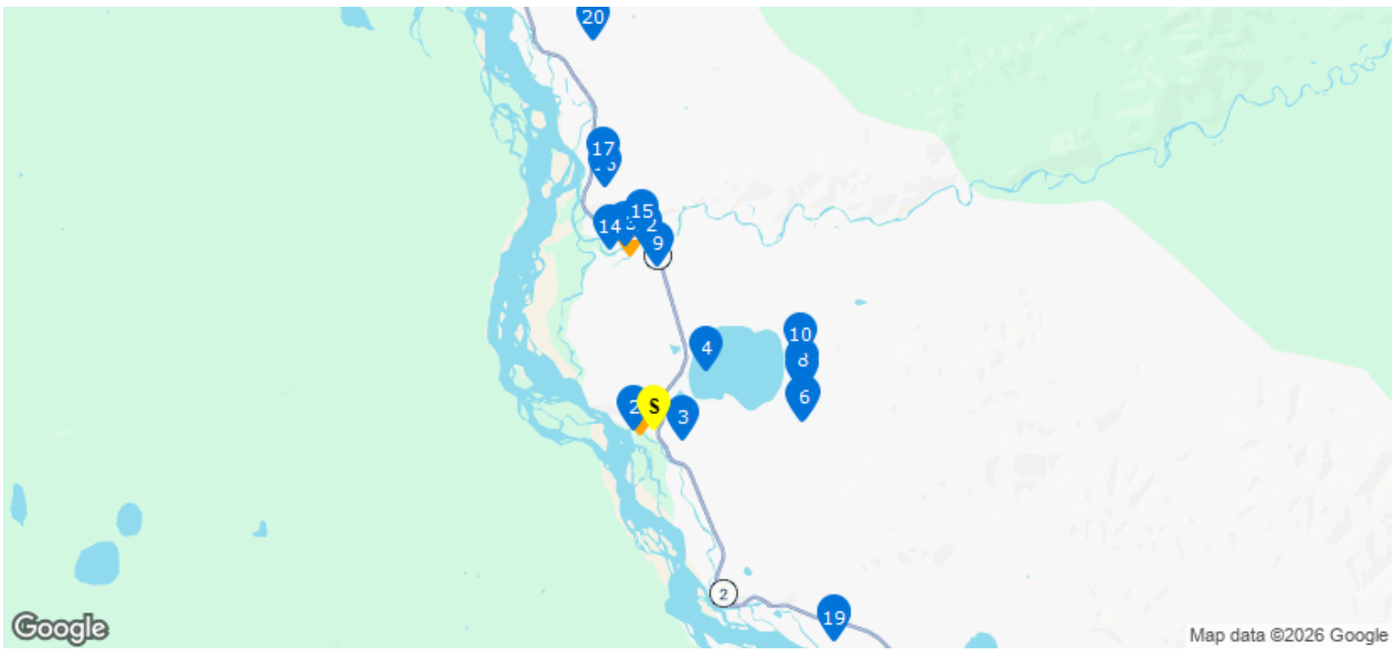
ICE SiteX Report

OrderID: 98761739

SiteX Property Information Report



Subject Property Location

10314 OLD VALDEZ TRL, FAIRBANKS, AK 99714

County:	**FAIRBANKS NORTH STAR AK**	Census Tract:	0017.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	00000125041	Thomas Bros Pg-Grid:	

Valuation

Value:	**N/A**	FSD:	N/A	Common Confidence Score:	N/A
Value Range:	N/A - N/A	ICE Confidence Score:	N/A		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$21,262	Market Land Value:	$21,262	Tax Year:	2025
Assd Improvement:	$297,376	Market Improvment Value:	$297,376	Total Taxable Value:	$3,364
Total Assessed Value:	$318,638	Total Assessor Market Value:	$318,638	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Subdivision: DOWLING ACRES Tract No: F
Abbreviated Description: TRACT F DOWLING ACRES

Property Characteristics

Lot Size:	4.500 AC	Bedrooms:		Pool:	
Building Area:	1564 SF	Baths:	1	Fireplace:	
Year Built:	2005	Partial Baths:		Type Const:	Log
Number of Buildings:		Number of Rooms:		Ext Walls:	Log
Number of Units:		Garage Type:	Attached Garage	Heating:	Wood Burning
Number of Stories:	1+B	Number of Cars:	5	A/C:	
Style:	Ranch\Rambler	Basement:	Basement (not specified)	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/09/2026	Sales Price:	$349,900
Document #:	2026-002444-0 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	08/09/2024	Sales Price:	N/A
Document #:	2024-008850-0 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	07/31/2024	Loan Amount:	N/A
Document #:	2024-008524-0 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	07/23/2024		
TD Due Date:	08/01/2054	Type Finance:	
Legal Description:			

District: 04 Subdivision: DOWLING ACRES SUBD Tract No: F Map Ref: PL 76-12

Prior Transfer

Recording Date:	07/31/2024	Sales Price:	N/A

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Document #:	2024-008523-0 BK-PG -	Type of Sale:	Undetermined Transfer
Contract Date:	07/23/2024		
Document Type:	Deed		

Legal Description:
District: 04 Subdivision: DOWLING ACRES SUBD Tract No: F Map Ref: PL 76-12

Prior Transfer

Recording Date:	10/06/2020	Sales Price:	N/A
Document #:	2020-018141-0 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	09/23/2020	Loan Amount:	N/A
Document #:	2020-017235-0 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	09/04/2020		
TD Due Date:	10/01/2050	Type Finance:	

Legal Description:
District: 04 Subdivision: DOWLING ACRES SUBD Map Ref: 0

Mortgage Record

Recording Date:	07/17/2014	Loan Amount:	N/A
Document #:	2014-009929-0 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	07/16/2014		
TD Due Date:	08/01/2044	Type Finance:	

Legal Description:
Subdivision: DOWLING ACRES SUBD Tract No: F Map Ref: PL76-12

Prior Transfer

Recording Date:	07/17/2014	Sales Price:	N/A
Document #:	2014-009928-0 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	07/16/2014		
Document Type:	Deed		

Legal Description:
Subdivision: DOWLING ACRES SUBD Tract No: F Map Ref: PL76-12

Prior Transfer

Recording Date:	10/01/2013	Sales Price:	$75,000
Document #:	2013-018140-0 BK-PG -	Type of Sale:	Forced Sale
Contract Date:	09/24/2013		
Document Type:	Deed		

Legal Description:
Subdivision: DOWLING ACRES SUBD Tract No: F Map Ref: PL76-12

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs		Age Range	
Median Value		Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.35Mi.	**10293 OLD VALDEZ TRL** **SALCHA, AK 99714-9610**	09/22/2023			3240	//2	1986	278,348 SF	
		APN: 00000125130 Document #: 2023-011977-0 Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential Legal: District: 04 Subdivision: DOWLING ACRES SUBDIVISION Tract No: M MapRef: PL 76-12 Abbreviated Description: District:04 Subdivision:DOWLING ACRES SUBDIVISION Tract No:M Map Ref:PL 76-12								
2	.51Mi.	**10240 OLD VALDEZ TRL** **SALCHA, AK 99714-9609**	06/29/2023			1728	//1	2008	78,408 SF	
		APN: 00000372901 Document #: 2023-007700-0 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Land Lot: 5 Sec/Twnship/Range: S09T06SR04E FM Abbreviated Description: Land Lot:5 Sec/Twnship/Range:S09T06SR04E FM Abbreviated Description:PORTION OF GOVT LOT 5								
3	.74Mi.	**10300 RICHARDSON HWY** **FAIRBANKS, AK 99714-9616**	03/29/2024			400	//	1997	402,843 SF	
		APN: 00000499544 Document #: 2024-003083-0 Document Type: Warranty Deed Price Code: Land Use: Seasonal, Cabin, Vacation Residence Legal: District: 04 Subdivision: SPECULATION RIDGE SUBDIVISION Tract No: A MapRef: PL 98-73 Abbreviated Description: District:04 Subdivision:SPECULATION RIDGE SUBDIVISION Tract No:A Map Ref:PL 98-73								
4	1.91Mi.	**9823 SALCHA DR** **SALCHA, AK 99714-9623**	05/24/2023			428	//1	1962	32,670 SF	
		APN: 00000159425 Document #: 2023-006103-0 Document Type: Warranty Deed Price Code: Land Use: Seasonal, Cabin, Vacation Residence Legal: Lot: 22 District: 04 Subdivision: US SURVEY NO 3206 Abbreviated Description: Lot:22 District:04 Subdivision:US SURVEY NO 3206								
5	3.64Mi.	**10221 FRIENDLY RD** **SALCHA, AK 99714-4000**	08/05/2025			672	//1	2010	80,150 SF	
		APN: 00000405281 Document #: 2025-009331-0 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 1&2 Block: 3 District: 04 Subdivision: SALCHAKET HEIGHTS SUBDIVISION MapRef: PL 84-164 Abbreviated Description: Lot:1&2 Block:3 District:04 Subdivision:SALCHAKET HEIGHTS SUBDIVISION Map Ref:PL 84-164								
6	3.68Mi.	**10207 FRIENDLY RD** **SALCHA, AK 99714-**	09/01/2023			1416	//1	2016	80,150 SF	

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APN: 00000405299 Document #: 2023-010852-0
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 3&4 Block: 3 District: 04 Subdivision: SALCHAKET HEIGHTS SUBDIVISION MapRef: PL 84-164 Abbreviated Description: Lot:3&4 Block:3 District:04 Subdivision:SALCHAKET HEIGHTS SUBDIVISION Map Ref:PL 84-164

7	3.73Mi.	**11170 SALCHA DR** **SALCHA, AK 99714-**	07/31/2025	2179	//1	2016	SF

APN: 00000160466 Document #: 2025-009121-0
Document Type: Deed Price Code:
Land Use: Seasonal, Cabin, Vacation Residence
Legal: Lot: 82 District: 04 Subdivision: T6HE LAND ENBRACED IN U S SURVEY NUMBER 3211 Sec/Twnship/Range: S05T06SR05E FM Abbreviated Description: Lot:82 District:04 Subdivision:T6HE LAND ENBRACED IN U S SURVEY NUMBER 3211 Sec/Twnship/Range:S05T06SR05E FM

8	3.81Mi.	**11220 SALCHA DR** **SALCHA, AK 99714-**	10/02/2024	520	//	1958	SF

APN: 00000160245 Document #: 2024-011592-0
Document Type: Warranty Deed Price Code:
Land Use: Seasonal, Cabin, Vacation Residence
Legal: Lot: 61 District: 04 Subdivision: U S SURVEY #3210 Abbreviated Description: Lot:61 District:04 Subdivision:U S SURVEY #3210

9	3.96Mi.	**6989 HARRY LUCKE TRL** **SALCHA, AK 99714-9644**	07/21/2023	1200	//2	2007	223,811 SF

APN: 00000452831 Document #: 2023-008672-0
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 21 Block: 2 District: 04 Subdivision: BIG SALCHAKET SUBDIVISION MapRef: PL 86-170 Abbreviated Description: Lot:21 Block:2 District:04 Subdivision:BIG SALCHAKET SUBDIVISION Map Ref:PL 86-170

10	3.97Mi.	**11434 SALCHA DR** **SALCHA, AK 99714-**	08/11/2022		//		SF

APN: 00000159646 Document #: 2022-011956-0
Document Type: Warranty Deed Price Code:
Land Use: Recreational/Entertainment (General)
Legal: Lot: 3 Subdivision: US SURVEY NO 3208 Abbreviated Description: Lot:3 Subdivision:US SURVEY NO 3208

11	4.27Mi.	**8810 RICHARDSON HWY** **SALCHA, AK 99714-9669**	12/10/2024		//		6,149,365 SF

APN: 00000192627 Document #: 2024-014903-0
Document Type: Special Warranty Deed Price Code:
Land Use: Exempt (full or partial)
Legal: Lot: 17 District: 04 Sec/Twnship/Range: S22T05SR04E FM Abbreviated Description: Lot:17 District:04 Sec/Twnship/Range:S22T05SR04E FM Abbreviated Description:WEST 1/2 OF LOT 17

12	4.45Mi.	**8835 RICHARDSON HWY** **SALCHA, AK 99714-9675**	08/31/2023	1008	//1	1994	87,120 SF

APN: 00000192830 Document #: 2023-010818-0
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: District: 04 Tract No: B MapRef: PL 80-140 Sec/Twnship/Range: W2NE4SW4NW4 S22T05SR04E FM Abbreviated Description: District:04 Tract No:B Map Ref:PL 80-140Sec/Twnship/Range:W2NE4SW4NW4 S22T05SR04E FM

13	4.51Mi.	**8850 OLD RICHARDSON HWY** **SALCHA, AK 99714-9683**	11/23/2022	748	//2	2006	237,838 SF

APN: 00000518930 Document #: 2022-018172-0
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 9 Subdivision: OLD VALDEZ ESTATES MapRef: PL 2001-71 Abbreviated Description: Lot:9 Subdivision:OLD VALDEZ ESTATES Map Ref:PL 2001-71

14	4.53Mi.	**6595 COHO ST** **SALCHA, AK 99714-**	09/09/2024		//		74,357 SF

APN: 00000519049 Document #: 2024-010329-0
Document Type: Warranty Deed Price Code:
Land Use: Vacant Land (General)
Legal: Lot: 20 District: 04 Subdivision: OLD VALDEZ ESTATES MapRef: PL 2001-71 Abbreviated Description: Lot:20 District:04 Subdivision:OLD VALDEZ ESTATES Map Ref:PL 2001-71

15	4.78Mi.	**8799 AURORA LODGE RD** **FAIRBANKS, AK 99714-**	10/27/2023	1755	//2	1975	881,916 SF

APN: 00000609215 Document #: 2023-013747-0
Document Type: Warranty Deed Price Code:
Land Use: Modular/Pre-Fabricated Homes
Legal: Lot: 1 District: 04 Subdivision: AURORA LODGE SUBDIVISION MapRef: PL 2009-105 Abbreviated Description: Lot:1 District:04 Subdivision:AURORA LODGE SUBDIVISION Map Ref:PL 2009-105

16	6.03Mi.	**8379 RICHARDSON HWY** **SALCHA, AK 99714-9673**	08/15/2025	2489	//2	1973	401,623 SF

APN: 00000192279 Document #: 2025-009918-0
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: SW4 S09T05SR04E FM Abbreviated Description: Sec/Twnship/Range:SW4 S09T05SR04E FM

17	6.39Mi.	**8283 STARKEYVILLE LN** **SALCHA, AK 99714-**	10/12/2022	590	//1	1980	86,249 SF

APN: 00000192449 Document #: 2022-015192-0
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: District: 04 Sec/Twnship/Range: SW4 S09T05SR04E FM Abbreviated Description: District:04 Sec/Twnship/Range:SW4 S09T05SR04E FM

18	6.71Mi.	**11901 FLYWAY CT** **SALCHA, AK 99714-**	12/13/2023		//		148,540 SF

APN: 00000445789 Document #: 2023-015907-0
Document Type: Warranty Deed Price Code:
Land Use: Vacant Land (General)
Legal: Lot: 6 Block: 2 District: 04 Subdivision: HOBSON HILL SUBDIVISION MapRef: PL 86-43 Abbreviated Description: Lot:6 Block:2 District:04 Subdivision:HOBSON HILL SUBDIVISION Map Ref:PL 86-43

19	6.77Mi.	**11925 FLYWAY CT** **SALCHA, AK 99714-**	07/25/2024	1232	//2	1983	300,128 SF

APN: 00000445771 Document #: 2024-008277-0
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 5 Block: 2 District: 04 Subdivision: HOBSON HILL SUBDIVISION MapRef: PL 86-43 Abbreviated Description: Lot:5 Block:2 District:04 Subdivision:HOBSON HILL SUBDIVISION Map Ref:PL 86-43

20	9.57Mi.	**6291 JOHNSON RD** **SALCHA, AK 99714-9717**	07/06/2023	1000	//	2009	2,184,621 SF

APN: 00000190080 Document #: 2023-007976-0
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential

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Legal: Sec/Twnship/Range: NE4 S29T04SR04E FM Abbreviated Description: Sec/Twnship/Range:NE4 S29T04SR04E FM

The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**10314 OLD VALDEZ TRL**	**07/17/2014**	$318,638	$318,638	1,564	//1	2005	5 SF	
.07Mi.	**10308 OLD VALDEZ TRL**	**08/17/2004**	$59,998	$59,998	1,056		1999	5 SF	
.12Mi.	**10315 OLD VALDEZ TRL**		$182,845	$182,845	637	//1	2001	3 SF	
.16Mi.	**10300 OLD VALDEZ TRL**	**07/24/2008**	$178,258	$178,258	864	//1	2011	3 SF	
.16Mi.	**10299 OLD VALDEZ TRL**	**08/10/2005**	$303,577	$303,577	1,728	//2	1985	8 SF	
.18Mi.	**10319 OLD VALDEZ TRL**	**07/07/2014**	$216,712	$216,712	1,402	//1	2008	3 SF	
.19Mi.	**6895 ORCHID DR**	**03/22/2006**	$266,091	$266,091	1,680	//1	1998	7 SF	
.23Mi.	**6965 ORCHID DR**	**10/11/2010**	$350,966	$350,966	1,876	//2	2005	5 SF	
.24Mi.	**10297 OLD VALDEZ TRL**	**04/11/2007**	$242,574	$242,574	1,085	//1	1984	6 SF	
.27Mi.	**6930 ORCHID DR**		$90,964	$90,964	744		1998	3 SF	
.27Mi.	**10292 OLD VALDEZ TRL**	**05/12/2015**	$68,854	$68,854	416	//1	1978	3 SF	
.29Mi.	**6855 ORCHID DR**	**01/25/2016**	$72,336	$72,336	580		1993	9 SF	
.3Mi.	**10215 CALYPSO CT**		$496,907	$496,907			2019	4 SF	
.33Mi.	**10290 OLD VALDEZ TRL**	**01/17/2013**	$104,332	$104,332	576	//1	1989	3 SF	
.35Mi.	**10293 OLD VALDEZ TRL**		$287,352	$287,352	3,240	//2	1986	6 SF	
.36Mi.	**6831 ORCHID DR**	**12/22/2017**	$595,765	$595,765	1,984	/1/2	2007	10 SF	

Rent vs. Own

Households Occupied by Renters:	5%	Households Occupied by Owners:	43%

Demographics & Income

Median Age:	50.0 years old	Households:	154
Median Household Income:	$75,441	Households w/Family:	62%
Household Income Per Capita:	$34,352	Households w/Family Married:	57%
Most Common Education Level:	High School Graduate	Households w/Family Children:	5%

School District

School District Zone:	Fairbanks North Star Borough School District	Students:	11,857
Number of Schools:	33	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
19.13Mi.	**Ben Eielson Jr/Sr High School**	NA	Public	7 - 12
Number of Students: NA Student-Teacher Ratio: NA Advanced Placement: Yes				
5.54Mi.	**Salcha Elementary School**	B+	Public	KG - 6
Number of Students: 59 Student-Teacher Ratio: 19.67				

Flood Report

The Subject Property of **10314 OLD VALDEZ TRL, FAIRBANKS, AK 99714** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	3%	SIGNIFICANTLY LOWER
BURGLARY	171%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	15%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	109%	SIMILAR
AGGRAVATED ASSAULT	181%	NOTABLY HIGHER
FORCIBLE RAPE	47%	SIGNIFICANTLY LOWER
MURDER	79%	LOWER
OVERALL	175%	NOTABLY HIGHER

Disaster Alerts

6/21/2025 - Himalaya Road Fire

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