

PARID: 00404124000

MOA / TAX DEED

3811 THOMPSON AVE

LUC: 101

TAX YEAR: 2023

Property Information

Property Location: 3811 THOMPSON AVE
 Class: R - Residential
 Use Code (LUC): 101 - Residential 1 Family
 Condo/Unit #:
 Tax District: 01
 Zoning: R3
 Plat #: P-5
 HRA #: 000000
 Grid #: SW1135
 Deeded Acres:
 Square Feet: 3,375
 Legal Description: MOUNTAIN VIEW
 BLK 20 LT 1 E2 S3 W2

Economic Link: No

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

Owner MOA / TAX DEED
 Co-Owner
 Care Of REAL ESTATE SERVICES
 Address PO BOX 196650
 City / State / Zip ANCHORAGE, AK 99519
 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
00404124000	RP	2022	1		439.53			.00	.00	439.53	16.11	43.95	.00	499.59	07/31/2022
00404124000	RP	2022	2		439.53			.00	.00	439.53	12.09	43.95	.00	495.57	09/30/2022
00404124000	RP	2021	1		893.79			.00	.00	893.79	78.34	89.38	140.00	1,201.51	06/15/2021
00404124000	RP	2020	1		964.44			.00	.00	964.44	130.98	96.44	140.00	1,331.86	07/15/2020
00404124000	RP	2019	1		1,552.56			.00	.00	1,552.56	326.91	155.26	45.00	2,079.73	06/15/2019
00404124000	RP	2018	1		1,580.96			.00	.00	1,580.96	442.07	158.10	530.00	2,711.13	06/15/2018
00404124000	RP	2017	1		1,497.09		-1,497.09	.00	.00	.00	.00	.00	.00	.00	06/15/2017
00404124000	RP	2016	1		1,438.37		-1,438.37	.00	.00	.00	.00	.00	.00	.00	06/15/2016

[Make a Payment](#)**Assessed Value**

Tax Year	Roll Type	LUC	Class	Land	Building	Total Appraised
2023	RP	101	R	31,800	20,200	52,000

Taxable Value

Net Taxable Value 52,000

Land Summary

Land Line #	Zoning	Size (Square Feet)	NBHD
1	R3	3,375	02F00

Land Characteristics

Line #	
1	VIEW 2 - Average
2	TOPO 4 - Gentle
3	ACCESS 5 - Average
4	PAVING 4 - Curb&Gutter
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 1 - Poor
16	SIZE 3 -
17	SOILS 4 - Average

Residential Card Summary

Card/Building:	1
Stories:	1 - One story above ground level
Condition:	1 - Poor
Grade:	D
Exterior Wall:	1 - WOOD
Style:	01 - RANCH
Year Built:	1948
Effective Year:	1956
Square Feet of Living Area:	472
Total Rooms:	3
Bedrooms:	1
Full Baths:	1
Half Baths:	0
Additional Fixtures:	0
Heating:	2 - CENTRAL
Fuel Type:	2 - NATURAL GAS

Sections

Card #	Addition #	Description	Area
1	0		472
1	1	ENCLS FR PORCH	32

Entrances

Visit Date:	Measure Date:	Entrance Source:	Inspect Reason:
30-JUN-2009		0-Land Characteristics Inspection	-
20-AUG-2013		9-Quick Re-Inventory Inspection	-
23-MAY-2019		9-Quick Re-Inventory Inspection	-
15-DEC-2020		7-Partial Inspection or Drive-By	-
09-DEC-2022		9-Quick Re-Inventory Inspection	LSM-Lucito Munoz

Appraised Value History

Tax Year	Roll Type	LUC	Class	Land	Building	Total Appraised
2023	RP	101	R	31,800	20,200	52,000
2022	RP	101	R	31,900	20,300	52,200
2021	RP	101	R	31,900	17,700	49,600
2020	RP	101	R	40,200	16,200	56,400
2019	RP	101	R	40,200	54,700	94,900
2018	RP	101	R	40,200	56,200	96,400
2017	RP	101	R	40,200	55,400	95,600

Exemption Value History

Tax Year	Roll Type	Code	Property Exemption	Sen/Vet Exemption	Res Exemption	Total
2017	RP	S-01		95,600		95,600



MOA PROPERTY REPORT

PAGE 1

Data Updated as of: January 22, 2023 3:24 AM

Parcel Number: 004-041-24-000

Current Owner: NELSON DONALD C

Address: 3811 THOMPSON AVE

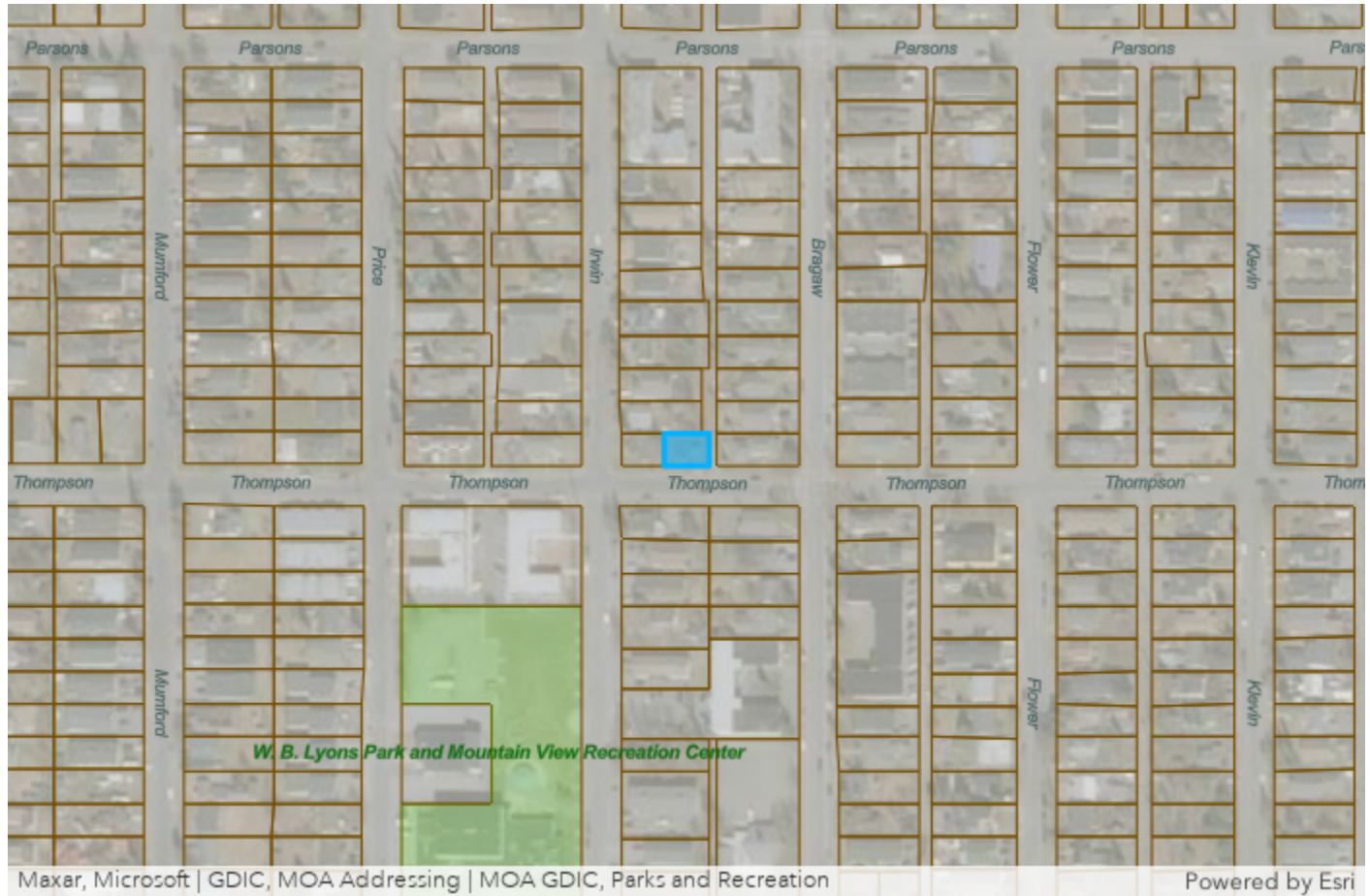
Legal Description: MOUNTAIN VIEW BLK 20 LT 1 E2 S3 W2

Plat Number: P-5

Grid: **Lot Size:** 0.08 acres (3,375 ft²)

Property Tax Portal: <https://property.muni.org/Datalets/Datalet.aspx?UseSearch=no&pin=00404124000>

State of Alaska Plat Search: <http://dnr.alaska.gov/ssd/recoff/search/platmenu>



TAX DISTRICT 1

Service Area	Service Area Classification
Police	Anchorage Metropolitan Police SA
Fire	Anchorage Fire Service Area
Building Safety Service	Anchorage Building Safety Service Area (ABSSA)
Parks	Anchorage Parks & Recreation SA
Road	Anchorage Roads and Drainage SA
Streetlights	Anchorage Roads and Drainage SA

Tax District Map:

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=8839ce87392a4980a9f892363089405a&find=00404124000>

This information is meant purely as a resource and the Municipality does not guarantee the complete accuracy of this data. Always verify any information with the department that is responsible for the data.
https://cdn.ancgis.com/documents/legal/GIS_Data_Terms_and_Conditions.pdf



MOA PROPERTY REPORT

PAGE 2

Data Updated as of: January 22, 2023 3:24 AM

PLANNING

Zoning District: R-3	2040 Land Use Designation: Compact Mixed Residential Low
Zoning Improvement Area: Class A	Zoning District Type: Multiple Family Residential

Planning Portal: <http://www.muni.org/CityViewPortal/Property/PropertyReview?searchKey=desc&searchValue=00404124000>

Zoning Map: <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=e7c3d7a43f2e4924b23d36fd1500bb01&find=00404124000>

Land Use Map: <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=4b8d89792820483c81b41c874eb5e843&find=00404124000>

Comprehensive Plan: Anchorage

Anchorage 2040 Land Use Plan: <http://www.muni.org/Departments/OCPD/Planning/Publications/Pages/Anchorage2040LandUsePlan.aspx>

Other Plans: yes: ☒ no: ☐

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=ee1abf76a6394fdb1057524831143e0&find=00404124000>

Wetland Classification: None

<http://www.anchoragestormwater.com/maps.html>

BUILDING SAFETY

Service Area: Inside ☒ Outside ☐

Building Permit Portal: <https://bsd.muni.org/inspandreview/ParcelInfo.aspx?parcelNo=00404124000>

Wind Zone: 1 ☒ 2 ☐ 3 ☐ 4 ☐ None ☐

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=cbe6b9160394df0ab2b8d96b64c9b1e&find=00404124000>

Flood Review Required: All ☐ Some ☐ None ☒

<http://www.anchoragestormwater.com/maps.html>

Seismic Code: 1-Lowest ☐ 2-Moderate Low ☒ 3-Moderate ☐ 4-High ☐ 5-Very High ☐ None ☐

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=6d9f19e70868491da6296bdb398b33cc&find=00404124000>

Water and Sewer

AWWU Customer: Water ☒ Sewer ☒ Not Current Customer ☐

Anchorage Water and Wastewater: <https://www.awwu.biz/customer-service/for-builders-and-developers>

Wells or Septic Information:

Wells & Septic Document Search: <http://onsite.ci.anchorage.ak.us/WebLink/CustomSearch.aspx?SearchName=SearchOnisteDocuments>

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https://cdn.ancgis.com/documents/legal/GIS_Data_Terms_and_Conditions.pdf



ADDITIONAL INFORMATION

Nitrate Map: <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=6c3acc5dca8244a891f954f0e7f75496&find=00404124000>

Soil Boring Map: <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=ff7c8f704663452096705a716c14b1f3&find=00404124000>

MOA MapIt Link: <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=f0bef139a7584820ad9d60c9eeea8a5f&find=00404124000>

POLITICAL BOUNDARIES

Assembly District: **1**

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=c4809e7b77da4f058aacd6936d3079fa&find=00404124000>

Community Council: **Mountain View**

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=60eb4a8b1e38445487fb06817d904330&find=00404124000>

Representative Lookup Map: <https://muniorg.maps.arcgis.com/apps/ZoneLookup/index.html?appid=868cbf13fd3144b3a431eed89b48f911&find=00404124000&findSource=2>

LITIGATION GUARANTEE SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Prepared by: Juli Settle
Title Officer: Nichole Smith

File No.: 1750696

Guarantee No.: G-2226-104738

Date of Guarantee: June 24, 2022 at 8:00AM

Liability Amount: \$28,000.00

Fee: \$250.00

1. Name of Assured:
Municipality of Anchorage
2. The Litigation Guarantee is furnished solely for the purposes of facilitating the filing of an action to:
Foreclose Municipality of Anchorage Taxes
3. The estate or interest in the land hereinafter described or referred to covered by this Guarantee is:
FEE SIMPLE
4. Title to said estate or interest at the date hereof is vested in:
Donald C. Nelson, a married man
5. The Land referred to in this Guarantee is situated in the State of Alaska, District of Anchorage, and is described as follows:
See Exhibit "A" Attached Hereto

**LITIGATION GUARANTEE
EXHIBIT "A"
LEGAL DESCRIPTION**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 1750696

Guarantee No.: G-2226-104738

The East one-half of the South one-third of the West one-half of Lot 1, Block 20, MOUNTAIN VIEW SUBDIVISION, according to the official plat thereof, filed under Plat No. P-5, in the records of the Anchorage Recording District, Third Judicial District, State of Alaska.

LITIGATION GUARANTEE

SCHEDULE B

ISSUED BY
STEWART TITLE GUARANTY

File No.: 1750696

Guarantee No.: G-2226-104738

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
Proceedings by a public agency which may result in taxes or assessments or notices of such proceedings whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, claims of easements, or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose and which are not shown by the public records.
5.
 - a. Unpatented mining claims;
 - b. Reservations or exceptions in patents or in Acts authorizing the issuance thereof;
 - c. Water rights, claims, or title to water, whether or not the matters excepted under (1), (2) or (3) are shown by the public records.
6. Rights of the state or federal government and/or public in and to any portion of the land for right of way as established by federal statute RS 2477 (whether or not such rights are shown by recordings of easements and/or maps in the public records by the State of Alaska showing the general location of these rights of way).
7. Any lien or right to lien, for services, labor or material heretofore or hereafter furnished imposed by law and not shown by the public records.
8. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
9. Reservations and exceptions as contained in the United States Patent and/or in Acts authorizing the issuance thereof.
10. Taxes and/or assessments due the Municipality of Anchorage, as shown on the report attached hereto and made a part thereof.
11. Notice and Order, Code Abatement Development Services Department, including the terms and provisions thereof recorded June 14, 2018 as Instrument No. 2018-021730-0.

Modified by instrument recorded October 8, 2018 as Instrument No. 2018-038220-0.
12. Notice and Order, Code Abatement Development Services Department, including the terms and provisions thereof recorded September 7, 2018 as Instrument No. 2018-034073-0.
13. The effect of that certain instrument entitled "Findings of Fact, Conclusions of Law, Judgment and Decree" regarding delinquent taxes and special assessments for the year indicated and prior years, entered in the case set out below:
Case No. : 3AN-19-06397CI

LITIGATION GUARANTEE SCHEDULE B

ISSUED BY
STEWART TITLE GUARANTY

Tax Year : 2018 and prior years
Recorded : July 18, 2019
Instrument No. : 2019-024833-0

14. The effect of that certain instrument entitled "Findings of Fact, Conclusions of Law, Judgment and Decree" regarding delinquent taxes and special assessments for the year indicated and prior years, entered in the case set out below:

Case No. : 3AN-21-04880CI
Tax Year : 2020 and prior years
Recorded : June 30, 2021
Instrument No. : 2021-036427-0

15. The effect of that certain instrument entitled "Findings of Fact, Conclusions of Law, Judgment and Decree" regarding delinquent taxes and special assessments for the year indicated and prior years, entered in the case set out below:

Case No. : 3AN-22-04985CI
Tax Year : 2021 and prior years
Recorded : June 9, 2022
Instrument No. : 2022-021656-0

16. Any bankruptcy proceeding not disclosed by the acts that would afford notice as to said land, pursuant to Title 11, U.S.C. 549 (c) of the Bankruptcy Reform Act of 1978 and amendments thereto

17. Occupant(s) or any parties whose rights, interests or claims are not shown by the public records but which could be ascertained by an inspection of the land described above or by making inquiry of persons in possession thereof, including but not limited to, any lien or right to a lien for services, labor or material theretofore or hereafter furnished.

END OF EXCEPTIONS

NOTE: Attention is called to the Military Reservist Relief Act of 1991 (sec. 800 to 810, Military and Veterans Code), and the Servicemembers Civil Relief Act of 2003 (50 U.S.C. Appendix, seq. 501 et seq) which replaces Soldiers' and Sailors' Civil Relief Act of 1940 and amendments thereto, which contain inhibitions against the sale of land under a Deed of Trust if the owner is entitled to the benefits of said acts. Also, federal law may require a judicial foreclosure, subject to applicable redemption rights, to cut off a junior United States judgment.

**LITIGATION GUARANTEE
SCHEDULE C**

ISSUED BY
STEWART TITLE GUARANTY

File No.: 1750696

Guarantee No.: G-2226-104738

Said necessary parties (other than those having a claim or interest by reason of matter as shown in Exceptions numbered 13, 14 and 15 to be made defendants in said action to be brought by

Municipality of Anchorage

as plaintiff, are as follows:

Donald C. Nelson

PARID: 00404124000
NELSON DONALD C

3811 THOMPSON AVE

LUC: 101
TAX YEAR: 2022

Property Information

Property Location: 3811 THOMPSON AVE
Class: R-Residential
Use Code (LUC): 101-Residential 1 family
Condo/Unit #:
Tax District: 01
Zoning: R3
Plat #: PLAT P-5
HRA #: 000000
Grid #: SW1135
Deeded Acres:
Square Feet: 3,375
Legal Description: MOUNTAIN VIEW
BLK 20 LT 1 E2 S3 W2

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

Owner NELSON DONALD C
Co-Owner
Care Of
Address 3811 THOMPSON AVE
City / State / Zip ANCHORAGE, AK 99508 1233
Deed Book/Page 004/04

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
00404124000	RP	2022	1		439.53			.00	.00	439.53	.00	.00	.00	439.53	07/31/2022
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00404124000	RP	2017	1		1,497.09		-1,497.09	.00	.00	.00	.00	.00	.00	.00	06/15/2017
00404124000	RP	2016	1		1,438.37		-1,438.37	.00	.00	.00	.00	.00	.00	.00	06/15/2016

[Make a Payment](#)**Assessed Value**

Tax Year	Roll Type	LUC	Class	Land	Building	Total Appraised
2022	RP	101	R	31,900	20,300	52,200

Taxable Value

Net Taxable Value 52,200

Land Summary

Land	Zoning	Land Value	Size	NBHD
------	--------	------------	------	------

Line #			(Square Feet)	
1	R3	31,880	3,375	02F00

Land Characteristics

Line #	
1	VIEW 2 - Average
2	TOPO 4 - Gentle
3	ACCESS 5 - Average
4	PAVING 4 - Curb&Gutter
5	CORNER 4 - None
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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 1 - Poor
16	SIZE 3 -
17	SOILS 4 - Average

Residential Card Summary

Card/Building:	1
Stories:	1 - One story above ground level
Condition:	1 - Poor
Grade:	D
Exterior Wall:	1 - WOOD
Style:	01 - RANCH
Year Built:	1948
Effective Year:	1956
Square Feet of Living Area:	472
Total Rooms:	3
Bedrooms:	1
Full Baths:	1
Half Baths:	0
Additional Fixtures:	0
Roofing Material:	-
Heating:	2 - CENTRAL
Fuel Type:	2 - NATURAL GAS

Sections

Card #	Addition #	Description	Area
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1	1	ENCLS FR PORCH	32

Entrances

Visit Date:	Measure Date:	Entrance Source:	Inspect Reason:
30-JUN-2009		0-Land Characteristics Inspection	-
20-AUG-2013		9-Quick Re-Inventory Inspection	-
23-MAY-2019		9-Quick Re-Inventory Inspection	-
15-DEC-2020		7-Partial Inspection or Drive-By	-

Appraised Value History

Tax Year	Roll Type	LUC	Class	Land	Building	Total Appraised
2022	RP	101	R	31,900	20,300	52,200
2021	RP	101	R	31,900	17,700	49,600
2020	RP	101	R	40,200	16,200	56,400
2019	RP	101	R	40,200	54,700	94,900
2018	RP	101	R	40,200	56,200	96,400
2017	RP	101	R	40,200	55,400	95,600

Exemption Value History

Tax Year	Roll Type	Code	Property Exemption	Sen/Vet Exemption	Res Exemption	Total
2017	RP	S-01		95,600		95,600

BK 02963 PG 323

96-2067B

*STATUTORY WARRANTY DEED

The Grantors, MARVIN J. STRAIN and PAULA M. STRAIN, who acquired title as Paula M. Benepe, husband and wife, of 4002 Indian Summer Drive, Olympia, Washington 98513, pursuant to *Sec. 34.15.030, Alaska Statutes, for and in consideration of the sum of Ten Dollars (\$10.00), lawful money of the United States of America, and other valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged, do hereby grant, convey and warrant to Grantee, DONALD C. NELSON, a married man, of 3811 Thompson Avenue, Anchorage, Alaska 99508, the following described real property, together with all tenements, hereditaments and appurtenances located in the Anchorage Recording District, Third Judicial District, State of Alaska:

The East one-half (E 1/2) of the South one-third (S 1/3) of the West one-half (W 1/2) of Lot One (1), Block Twenty (20), MOUNTAIN VIEW SUBDIVISION, according to the official plat thereof, filed under Plat No. P-5; records of the Anchorage Recording District, Third Judicial District, State of Alaska.

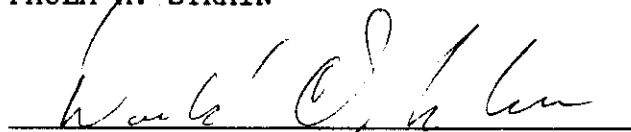
SUBJECT to reservations and exceptions as contained in the United States Patent and/or in Acts authorizing the issuance thereof; real property taxes, if any due; and easements of record.

Grantee takes title to the subject property "as is" and "where is" and "with all faults", and is knowledgeable about the property's condition.

DATED this 5th day of August, 1996.


MARVIN J. STRAIN


PAULA M. STRAIN

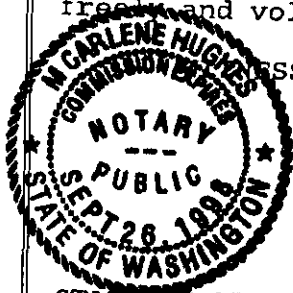

DONALD C. NELSON

STATE OF WASHINGTON)
COUNTY OF Thurston) ss.

THIS IS TO CERTIFY that on the 5th day of August, 1996, before me the undersigned Notary Public personally appeared MARVIN J. STRAIN and PAULA M. STRAIN, who are known to me and to me known to be the persons named in and who executed the above and

BK 02963 PG 3241

foregoing, and they acknowledged to me that they signed the same freely and voluntarily for the uses and purposes therein mentioned.



WITNESS my hand and official seal.

M. Carlene Hughes
Notary Public in and for Washington
My Commission expires: 9-28-98

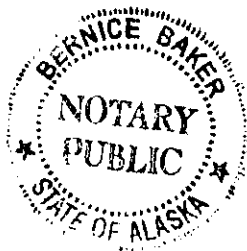
STATE OF ALASKA

THIRD DISTRICT

)
) ss.
)

THIS IS TO CERTIFY that on the 24th day of August, 1996, before me the undersigned Notary Public personally appeared DONALD C/ NELSON, who is known to me and to me known to be the person named in and who executed the above and foregoing, and he acknowledged to me that he signed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal.



Bernice Baker
Notary Public in and for Alaska
My Commission expires: 6-1-97

After recording return to:
Grantee at above address

96-039869
18-CC

ANCHORAGE REC. DISTRICT

REQUESTED BY TransAlaska
Title

'96 AUG 15 AM 8 48

The United States of America,

To all to whom these presents shall come, Greeting:

WHEREAS, a Certificate of the Register of the Land Office at Anchorage, Alaska, has been deposited in the General Land Office, whereby it appears that, pursuant to the Act of Congress of May 20, 1862, "To Secure Homesteads to Actual Settlers on the Public Domain," and the acts supplemental thereto, the claim of Norman G. Lange

has been established and duly consummated, in conformity to law, for the south half of the southeast quarter and the northeast quarter of the southeast quarter of Section nine in Township thirteen north of Range three west of the Seward Meridian, Alaska, containing one hundred twenty acres,

according to the Official Plat of the Survey of the said Land, on file in the GENERAL LAND OFFICE:

NOW KNOW YE, That there is, therefore, granted by the UNITED STATES unto the said claimant the tract of Land above described; TO HAVE AND TO HOLD the said tract of Land, with the appurtenances thereof, unto the said claimant and to the heirs and assigns of the said claimant forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and there is reserved from the lands hereby granted a right of way thereon for ditches or canals constructed by the authority of the United States.

And there is, also, reserved to the United States a right of way for construction of railroads, telegraph and telephone lines in accordance with the Act of March 12, 1914, (38 Stat. 305).

IN TESTIMONY WHEREOF, I, Franklin D. Roosevelt,

President of the United States of America, have caused these letters to be made

Patent, and the seal of the General Land Office to be hereunto affixed.

GIVEN under my hand, at the City of Washington, the EIGHTEENTH

(SEAL.)

day of OCTOBER In the year of our Lord one thousand

nine hundred and THIRTY-NINE and of the Independence of the

United States the one hundred and SIXTY-FOURTH

By the President:

By

Franklin D. Roosevelt
George H. Ransdell, Secretary.
A. L. Clinton

RECORD OF PATENTS: Patent Number **1105703**

U. S. GOVERNMENT PRINTING OFFICE: 1902

Recorder of the General Land Office.

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2018-021730-0

Recording Dist: 301 - Anchorage

6/14/2018 08:43 AM Pages: 1 of 3



Please return:
Code Abatement
Development Services Department
Municipality of Anchorage
P.O. Box 196650
Anchorage, AK 99519-6650

Notice and Order
Donald C Nelson
3811 Thompson Ave
Anchorage, Alaska 99508
For: 3811 Thompson Ave
Anchorage Recording District

**THIS COVER SHEET HAS BEEN ADDED TO THIS DOCUMENT TO
PROVIDE SPACE FOR THE RECORDING DATA. THIS COVER
SHEET APPEARS AS THE FIRST PAGE OF THE DOUCMENT IN
THE OFFICIAL PUBLIC RECORD.**

DO NOT DETACH

MUNICIPALITY OF ANCHORAGE



Mayor Ethan Berkowitz

DEVELOPMENT SERVICES DEPARTMENT

4700 ELMORE ROAD ♦ P.O. BOX 196650 ♦ ANCHORAGE, AK 99519-6650
(907) 343-8301 ♦ (907) 343-8200 FAX

Date: June 7, 2018

Posted on Property: June 7, 2018

NOTICE AND ORDER

<u>LOCATION OF VIOLATION</u>	<u>RECORD OWNER</u>
3811 Thompson Ave. PI 004-041-24-000	Donald C. Nelson

CODE OFFICIAL FINDINGS

Violation of 23.70.702.1 Dangerous Building#12; Whenever the building or structure has been so damaged by fire, wind, earthquake or flood, or has been so dilapidated or deteriorated as to become A) An attractive nuisance to children; B) A harbor for vagrants, criminals or immoral persons; or C) Enables persons to resort thereto for the purpose of committing unlawful or immoral acts.

The structure is open to casual access.

REQUIRED ACTION

1. Clean up property within 72 hours of posting date of this Notice and Order.
2. Secure the structure against casual access within 72 hours of the posting date of this Notice and Order.

ACTION BY THE MUNICIPALITY OF ANCHORAGE

23.70.705.3 No occupancy compliance. Whenever such notice is posted, the code official shall include a notification thereof in the notice and order issued under section 704, reciting the emergency and specifying the conditions which necessitate the posting. No person shall remain in or enter any building or structure so posted, except entry may be made to repair, demolish or remove such building or structure under permit. No person shall remove or deface any such notice after it is posted until the required repairs, demolition or removal are completed and a certificate of occupancy issued pursuant to the provisions of the code. The code official may assess fines as per 23.10. Table 3-M for each building code violation and the hourly rate for the code official's time as per the code abatement fee for failure to comply.

23.10 Table 3-M Miscellaneous fees and fines #3 & 7.

#3 - Fines and fees will accrue daily per violation at \$500.00 until property conforms to the Abatement of Dangerous Buildings starting on 5/10/18 and will be recorded against the property thru Anchorage Recording District. # 7 – Code abatement fee, per hour one hour minimum at \$150 per day until conformance is achieved.

APPEAL INFORMATION

Anchorage Dangerous Buildings Code, Section 23.70.706.1 – Form of Appeal. Be advised that this Notice and Order may be appealed to the Board of Building Regulation Examiners and Appeals by anyone having legal interest in the property. An appeal form must be provided to the building official within 30 days of date of service. Please contact MOA Building Safety for proper forms and appeal requirements.



David C. Nelson
3811 Thompson Ave
June 7, 2018
Page 2 of 2

FAILURE TO APPEAL

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Recovery of costs by code official

23.70.710.1 Responsibility for payment. The responsibility for payment of the charges for all expenses incurred during abatement by code official as set forth in this chapter shall rest solely upon the owners of the property upon which the abatement occurred. Owners, as used in this section, includes the record owner upon the date of service of notice and order as served under section 704, jointly and severally with any subsequent owner until all costs assessed under this chapter are paid in full. This will include boarding up the home by the MOA if owner fails to do so. Cost to be added after home is secured.

Warning: The removal, mutilation, destruction, or concealment of this notice is a misdemeanor punishable by fine and imprisonment.

Bill Peterson *6-13-18*

Bill Peterson / Date

Code Abatement Officer
907-343-8328



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2018-038220-0

Recording Dist: 301 - Anchorage

10/8/2018 12:36 PM Pages: 1 of 8



Please return:
Code Abatement
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Amendment to 2018-021730-0
Notice of Order
Donald C Nelson
3811 Thompson Ave
Anchorage, Alaska
Anchorage Recording District

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PO Box 244043, Anchorage, AK 99524
Office: (907) 248-7000

RECEIVED

SEP 14 2018

Development Services Dept.
Municipality of Anchorage

Invoice

DATE	INVOICE #
9/13/2018	WO18-3788

BILL TO
Community Development P.O. Box 196650 Anchorage, Alaska 99519-6650

Balance Due \$877.49

Amount Paid _____

PROJECT	TERMS	PO Number
3811 Thompson St	1% 15, net 30	

SERVICED	DESCRIPTION	QTY	RATE	AMOUNT
	(1) Working Foreman	3	60.00	180.00
	(2) Laborer Crew	6	40.00	240.00
	(3) Truck Mileage for disposal	108	1.50	162.00
	(4) Truck Driver	3	55.00	165.00
9/4/2018	Load Charge	1.05	66.50	69.83
9/4/2018	Recycle Charge	1.05	1.50	1.58
9/4/2018	Load Charge	0.32	56.50	18.08
9/4/2018	Recycle Charge	1	1.00	1.00
9/4/2018	Refridgerator	2	20.00	40.00
<p><i>Paid \$130.49 SWS disposal fees under inv # WO18-3788B ok JA 9-21-18 doc 5100019960</i></p> <p><i>Paid \$747 for A-1 SWS less 17% discount of \$7.47 for net of \$739.53 ok JA 9-21-18 doc 5100019909</i></p>				
Total				\$877.49

A finance charge of 1.5% per month, 18% annual will be assessed on all past due accounts. Balances in excess of 60 days will be charged to the payment guarantee on file. A 3% convenience fee will be charged with credit card payments



3811 Thompson St.

Amount to pay on W018-3788 --- after taking 1% discount for paying in 15 days on contractor's costs (discount does not apply to SWS disposal fees)

Working foreman	180	
Laborer crew	240	
Truck mileage for disposal	162	
Truck driver	165	
	<u>\$ 747.00</u>	charges for services provided by A-1 Lawn
1% discount for net 15	<u>\$ (7.47)</u>	
Amount due in net 15	<u>\$ 739.53</u>	

Solid Waste Services Disposal Fees - Reimbursed at Cost

load charge	69.83 ok	backup attached
recycle charge	1.58 ok	backup attached
load charge	18.08 ok	backup attached
recycle charge	1 ok	backup attached
refridgerator	40 ok	backup attached
	<u>\$ 130.49</u>	reimbursable costs for fees paid to SWS for disposal

Dev
SWS
calcs





ARL
1111 E 56th Ave
Anchorage, AK 99518

RECEIVED
SEP 14 2018

Development Services Dept.
Municipality of Anchorage

Truck: A1

Customer: 1050084201002/A-1 LAWN & L, License: 1

Carrier: 06/REGULAR CHARGE CU

Truck Type: Truck

Ticket: 570061
Date: 9/4/2018
Time: 13:28:37 - 13:39:40

Scale
Gross: 14160 LB In Scale ARL I
Tare: 13520 LB Out Scale IN
Net: 640 LB

Thompson Ave
Garage J4

Comment:

Origin	Materials & Services	Quantity	Unit	Rate/Unit	Amount
NA/Not Applicable	LOAD T AR/DISPOSAL CHL	0.32	Ton	\$56.50/TON	\$18.08
NA/Not Applicable	RECY RS AR/Community recyc	1.00	EACH	\$1.00/EA	\$1.00
NA/Not Applicable	REFRIG ARL/REFRIGERATOI	2.00	EACH	\$20.00/EA	\$40.00

2018

Total Amount: \$59.08

Driver: _____

Deputy Weighmaster: _____

CMJ





CTS
1111 E 56th Ave
Anchorage, AK 99518

mun/junk removal: 3811 Thompson St.
RECEIVED
Ticket: 570160
Date: 9/4/2018
Time: 15:01:56 - 15:08:29

Development Services Dept.
Municipality of Anchorage

Truck: A1
Customer: 1050084201001/A-1 LAWN & L.
Carrier: 06/REGULAR CHARGE CU

Gross: 15620 LB In Scale CTS I
Tare: 13520 LB Out Scale OUT
Net: 2100 LB

Truck Type: Truck

Comment:

Origin	Materials & Services	Quantity	Unit	Rate/Unit	Amount
NA/Not Applicable	LOAD T CT/DISP CHG PER	1.05	Ton	\$66.50/TON	\$69.83
NA/Not Applicable	RECY CM CT/Community recy	1.05	Ton	\$1.50/TON	\$1.58

Total Amount: \$71.41

Driver:

Deputy Weighmaster: MM



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2018-021730-0

Recording Dist: 301 - Anchorage
6/14/2018 08:43 AM Pages: 1 of 3



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MUNICIPALITY OF ANCHORAGE



Mayor Ethan Berkowitz

DEVELOPMENT SERVICES DEPARTMENT

4700 ELMORE ROAD ♦ P.O. BOX 196650 ♦ ANCHORAGE, AK 99519-6650
(907) 343-8301 ♦ (907) 343-8200 FAX

Date: June 7, 2018

Posted on Property: June 7, 2018

NOTICE AND ORDER

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2 of 3

2018-021730-0

eRecorded Document



7 of 8

2018-038220-0

eRecorded Document

David C. Nelson
3811 Thompson Ave
June 7, 2018
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Bill Peterson *6-13-18*

Bill Peterson / Date

Code Abatement Officer

907-343-8328



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2018-034073-0

Recording Dist: 301 - Anchorage

9/7/2018 12:13 PM Pages: 1 of 3



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Date: June 7th, 2018

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Bill Peterson

Bill Peterson
Code Abatement Officer

9-7-18

Date



center Sec. 9

McPHEE

Sec. 9
Sec. 10
1/4 COR.

PLAT OF
MOUNTAIN VIEW SUBDIVISION
NORMAN LANGE HOMESTEAD '08341
SW 1/4 SEC. 9; NE 1/4 SEC. 9; T. 13 N.; R. 3 W., S. M
Lots - 150' x 270' Approx. 0.33 Acres
Scale 1" = 200'

N

PARSONS

AVE

MUMFORD

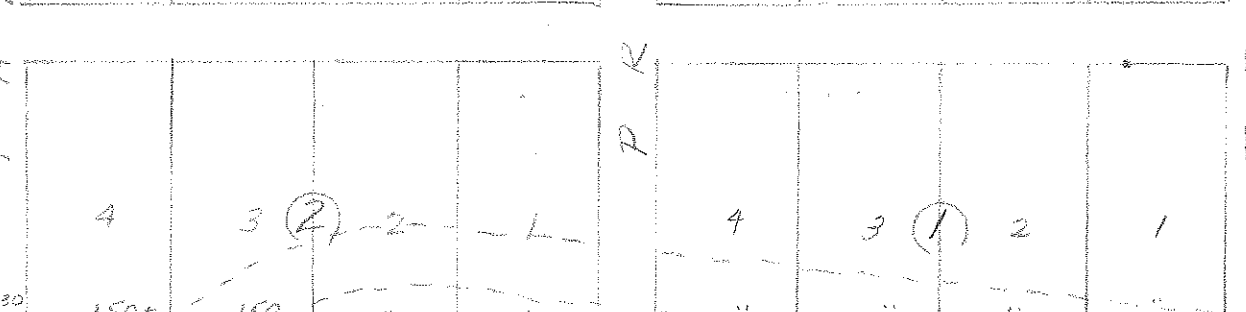
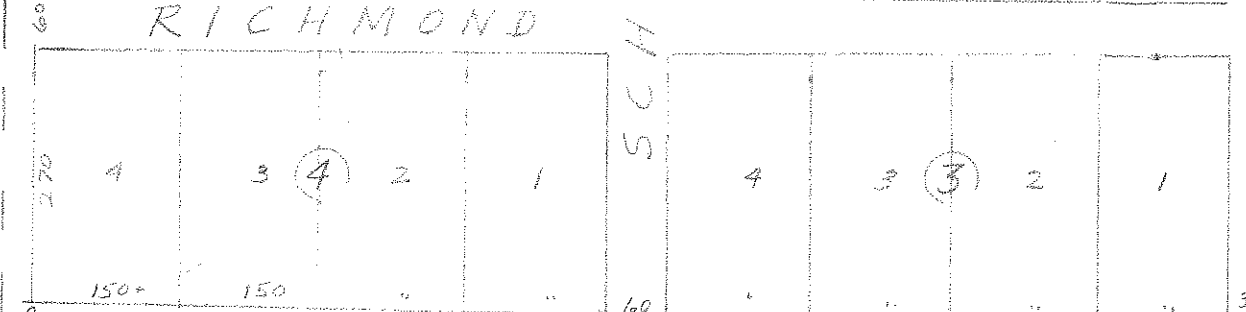
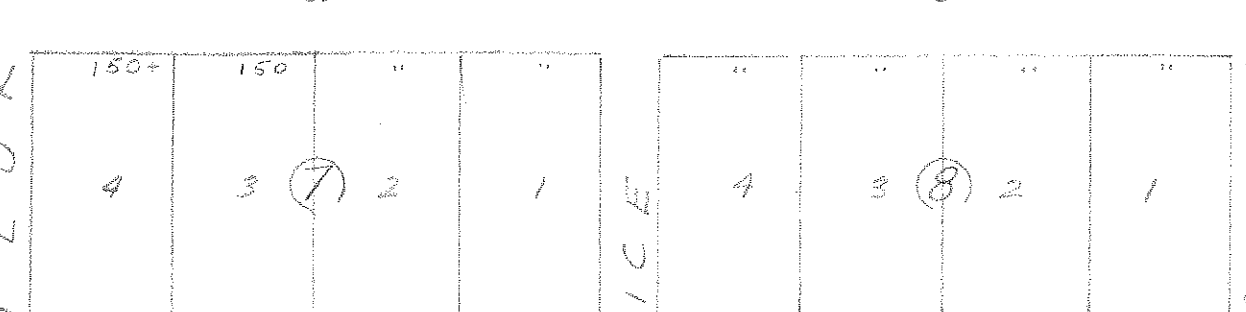
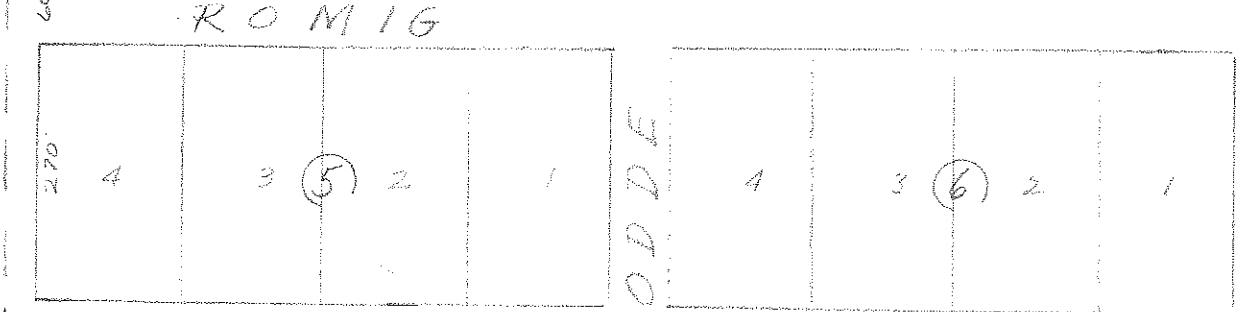
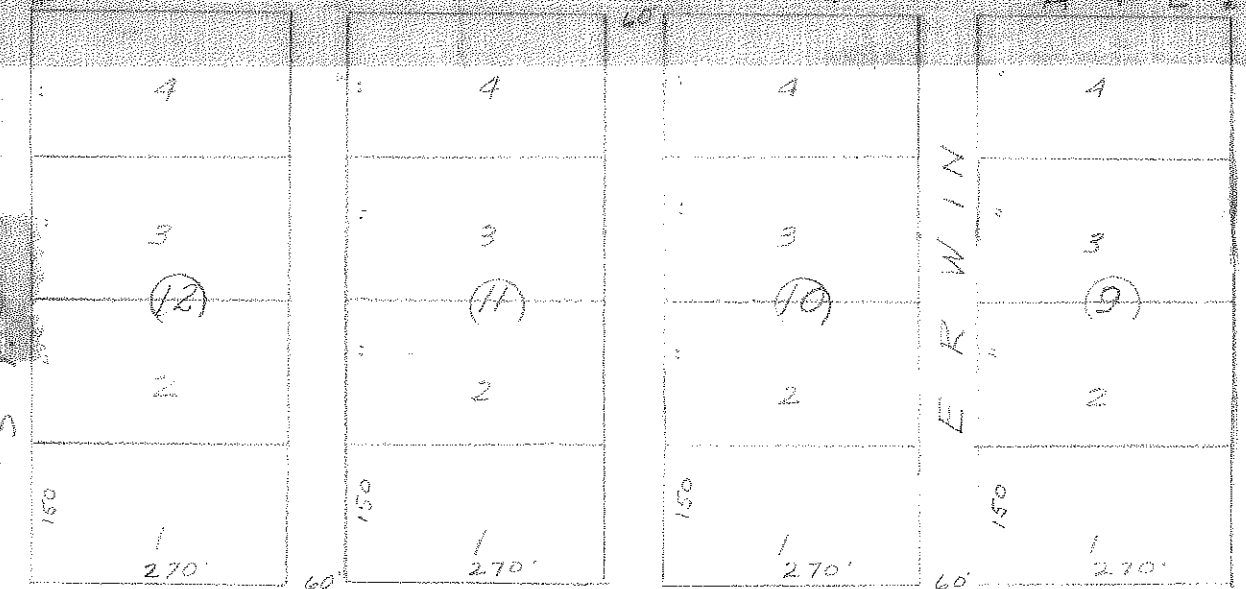
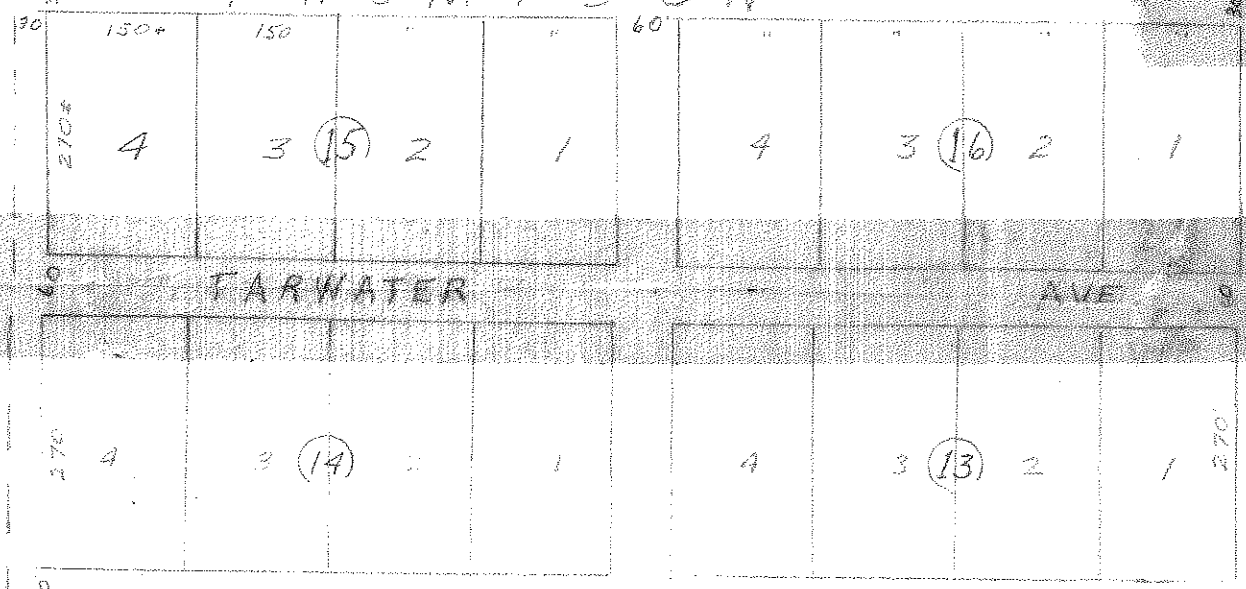
PRICE

ERWIN

ST

BKAGAW

THOMPSON Center SE 1/4 Sec. 9



1/4 COR
Sec. 9

Sec. 16

Sec. 9
Sec. 10
Sec. 16
Sec. 15

TO ANCHORAGE

Plat 5

13-3-9