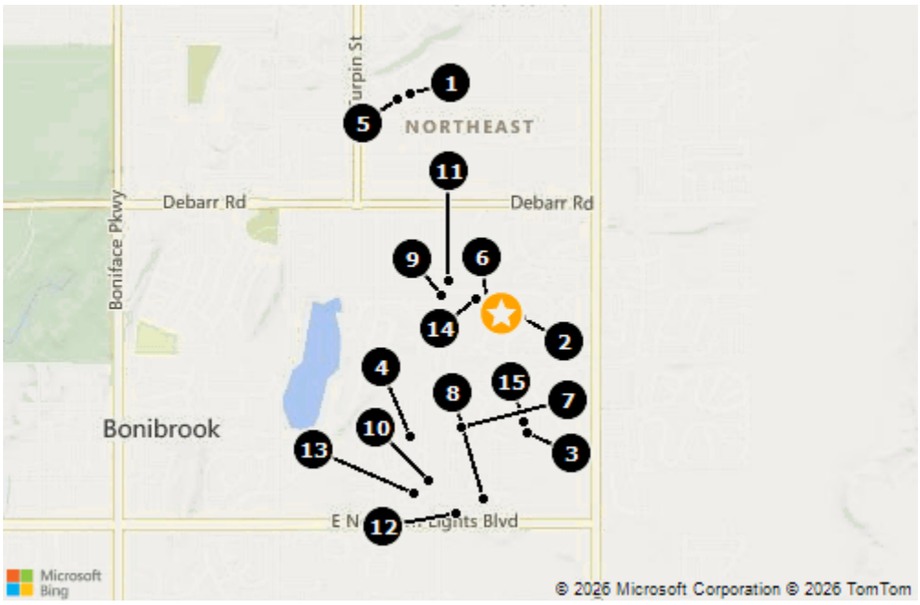
ICE SiteX Report

OrderID: 98110178

SiteX Property Information Report



Subject Property Location

1740 KODIAK ST, ANCHORAGE, AK 99504-2735

County:	**ANCHORAGE AK**	Census Tract:	020200017.315003
Property Use:	Single Family Residential	Zoning:	R1 SINGLE FAMILY
Parcel Number:	006-217-05-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$251,000**	FSD:	23	Common Confidence Score:	30
Value Range:	$193,270 - $308,730	ICE Confidence Score:	77		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	3
Assd Land Value:	$95,600	Market Land Value:	$95,600	Tax Year:	2026
Assd Improvement:	$273,800	Market Improvment Value:	$273,800	Total Taxable Value:	$5,833
Total Assessed Value:	$369,400	Total Assessor Market Value:	$369,400	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	DVBF

Assessment Legal Description

Lot: 26 Block: 6 Subdivision: CHESTER VALLEY
Abbreviated Description: CHESTER VALLEY #3 BLK 6 LT 26

Property Characteristics

Lot Size:	10,515 SF	Bedrooms:	4	Pool:	
Building Area:	1824 SF	Baths:	2	Fireplace:	1
Year Built:	1970	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Metal
Number of Units:		Garage Type:	Garage	Heating:	Hot Water
Number of Stories:	1+B	Number of Cars:	1	A/C:	
Style:		Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/05/2019	Sales Price:	$277,848
Document #:	2019-010419-0 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/02/2015	Sales Price:	N/A
Document #:	2015-028948-0 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/30/2015		
Document Type:			
Legal Description:			

Lot: 26 Block: 6 Subdivision: CHESTER VALLEY SUBDIVISION ADDITION #3 Map Ref: PL67-21

Prior Transfer

Recording Date:	07/02/2015	Sales Price:	N/A
Document #:	BK-PG 2015 -28948	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Lot: 26 Block: 6 Subdivision: CHESTER VALLEY
Abbreviated Description: CHESTER VALLEY #3 BLK 6 LT 26

Mortgage Record

Recording Date:	09/26/2008	Loan Amount:	N/A

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Document #:	2008-054223-0 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	08/07/2048	Type Finance:	VAR

Legal Description:
Lot: 26 Block: 6 Subdivision: CHESTER VALLEY SUBDIVISION ADDITION #3

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	8,497 SF	Median # of Baths	2
Median Living Area	1,872 SF	Median Year Built	1982
Price Range - 2 Yrs		Age Range	23 years to 60 years
Median Value		Median Age	44 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.74Mi.	**706 WINTER HAVEN ST** **ANCHORAGE, AK 99504-1892**	03/04/2026			1729	7/3/2	1994	6,000 SF	
		APN: 006-097-44-000 Document #: 2026-005393-0 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 23 Block: 2 District: 03 Subdivision: HUNTWOOD PARK SUBDIVISION ADDITION #2 Phase No: B MapRef: PL 94-7 Abbreviated Description: Lot:23 Block:2 District:03 Subdivision:HUNTWOOD PARK SUBDIVISION ADDITION #2 Phase No:B Map Ref:PL 94-7								
2	.07Mi.	**7520 BELUGA CIR** **ANCHORAGE, AK 99504-2714**	10/30/2025			1886	8/4/2	1968	7,477 SF	
		APN: 006-216-15-000 Document #: 2025-032481-0 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 19 Block: 5 District: 03 Subdivision: CHESTER VALLEY SUBDIVISION MapRef: PL 67-21 Abbreviated Description: Lot:19 Block:5 District:03 Subdivision:CHESTER VALLEY SUBDIVISION Map Ref:PL 67-21								
3	.39Mi.	**7500 EASTBROOK CIR** **ANCHORAGE, AK 99504-3568**	10/24/2025			2636	8/4/2	2003	8,891 SF	Spa Only
		APN: 006-355-26-000 Document #: 2025-031810-0 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 26 Block: 1 District: 03 Subdivision: EASTBROOK SUBDIVISION MapRef: PL 98-39 Abbreviated Description: Lot:26 Block:1 District:03 Subdivision:EASTBROOK SUBDIVISION Map Ref:PL 98-39								
4	.49Mi.	**2320 BANBURY DR** **ANCHORAGE, AK 99504-3387**	09/12/2025			2198	7/3/2	1982	7,600 SF	
		APN: 006-272-28-000 Document #: 2025-025605-0 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 24 Block: 4 District: 03 Subdivision: FOXHALL MapRef: PL 81-176 Abbreviated Description: Lot:24 Block:4 District:03 Subdivision:FOXHALL Map Ref:PL 81-176								
5	.75Mi.	**748 WINTER HAVEN ST** **ANCHORAGE, AK 99504-1892**	07/24/2025			1708	8/3/2	1993	6,000 SF	
		APN: 006-091-70-000 Document #: 2025-019832-0 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 20 Block: 2 District: 03 Subdivision: HUNTWOOD PARK SUBDIVISION MapRef: PL 92-14 Abbreviated Description: Lot:20 Block:2 District:03 Subdivision:HUNTWOOD PARK SUBDIVISION Map Ref:PL 92-14City/Muni/Twp:ANCHORAGE City/Muni/Twp: ANCHORAGE								
6	.07Mi.	**1718 DIOMEDE ST** **ANCHORAGE, AK 99504-2717**	07/18/2025			1728	8/4/2	1966	10,300 SF	
		APN: 006-212-13-000 Document #: 2025-019298-0 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 13 Block: 7 Subdivision: CHESTER VALLEY SUBDIVISION MapRef: PL 64-32 Abbreviated Description: Lot:13 Block:7 Subdivision:CHESTER VALLEY SUBDIVISION Map Ref:PL 64-32								
7	.38Mi.	**7210 AKUTAN CIR** **ANCHORAGE, AK 99504-3407**	07/10/2025			1456	7/4/2	1972	9,221 SF	
		APN: 006-352-14-000 Document #: 2025-018261-0 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 13 Block: 5 District: 03 Subdivision: CHESTER HEIGHTS ADDITION #1 MapRef: PL 71-55 Abbreviated Description: Lot:13 Block:5 District:03 Subdivision:CHESTER HEIGHTS ADDITION #1 Map Ref:PL 71-55								
8	.58Mi.	**7320 AUGUSTINE DR** **ANCHORAGE, AK 99504-3502**	07/01/2025			3002	5/3/2	1970	9,610 SF	
		APN: 006-362-10-000 Document #: 2025-017390-0 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 10 Block: 9 District: 03 Subdivision: CHESTER HEIGHTS ADDITION #1 MapRef: PL 71-55 Abbreviated Description: Lot:10 Block:9 District:03 Subdivision:CHESTER HEIGHTS ADDITION #1 Map Ref:PL 71-55								
9	.2Mi.	**7100 E 17TH AVE** **ANCHORAGE, AK 99504-2703**	06/13/2025			1776	8/3/2	1966	9,014 SF	
		APN: 006-212-01-000 Document #: 2025-015559-0 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: 7 Subdivision: CHESTER VALLEY SUBDIVISION MapRef: PL 64-32 Abbreviated Description: Lot:1 Block:7 Subdivision:CHESTER VALLEY SUBDIVISION Map Ref:PL 64-32								
10	.58Mi.	**2531 BANBURY DR** **ANCHORAGE, AK 99504-3376**	06/13/2025			2842	10/3/2	1983	9,929 SF	
		APN: 006-383-26-000 Document #: 2025-015611-0 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 13 Block: 1 District: 03 Subdivision: FOXHALL MapRef: PL 82-338 Abbreviated Description: Lot:13 Block:1 District:03 Subdivision:FOXHALL Map Ref:PL 82-338								
11	.19Mi.	**7120 CHESTER CT** **ANCHORAGE, AK 99504-2715**	06/09/2025			1872	6/4/2	1971	8,497 SF	
		APN: 006-182-25-000 Document #: 2025-015114-0 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 9 Block: 2 District: 03 Subdivision: CHESTER VALLEY SUBDIVISION MapRef: PL 70-261 Abbreviated Description: Lot:9 Block:2 District:03 Subdivision:CHESTER VALLEY SUBDIVISION Map Ref:PL 70-261								

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12	.64Mi.	**7140 E CHESTER HEIGHTS CIR** **ANCHORAGE, AK 99504-3560**	05/29/2025	2564	8/4/2	1990	8,730 SF	Spa Only

APN: 006-362-40-000 Document #: 2025-013918-0
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 21 District: 03 Subdivision: EAST CHESTER HEIGHTS MapRef: PL 83-311 Abbreviated Description: Lot:21 District:03 Subdivision:EAST CHESTER HEIGHTS Map Ref:PL 83-311

13	.62Mi.	**2609 SCARBOROUGH DR** **ANCHORAGE, AK 99504-3374**	05/12/2025	2343	8/4/2	1983	7,789 SF	

APN: 006-383-21-000 Document #: 2025-012274-0
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 8 Block: 1 District: 03 Subdivision: FOXHALL MapRef: PL 82-338 Abbreviated Description: Lot:8 Block:1 District:03 Subdivision:FOXHALL Map Ref:PL 82-338

14	.09Mi.	**7310 E 17TH AVE** **ANCHORAGE, AK 99504-2707**	05/01/2025	1824	7/3/2	1966	8,450 SF	

APN: 006-212-10-000 Document #: 2025-011219-0
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 10 Block: 7 District: 03 Subdivision: CHESTER VALLEY SUBDIVISION MapRef: PL 64-32 Abbreviated Description: Lot:10 Block:7 District:03 Subdivision:CHESTER VALLEY SUBDIVISION Map Ref:PL 64-32

15	.35Mi.	**7531 EASTBROOK CIR** **ANCHORAGE, AK 99504-3569**	04/30/2025	1572	6/3/2	2001	6,153 SF	

APN: 006-355-22-000 Document #: 2025-011029-0
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 22 Block: 1 District: 03 Subdivision: EASTBROOK SUBDIVISION MapRef: PL 98-39 Abbreviated Description: Lot:22 Block:1 District:03 Subdivision:EASTBROOK SUBDIVISION Map Ref:PL 98-39

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.	**1740 KODIAK ST**	**07/02/2015**	$369,400	$369,400	1,824	8/4/2	1970	10,515 SF	
.01Mi.	**1730 KODIAK ST**	**01/05/2012**	$350,600	$350,600	1,824	8/4/2	1970	10,000 SF	Spa Only
.01Mi.	**1800 KODIAK ST**	**08/30/2013**	$398,100	$398,100	2,226	9/4/2	1970	9,816 SF	
.03Mi.	**1720 KODIAK ST**	**01/31/2023**	$397,800	$397,800	1,916	7/4/2	1970	10,010 SF	
.03Mi.	**1810 KODIAK ST**	**08/17/2023**	$399,900	$399,900	1,930	7/4/2	1969	9,816 SF	
.03Mi.	**1741 DIOMEDE ST**	**08/28/2018**	$386,200	$386,200	1,920	7/3/2	1966	9,800 SF	
.03Mi.	**1731 DIOMEDE ST**	**02/22/2022**	$350,000	$350,000	1,824	7/4/2	1966	10,400 SF	
.03Mi.	**1751 DIOMEDE ST**	**10/25/2024**	$366,400	$366,400	1,920	7/4/2	1966	9,941 SF	
.03Mi.	**7509 BELUGA CIR**	**08/31/2022**	$343,600	$343,600	1,728	8/4/2	1967	7,823 SF	
.03Mi.	**1721 DIOMEDE ST**	**08/18/1998**	$431,300	$431,300	2,322	7/3/2	1966	9,600 SF	
.04Mi.	**1801 DIOMEDE ST**	**08/23/1994**	$363,000	$363,000	1,824	8/4/2	1966	9,750 SF	
.04Mi.	**1710 KODIAK ST**	**08/24/1999**	$377,800	$377,800	1,724	6/4/3	1981	10,005 SF	
.04Mi.	**1820 KODIAK ST**	**10/29/2015**	$353,500	$353,500	1,900	8/4/2	1970	11,112 SF	
.04Mi.	**1711 DIOMEDE ST**	**05/13/2022**	$358,300	$358,300	1,776	8/4/2	1966	9,616 SF	
.04Mi.	**1721 KODIAK ST**	**06/06/2025**	$351,000	$351,000	1,728	8/4/2	1968	7,714 SF	
.04Mi.	**7500 BELUGA CIR**	**11/07/2024**	$419,900	$419,900	2,173	6/2/2	1968	8,044 SF	

Rent vs. Own

Households Occupied by Renters:	30%	Households Occupied by Owners:	62%

Demographics & Income

Median Age:	34.4 years old	Households:	15,460
Median Household Income:	$84,508	Households w/Family:	62%
Household Income Per Capita:	$39,789	Households w/Family Married:	42%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

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School District

School District Zone:	Anchorage School District	Students:	42,573
Number of Schools:	94	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.17Mi.	**Chester Valley Elementary School** Number of Students: 191 Student-Teacher Ratio: 17.78	D+	Public	PK - 6
1.91Mi.	**Bartlett High School** Number of Students: 1,431 Student-Teacher Ratio: 21.66 Advanced Placement: Yes	C	Public	9 - 12
0.24Mi.	**Begich Middle School** Number of Students: 830 Student-Teacher Ratio: 21.65	C-	Public	6 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	117%	HIGHER
BURGLARY	95%	SIMILAR
MOTOR VEHICLE THEFT	106%	SIMILAR
FORCIBLE ROBBERY	91%	LOWER
AGGRAVATED ASSAULT	91%	LOWER
FORCIBLE RAPE	90%	LOWER
MURDER	94%	SIMILAR
OVERALL	82%	LOWER

Disaster Alerts

No alerts noted

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