

stewart title®

Property Profile Report

2/20/2026

Lot 28, Block 5, Woodland Park #2

Purported owner of Record: Henry Buckholz

Prepared by:

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

Prepared for:

Val Sells Alaska

Report Provided by:

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

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

Disclaimer

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

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

PARID: 01009556000
 BUCKHOLZ HENRY

3 UNKNOWN ST

LUC: 100
 TAX YEAR: 2026

Property Information

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

Property Location: 3 UNKNOWN ST
 Class: R - Residential
 Use Code (LUC): 100 - Residential Vacant Land
 Condo/Unit #:
 Tax District: 03
 Zoning: R2M
 Plat #: P-61C
 HRA #: 000000
 Grid #: SW1628
 Deeded Acres:
 Square Feet: 6,250
 Legal Description: WOODLAND PARK #2
 BLK 5 LT 28

Economic Link: No

[**Show Parcel on Map**](#)

Owner

Owner: BUCKHOLZ HENRY
 Co-Owner:
 Care Of:
 Address: 1903 W 36TH AVE
 City / State / Zip: ANCHORAGE, AK 99517 0000
 Deed Book/Page: /

Tax Information

Parcel	Roll Type	Tax Year	Cycle	DID	Gross Tax Amount	Res Exemption	Sr/Vet Exemption	IPC Billed	Paid Amount	Net Due	Interest Due	Penalty Due	Costs Due	Total Due	Due Date
01009556000	RP	2025	1		631.60			.00	-631.60	.00	.00	.00	.00	.00	06/30/2025
01009556000	RP	2025	2		631.60			.00	-631.60	.00	.00	.00	.00	.00	08/31/2025
01009556000	RP	2024	1		645.80			.00	-645.80	.00	.00	.00	.00	.00	06/30/2024
01009556000	RP	2024	2		645.80			.00	-645.80	.00	.00	.00	.00	.00	08/31/2024
01009556000	RP	2023	1		681.20			79.47	-760.67	.00	.00	.00	.00	.00	06/30/2023
01009556000	RP	2023	2		681.20			.00	-681.20	.00	.00	.00	.00	.00	08/31/2023
01009556000	RP	2022	1		672.76			.00	-672.76	.00	.00	.00	.00	.00	07/31/2022
01009556000	RP	2022	2		672.76			79.61	-752.37	.00	.00	.00	.00	.00	09/30/2022
01009556000	RP	2021	1		1,439.79			.00	-1,439.79	.00	.00	.00	.00	.00	06/15/2021
01009556000	RP	2020	1		1,366.29			.00	-1,366.29	.00	.00	.00	.00	.00	07/15/2020
01009556000	RP	2019	1		1,307.16			67.37	-1,374.53	.00	.00	.00	.00	.00	06/15/2019
01009556000	RP	2018	1		1,138.16			.00	-1,138.16	.00	.00	.00	.00	.00	06/15/2018
01009556000	RP	2017	1		1,086.80			.00	-1,086.80	.00	.00	.00	.00	.00	06/15/2017
01009556000	RP	2016	1		978.27			.00	-978.27	.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	100	R	84,000	0	84,000

Taxable Value

Net Taxable Value	84,000
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Land Summary

Land Line #	Zoning	Size (Square Feet)	NBHD
1	R2M	6,250	06A00

Land Characteristics

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

Entrances

Visit Date: 30-JUN-2009	Measure Date:	Entrance Source: 0-Land Characteristics Inspection
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Appraised Value History

Tax Year	Roll Type	LUC	Class	Land	Improvements	Total Appraised
2026	RP	100	R	84,000	0	84,000
2025	RP	100	R	80,000	0	80,000
2024	RP	100	R	80,000	0	80,000
2023	RP	100	R	80,000	0	80,000
2022	RP	100	R	79,900		79,900
2021	RP	100	R	79,900		79,900
2020	RP	100	R	79,900		79,900
2019	RP	100	R	79,900		79,900

2018	RP	100	R	69,400	69,400
2017	RP	100	R	69,400	69,400



After Recording Return To:
Henry Buckholz
1903 W. 36th Avenue
Anchorage, AK 99517

WF #76994-23-8-8

QUITCLAIM DEED

SHEILA BETH VADEN, a married person who acquired title as a single person, whose address is PO Box 3327, Palmer, AK 99645, Grantor whether one or more, in consideration of Ten Dollars (\$10.00) and other valuable consideration received from Grantees, quitclaims and conveys to HENRY BUCKHOLZ, an unmarried person, whose address is: 1903 W. 36th Avenue, Anchorage, AK 999517, Grantee, all right, title and interest, if any, which Grantor has in and to that certain property situate in the Anchorage Recording District, Third Judicial District, State of Alaska, more particularly described as follows:

Lots 28, Block 5, WOODLAND PARK ADDITION NO. 2, according to the official plat thereof, filed under Plat No. P-61C, in the records of the Anchorage Recording District, Third Judicial District, State of Alaska.

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

Grantor warrants that the above-described real estate has never been used as a family home or homestead nor is same subject to any spousal claim as defined in A.S.34.15.010.

Dated this 4th day of August, 2023.

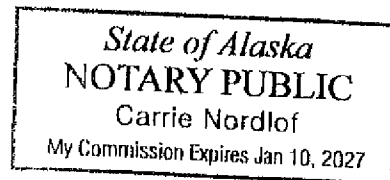
Sheila Beth Vaden
Sheila Beth Vaden

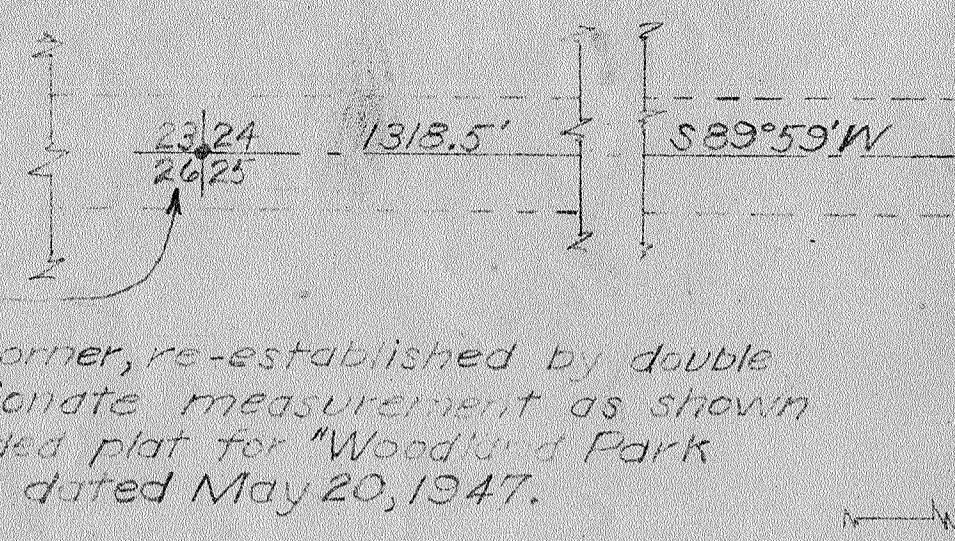
THIS INSTRUMENT IS BEING RECORDED BY
STEWART TITLE COMPANY
AS AN ACCOMMODATION ONLY.
IT HAS NOT BEEN EXAMINED AS TO
ITS EFFECT, IF ANY, ON THE TITLE
OF THE ESTATE HEREIN.

State of Alaska)
Third Judicial District) ss.

This instrument was acknowledged before me this 4th day of August, 2023 by Sheila Beth Vaden.

Carrie Nordlof
Notary Public:
My commission expires: _____



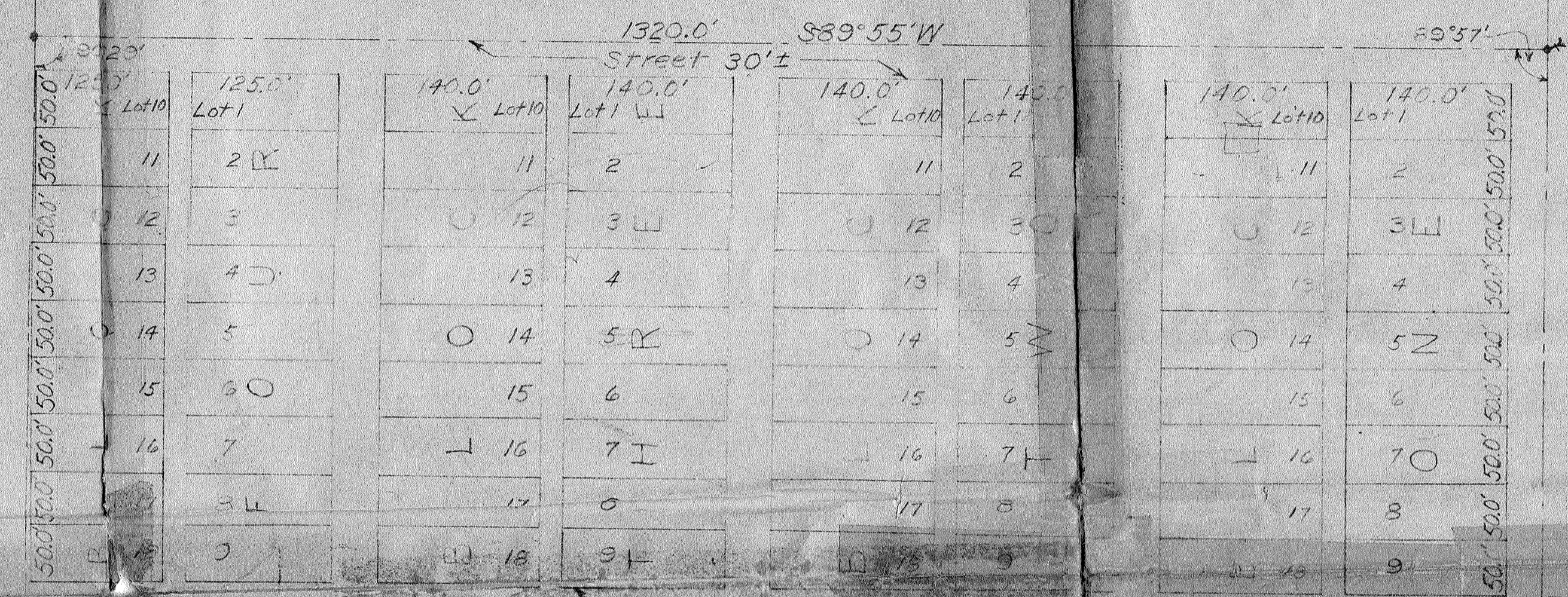
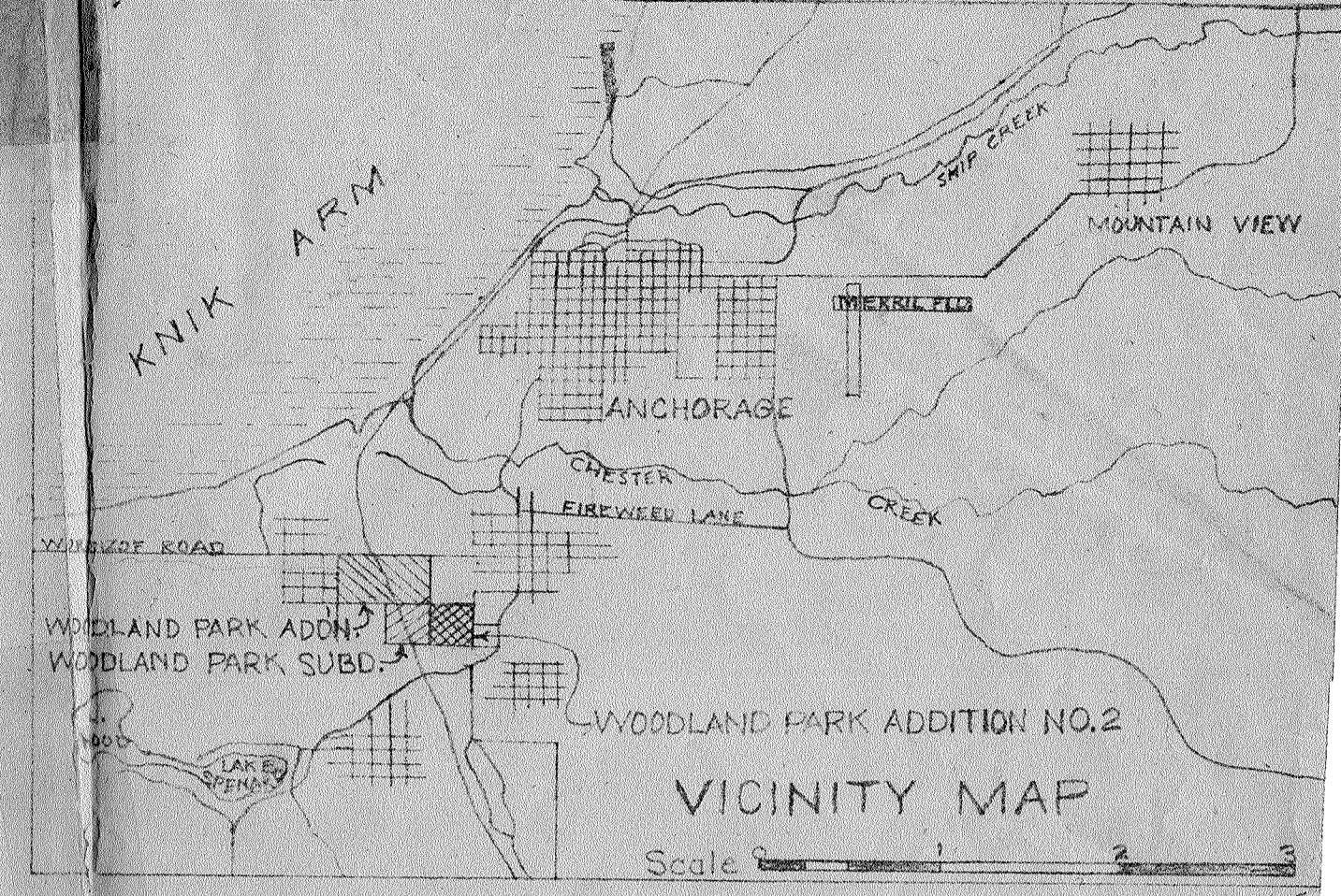


NE Corner of Woodland Park Addition.

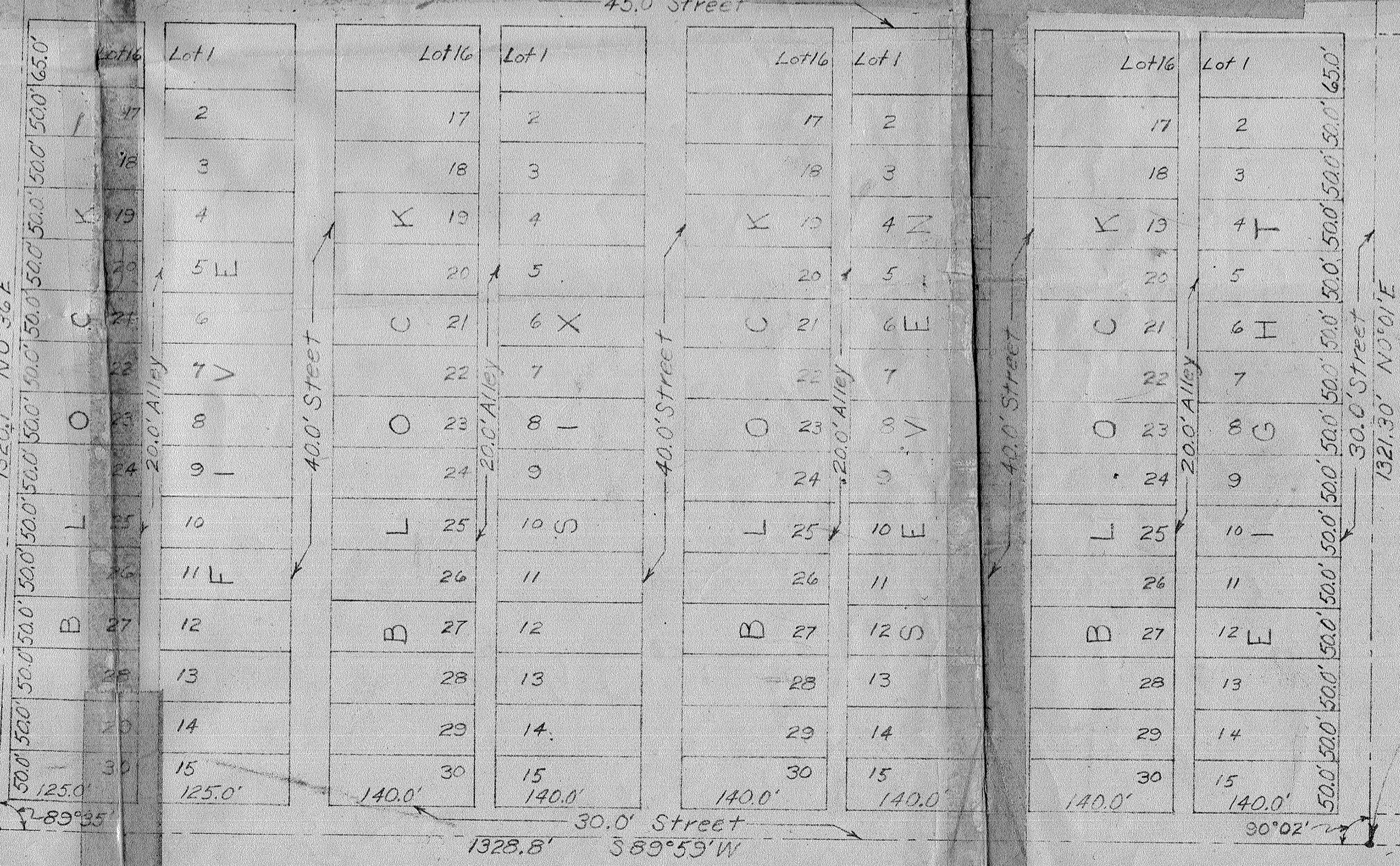
Land Office 1/4 Corner believed to be destroyed. Location confirmed from nearby property corners and fences established prior to destruction of Land Office marker.

Existing Land Office Sec. Cor.

1" iron pipe. Existing corner of Nels Sands' Subdivision.



General Notes:
 1. All east-west lot lines are parallel to section line on north boundary of the section and bear $S89^{\circ}59'W$.
 2. All north-south lot lines are on bearing $N0^{\circ}01'E$, measured from section line, on north boundary of the section.



2" galv. iron pipe recognized by local residents and previous surveyors as center marker of Section 25.

SE Corner of original Woodland Park Subdivision.

Existing land office 1/4 corner.

P-61C

ANCHORAGE PRECINCT
 Anchorage, Alaska
 FILED FOR RECORD 1948
 MAY 21 1948
 District Recorder
 ROSE WALSH
 By: Harry [Signature]
 Mail To: [Signature]

WOODLAND PARK ADDITION NO. 2

SUBDIVIDED BY
 SUGGITT AND WIEMAN DEVELOPMENT CO.

SCALE: 1 IN = 100 FT.

AREA COMPRISING THE SE 1/4 OF THE NW 1/4 OF SECTION 25, T13 N, R4 W OF THE SEWARD MER.

SURVEYED AND DRAWN BY
 ELTON W. WIEMAN, CIVIL ENGINEER
 SUBMITTED APRIL 30, 1948

NOTE:

**THE FOLLOWING
DOCUMENT IMAGE IS
AN ENHANCED COPY
OF THE PREVIOUS
DOCUMENT IMAGE.**

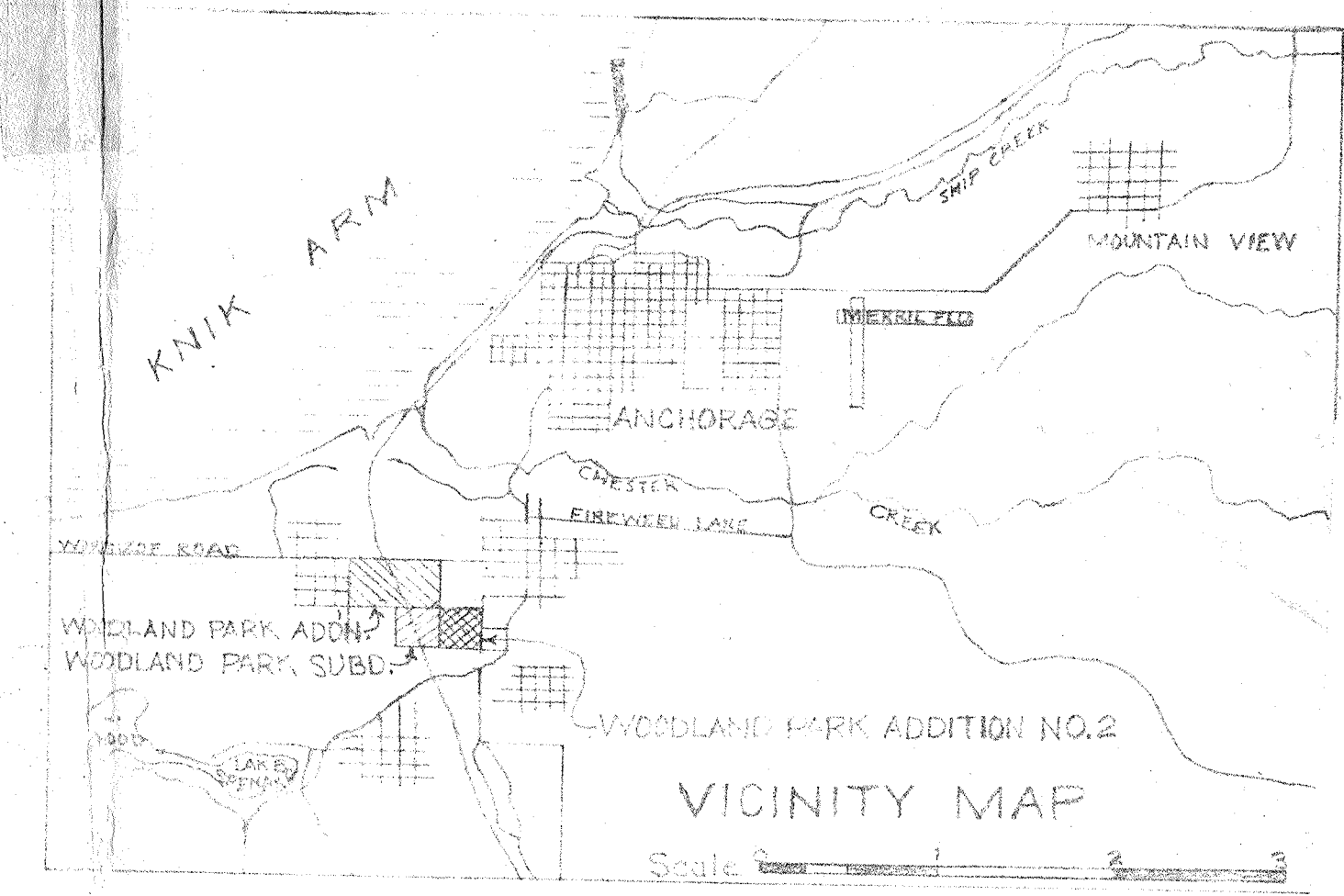
Section corner, re-established by double proportionate measurement as shown on recorded plat for Woodland Park Addition, dated May 20, 1947.

NE Corner of Woodland Park Addition.

Lot 1 Office 1/4 corner believed to be destroyed. Location confirmed from nearby property corners and fences established prior to destruction of Land Office marker.

Existing Land Office Sec. Cor.

1" iron pipe. Existing corner of Nels Sund's Subdivision.



General Notes:
 1. All east-west lot lines are parallel to section line on boundary of the section and bear S89°53'W.
 2. All north-south lot lines are on bearing N0°01'E, measured from section line on north boundary of section.

SE Corner of original Woodland Park Subdivision.

Existing land office 1/4 corner.

2" galv. iron pipe recognized by local residents and previous surveyors as center marker of Section 25.

P-61C

ANCHORAGE PRECINCT
 Anchorage, Alaska
 FILED FOR RECORD 1:45 PM
 MAY 21 1948
 District Recorder
 ROSE WALSH
 By: Harry Sargent
 Mail To: Harry Sargent

WOODLAND PARK
 ADDITION NO. 2
 SUBDIVIDED BY
 SUGGITT AND WIEMAN DEVELOPMENT CO.
 SCALE: 1 IN = 100 FT.
 AREA COMPRISING THE SE 1/4 OF THE NW 1/4
 OF SECTION 25, T13 N, R4 W OF THE SEWARD MER.
 SURVEYED AND DRAWN BY
 ELTON W. WIEMAN, CIVIL ENGINEER
 SUBMITTED APRIL 30, 1948

P 61 C

75 feet

TERRITORY OF ALASKA,
Anchorage Precinct
and Recording District } SS

The within instrument was filed
for record at 1:45 o'clock P.M.,
May 21 1948 at the

request of
Harty A. Suggat
and duly recorded in Book

of _____ at page _____
of the records of said District.

Rose Wapf
District Recorder, AS
Anchorage, Alaska