



stewart title[®]

Property Profile Report

04/30/2025

1209 Dennis Rd., North Pole, AK 99705

Purported owner of Record : Kalen Moore-Thomas

Prepared by:

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

Prepared for:

Alaska Commercial Properties, Inc.

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 - First Right of Refusal |
| <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.

Summary

PAN 0320579	Physical Description do not rely on as a legal description TL-2141 SEC 21 T1S-R1E OUT OF TL-2103 SEC 21 T1S-R1E	Neighborhood 2004 - Bradway-Clear Creek	Fire Service Area NORTH STAR FIRE S A
Property Class Industrial	Tax Status TAXABLE	Business TSUNAMI ELECTRIC INC.	
Land Area 1 - 111,513.6 Square Feet 2 - 3,005 Square Feet	Millage Group 0961 - Spruce Acres Service Area	Millage Rate 15.848	
Street Address 1209 DENNIS RD 1213 DENNIS RD 1211 DENNIS RD	Billing Address 2269 PTARMIGAN WAY NORTH POLE, AK 99705-5521	Child Properties None	Parent Properties None

Buildings

Year Built	Description		Architecture	Category
1975	Wood, Open Steel		Commercial Standard	Commercial
Section ID	Footprint	Stories	Perimeter	Interior Description Wall Type Amenities
1	1,460	1	113	Office Bdgs Wood Frame,St/Al Ex qty: 2 3 Fix. Bath_Comm
2	2,336	1	74	Storage Warehouse Wood Frame,St/Al Ex qty: 1 Security System
3	604	1	70	Storage Gar. Wood Fram,Text,Plywd,Lap
4	100	1	20	Apt/Living Qtrs Wood Frame,St/Al Ex
Year Built	Description		Architecture	Category
2008	Wood, Open Steel		Commercial Standard	Commercial
Section ID	Footprint	Stories	Perimeter	Interior Description Wall Type Amenities
1	1,418	1	160	Storage Gar. Wood Frame,Plywd. Ex qty: 1 3-Fix. Bath_SFR
Section ID	Footprint		Description	
3	344		None	
4	98		None	
Year Built	Description		Architecture	Category
1975	Mobile Home		Manufactured Modular 06	Residential
Section ID	Footprint	Stories	Perimeter	Interior Description Wall Type Amenities
1	988	1	170	Main Area Mobile Home Panels qty: 2 3-Fix. Bath_SFR
Section ID	Footprint		Description	
3	128		None	
Year Built	Description		Architecture	Category
1975	Mobile Home		Manufactured Modular 06	Residential
Section ID	Footprint	Stories	Perimeter	Interior Description Wall Type Amenities
1	1,402	1	194	Main Area Mobile Home Panels qty: 2 3-Fix. Bath_SFR
Section ID	Footprint		Description	
3	24		None	

Documents

The FNSB provides a link to view the recorded document at the State of Alaska Records Office through the instrument #. Current registered documents **not** showing may be seen at the State of [Alaska Records Office Search page](#). The FNSB has no control over the contents posted on any external web sites and these sites may have separate terms of use and privacy policies. The inclusion of this web link does not imply endorsement by the FNSB of the site, its content, advertisers or sponsors.

Description	Record Date	Book	Page	Instrument
Tax Foreclosure Sale Deed	10/20/2023			2023-013288-0
Tax Deed	5/31/2023			2023-006305-0
Quitclaim Deed	11/17/2015			2015-018939-0
Quitclaim Deed	11/8/2004			2004-025371-0
Ordinance	1/28/1983			

Assessment History

For questions regarding assessments, contact the FNSB Department of Assessing at 907-459-1428. For information on our exemption programs please visit our [website](#). Or contact our office at 907-459-1428.

Year	Land	Improvement Value	Full Value Total	Exemptions Total	Taxable
2024	\$26,120.00	\$261,419.00	\$287,539.00	\$50,000.00	\$237,539.00
2023	\$26,120.00	\$320,551.00	\$346,671.00	\$0.00	\$346,671.00
2022	\$26,120.00	\$318,556.00	\$344,676.00	\$0.00	\$344,676.00
2021	\$26,120.00	\$318,637.00	\$344,757.00	\$0.00	\$344,757.00
2020	\$25,369.00	\$320,846.00	\$346,215.00	\$0.00	\$346,215.00

Tax History

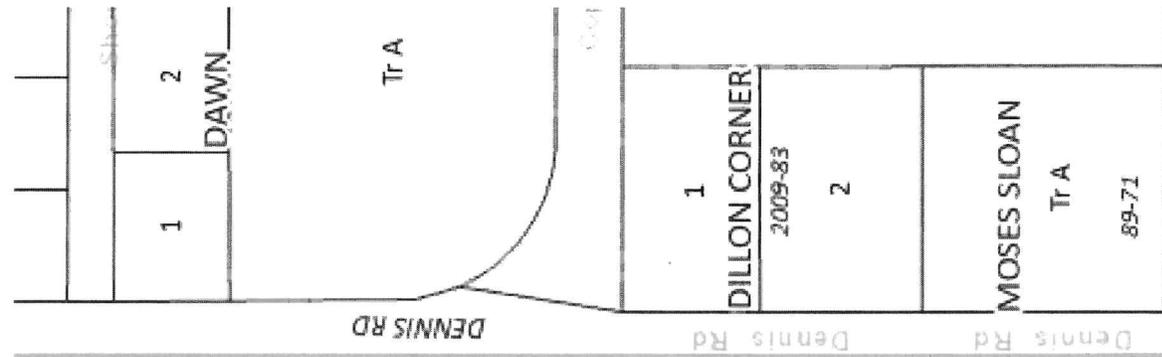
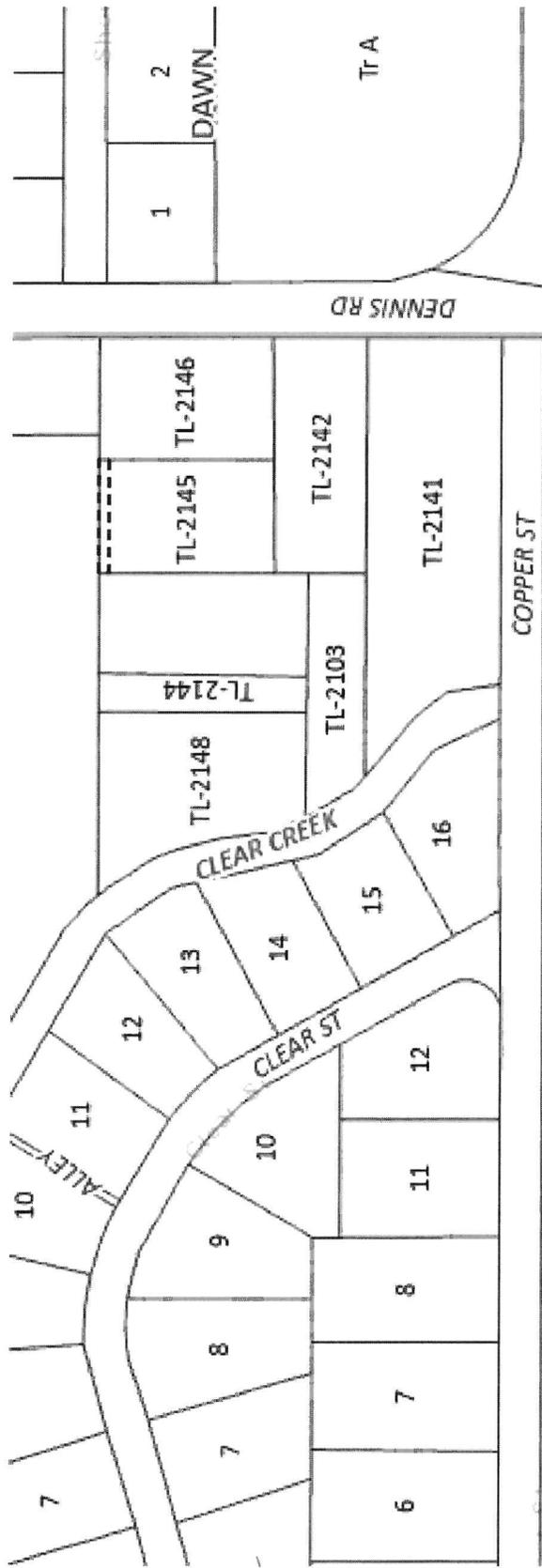
If you have Delinquent Taxes, call FNSB Division of Treasury and Budget Office at 907-459-1441 for the current outstanding amount due. All prior year taxes must be paid with certified funds.

*** Balances may not reflect the correct payoff amount due to accrued interest ***

Year	Tax Levied	State Exempted	Fees	Total Due	Total Paid	Net Due
2024	\$3,886.68	\$0.00	\$407.05	\$4,293.73	\$0.00	\$4,293.73
2023	\$5,366.12	\$0.00	\$241.20	\$5,607.32	\$2,834.26	\$2,773.06
2022	\$5,971.50	\$0.00	\$864.57	\$6,836.07	\$6,836.07	\$0.00
2021	\$6,591.06	\$0.00	\$1,472.73	\$8,063.79	\$8,063.79	\$0.00
2020	\$6,672.58	\$0.00	\$5,737.97	\$12,410.55	\$12,410.55	\$0.00

Copyright © 2025 Fairbanks North Star Borough

production - public - production - 034b7005-3c86-4c74-94ff-087f78c5a29



Esri, HERE, Garmin, NGA, USGS