDITION	BUILDING COST
	<u>43</u>											

BUILDING VALUE CALCULATION				OPERATIONS & PROCEDURES		BUILDING AREA CALCULATION			
ITEM NO.	AREA OR QUANTITY	UNIT COST	TOTAL	PERFORMED BY	DATE	SQUARE FEET - GROUND AREA			
<u>400</u>	<u>994.6</u>			INSPECT.		FLOOR/PART.	WIDTH	LENGTH	AREA
<u>204</u>	<u>364</u>			CALC.					
				REVIEW					
ADDITIONS & DEDUCTIONS				DEPRECIATION & OBSOLESCENCE		NOTES			
				DEPRECIATION		PERIMETER <u>    </u> SCALE = 1/4" = <u>    </u> FT. 			
				A. EFFECTIVE AGE DEPRECIATION	%				
				B. OBSERVED PHYSICAL CONDITION	%				
				C. TOTAL DEPRECIATION (A+B)	%				
				D. NET CONDITION (100=C)	%				
				OBSOLESCENCE					
				E. OVERIMPROVEMENT	%				
				F. UNDERIMPROVEMENT	%				
				G. OTHER	%				
				H. NET CONDITION (100-(E+F+G))	%				
				I. FINAL NET CONDITION (DxH)	%				
TOTAL REPLACEMENT COST				SUMMARY OF APPRAISED VALUE					
COST CONVERSION FACTOR				TOTAL					
ADJUSTED REPLACEMENT COST				A.V.					



Owner McQuade, Alan M + Patricia J Business: 0384151  
 Mailing Address PO Box 23598 Fair AK 99707 Property Address 1731 Old Steese Highway

TL 6  
USMS 1643

Permits	Date Built <u>1983</u>	Reproduction
		Sq. ft. cost
		Depr.

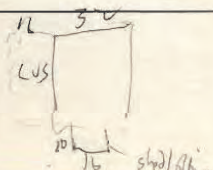
Observed Physical Condition	Exterior	Interior	Foundation
<b>BUILDING TYPE AND USE</b>	<b>4. EXTERIOR</b>	<b>7. FLOORS</b>	Other <u>---</u>
Office <u>Loft</u>	Wood <input checked="" type="checkbox"/> Plywood <input checked="" type="checkbox"/> Metal	Dir <input checked="" type="checkbox"/> Wood	Sprinklers <u>---</u>
Store	Stucco	Conc. on Grade	
Bank	Conc. Block Brick	Conc. on Grade, Reinf.	
Garage <input checked="" type="checkbox"/>	Conc. Reinf.	Reinf. Conc., Supported	Docks
Industrial	Other	Tile	
Greenhouse	Fenestration	Carpet	
Restaurant	Trim		
	None Minimum	<b>8. HEAT</b>	
	Some Extensive	None <input checked="" type="checkbox"/> Space Heater	
		Hot Air, Forced	
		Hot Water	
		Combination Heat & Cooling	
		Air Conditioning	
	<b>5. ROOF</b>		<b>13. YARD IMPROVEMENTS</b>
	Flat Gable <input checked="" type="checkbox"/> Hip		Water Source <u>---</u>
	Shakes Shingle		Sewer Source <u>---</u>
	Built-Up Comp.		Cistern
	Aluminum <input checked="" type="checkbox"/> G.I.	1st Floor <u>---</u> Type	Driveway
	Roll Tar Paper	Basement <u>---</u> Type	Sidewalk
	Concrete		Patio
	Reinf. Conc.	<b>9. PLUMBING</b>	Fence
	Steel	None <input checked="" type="checkbox"/> Minimum	Retaining Wall
	Insulation	Adequate Good	Risers
	<b>6. INTERIOR</b>		Fill
	Open Stud <input checked="" type="checkbox"/>	<b>10. ELECTRICAL</b>	
	Wallboard	Romex <input checked="" type="checkbox"/> Conduit	
	Plasterboard	Minimum Lights & Fixtures <input checked="" type="checkbox"/>	
	Plaster	Adequate Lights & Fixtures	
	Concrete Block	Good Fixtures	
	Insulation	Excellent Fixtures	
	Other		
	Story Height <u>15'</u>	<b>Building Elevators</b>	
		Type No. Cap. # Floors Lump Sums	
		Passenger	
		Freight	

4. Occupancy	SECTION I	SECTION II	SECTION III	SECTION IV	OPERATIONS AND PROCEDURES	
	Garage				Performed By	Date
5. Building class and quality	Cls. D. Qual. P.	Cls. ... Qual. ...	Cls. ... Qual. ...	Cls. ... Qual. ...	Inspection	
6. Exterior wall	Wood				Classification	
7. No. of stories & Height per story	No. 1 ... Ht. 12'	No. ... Ht. ...	No. ... Ht. ...	No. ... Ht. ...	Calculation	
8. Average floor area	1568				Review	
9. Average perimeter	162				<b>BUILDING AREA CALCULATION</b>	
10. Age and condition	Age 27 Cond. P.	Age .. Cond. ..	Age .. Cond. ..	Age .. Cond. ..	Sq. Feet - Ground Area	
Marshall & Swift Manual	Sec. .. Pg. ..	Sec. .. Pg. ..	Sec. .. Pg. ..	Sec. .. Pg. ..	Floor/Part	Width
					Garage	32
						Length
						Area
						Height
						Perimeter

1. BASE SQUARE FOOT COST	SECTION I	SECTION II	SECTION III	SECTION IV
SQUARE FOOT REFINEMENTS				
2. Heating, cooling, ventilation				
3. Elevator deduction				
4. Miscellaneous				
5. Total lines 11 through 14				
HEIGHT AND SIZE REFINEMENTS				
6. Number of stories - multiplier				
7. Height per story - multiplier (see Line 7)				
8. Floor area - perimeter multiplier (see Lines 8 & 9)				
9. Combined ht. & size multiplier (Lines 16x17x18)				
FINAL CALCULATIONS				

20. Refined sq. ft. cost (Line 15 x Line 19)	SECTION I	SECTION II	SECTION III	SECTION IV
21. Current cost multiplier (Sec. 99 p. 3)				
22. Local multiplier (Sect. 99 p. 5 & 6)				
23. Final sq. ft. cost				
24. Area (Back of this form)				
25. Line 23 x 24				
26. Lump sums				
27. REPLACEMENT COST (Line 25 + Line 26)				
28. Depreciation % (Sect. 97)				
29. Depreciation amount (Line 27 x Line 28)				
30. DEPRECIATED COST (Line 27 - Line 29)				
31. Replacement cost				
Insurable value				
	Total Building Appraisal			
	Total Land Appraisal			
	Total Appraised Value			

REMARKS: 11/5/84 PM garage - poor cond  
 also vacant MH & small home m/H  
 now has wood siding (PW/GN)  
 7/24/95 Review J/C (BW)



See back of form for drawings.



Owner Mr. J. Wade, Alan M & Patricia J  
 Mailing Address PO Box 73598 Property Address \_\_\_\_\_  
Eds 99702  
 Permits \_\_\_\_\_ Date Built \_\_\_\_\_

TL 134 Section 1  
T.M.R. 11/14

BUILDING TYPE AND USE	FRAME	INTERIOR (CONTINUED)			PLUMBING		% COMPLETION
		NO. BED-RM'S.	NO. BATH-RM'S.	CEILING HGT.	TUBS	W/SHOWER	
WALLS <input checked="" type="checkbox"/> wood	FLOORS _____	BASEMENT			TOILETS _____		FOUNDATION _____
ROOF _____	CEILING _____	1ST FLOOR			BASINS _____		BASMENT _____
EXTERIOR <u>wood</u>	CONCRETE _____	2ND FLOOR			SHOWER STALLS _____		SUB-FLOOR _____
SHEATHING _____	INSULATION _____	3RD FLOOR			KITCHEN SINKS _____		FRAMING _____
SIDING _____	LOG _____	ATTIC			WATER SOURCE _____		SUB-ROOF _____
SHAKES _____	OTHER _____	FLOORS			SEWER SOURCE _____		ROOF ON _____
LOG _____	ROOF	SUB-FLOOR _____			GRADE PER LEVEL		EXT. PAINT _____
OTHER _____	GAB <input checked="" type="checkbox"/> FLAT <input checked="" type="checkbox"/> SHED _____	KITCHEN _____			BASMENT _____		INSULATION _____
SHAKES _____	"A" FRAME _____ GAM _____ HIP _____	DINING _____			1ST FLOOR _____		PLUMB. RUF-IN _____
COMP. <input checked="" type="checkbox"/> SHINGLE _____	OTHER _____	LIVING RM. _____			2ND FLOOR _____		PLUMB. FINISH _____
INSULATION _____	SHAKES _____	BED-ROOMS _____			ELECTRICAL <u>MIN</u>		ELECTRIC RUF-IN _____
TAR PAPER _____	LOG _____	BATH _____			WIRED _____		ELECTRIC FINISH _____
METAL _____	OTHER _____	HEAT <u>oil</u>			AMPS 100 _____ 200 _____		INTERIOR DECOR _____
BUILD-UP _____	INTERIOR	STOVE _____			OUTLETS P. A. G. _____		INTERIOR FINISH _____
OTHER _____	OPEN STUDS _____	OIL FURNACE <input checked="" type="checkbox"/>			LIGHTING P. A. G. _____		BLT-IN/INT. TRIM _____
INSULATION _____	INSULATION _____	GAS FURNACE _____			GARAGE		SASH/ DOORS _____
WALL BOARD <input checked="" type="checkbox"/>	WALL BOARD _____	COAL FURNACE _____			PORCHES		FLOOR FINISH _____
MASONRY _____	MASONRY _____	COMB. FURNACE _____			YARD IMPROVEMENTS		HEAT _____
WOOD PANELING _____	WOOD PANELING _____	ELECTRIC _____					TOTAL _____
LOG _____	LOG _____	SPACE HEAT _____					DATE _____
OTHER _____	OTHER _____	OTHER _____					

OTHER BLDGS.	AREA	FLOOR	ROOF	INT.	HEAT	PLUMB.	UNIT COST	ADDS & DEDUCTS	REPL. COST	AGE	CONDITION	BUILDING COST

BUILDING VALUE CALCULATION				OPERATIONS & PROCEDURES				Bldg 1 BUILDING AREA CALCULATION				
ITEM NO.	AREA OR QUANTITY	UNIT COST	TOTAL	PERFORMED BY	DATE	FLOOR/PART.	WIDTH	LENGTH	AREA	NOTES		
	6724			INSPECT.		CARIN	24	28	672	SCALE: 1/4" = _____ FT.		
ADDITIONS & DEDUCTIONS				DEPRECIATION & OBSOLESCENCE								
				DEPRECIATION								
				A. EFFECTIVE AGE DEPRECIATION %								
				B. OBSERVED PHYSICAL CONDITION %								
				C. TOTAL DEPRECIATION (A+B) %								
				D. NET CONDITION (100-C) %								
				OBSOLESCENCE								
				E. OVERIMPROVEMENT %								
				F. UNDERIMPROVEMENT %								
				G. OTHER %								
				H. NET CONDITION (100-(E+F+G)) %								
				I. FINAL NET CONDITION (D X H) %								
				SUMMARY OF APPRAISED VALUE								
TOTAL REPLACEMENT COST				TOTAL								
COST CONVERSION FACTOR				A.V.								
ADJUSTED REPLACEMENT COST												



DECAL # D0218 YEAR APPLIED \_\_\_\_\_ ALT KEY # 0384151  
MAKE: Kit COLOR: BRN/WHT  
YEAR: 1967 SER #: CF6660122CKCD  
SIZE: 12 X 60  
EXP: \_\_\_\_\_ X \_\_\_\_\_  
LOCATION: IN IW 1 134  
PREV. LOC: IN IW 1 III  
REMARKS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DECAL # 218 YEAR APPLIED FSH ALT KEY # 0384151  
MAKE: Kit Holden State COLOR: Brn/white  
YEAR: 1967 SER. #: 5-1332767  
SIZE: 12 X 60  
EXP: \_\_\_\_\_ X \_\_\_\_\_  
LOCATION: TL 134 TIN RIW  
PREV. LOC: TL III TIN RIW (MIT)  
REMARKS: \_\_\_\_\_  
Entered m/h value 10/4/84 me  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



DESCRIPTION: USMS #1643 Owl Assoc Claim Pat in 1934  
 Ptn Sec 1 + 12 1N1W & Ptn Sec 7 1N1E USE ZONE:

INFLUENCES	%	(+) or [-]	SIZE: 59.149 AC 56.899 ac 85'
Topography			
Drainage			Area Changes: Average taken from survey out 954R TL-136
Access			2004 TIR Changed description from TL134 1N1W to TL6 usms 1643 per policy. 1-9-2004
Frreg. Mod.			REMARKS:

YEAR	APPR.	UNIT AREA	UNIT PRICE	BASIC VALUE	(+) or [-]	NET UNIT VALUE	LAND VALUE
84	RT	59.149	1500	88723			88725
85	BRW	56.899 AC	1500.00				

YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		LAND	IMP	TOTAL	
83	Alaska Gold				Assessment to 126 Sec 1 1N1W
84	McQuade, G. M. (P.O.)	88725	0	88725	B324 P872 2/29/83 w/d
1985		85350	55554	140904	B896 P264 3-21-95 Est. 2002-007840-0 4-22-2002 ET

REMARKS:  
 10-3-84 Decal #219 now here - photo set  
 up as MIT to TL 111 TIN 1W - owner name  
 per Alice Shinal  
 10-24-90 Reviewed appears 1012 m.H.  
 burned total loss, check folder for  
 # of M.H.'s. R.  
 6-16-94 Reviewed P/4 ALC Add w/Debs, no H, didn't  
 get out cause of DOG, Decal 218 still here appears  
 rental as is small Home, Stop in poor shop  
 will go back later to talk & get Pictures.

PICTURE:  
 PLACE PICTURE HERE

## Chapter 18.84

### GU-1 GENERAL USE DISTRICT

Sections:

- 18.84.010 Intent.**
- 18.84.020 Use regulations.**
- 18.84.030 Standards.**

#### **18.84.010 Intent.**

This district is intended to be located in rural areas where *community sewer and water systems* are unavailable. (Ord. 88-010 § 2, 1988. 2004 Code § 18.44.010.)

#### **18.84.020 Use regulations.**

- A. *Permitted Uses.* In the GU-1, general use district, *permitted uses* are:
1. *Shooting range, outdoor permitted; and any use except for correctional facilities.*
- B. *Conditional Uses.* In the GU-1, general use district, *conditional uses* are:
1. *Sexually oriented businesses;*
  2. *Biosolids application when used for agricultural purposes or beneficial land application;*
  3. *Large scale development;*
  4. *Marijuana cultivation facility, outdoor unlimited;*
  5. *Marijuana product manufacturing facility, unlimited;*
  6. Nuclear power plant;
  7. *Petrochemical plant;*
  8. Petroleum refinery and storage;
  9. Residential cluster development;
  10. *Sanitary landfill;*
  11. *Shooting range, outdoor;*

12. Storage of *hazardous substances* as the *principal use* of the *property* or which are unrelated to those *uses* that are either permitted outright or conditionally in this *zoning district*. (Ord. 2015-67 §§ 12, 13, 2016; Ord. 2015-41 § 16, 2015; Ord. 2015-26 § 6, 2015; Ord. 2012-58 §§ 3, 5, 2013; Ord. 2006-82 § 7, 2007; Ord. 94-066 § 2, 1994; Ord. 93-064 § 6, 1994; Ord. 92-006 § 2, 1992; Ord. 90-007 § 2, 1990; Ord. 88-010 § 2, 1988. 2004 Code § 18.44.020.)

### **18.84.030 Standards.**

In the GU-1, general *use* district, geometric standards are:

A. *Lot Area*.

1. In the GU-1 district, *lot area* shall not be less than 40,000 square feet.
2. Exceptions to *Lot Area* Requirements. See Chapter [18.96](#) FNSBC.

B. Required *Yards* for All *Buildings*. Front, side and *rear yards* shall not be required.

C. *Building Height*. Unlimited.

D. One hundred percent *lot coverage*.

E. *Buildings per Lot*. See Chapter [18.96](#) FNSBC. (Ord. 2020-14 § 3, 2020; Ord. 2016-12 § 4, 2016; Ord. 88-010 § 2, 1988. 2004 Code § 18.44.030.)

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**The Fairbanks North Star Borough Code is current through Ordinance 2023-27, passed April 27, 2023.**

Disclaimer: The Borough Clerk's Office has the official version of the Fairbanks North Star Borough Code. Users should contact the Borough Clerk's Office for ordinances passed subsequent to the ordinance cited above.

[Borough Website: www.fnsb.gov](http://www.fnsb.gov)

[Code Publishing Company, A General Code Company](#)

04/24/2026

7:42:04 AM

## LOCATION BILLING HISTORY

Page: 1

Location: 5026043

Address: 1731 OLD STEESE HWY N

<u>Provider</u>	<u>Billing Period</u>	<u>KWH</u>	<u>Revenue</u>
GVEA	January 2024	561	164.44
	February 2024	626	180.89
	March 2024	474	165.49
	April 2024	445	156.74
	May 2024	359	130.80
	June 2024	301	106.59
	July 2024	249	92.13
	August 2024	286	102.47
	September 2024	330	112.78
	October 2024	394	130.29
	November 2024	441	143.15
	December 2024	493	154.81
	January 2025	521	164.49
	February 2025	515	162.86
	March 2025	408	135.96
	April 2025	420	139.30
	May 2025	334	115.38
	June 2025	323	113.81
	July 2025	237	89.51
	August 2025	250	93.19
	September 2025	272	95.74
	October 2025	368	121.60
	November 2025	459	146.11
	December 2025	560	176.83
	January 2026	736	233.57
		<hr/>	<hr/>
		10,362	3,428.93
		<hr/>	<hr/>
	<b>Grand Total:</b>	<b>10,362</b>	<b>3,428.93</b>

**ALASKA AEROFUEL INC**  
P.O. BOX 60669, FAIRBANKS, AK 99706 907-474-0062

User Name: mmconnell

**Transaction Report**

30-Apr-2026

2:44 pm

Cust# 3947  
PATTY MCQUADE  
1731 OLD STEESE N

Date Type: All Dates

FAIRBANKS, AK 99712  
Options: Posting Codes = 1

Current Balance: 0.00

Event Date	Posting Code	Description	Reference#	TLS	Units	Ppu	Amount	*Balance
04/07/2026	1	HEATING OIL	48875	Tank 6				2,780.62
04/07/2026	1	HEATING OIL	48873	Tank 4	41.70	5.870000	244.78	2,780.62
04/07/2026	1	HEATING OIL	48874	Tank 5	31.30	5.870000	183.73	2,535.84
04/07/2026	1	HEATING OIL	48872	Tank 3	47.90	5.870000	281.17	2,352.11
04/07/2026	1	HEATING OIL	48871	Tank 2	56.10	5.870000	329.31	2,070.94
04/07/2026	1	HEATING OIL	48870	Tank 1	296.70	5.870000	1,741.63	1,741.63
03/03/2026	1	HEATING OIL	47361	Tank 1	349.30	3.930000	1,372.75	0.00
03/03/2026	1	HEATING OIL	47365	Tank 5	46.00	3.930000	180.78	-1,372.75
03/03/2026	1	HEATING OIL	47366	Tank 6	6.30	3.930000	24.76	-1,553.53
03/03/2026	1	HEATING OIL	47364	Tank 4	53.50	3.930000	210.26	-1,578.29
03/03/2026	1	HEATING OIL	47363	Tank 3	60.80	3.930000	238.94	-1,788.55
03/03/2026	1	HEATING OIL	47362	Tank 2	65.90	3.930000	258.99	-2,027.49
01/27/2026	1	HEATING OIL	45563	Tank 1	246.60	4.100000	1,011.06	-2,286.48
01/27/2026	1	HEATING OIL	45564	Tank 2	42.40	4.100000	173.84	-3,297.54
01/27/2026	1	HEATING OIL	45565	Tank 3	36.90	4.100000	151.29	-3,471.38
01/27/2026	1	HEATING OIL	45567	Tank 5	6.40	4.100000	26.24	-3,622.67
01/27/2026	1	HEATING OIL	45566	Tank 4	29.30	4.100000	120.13	-3,648.91
01/27/2026	1	HEATING OIL	45568	Tank 6	32.40	4.100000	132.84	-3,769.04
01/06/2026	1	HEATING OIL	407227	Tank 2	111.10	3.940000	437.73	-3,901.88
01/06/2026	1	HEATING OIL	407220	Tank 3	93.20	3.940000	367.21	-4,339.61
01/06/2026	1	HEATING OIL	407214	Tank 5	117.20	3.940000	461.77	-4,706.82
01/06/2026	1	HEATING OIL	407206	Tank 4	77.60	3.940000	305.74	-5,168.59
01/06/2026	1	HEATING OIL	407199	Tank 6	67.10	3.940000	264.37	-5,474.33

\* The balance column reflects a running balance based on the transactions selected and order in which they are posted. Whenever the selection criteria include a date range, and the transactions involved have not been posted in event date order, the running balance shown here may differ from other transaction history screens and documents.

User Name: mmconnell

Transaction Report

30-Apr-2026

2:44 pm

Cust# 3947  
PATTY MCQUADE  
1731 OLD STEESE N

Date Type: All Dates

FAIRBANKS, AK 99712

Current Balance: 0.00

Options: Posting Codes = 1

Event Date	Posting Code	Description	Reference#	TLS	Units	Ppu	Amount	*Balance
01/06/2026	1	HEATING OIL	407128	Tank 1	476.30	3.940000	1,876.62	-5,738.70
12/02/2025	1	HEATING OIL	42541	Tank 2	74.30	3.900000	289.77	-7,615.32
12/02/2025	1	HEATING OIL	42542	Tank 3	46.40	3.900000	180.96	-7,905.09
12/02/2025	1	HEATING OIL	42544	Tank 5	32.80	3.900000	127.92	-8,086.05
12/02/2025	1	HEATING OIL	42543	Tank 4	40.10	3.900000	156.39	-8,213.97
12/02/2025	1	HEATING OIL	42545	Tank 6	35.50	3.900000	138.45	-8,370.36
12/02/2025	1	HEATING OIL	42540	Tank 1	343.60	3.900000	1,340.04	-8,508.81
10/14/2025	1	HEATING OIL	40726	Tank 6	13.60	3.810000	51.82	-9,848.85
10/14/2025	1	HEATING OIL	40725	Tank 5	72.10	3.810000	274.70	-9,900.67
10/14/2025	1	HEATING OIL	40724	Tank 4	24.90	3.810000	94.87	-10,175.37
10/14/2025	1	HEATING OIL	40723	Tank 3	66.60	3.810000	253.75	-10,270.24
10/14/2025	1	HEATING OIL	40722	Tank 2	24.70	3.810000	94.11	-10,523.99
10/14/2025	1	HEATING OIL	40721	Tank 1	221.50	3.810000	843.92	-10,618.10
04/29/2025	1	HEATING OIL	38057	Tank 2	24.30	3.710000	90.15	-11,462.02
04/29/2025	1	HEATING OIL	38060	Tank 5	24.60	3.710000	91.27	-11,552.17
04/29/2025	1	HEATING OIL	38059	Tank 4	25.20	3.710000	93.49	-11,643.44
04/29/2025	1	HEATING OIL	38061	Tank 6	19.40	3.710000	71.97	-11,736.93
04/29/2025	1	HEATING OIL	38058	Tank 3	31.40	3.710000	116.49	-11,808.90
04/29/2025	1	HEATING OIL	38056	Tank 1	173.50	3.710000	643.69	-11,925.39
03/18/2025	1	HEATING OIL	36765	Tank 1	211.70	3.500000	740.95	-12,569.08
03/18/2025	1	HEATING OIL	36766	Tank 2	60.10	3.500000	210.35	-13,310.03
03/18/2025	1	HEATING OIL	36767	Tank 3	42.60	3.500000	149.10	-13,520.38
03/18/2025	1	HEATING OIL	36770	Tank 6	24.50	3.500000	85.75	-13,669.48
03/18/2025	1	HEATING OIL	36768	Tank 4	43.90	3.500000	153.65	-13,755.23
03/18/2025	1	HEATING OIL	36769	Tank 5	32.10	3.500000	112.35	-13,908.88

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Transaction Report

30-Apr-2026

2:44 pm

Cust# 3947  
PATTY MCQUADE  
1731 OLD STEESE N

Date Type: All Dates

FAIRBANKS, AK 99712

Current Balance: 0.00

Options: Posting Codes = 1

Event Date	Posting Code	Description	Reference#	TLS	Units	Ppu	Amount	*Balance
02/11/2025	1	HEATING OIL	77653	Tank 1	52.00	3.770000	196.04	-14,021.23
02/11/2025	1	HEATING OIL	35310	Tank 1	218.50	3.770000	823.75	-14,217.27
02/11/2025	1	HEATING OIL	35311	Tank 2	70.90	3.770000	267.29	-15,041.02
02/11/2025	1	HEATING OIL	35312	Tank 3	40.60	3.770000	153.06	-15,308.31
02/11/2025	1	HEATING OIL	35314	Tank 5	54.50	3.770000	205.47	-15,461.37
02/11/2025	1	HEATING OIL	35313	Tank 4	37.20	3.770000	140.24	-15,666.84
02/11/2025	1	HEATING OIL	35315	Tank 6	56.80	3.770000	214.14	-15,807.08
01/07/2025	1	HEATING OIL	33613	Tank 6	25.80	3.780000	97.52	-16,021.22
01/07/2025	1	HEATING OIL	33611	Tank 5	36.90	3.780000	139.48	-16,118.74
01/07/2025	1	HEATING OIL	33612	Tank 4	45.80	3.780000	173.12	-16,258.22
01/07/2025	1	HEATING OIL	33614	Tank 3	39.40	3.780000	148.93	-16,431.34
01/07/2025	1	HEATING OIL	33615	Tank 2	80.30	3.780000	303.53	-16,580.27
01/07/2025	1	HEATING OIL	33616	Tank 1	298.30	3.780000	1,127.57	-16,883.80
12/03/2024	1	HEATING OIL	32062	Tank 6	54.60	3.690000	201.47	-18,011.37
12/03/2024	1	HEATING OIL	32065	Tank 4	49.70	3.690000	183.39	-18,212.84
12/03/2024	1	HEATING OIL	32063	Tank 5	42.10	3.690000	155.35	-18,396.23
12/03/2024	1	HEATING OIL	32064	Tank 3	55.90	3.690000	206.27	-18,551.58
12/03/2024	1	HEATING OIL	32066	Tank 2	93.90	3.690000	346.49	-18,757.85
12/03/2024	1	HEATING OIL	32067	Tank 1	303.00	3.690000	1,118.07	-19,104.34
10/29/2024	1	HEATING OIL	30759	Tank 2	64.30	3.550000	228.27	-20,222.41
10/29/2024	1	HEATING OIL	30756	Tank 5	32.90	3.550000	116.80	-20,450.68
10/29/2024	1	HEATING OIL	30757	Tank 4	52.40	3.550000	186.02	-20,567.48
10/29/2024	1	HEATING OIL	30760	Tank 6	27.80	3.550000	98.69	-20,753.50
10/29/2024	1	HEATING OIL	30758	Tank 3	37.80	3.550000	134.19	-20,852.19
10/29/2024	1	HEATING OIL	30761	Tank 1	218.30	3.550000	774.97	-20,986.38

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Transaction Report

30-Apr-2026

2:44 pm

Cust# 3947  
PATTY MCQUADE  
1731 OLD STEESE N

Date Type: All Dates

FAIRBANKS, AK 99712

Current Balance: 0.00

Options: Posting Codes = 1

Event Date	Posting Code	Description	Reference#	TLS	Units	Ppu	Amount	*Balance
09/03/2024	1	HEATING OIL	29038	Tank 5	15.50	3.620000	56.11	-21,761.35
09/03/2024	1	HEATING OIL	29035	Tank 6	55.20	3.620000	199.82	-21,817.46
09/03/2024	1	HEATING OIL	29036	Tank 4	34.30	3.620000	124.17	-22,017.28
09/03/2024	1	HEATING OIL	29037	Tank 3	48.30	3.620000	174.85	-22,141.45
09/03/2024	1	HEATING OIL	29039	Tank 2	48.90	3.620000	177.02	-22,316.30
09/03/2024	1	HEATING OIL	29040	Tank 1	186.50	3.620000	675.13	-22,493.32
04/09/2024	1	HEATING OIL	769431	Tank 5	34.60	3.910000	135.29	-23,168.45
04/09/2024	1	HEATING OIL	769427	Tank 4	21.60	3.910000	84.46	-23,303.74
04/09/2024	1	HEATING OIL	769424	Tank 6	17.80	3.910000	69.60	-23,388.20
04/09/2024	1	HEATING OIL	769421	Tank 3	31.60	3.910000	123.56	-23,457.80
04/09/2024	1	HEATING OIL	769415	Tank 2	54.60	3.910000	213.49	-23,581.36
04/09/2024	1	HEATING OIL	770351	Tank 1	205.80	3.910000	804.68	-23,794.85
03/07/2024	1	HEATING OIL	26511	Tank 5	27.90	3.850000	107.42	-24,599.53
03/07/2024	1	HEATING OIL	26509	Tank 6	47.90	3.850000	184.42	-24,706.95
03/07/2024	1	HEATING OIL	26510	Tank 4	21.70	3.850000	83.55	-24,891.37
03/07/2024	1	HEATING OIL	26513	Tank 3	34.30	3.850000	132.06	-24,974.92
03/07/2024	1	HEATING OIL	26508	Tank 2	39.20	3.850000	150.92	-25,106.98
03/07/2024	1	HEATING OIL	26512	Tank 1	201.90	3.850000	777.32	-25,257.90
02/08/2024	1	HEATING OIL	25176	Tank 5	56.90	4.250000	241.83	-26,035.22
02/08/2024	1	HEATING OIL	25177	Tank 6	83.70	4.250000	355.73	-26,277.05
02/08/2024	1	HEATING OIL	25175	Tank 4	62.70	4.250000	266.48	-26,632.78
02/08/2024	1	HEATING OIL	25178	Tank 3	54.80	4.250000	232.90	-26,899.26
02/08/2024	1	HEATING OIL	25179	Tank 2	84.60	4.250000	359.55	-27,132.16
02/08/2024	1	HEATING OIL	25174	Tank 1	414.70	4.250000	1,762.48	-27,491.71
01/02/2024	1	HEATING OIL	671403	Tank 6	54.90	3.569950	195.99	-29,254.19

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User Name: mmconnell

Transaction Report

30-Apr-2026

2:44 pm

Cust# 3947  
PATTY MCQUADE  
1731 OLD STEESE N

Date Type: All Dates

FAIRBANKS, AK 99712

Current Balance: 0.00

Options: Posting Codes = 1

Event Date	Posting Code	Description	Reference#	TLS	Units	Ppu	Amount	*Balance
01/02/2024	1	HEATING OIL	671396	Tank 4	51.50	3.570100	183.86	-29,450.18
01/02/2024	1	HEATING OIL	672352	Tank 5	44.30	3.569980	158.15	-29,634.04
01/02/2024	1	HEATING OIL	672348	Tank 3	36.30	3.569970	129.59	-29,792.19
01/02/2024	1	HEATING OIL	672344	Tank 2	71.30	3.569990	254.54	-29,921.78
01/02/2024	1	HEATING OIL	672326	Tank 1	270.70	3.570000	966.40	-30,176.32
12/05/2023	1	HEATING OIL	22263	Tank 5	91.00	4.760000	433.16	-31,142.72
12/05/2023	1	HEATING OIL	22262	Tank 4	48.40	4.759920	230.38	-31,575.88
12/05/2023	1	HEATING OIL	22264	Tank 6	47.40	4.759920	225.62	-31,806.26
12/05/2023	1	HEATING OIL	22261	Tank 3	60.20	4.759970	286.55	-32,031.88
12/05/2023	1	HEATING OIL	22260	Tank 2	103.30	4.760020	491.71	-32,318.43
12/05/2023	1	HEATING OIL	22259	Tank 1	390.30	4.760010	1,857.83	-32,810.14
10/03/2023	1	HEATING OIL	581348	Tank 4	31.90	4.779940	152.48	-34,667.97
10/03/2023	1	HEATING OIL	581339	Tank 6	88.30	4.779960	422.07	-34,820.45
10/03/2023	1	HEATING OIL	581333	Tank 5	19.80	4.779800	94.64	-35,242.52
10/03/2023	1	HEATING OIL	581329	Tank 3	17.50	4.780000	83.65	-35,337.16
10/03/2023	1	HEATING OIL	581325	Tank 2	31.60	4.780060	151.05	-35,420.81
10/03/2023	1	HEATING OIL	581304	Tank 1	147.40	4.779990	704.57	-35,571.86
05/02/2023	1	HEATING OIL	17761	Tank 6	30.80	3.610000	111.19	-36,276.43
05/02/2023	1	HEATING OIL	17759	Tank 4	19.40	3.610000	70.03	-36,387.62
05/02/2023	1	HEATING OIL	17760	Tank 5	25.70	3.610000	92.78	-36,457.65
05/02/2023	1	HEATING OIL	17758	Tank 3	32.50	3.610000	117.33	-36,550.43
05/02/2023	1	HEATING OIL	17757	Tank 2	34.30	3.610000	123.82	-36,667.76
05/02/2023	1	HEATING OIL	17756	Tank 1	213.80	3.610000	771.82	-36,791.58
03/21/2023	1	HEATING OIL	16328	Tank 1	247.10	3.910000	966.16	-37,563.40
03/21/2023	1	HEATING OIL	16329	Tank 2	51.50	3.910100	201.37	-38,529.56

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Transaction Report

30-Apr-2026

2:44 pm

Cust# 3947  
PATTY MCQUADE  
1731 OLD STEESE N

Date Type: All Dates

FAIRBANKS, AK 99712

Current Balance: 0.00

Options: Posting Codes = 1

Event Date	Posting Code	Description	Reference#	TLS	Units	Ppu	Amount	*Balance
03/21/2023	1	HEATING OIL	16333	Tank 6	23.10	3.909960	90.32	-38,730.93
03/21/2023	1	HEATING OIL	16331	Tank 4	39.40	3.909900	154.05	-38,821.25
03/21/2023	1	HEATING OIL	16332	Tank 5	35.20	3.909940	137.63	-38,975.30
03/21/2023	1	HEATING OIL	16330	Tank 3	35.70	3.910080	139.59	-39,112.93
02/14/2023	1	HEATING OIL	15010	Tank 6	8.10	4.139510	33.53	-39,252.52
02/14/2023	1	HEATING OIL	15008	Tank 4	53.50	4.140000	221.49	-39,286.05
02/14/2023	1	HEATING OIL	15009	Tank 5	55.50	4.140000	229.77	-39,507.54
02/14/2023	1	HEATING OIL	15007	Tank 3	44.90	4.140090	185.89	-39,737.31
02/14/2023	1	HEATING OIL	15006	Tank 2	64.90	4.140060	268.69	-39,923.20
02/14/2023	1	HEATING OIL	15005	Tank 1	271.60	4.139990	1,124.42	-40,191.89
01/17/2023	1	HEATING OIL	13775	Tank 1	283.70	4.230000	1,200.05	-41,316.31
01/10/2023	1	HEATING OIL	13480	Tank 1	116.10	4.429970	514.32	-42,516.36
01/10/2023	1	HEATING OIL	13485	Tank 6	54.20	4.430070	240.11	-43,030.68
01/10/2023	1	HEATING OIL	13483	Tank 4	48.90	4.430060	216.63	-43,270.79
01/10/2023	1	HEATING OIL	13484	Tank 5	34.30	4.430030	151.95	-43,487.42
01/10/2023	1	HEATING OIL	13482	Tank 3	34.80	4.429890	154.16	-43,639.37
01/10/2023	1	HEATING OIL	13481	Tank 2	72.40	4.429970	320.73	-43,793.53
12/06/2022	1	HEATING OIL	12061	Tank 5	95.90	4.050050	388.40	-44,114.26
12/06/2022	1	HEATING OIL	12060	Tank 4	72.80	4.050000	294.84	-44,502.66
12/06/2022	1	HEATING OIL	12062	Tank 6	53.10	4.050090	215.06	-44,797.50
12/06/2022	1	HEATING OIL	12059	Tank 3	54.50	4.050090	220.73	-45,012.56
12/06/2022	1	HEATING OIL	12058	Tank 2	91.20	4.050000	369.36	-45,233.29
12/06/2022	1	HEATING OIL	12057	Tank 1	437.90	4.050010	1,773.50	-45,602.65
10/04/2022	1	HEATING OIL	9912	Tank 6	46.10	4.619960	212.98	-47,376.15
10/04/2022	1	HEATING OIL	9910	Tank 4	21.70	4.619820	100.25	-47,589.13

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Event Date	Posting Code	Description	Reference#	TLS	Units	Ppu	Amount	*Balance
10/04/2022	1	HEATING OIL	9911	Tank 5	10.20	4.619610	47.12	-47,689.38
10/04/2022	1	HEATING OIL	9909	Tank 3	27.30	4.620150	126.13	-47,736.50
10/04/2022	1	HEATING OIL	9908	Tank 2	33.80	4.620120	156.16	-47,862.63
10/04/2022	1	HEATING OIL	9907	Tank 1	174.00	4.620000	803.88	-48,018.79
05/17/2022	1	HEATING OIL	7748	Tank 5	14.80	5.120000	75.78	-48,822.67
05/17/2022	1	HEATING OIL	7749	Tank 6	43.80	5.120000	224.26	-48,898.45
05/17/2022	1	HEATING OIL	7747	Tank 4	39.80	5.120000	203.78	-49,122.71
05/17/2022	1	HEATING OIL	7746	Tank 3	31.40	5.120000	160.77	-49,326.49
05/17/2022	1	HEATING OIL	7745	Tank 2	55.00	5.120000	281.60	-49,487.26
05/17/2022	1	HEATING OIL	7750	Tank 1	243.40	5.120000	1,246.21	-49,768.86
03/22/2022	1	HEATING OIL	6192	Tank 5	76.00	4.600000	349.60	-51,015.07
03/22/2022	1	HEATING OIL	6191	Tank 4	46.40	4.600000	213.44	-51,364.67
03/22/2022	1	HEATING OIL	6193	Tank 6	39.30	4.600000	180.78	-51,578.11
03/22/2022	1	HEATING OIL	6190	Tank 3	47.10	4.600000	216.66	-51,758.89
03/22/2022	1	HEATING OIL	6189	Tank 2	83.30	4.600000	383.18	-51,975.55
03/22/2022	1	HEATING OIL	6188	Tank 1	339.80	4.600000	1,563.08	-52,358.73
02/08/2022	1	HEATING OIL	4302	Tank 1	317.40	3.770000	1,196.60	-53,921.81
02/08/2022	1	HEATING OIL	4303	Tank 2	86.10	3.770000	324.60	-55,118.41
02/08/2022	1	HEATING OIL	4304	Tank 3	38.90	3.770000	146.65	-55,443.01
02/08/2022	1	HEATING OIL	4305	Tank 4	61.50	3.770000	231.86	-55,589.66
02/08/2022	1	HEATING OIL	4306	Tank 5	56.10	3.770000	211.50	-55,821.52
02/08/2022	1	HEATING OIL	4307	Tank 6	37.90	3.770000	142.88	-56,033.02
01/06/2022	1	HEATING OIL	2472	Tank 1	357.20	3.530000	1,260.92	-56,175.90
01/06/2022	1	HEATING OIL	2473	Tank 2	102.90	3.530000	363.24	-57,436.82
01/06/2022	1	HEATING OIL	2474	Tank 3	47.90	3.530000	169.09	-57,800.06

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Event Date	Posting Code	Description	Reference#	TLS	Units	Ppu	Amount	*Balance
01/06/2022	1	HEATING OIL	2476	Tank 5	73.80	3.530000	260.51	-57,969.15
01/06/2022	1	HEATING OIL	2475	Tank 4	60.40	3.530000	213.21	-58,229.66
01/06/2022	1	HEATING OIL	2477	Tank 6	53.70	3.530000	189.56	-58,442.87
11/30/2021	1	HEATING OIL	519	Tank 1	391.70	3.450000	1,351.37	-58,632.43
11/30/2021	1	HEATING OIL	520	Tank 2	115.30	3.450000	397.79	-59,983.80
11/30/2021	1	HEATING OIL	521	Tank 3	46.90	3.450000	161.81	-60,381.59
11/30/2021	1	HEATING OIL	522	Tank 4	92.90	3.450000	320.51	-60,543.40
11/30/2021	1	HEATING OIL	523	Tank 5	69.80	3.450000	240.81	-60,863.91
11/30/2021	1	HEATING OIL	524	Tank 6	52.80	3.450000	182.16	-61,104.72
10/12/2021	1	HEATING OIL	45580	Tank 6	16.90	3.330178	56.28	-61,286.88
10/12/2021	1	HEATING OIL	45579	Tank 5	58.60	3.330034	195.14	-61,343.16
10/12/2021	1	HEATING OIL	45578	Tank 3	36.00	3.330000	119.88	-61,538.30
10/12/2021	1	HEATING OIL	45577	Tank 2	62.20	3.330064	207.13	-61,658.18
10/12/2021	1	HEATING OIL	45484	Tank 1	218.90	3.330014	728.94	-61,865.31
10/12/2021	1	HEATING OIL	45483	Tank 4	39.80	3.329899	132.53	-62,594.25
05/18/2021	1	HEATING OIL	42113	Tank 6	26.20	3.019847	79.12	-62,726.78
05/18/2021	1	HEATING OIL	42100	Tank 5	62.00	3.020000	187.24	-62,805.90
05/18/2021	1	HEATING OIL	42098	Tank 4	14.80	3.020270	44.70	-62,993.14
05/18/2021	1	HEATING OIL	42097	Tank 3	21.40	3.020093	64.63	-63,037.84
05/18/2021	1	HEATING OIL	42095	Tank 1	197.10	3.019990	595.24	-63,102.47
05/18/2021	1	HEATING OIL	42051	Tank 2	55.50	3.020000	167.61	-63,697.71
03/23/2021	1	HEATING OIL	40319	Tank 6	50.70	2.949901	149.56	-63,865.32
03/23/2021	1	HEATING OIL	40318	Tank 4	49.20	2.950000	145.14	-64,014.88
03/23/2021	1	HEATING OIL	40317	Tank 5	45.30	2.950110	133.64	-64,160.02
03/23/2021	1	HEATING OIL	40316	Tank 3	34.70	2.950144	102.37	-64,293.66

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Event Date	Posting Code	Description	Reference#	TLS	Units	Ppu	Amount	*Balance
03/23/2021	1	HEATING OIL	40200	Tank 2	89.30	2.950056	263.44	-64,396.03
03/23/2021	1	HEATING OIL	40199	Tank 1	273.30	2.950018	806.24	-64,659.47
02/16/2021	1	HEATING OIL	38328	Tank 5	53.10	2.780038	147.62	-65,465.71
02/16/2021	1	HEATING OIL	38327	Tank 6	67.90	2.779971	188.76	-65,613.33
02/16/2021	1	HEATING OIL	38326	Tank 4	54.60	2.780037	151.79	-65,802.09
02/16/2021	1	HEATING OIL	38325	Tank 3	37.60	2.780053	104.53	-65,953.88
02/16/2021	1	HEATING OIL	38224	Tank 2	102.80	2.779961	285.78	-66,058.41
02/16/2021	1	HEATING OIL	38221	Tank 1	300.50	2.780000	835.39	-66,344.19
01/12/2021	1	HEATING OIL	36295	Tank 5	57.80	2.720069	157.22	-67,179.58
01/12/2021	1	HEATING OIL	36294	Tank 6	89.10	2.719978	242.35	-67,336.80
01/12/2021	1	HEATING OIL	36293	Tank 4	53.30	2.720075	144.98	-67,579.15
01/12/2021	1	HEATING OIL	36292	Tank 3	43.70	2.719908	118.86	-67,724.13
01/12/2021	1	HEATING OIL	36291	Tank 2	175.50	2.720000	477.36	-67,842.99
01/12/2021	1	HEATING OIL	36154	Tank 1	294.80	2.720014	801.86	-68,320.35
12/08/2020	1	HEATING OIL	34452	Tank 3	62.50	2.620000	163.75	-69,122.21
12/08/2020	1	HEATING OIL	34451	Tank 6	74.70	2.619946	195.71	-69,285.96
12/08/2020	1	HEATING OIL	34450	Tank 4	59.20	2.619932	155.10	-69,481.67
12/08/2020	1	HEATING OIL	34449	Tank 5	60.80	2.620066	159.30	-69,636.77
12/08/2020	1	HEATING OIL	34334	Tank 2	69.90	2.620029	183.14	-69,796.07
12/08/2020	1	HEATING OIL	34333	Tank 1	438.50	2.620000	1,148.87	-69,979.21
10/08/2020	1	HEATING OIL	31458	Tank 6	47.70	2.419916	115.43	-71,128.08
10/08/2020	1	HEATING OIL	31456	Tank 5	68.10	2.419971	164.80	-71,243.51
10/08/2020	1	HEATING OIL	31455	Tank 4	75.00	2.420000	181.50	-71,408.31
10/08/2020	1	HEATING OIL	31453	Tank 3	16.90	2.420118	40.90	-71,589.81
10/08/2020	1	HEATING OIL	31452	Tank 2	48.40	2.420041	117.13	-71,630.71

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Event Date	Posting Code	Description	Reference#	TLS	Units	Ppu	Amount	*Balance
10/08/2020	1	HEATING OIL	31384	Tank 1	202.90	2.420010	491.02	-71,747.84
05/05/2020	1	HEATING OIL	27601	Tank 5	58.20	2.280069	132.70	-72,238.86
05/05/2020	1	HEATING OIL	27600	Tank 6	37.90	2.279947	86.41	-72,371.56
05/05/2020	1	HEATING OIL	27599	Tank 3	35.50	2.280000	80.94	-72,457.97
05/05/2020	1	HEATING OIL	27598	Tank 2	82.90	2.279976	189.01	-72,538.91
05/05/2020	1	HEATING OIL	27529	Tank 4	32.00	2.280000	72.96	-72,727.92
05/05/2020	1	HEATING OIL	27528	Tank 1	325.60	2.280006	742.37	-72,800.88
03/03/2020	1	HEATING OIL	24733	Tank 5	77.20	3.019948	233.14	-73,543.25
03/03/2020	1	HEATING OIL	24732	Tank 6	47.30	3.020085	142.85	-73,776.39
03/03/2020	1	HEATING OIL	24731	Tank 3	39.10	3.019949	118.08	-73,919.24
03/03/2020	1	HEATING OIL	24729	Tank 2	91.70	3.019956	276.93	-74,037.32
03/03/2020	1	HEATING OIL	24610	Tank 4	56.10	3.019964	169.42	-74,314.25
03/03/2020	1	HEATING OIL	24609	Tank 1	311.50	3.020000	940.73	-74,483.67
01/30/2020	1	HEATING OIL	22632	Tank 2	107.00	3.020000	323.14	-75,424.40
01/30/2020	1	HEATING OIL	22631	Tank 4	66.90	3.020030	202.04	-75,747.54
01/30/2020	1	HEATING OIL	22629	Tank 5	58.10	3.019966	175.46	-75,949.58
01/30/2020	1	HEATING OIL	22627	Tank 6	50.40	3.020040	152.21	-76,125.04
01/30/2020	1	HEATING OIL	22626	Tank 3	52.00	3.020000	157.04	-76,277.25
01/30/2020	1	HEATING OIL	22509	Tank 1	353.20	3.019989	1,066.66	-76,434.29
12/31/2019	1	HEATING OIL	20524	Tank 2	90.70	3.070011	278.45	-77,500.95
12/31/2019	1	HEATING OIL	20523	Tank 3	35.90	3.069916	110.21	-77,779.40
12/31/2019	1	HEATING OIL	20521	Tank 5	51.10	3.070059	156.88	-77,889.61
12/31/2019	1	HEATING OIL	20519	Tank 6	50.30	3.069980	154.42	-78,046.49
12/31/2019	1	HEATING OIL	20310	Tank 4	60.60	3.069967	186.04	-78,200.91
12/31/2019	1	HEATING OIL	20309	Tank 1	312.30	3.069997	958.76	-78,386.95

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11/26/2019	1	HEATING OIL	18474	Tank 1	383.60	3.069995	1,177.65	-79,345.71
11/26/2019	1	HEATING OIL	18473	Tank 6	82.40	3.070024	252.97	-80,523.36
11/26/2019	1	HEATING OIL	18472	Tank 4	41.90	3.069928	128.63	-80,776.33
11/26/2019	1	HEATING OIL	18471	Tank 3	37.30	3.069973	114.51	-80,904.96
11/26/2019	1	HEATING OIL	18470	Tank 2	106.70	3.070009	327.57	-81,019.47
11/26/2019	1	HEATING OIL	18337	Tank 5	34.70	3.070029	106.53	-81,347.04
09/20/2019	1	HEATING OIL	15246	Tank 2	36.00	2.990000	107.64	-81,453.57
09/20/2019	1	HEATING OIL	15245	Tank 3	28.10	2.990036	84.02	-81,561.21
09/20/2019	1	HEATING OIL	15244	Tank 6	27.80	2.989928	83.12	-81,645.23
09/20/2019	1	HEATING OIL	15243	Tank 5	118.40	2.990034	354.02	-81,728.35
09/20/2019	1	HEATING OIL	15242	Tank 4	60.00	2.990000	179.40	-82,082.37
09/20/2019	1	HEATING OIL	15081	Tank 1	143.20	2.990014	428.17	-82,261.77
04/11/2019	1	HEATING OIL	12019	Tank 6	44.90	2.989978	134.25	-82,689.94
04/11/2019	1	HEATING OIL	12018	Tank 5	5.10	2.990196	15.25	-82,824.19
04/11/2019	1	HEATING OIL	12017	Tank 3	41.60	2.989904	124.38	-82,839.44
04/11/2019	1	HEATING OIL	12016	Tank 2	90.80	2.989978	271.49	-82,963.82
04/11/2019	1	HEATING OIL	11967	Tank 4	59.90	2.989983	179.10	-83,235.31
04/11/2019	1	HEATING OIL	11966	Tank 1	329.90	2.989997	986.40	-83,414.41
02/12/2019	1	HEATING OIL	9740	Tank 6	61.90	2.820032	174.56	-84,400.81
02/12/2019	1	HEATING OIL	9739	Tank 5	70.70	2.819943	199.37	-84,575.37
02/12/2019	1	HEATING OIL	9738	Tank 4	83.60	2.819976	235.75	-84,774.74
02/12/2019	1	HEATING OIL	9737	Tank 3	46.00	2.820000	129.72	-85,010.49
02/12/2019	1	HEATING OIL	9736	Tank 2	110.20	2.819964	310.76	-85,140.21
02/07/2019	1	HEATING OIL	9559	Tank 1	339.60	2.819994	957.67	-85,450.97
12/31/2018	1	HEATING OIL	7545	Tank 1	328.90	2.779994	914.34	-86,408.64

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2:44 pm

Cust# 3947  
PATTY MCQUADE  
1731 OLD STEESE N

Date Type: All Dates

FAIRBANKS, AK 99712

Current Balance: 0.00

Options: Posting Codes = 1

Event Date	Posting Code	Description	Reference#	TLS	Units	Ppu	Amount	*Balance
12/31/2018	1	HEATING OIL	7544	Tank 2	100.70	2.780040	279.95	-87,322.98
12/31/2018	1	HEATING OIL	7543	Tank 3	38.10	2.780052	105.92	-87,602.93
12/31/2018	1	HEATING OIL	7542	Tank 4	69.30	2.779942	192.65	-87,708.85
12/31/2018	1	HEATING OIL	7541	Tank 5	64.10	2.780031	178.20	-87,901.50
12/31/2018	1	HEATING OIL	7540	Tank 6	54.10	2.780037	150.40	-88,079.70
11/20/2018	1	HEATING OIL	5993	Tank 1	316.30	3.069997	971.04	-88,230.10
11/20/2018	1	HEATING OIL	5992	Tank 2	96.10	3.070031	295.03	-89,201.14
11/20/2018	1	HEATING OIL	5991	Tank 3	39.00	3.070000	119.73	-89,496.17
11/20/2018	1	HEATING OIL	5990	Tank 4	83.20	3.069952	255.42	-89,615.90
11/20/2018	1	HEATING OIL	5989	Tank 5	58.50	3.070085	179.60	-89,871.32
11/20/2018	1	HEATING OIL	5988	Tank 6	79.70	3.070013	244.68	-90,050.92
09/04/2018	1	HEATING OIL	2936	Tank 2	10.70	3.140187	33.60	-90,295.60
09/04/2018	1	HEATING OIL	2929	Tank 1	35.10	3.139886	110.21	-90,329.20
09/04/2018	1	HEATING OIL	2925	Tank 3	27.70	3.140072	86.98	-90,439.41
09/04/2018	1	HEATING OIL	2923	Tank 4	35.80	3.139944	112.41	-90,526.39
09/04/2018	1	HEATING OIL	2922	Tank 5	30.30	3.139934	95.14	-90,638.80
09/04/2018	1	HEATING OIL	2920	Tank 6	71.30	3.139972	223.88	-90,733.94
07/10/2018	1	HEATING OIL	1847	Tank 2	54.40	3.200000	174.08	-90,957.82
07/10/2018	1	HEATING OIL	1842	Tank 1	200.80	3.200000	642.56	-91,131.90
<b>Totals:</b>							<b>Debits:</b>	94,555.08
							<b>Credits:</b>	0.00
					<b>Units:</b>	26424.50	<b>Net:</b>	94,555.08

\* The balance column reflects a running balance based on the transactions selected and order in which they are posted. Whenever the selection criteria include a date range, and the transactions involved have not been posted in event date order, the running balance shown here may differ from other transaction history screens and documents.

**Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards**

**Lead Warning Statement**

*Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.*

**Seller's Disclosure**

(a) Presence of lead-based paint and/or lead-based paint hazards (initial (i) or (ii) below):

(i) \_\_\_\_\_ Known lead-based paint and/or lead-based paint hazards are present in the housing. Describe what is known:

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(ii) h/n Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (initial (i) or (ii) below):

(i) \_\_\_\_\_ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing. List documents below:

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(ii) h/n Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

**Purchaser's Acknowledgment**

(c) Purchaser has (initial (i) or (ii) below):

(i) \_\_\_\_\_ received copies of all records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing listed above.

(ii) \_\_\_\_\_ not received any records and reports regarding lead-based paint and/or lead-based paint hazards in the housing.

(d) \_\_\_\_\_ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home* (initial).

(e) Purchaser has (initial (i) or (ii) below):

(i) \_\_\_\_\_ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) \_\_\_\_\_ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

**Agent's Acknowledgment** (initial or enter N/A if not applicable)

(f) RDK Seller's Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

(g) \_\_\_\_\_ Purchaser's Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.<sup>1</sup>

**Certification of Accuracy**

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<u>Patricia J. M. Quare</u>	<u>4-23-26</u>	_____	_____
Seller	Date	Purchaser	Date
<hr/>			
<u>Rich Welley</u>	<u>4/23/26</u>	_____	_____
Seller	Date	Purchaser	Date
<u>Rich Welley</u>	_____	_____	_____
Seller's Agent	Date	Purchaser's Agent <sup>1</sup>	Date

**Paperwork Reduction Act**

This collection of information is approved by OMB under the Paperwork Reduction Act, 44 U.S.C. 3501 et seq. (OMB Control No. 2070-0151). Responses to this collection of information are mandatory (40 CFR 745). An agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a currently valid OMB control number. The public reporting and recordkeeping burden for this collection of information is estimated to be 0.12 hours per response. Send comments on the Agency's need for this information, the accuracy of the provided burden estimates and any suggested methods for minimizing respondent burden to the Regulatory Support Division Director, U.S. Environmental Protection Agency (2821T), 1200 Pennsylvania Ave., NW, Washington, D.C. 20460. Include the OMB control number in any correspondence. Do not send the completed form to this address."

<sup>1</sup> Only required if the purchaser's agent receives compensation from the seller.