

**Address:** 601 W Tudor Road



<b>Listing #</b>	10-2948	<b>Price-List</b>	\$ 400,000
<b>Status</b>	Active	<b>Near</b>	Anchorage
<b>Zip Code</b>	99503	<b>Type</b>	Residential
<b>Bedrooms</b>	3	<b>Baths</b>	1.00
<b>SF-Res</b>	1,994	<b>Carpport #</b>	0
<b>Garage #</b>	1	<b>Latitude</b>	61.181110
<b>Longitude</b>	-149.894598	<b>Unit #</b>	
<b>Year Built</b>	1961		

**MLS Area:** 10 - Spenard  
**Borough/Census Area:** 1A - Anchorage Municipality  
**Region:** 1 - Southcentral Alaska Region  
**Builder Name & Co:**  
**Zoning:** RO - Residential Office

<b>School-Elementary</b>	Willow Crest	<b>School-Middle</b>	Romig	<b>School-High</b>	West Anchorage
<b>SF-Res</b>	1,994	<b>SF-Gar</b>	299	<b>SF-Lot</b>	9,375
<b>Acres</b>	0.22	<b>LPSqFt\$</b>	200.60	<b>Energy Rating</b>	
<b>Grid # (Muni Anch)</b>	SW1730	<b>Construction Status</b>	Existing Structure	<b>Tax Map #-Mat-Su</b>	N/A
<b>Tax ID</b>	0091420400001	<b>Taxes</b>	\$ 3,582	<b>Tax Year</b>	2008
<b>Year Built</b>	1961	<b>Year Remodeled</b>	2000	<b>Year Updated</b>	

**Remote Description**

**Directions:** Corner of Bering and north side of Tudor, between C St and Arctic.

**Legal:** Grandview Heights L16 B2

**Public Remarks:** Full details, interior photos, documents on listing licensee website. Residential-office zoning suitable for professional offices, retail or church. Note existing usages on adjoining lots on this side of Tudor, plus AmVets other side of Bering St. Corner lot for easy access to front. Large rear yard backs on Sesame St. could be generous amount of parking. Interior remodeled, see photos, new boiler

**Residential Type:** Single Family Res  
**Construction Type:** Wood Frame  
**Exterior Finish:** Vinyl  
**Roof Type:** Asphalt/Comp Shingle  
**Foundation Type:** Poured Concrete  
**Floor Style:** Ranch-Traditional  
**Garage Type:** Attached  
**Carpport Type:** None

**Heat Type:** Baseboard  
**Fuel Type:** Natural Gas  
**Sewer Type:** Public  
**Water-Type:** Public  
**Dining Room Type:** Area  
**Access Type:** Dedicated Road; Paved; Maintained  
**Topography:** Sloping  
**Wtrfrnt-Frontage:** None

**Wtrfrnt-Access Near:** None  
**New Finance (Terms):** Cash; Conventional  
**Mortgage Info:** EM Minimum Deposit: 4,000  
**Docs Avl for Review:** Docs Posted on MLS

**Features-Interior:** Basement; Electric; Fireplace; Range/Oven; Refrigerator; Washr&/Or Dryer Hkup; Window Coverings; BR/BA on Main Level; CO Detector(s); Carpet

**Features-Additional:** Private Yard; Fenced Yard; Garage Door Opener; Landscaping; Road Service Area; Satellite Dish; Lot-Corner; In City Limits; DSL/Cable Available; Paved Driveway; Cable TV

Room Name	Room Level	No. of Rooms	Room Name	Room Level	No. of Rooms
Dining Room	1	1	Bath-Full	1	1
Family Room	B	1	Bedroom	1	3
Kitchen	1	1			
Living Room	1	1			
Utility Room	B	2			

**LO:** Coldwell Banker Best Properties  
**LO2:** Coldwell Banker Best Properties

All information is deemed reliable, but is not guaranteed. Interested parties are advised to independently verify all information contained herein.

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Prepared by Niel Thomas, ABR,CCIM,CRS on Sunday, January 02, 2011 6:27 AM

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**Address:** 601 W Tudor Road



<b>Listing #</b>	10-2950	<b>Status</b>	Active
<b>Near</b>	Anchorage	<b>Price-List</b>	\$ 400,000
<b>Type</b>	Commercial	<b>Zip Code</b>	99503
<b>Building Status</b>	Vacant	<b>Property Use</b>	Single Use
<b>% of Space Leased</b>		<b>Year Built</b>	1961
<b>Construction Status</b>	Existing Structure	<b>Floors</b>	2
<b>Building Type</b>	Class B		

**Area:** 10 - Spenard  
**Borough/Census Area:** 1A - Anchorage Municipality  
**Region:** 1 - Southcentral Alaska Region  
**Zoning:** RO - Residential Office

<b>Grid # (Muni Anch)</b>	SW1730	<b>SF-Bldg</b>	1,994	<b>SF-Lot</b>	9,375
<b>Acres</b>	0.22	<b>Tax ID</b>	0091420400001	<b>Taxes</b>	\$ 1,051
<b>Tax Year</b>	2009	<b>Tax Map #-Mat-Su</b>	N/A	<b>LPSqFt\$</b>	200.60

**Directions:** Corner of Bering and north side of Tudor, between C St and Arctic.

**Legal:** Grandview Heights B2 L16

**Public Remarks:** Full details, interior photos, documents on listing licensee website. Residential-office zoning suitable for professional offices, retail or church. Note existing usages on adjoining lots this side of Tudor, plus AmVets across Bering St. Corner lot for easy access to front. Large rear yard backs on Sesame St. could be generous amount of parking. Interior remodeled, see photos, new boiler.

**Primary Space:** Office/Retail  
**Heat Type:** Baseboard  
**Fuel Type:** Natural Gas

**Exterior Finish:** Vinyl  
**Construction Type:** Wood Frame  
**Foundation:** Poured Concrete  
**Roof Type:** Asphalt/Comp Shingle  
**Flooring Type:** Carpet  
**Walls:** Paneled; Sheetrock

**Sewer:** Public  
**Water:** Public  
**Value/Income/Expense:** Assessed Land Value: 178,100; Assessed Bldg Value: 150,900; Total Assessed Value: 329,000; Assessed Year: 2010  
**Office:** Office Apx SF: 1994  
**Retail:** SF-Retail Apx: 997; SF-Retail Warehouse: 997  
**Access:** Dedicated Road; Maintained; Paved  
**New Finance (Terms):** Cash; Conventional  
**Documents:** Docs Posted on MLS

**Features-Commercial:** On-Site Parking; Restroom(s)-Private; Stand Alone Unit; DSL/Cable Available; Fencing; HW Heater - Gas; In City Limits; Living Quarters; Corner Lot

**EM Minimum Deposit** \$ 4,000

**LO:** Coldwell Banker Best Properties

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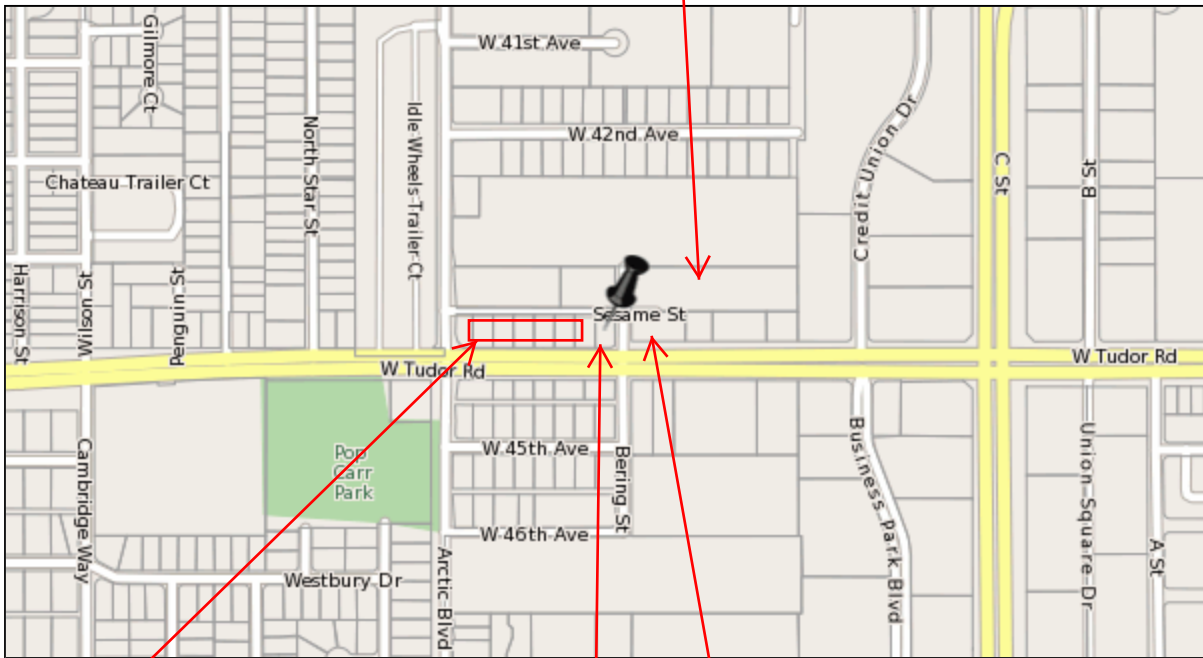
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MOA Vehicle Maintenance facility



Professional office buildings

Amvets and sub-tenants, Music Man

601 W Tudor, subject property



Home > Departments > Finance > Property Appraisal > New Search > results

Back Taxes Comparable Sales

Assessment corrected 2010 to reflect value of commercial zoning

# Public Inquiry Parcel Details

Show Parcel on Map

Parcel: 009-142-04-000 Residential Res Struct On Comm 03/11/10

MONTAGUE JOAN M REV TRUST GRANDVIEW HEIGHTS
MONTAGUE JOAN M/TRUSTEE BLK 2 LT 16
601 W Tudor Road
Anchorage AK 99503 Site 601 W Tudor Rd

Lot Size: 9,375 ---Date Changed--- ----Deed Changed----
Zone : RO Owner : 07/27/05 Stateid: 2005 / 0049542
Tax Dist: 003 Address: 07/27/05 Date : 07/18/05
Grid : SW1730 Hra # : Plat :
GRW: PIWR REF #:

## ASSESSMENT HISTORY

Table with columns: Appraised Val, Exempt Value, State Credit, Resid Credit, Taxable Value for years 2008-2010. Includes sub-columns for Land, Building, Total, and Exemption Type.

Liv Units: 001 Common Area: Leasehold: Insp Dt: 06/09 Land Only
05/06
05/06 Quick Reinv

## IMPROVEMENT DATA

Style : Ranch Story Ht : 1.0 Exterior Walls: Vinyl
Year Built : 1961 Remodeled: Effective Year: 1961
Total Rooms: 06 Bedrooms : 03 Recreation Rms: 0
Full Baths : 1 Half Bths: 0 Add't Fixtures: 0

Heat Type : Central	Fuel Type: Natural Gas	Sys Heat Type : Hot Water
Fp: Stacks : 1	Openings : 2	Free Stand :
Extra Value:	Extra Val:	E-Z Set Firepl:
Condo Style:	Condo Flr:	Condo Com Prop:
Grade : Average	Cst/Desgn:	Condition : Average

**IMPROVEMENT AREA**

Basement :	997	FIN/BSMT :		Basement Gar:	Car	Living
1st Floor :	997	2nd Floor :	0	3rd Floor :	0	Area:
Half Floor:	0	Attic Area:	0	FIN DEEP BSM:	997	1994

**ADDITIONAL FEATURES**

Basement:	1st Floor:	2nd Floor:	3rd Floor:	Area:
	Attached Garage			299
	Entrance Canopy			12

[Feedback E-mail: wwfipa@muni.org](mailto:wwfipa@muni.org)



[Departments](#) > [Finance](#) > [Property Taxes](#) > [New Search](#) > results

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- [◀ Back](#)
- [Pay Account](#)
- [Property Appraisal](#)

<b>Owner Information</b>	<b>DETAILED PROPERTY INFORMATION</b>	<b>03/11/10 06:57:50</b>
<b>Parcel ID</b>	<b>009 142 04 000 1 1</b>	
<b>Legal Description</b>	GRANDVIEW HEIGHTS BLK 2 LT 16	
<b>Site Address</b>	601 W TUDOR RD	
<b>Tax District</b>	003	
<b>Account Name</b>	MONTAGUE JOAN M REV TRUST	
<b>Mailing Address</b>	MONTAGUE JOAN M/TRUSTEE 601 W TUDOR ROAD ANCHORAGE AK 99503 6607	

Tax Information	2009 Tax Year	2008 Tax Year
<b>Value before Exemptions</b>	<b>240,400</b>	240,600
<b>Tax before Exemptions</b>	<b>3,726.20</b>	3,582.53
<b>Sr. Citizen/Disabled Veteran Exemption</b>	<b>( 2,324.99 ) (if applicable)</b>	<b>( 2,233.49 )</b>
<b>Residential Exemption</b>	<b>( 310.00 ) (if applicable)</b>	<b>( 297.80 )</b>
<b>Tax Credit</b>	<b>( 40.12 )</b>	<b>( 36.00 )</b>
<b>TAX NET OF EXEMPTIONS/CREDITS</b>	<b>1,051.09</b>	1,015.24
<b>First Half Tax Amount</b>	<b>525.54</b>	<b><u>Due June 15, 2009</u> See status below</b>
<b>Second Half Tax Amount</b>	<b>525.55</b>	<b><u>Due August 15, 2009</u> See status below</b>

**Mortgage Company  
Requesting Tax Information:**

Tax Account Status	Tax	Interest	Penalty	Cost	Total Due
<b>Advance Payment</b>	<b>.00</b>				<b>.00</b>
<b><u>Current Year 2009</u></b> <b><u>Click for details</u></b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>
<b><u>Prior Year(s)</u></b> <b><u>Click for details</u></b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>



State of Alaska
Residential Real Property Transfer Disclosure Statement

Waiver By Agreement

AS 34.70.110

Prepared in compliance with Alaska Statute (AS) 34.70.010 - 34.70.200

Legal Description: Grandview Heights B2 L16

Property Address/City: 601 W TUDOR Road, Anchorage, AK 99503

Under AS 34.70.110, completion of this disclosure statement may be waived when transferring an interest in residential real property if the Seller and Buyer agree in writing.

Parties may wish to obtain professional advice and/or inspection of the property.

It is recommended that the buyer read the complete State of Alaska Residential Real Property Transfer Disclosure Statement.

\*\*\*\*\*

Transferee (Buyer) Awareness Notice: Under AS 34.70.050, Transferee (Buyer) is independently responsible for determining whether a person who has been convicted of a sex offense resides in the vicinity of the property that is the subject of the Transferee's (Buyer's) potential real estate transaction.

\*\*\*\*\*

Transferee (Buyer) Awareness Notice: Under AS 34.70.050, Transferee (Buyer) is independently responsible for determining whether, in the vicinity of the property that is the subject of the transferee's potential real estate transaction, there is an agricultural facility or agricultural operation that might produce odor, fumes, dust, blowing snow, smoke, burning, vibrations, noise, insects, rodents, the operation of machinery including aircraft, and other inconveniences or discomforts as a result of lawful agricultural operations.

\*\*\*\*\*

By law, completion of this disclosure statement may be waived when transferring an interest in residential real property if the Transferor (Seller) and the Transferee (Buyer) agree in writing. If both parties agree to waive the requirement to complete this disclosure statement, please sign below.

Signing this waiver does not affect other obligations for disclosure.

Seller: [Signature]

Date: 3/10/10

Seller: [Signature]

Date: 3/10/10

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

A.M. [Signature] 3/10/10 601 W TUDOR Road, Anchorage, AK 99503
Seller's Initials Date Property Address Buyer's Initials Date

**K. *Parking.*** Adequate off-street parking shall be provided in connection with any permitted use, with the minimum for each use to be as follows:

1. Residential uses: One vehicular parking space for each dwelling unit.
2. All other permitted uses: As provided in the supplementary district regulations.

**L. *Loading facilities.*** Where applicable, off-street loading facilities shall be provided in accordance with the provisions of the supplementary district regulations.

**M. *Landscaping.*** All areas not devoted to buildings, structures, drives, walks, off-street parking facilities, usable yard area or other authorized installations shall be planted with visual enhancement landscaping. The landscaping shall be maintained by the property owner or his designee.

(GAAB 21.05.050.T; AO No. 77-355; AO No. 83-220; AO No. 85-18; AO No. 85-28; AO No. 85-78; AO No. 85-91, 10-1-85; AO No. 88-171(S-1), 12-31-88; AO No. 98-53(S), § 7, 6-9-98)

**21.40.130 R-O residential-office district.**

The following statement of intent and use regulations shall apply in the R-O district:

**A. *Intent.*** The R-O district is intended to include urban and suburban residential and professional office uses that are needed and appropriate in areas undergoing a transition, or in areas where commercial uses might be damaging to established residential neighborhoods.

The R-O district is further intended to provide a mix of low- to medium-density residential uses with certain specified business, personal and professional services that can function efficiently without generating large volumes of vehicular traffic. The regulations and restrictions in the R-O district are intended to protect, preserve and enhance the residential uses while permitting uses characterized prin-

cipally by consultative services or executive, administrative or clerical procedures.

**B. *Permitted principal uses and structures.*** Permitted principal uses and structures are as follows:

1. Single-family, two-family and multiple-family dwellings.
2. Hotels, motels and motor lodges on sites with a minimum area of 14,000 square feet, provided that principal access to such uses shall be from streets of class I or greater designation on the official streets and highways plan. Uses involving the sale, dispensing or service of alcoholic beverages may be allowed by conditional use only.
3. Boardinghouses and lodginghouses.
4. Private clubs and lodges. Uses involving the sale, dispensing or service of alcoholic beverages may be allowed by conditional use only.
5. Parks, playgrounds and playfields, and municipal buildings in keeping with the character of the district.
6. Museums, historic and cultural exhibits, libraries and the like.
7. Family residential care, and 24-hour child care and day care facilities.
8. Public, private and parochial academic schools.
9. Hospitals, nursing homes, convalescent homes, homes for the aged, medical clinics, medical and dental laboratories, research centers, pharmacies and the like.
10. Offices of physicians, surgeons, dentists, osteopaths, chiropractors and other practitioners of the healing sciences.
11. Accounting, auditing and bookkeeping services.
12. Engineering, surveying and architectural services.

13. Attorneys and legal services.
  14. Real estate services and appraisers.
  15. Stock and bond brokerage services.
  16. Insurance services.
  17. Photographic services.
  18. Funeral services; provided, however, that crematoriums are specifically prohibited.
  19. Banks, savings and loan associations, credit unions and similar financial institutions.
  20. Private employment agencies, placement services and temporary personnel services.
  21. Headquarters or administrative offices for such charitable or eleemosynary organizations as the Red Cross, Tuberculosis Society, Cancer Society, Heart Association, Boy Scouts, Girl Scouts and similar quasi-public organizations of a noncommercial nature.
  22. Veterinary clinics, provided that such activities shall be conducted within a completely enclosed building.
  23. Churches, to include any place of religious worship, along with their accessory uses, including, without limitation, parsonages, meeting rooms and child care provided for persons while they are attending religious functions, but excluding day care uses, which shall be permitted only if they are otherwise allowed in accordance with this title. Use of church buildings other than the parsonage for the purpose of housing or providing shelter to persons is not permitted except as otherwise allowed in this title.
  24. With a permitted non-residential use or residential use of 6 dwelling units or more as a secondary and subordinate use and as specified in the supplementary district regulations, antennas without tower structures, type 1, 3, local interest towers and type 4 tower structures and antennas.
  25. Barbershops and beauty shops.
  26. Computer aided learning center.
  27. Offices and centers for family self sufficiency service.
- C. *Permitted accessory uses and structures.* Permitted accessory uses and structures are as follows:
1. Accessory uses incidental to any of the principal uses listed in subsection B of this section.
  2. For hotels, motels or motor lodges having 20 or more rental units, personal and professional service establishments and restaurants which are clearly incidental to the operation of the permitted principal use.
  3. Family care.
  4. Bed and breakfast with three or less guestrooms.
  5. Bed and breakfast with four guestrooms only by administrative site plan review.
  6. Antennas without tower structures, type 1, 3, local interest towers and type 4 tower structures and antennas as accessory uses to other than residential structures of 6 dwelling units or less as specified in the supplementary district regulations.
- D. *Conditional uses.* Subject to the requirements of the conditional use standards and procedures of this title, the following uses may be permitted:
1. Townhouses, row houses and office buildings built to a common wall at side lot lines.
  2. Utilities substations.
  3. Off-street parking spaces or structures.
  4. Planned unit developments.
  5. Privately owned neighborhood community recreation centers in keep-

ing with the character and requirements of the district, provided the center is oriented to a particular residential subdivision or housing project and that the uses within are delineated as conditions to approval.

- 6. Quasi-institutional houses.
- 7. Two or more drive-up bank stations.
- 8. Type 1, 2 and 3 local interest towers that do not meet the supplementary district regulations for a permitted or accessory use; roof mounted satellite dishes greater than 1 meter in diameter on residential structures or structures accessory to a residential use (except satellite dishes up to two meters in diameter may be used until December 31, 2002).
- 9. Snow disposal sites.

E. *Prohibited uses and structures.* The following uses and structures are prohibited:

- 1. Storage for use of mobile homes or quonset huts.
- 2. Any use which causes or may reasonably be expected to cause excessive noise, vibration, odor, smoke, dust or other particulate matter, toxic or noxious matter, humidity, heat or glare at or beyond any lot line of the lot on which it is located. The term "excessive" is defined for the purpose of this subsection as to a degree exceeding that generated by uses permitted in the district in their customary manner of operation, or to a degree injurious to the public health, safety, welfare or convenience.

F. *Minimum lot requirements.* Minimum lot requirements are as follows:

<i>Use</i>	<i>Lot Area (square feet)</i>	<i>Lot Width (feet)</i>
1. Single-family dwelling	6,000	50

<i>Use</i>	<i>Lot Area (square feet)</i>	<i>Lot Width (feet)</i>
2. Two-family dwelling	6,000	50
3. Three- through ten-family dwelling	6,000	50
4. Apartment buildings for 11 or more families may only be constructed on sites having a minimum area of 14,000 square feet and minimum frontage of 100 feet on a class I or greater street, and shall be limited by a floor area ratio (F.A.R.) of 2.0, and shall be subject to the yard requirements of this section. For purposes of this subsection, floor area ratio is defined as the maximum gross floor area of a building on a lot or parcel, divided by the area of the lot or parcel. A floor area ratio of 2.0 provides for 28,000 gross square feet of building area on a lot with an area of 14,000 square feet.		
5. Lot requirements for all other permitted uses are as follows:		
a. Lot area: 6,000 square feet.		
b. Lot width: 50 feet.		

G. *Minimum yard requirements.* Minimum yard requirements are as follows:

- 1. Front yard: Ten feet, except as provided in the supplementary district regulations.
- 2. Side yard:

Single-family, two-family and multiple-family dwellings: Five feet; provided, however, that, where buildings exceed 35 feet in height, minimum side yards shall be increased one foot for each five feet in height exceeding 35 feet.

All other permitted uses: None; provided, however, that, if any side yard is provided, it shall

not be less than five feet, the purpose being that adjoining buildings shall either directly abut or shall maintain a minimum of five feet between such buildings.

3. Rear yard: Ten feet.
  4. Multiple-family dwellings shall provide a usable yard area of 100 square feet per dwelling unit.
- H. *Maximum lot coverage by all buildings.* Maximum lot coverage by all buildings is as follows:
1. Single-family, two-family and multiple-family dwellings: 50 percent.
  2. All other permitted uses: Unrestricted.
- I. *Maximum height of structures.* Maximum height of structures is unrestricted, except that structures shall not interfere with Federal Aviation Administration regulations on airport approaches.
- J. *Signs.* Signs may be allowed in connection with any permitted use, subject to the provisions of the supplementary district regulations.
- K. *Parking.* Adequate off-street parking shall be provided in connection with any permitted use as specified in section 21.45.080.
- L. *Loading facilities.* Where applicable, off-street loading facilities shall be provided in accordance with the provisions of the supplementary district regulations.
- M. *Landscaping.* All areas not devoted to buildings, structures, drives, walks, off-street parking facilities, usable yard area or other authorized installations shall be planted with visual enhancement landscaping. The landscaping shall be maintained by the property owner or his designee.
- (GAAB 21.05.050.I; AO No. 77-219; AO No. 77-355; AO No. 78-199; AO No. 80-57; AO No. 81-67(S); AO No. 83-226; AO No. 85-18; AO No. 85-23; AO No. 85-69; AO No. 85-91, 10-1-85; AO No. 86-90; AO No. 86-171; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 91-97; AO No. 92-114; AO No. 96-131(S), § 3, 10-22-96; AO No. 99-62, § 16, 5-11-99)

#### **21.40.140 B-1A local and neighborhood business district.**

The following statement of intent and use regulations shall apply in the B-1A district:

- A. *Intent.* The B-1A district is intended for convenience business uses which serve the daily needs of nearby neighborhoods. The district is intended for small, compact areas.
- B. *Permitted principal uses and structures.* Permitted principal uses and structures are as follows:
1. Retail uses:
    - a. Grocery stores, delicatessens and food specialty shops.
    - b. Meat and seafood markets.
    - c. Retail bakeries.
    - d. Hardware stores.
    - e. Shoe repair and tailor shops.
    - f. Bookstores, stationery stores and newsstands.
    - g. Drugstores.
    - h. Self-service laundry and self-service dry cleaning shops.
    - i. Beauty shops.
    - j. Barbershops.
    - k. Restaurants, tearooms, cafes and other places serving food or beverages, except conditional uses under subsection D of this section.
    - l. Knit shops, yarn shops, dry goods, dressmaking and notions stores.
    - m. Small appliance repair shops.
    - n. Photography studios, art studios.
    - o. Post offices.
    - p. On-premises dry cleaning establishments using a perchlorethylene process or similar nonflammable, nonaqueous solvent, excluding large commercial and industrial laundry and dry cleaning plants.