




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
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Assessment Data					Primary Image																																																																																																																			
Account 300006314 Parcel ID 2001-00-082-016-0-001-00 Cadastral ID 2001-082-016-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 202 - 1T-LAVERNE-C Name ID 13991 DUNN, LAURENCE C. AND BARBARA G. DUNN PO BOX 56563 NORTH POLE AK 99705-0000 Parcel Location Situs 00310 NW FOURTH ST Subdivision LAVERNE ORIG. Lot/Block 0016 / 0082 Parcel Size 3 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE					 <p>HOUSE 4/30/2025</p>																																																																																																																			
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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	75 x 140	
Lot Count		
Units Buildable	4200	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	10,500.00 x .40 = 4,200	
Factor Value		
Adjustments		
Lot Value	4,200	

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	899 / 899
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	, 240 Partition
Garage Type	280 Detached Garage - Unfinished
Remodel	ROOF -
Year/Eff Age	1940 / 78

HOUSE	4/30/2025
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GRM Approach	
GRM Code	
Gross Rent Indicated Value	

Multiple Regression	
MRA Code	
Adusted R Indicated Value	

Direct Comparables	
Selection Model	DEFAULT DEFAULT SELECTION MODEL
Adjustment Model	DEFAULT DEFAULT ADJUSTMENTS TABLE
Comparables Indicated Value	

Cost Approach		Manual :	
Base Cost	97.74	Total Misc Impr	+ 9,916
Roofing Adj	+ 5.35	Garage Cost	+ 11,814
Subfloor Adj	+ 0.00	Total RCN	= 122,337
Heat/Cool Adj	+ 1.73	Depreciation (76%)	- 92,976
Plumbing Adj	+ 7.10	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 29,361
Adj Base Cost	= 111.91	Lot Value	+ 4,200
Total Area	x 899	Indicated Value	= 33,561
Adjusted Cost	= 100,607	Value Per SqFt	37.33

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	29,361		
Lot Value	4,200		
Indicated Value	33,561	37.33	Per SqFt
Agland Value			
Site Improvements	154		
Total Value	33,715	37.50	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	Enclosed Porch - Solid Wall	5971	10x6	2025	60	59.89		3,593
PATC	Patio - Covered	5972	25x18	2000	450	12.83		5,774
PRCH	Porch	13512	6x4	1940	24	22.87		549



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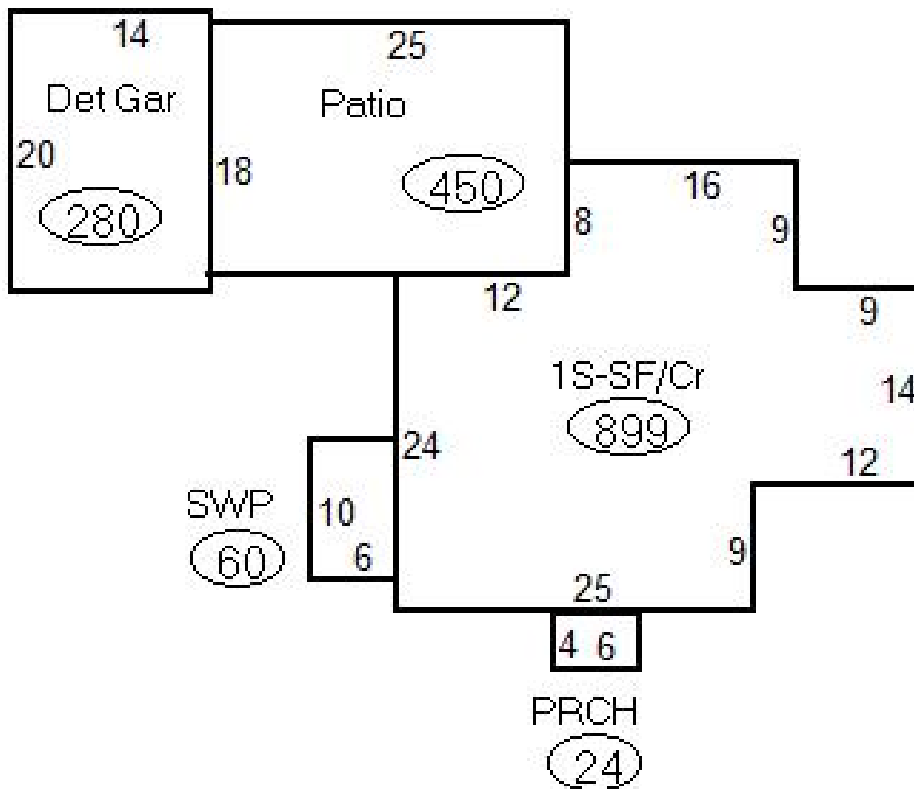
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	899	1.000	899
2	M	EPSW		20	SWP	60	1.000	60
3	M	PATC		20	Patio	450	1.000	450
4	G	2		20	Det Gar	280	1.000	280
5	M	PRCH		20	PRCH	24	1.000	24
Total Building Area						899		899



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete / SIDEWALK	28x4x0	Concrete		112
	Qual	3	Cond 3	Year 1940	Eff Age 86	
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (6.89 x 112)	772		772	618
						154