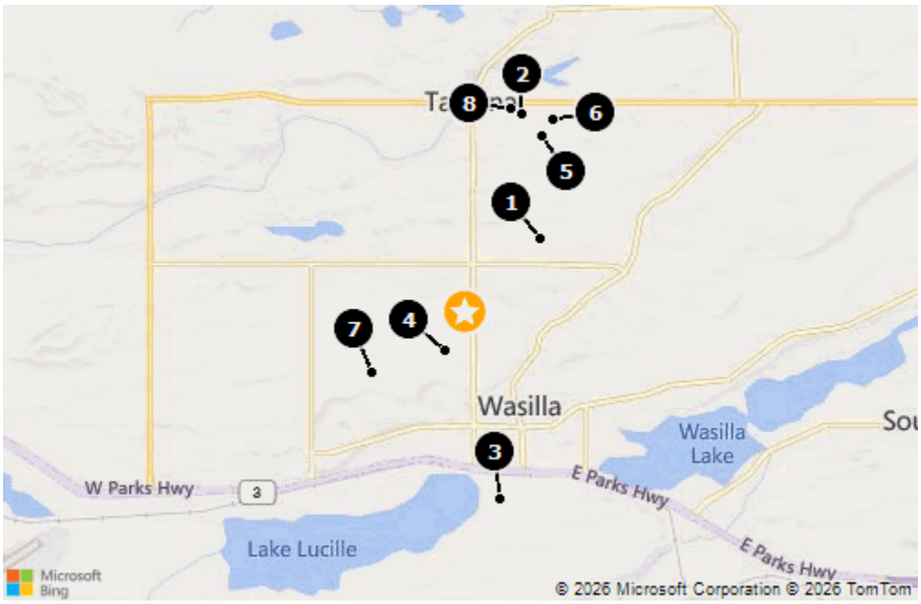
ICE SiteX Report

OrderID: 97790561

SiteX Property Information Report



Subject Property Location

135 W CRESTWOOD AVE, WASILLA, AK 99654-5531

County:	**MATANUSKA-SUSITNA AK**	Census Tract:	021700008.002001
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	1356B01L002	Thomas Bros Pg-Grid:	

Valuation

Value:	**$327,000**	FSD:	70	Common Confidence Score:	10
Value Range:	$98,100 - $555,900	ICE Confidence Score:	30		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	35
Assd Land Value:	$40,000	Market Land Value:	$40,000	Tax Year:	2025
Assd Improvement:	$304,200	Market Improvment Value:	$304,200	Total Taxable Value:	$662
Total Assessed Value:	$344,200	Total Assessor Market Value:	$344,200	Delinquent Year:	
				Tax Account ID:	51356B01L002
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 2 Block: 1 Subdivision: PINECREST Map Ref: WA 12 Sec/Twnship/Range: SEC 04 TWN 17N RNG 01W

Abbreviated Description:	PINECREST BLOCK 1 LOT 2
City/Muni/Twp:	CITY OF WASILLA

Property Characteristics

Lot Size:	1.200 AC	Bedrooms:		Pool:	
Building Area:	3864 SF	Baths:		Fireplace:	
Year Built:	1978	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	Gas
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/24/2017	Sales Price:	N/A
Document #:	2017-001336-0 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/26/2012	Sales Price:	N/A
Document #:	2012-008251-0 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	04/16/2012	Loan Amount:	N/A
Document #:	2012-007403-0 BK-PG -	Loan Type:	VA
TD Due Date:	05/01/2042	Type Finance:	
Legal Description:			

Lot: 2 Block: 1 Subdivision: PINECREST

Prior Transfer

Recording Date:	06/15/2009	Sales Price:	N/A
Document #:	2009-013032-0 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

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Legal Description:

Mortgage Record

Recording Date:	06/03/2009	Loan Amount:	N/A
Document #:	2009-012063-0 BK-PG -	Loan Type:	VA
TD Due Date:	06/01/2039	Type Finance:	

Legal Description:
Lot: 2 Block: 1 Subdivision: PINECREST

Prior Transfer

Recording Date:	09/04/2008	Sales Price:	$182,000
Document #:	2008-019907-0 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 2 Block: 1 Subdivision: PINECREST Map Ref: WA 12 Sec/Twnship/Range: SEC 04 TWN 17N RNG 01W
Abbreviated Description: PINECREST BLOCK 1 LOT 2
City/Muni/Twp: CITY OF WASILLA

Prior Transfer

Recording Date:	09/04/2008	Sales Price:	N/A
Document #:	2008-019907-0 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/27/2008		
Document Type:			

Legal Description:
Lot: 2 Block: 1 Subdivision: PINECREST Map Ref: MB77-135

Prior Transfer

Recording Date:	04/15/2008	Sales Price:	$195,300
Document #:	2008-008457-0 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	04/09/2008		
Document Type:			

Legal Description:
Lot: 2 Block: 1 Subdivision: PINECREST Map Ref: MB77-135

Prior Transfer

Recording Date:	08/04/2006	Sales Price:	N/A
Document #:	2006-022120-0 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/19/2006	Sales Price:	N/A
Document #:	2006-020093-0 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/14/2006		
Document Type:			

Legal Description:
Lot: 2 Block: 1 Subdivision: PINECREST Map Ref: MB77-135

Prior Transfer

Recording Date:	06/17/2005	Sales Price:	N/A
Document #:	2005-015349-0 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/16/2005		
Document Type:			

Legal Description:
Lot: 2 Block: 1 Subdivision: PINECREST Map Ref: MB77-135

Area Sales Analysis

Total Area Sales	$283,797	Median # of Bedrooms	
Median Lot Size	40,293 SF	Median # of Baths	
Median Living Area	2,911 SF	Median Year Built	1987
Price Range - 2 Yrs	to $283,797	Age Range	15 years to 42 years
Median Value		Median Age	39 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.62Mi.	**500 E SILVER FOX LN** **WASILLA, AK 99654-3843**	11/04/2025			2734	//	1985	48,352 SF	
		APN: 1188B01L001 Document #: 2025-022597-0 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: 1 District: 03 Subdivision: D W SUBDIVISION MapRef: PL 76-54 Abbreviated Description: Lot:1 Block:1 District:03 Subdivision:D W SUBDIVISION Map Ref:PL 76-54								
2	1.25Mi.	**2900 N RAVENS FLIGHT DR** **WASILLA, AK 99654-3315**	10/22/2025			2847	//	2004	40,075 SF	
		APN: 2550B04L003 Document #: 2025-021694-0 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 3 Block: 4 District: 03 Subdivision: RAVENVIEW II SUBDIVISION ADDITION #1 MapRef: PL 83-194 Abbreviated Description: Lot:3 Block:4 District:03 Subdivision:RAVENVIEW II SUBDIVISION ADDITION #1 Map Ref:PL 83-194								
3	1.18Mi.	**230 E SUSITNA AVE** **WASILLA, AK 99654-8013**	08/25/2025			1000	//	1997	9,148 SF	
		APN: 1032B05L015 Document #: 2025-015717-0 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 15 Block: 5 District: 03 Subdivision: KENNEDY ADDITION MapRef: PL W-4 Abbreviated Description: Lot:15 Block:5 District:03 Subdivision:KENNEDY ADDITION Map Ref:PL W-4City/Muni/Twp:WASILLA City/Muni/Twp: WASILLA								
4	.27Mi.	**240 W RIVERDANCE CIR** **WASILLA, AK 99654-6393**	05/27/2025			2974	//	2011	20,038 SF	

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APN: 6791B01L073 Document #: 2025-009080-0
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 73 Block: 1 District: 03 Subdivision: PRIMROSE POINTE PHASE 1 MapRef: PL 2008-25 Abbreviated
Description: Lot:73 Block:1 District:03 Subdivision:PRIMROSE POINTE PHASE 1 Map Ref:PL 2008-25

5	1.16Mi.	**2721 N BRENNAS WAY** **WASILLA, AK 99654-3339**	05/13/2025	$283,797	$84	3370	//	1984	41,382 SF

APN: 2550B07L010 Document #: 2025-008313-0
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 10 Block: 7 District: 03 Subdivision: RAVENVIEW II SUBDIVISION ADDITION NO 1 MapRef: PL 83-194 Abbreviated
Description: Lot:10 Block:7 District:03 Subdivision:RAVENVIEW II SUBDIVISION ADDITION NO 1 Map Ref:PL 83-194

6	1.28Mi.	**2855 N BRENNAS WAY** **WASILLA, AK 99654-3340**	05/06/2025			3682	//	1985	40,075 SF

APN: 2550B07L004 Document #: 2025-007757-0
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Block: 7 District: 03 Subdivision: RAVENVIEW II SUBDIVISION MapRef: PL 83-194 Abbreviated
Description: Lot:4 Block:7 District:03 Subdivision:RAVENVIEW II SUBDIVISION Map Ref:PL 83-194

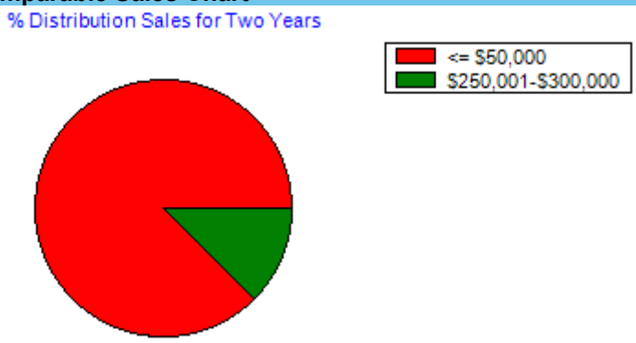
7	.69Mi.	**735 W WINTER AVE** **WASILLA, AK 99654-6318**	03/10/2025			480	//	1990	40,511 SF

APN: 1104B03L011 Document #: 2025-004031-0
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 11 Block: 3 District: 03 Subdivision: WASILLA ESTATES MapRef: PL 74-4 Abbreviated
Description: Lot:11 Block:3 District:03 Subdivision:WASILLA ESTATES Map Ref:PL 74-4

8	1.26Mi.	**300 E SELDON RD** **WASILLA, AK 99654-3350**	02/07/2025			3770	//	1984	56,628 SF

APN: 2353B02L009 Document #: 2025-002155-0
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 9 Block: 2 District: 03 Subdivision: RAVENVIEW II SUBDIVISION MapRef: PL 82-112 Abbreviated
Description: Lot:9 Block:2 District:03 Subdivision:RAVENVIEW II SUBDIVISION Map Ref:PL 82-112

Comparable Sales Chart



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.	**135 W CRESTWOOD AVE**	**09/04/2008**	$344,200	$344,200	3,864		1978	1 SF	
.03Mi.	**101 W CRESTWOOD AVE**	**08/05/1997**	$335,200	$335,200	2,210		1979	1 SF	
.03Mi.	**165 W CRESTWOOD AVE**	**06/02/2021**	$300,400	$300,400	2,896		1978	1 SF	
.06Mi.	**100 W CRESTWOOD AVE**	**07/01/1981**	$286,600	$286,600	1,953		1981	1 SF	
.06Mi.	**201 W CRESTWOOD AVE**	**05/19/2025**	$444,500	$444,500	4,052		1978	1 SF	
.07Mi.	**1340 N IVY CIR**	**07/15/2022**	$322,200	$322,200	2,011		2003	12,197 SF	
.07Mi.	**174 W HERITAGE DR**	**04/13/2022**	$311,600	$311,600	1,503		2003	41,382 SF	
.08Mi.	**164 W CRESTWOOD AVE**	**04/06/2000**	$386,700	$386,700	1,786		2000	1 SF	
.08Mi.	**1370 N IVY CIR**	**02/10/2012**	$311,100	$311,100	2,376		1985	24,829 SF	
.08Mi.	**1320 N IVY CIR**	**03/05/2004**	$270,500	$270,500	1,917		1985	13,068 SF	
.09Mi.	**1340 N LUCILLE ST**	**10/29/2007**	$340,300	$340,300	3,923		1981	1 SF	
.09Mi.	**1300 N IVY CIR**	**10/19/2018**	$332,300	$332,300	2,162		1984	22,216 SF	
.09Mi.	**225 W CRESTWOOD AVE**	**09/04/2007**	$328,600	$328,600	4,332		1979	1 SF	
.09Mi.	**200 W CRESTWOOD AVE**	**01/17/2020**	$314,900	$314,900	2,192		1981	1 SF	
.1Mi.	**224 W HERITAGE DR**	**10/17/2018**	$367,300	$367,300	2,056		2006	41,382 SF	
.11Mi.	**100 E BRIDGE STONE DR**	**10/31/2017**	$387,800	$387,800	2,532		2006	10,890 SF	

Rent vs. Own

Households Occupied by Renters:	25%	Households Occupied by Owners:	68%

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Demographics & Income

Median Age:	35.6 years old	Households:	14,397
Median Household Income:	$88,482	Households w/Family:	69%
Household Income Per Capita:	$39,760	Households w/Family Married:	53%
Most Common Education Level:	High School Graduate	Households w/Family Children:	37%

School District

School District Zone:	Matanuska-Susitna Borough School District	Students:	19,495
Number of Schools:	49	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.89Mi.	**Tanaina Elementary School** Number of Students: 324 Student-Teacher Ratio: 14.73	B	Public	KG - 5
23.73Mi.	**Beryozova School** Number of Students: 39 Student-Teacher Ratio: 19.5	B	Public	KG - 12
0.99Mi.	**Wasilla Middle School** Number of Students: 584 Student-Teacher Ratio: 19.66	B-	Public	6 - 12
0.88Mi.	**Wasilla High School** Number of Students: 816 Student-Teacher Ratio: 18 Advanced Placement: Yes	B	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	135%	NOTABLY HIGHER
BURGLARY	78%	LOWER
MOTOR VEHICLE THEFT	133%	NOTABLY HIGHER
FORCIBLE ROBBERY	131%	NOTABLY HIGHER
AGGRAVATED ASSAULT	65%	NOTABLY LOWER
FORCIBLE RAPE	114%	HIGHER
MURDER	116%	HIGHER
OVERALL	79%	LOWER

Disaster Alerts

12/6/2025 - Severe Storm

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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