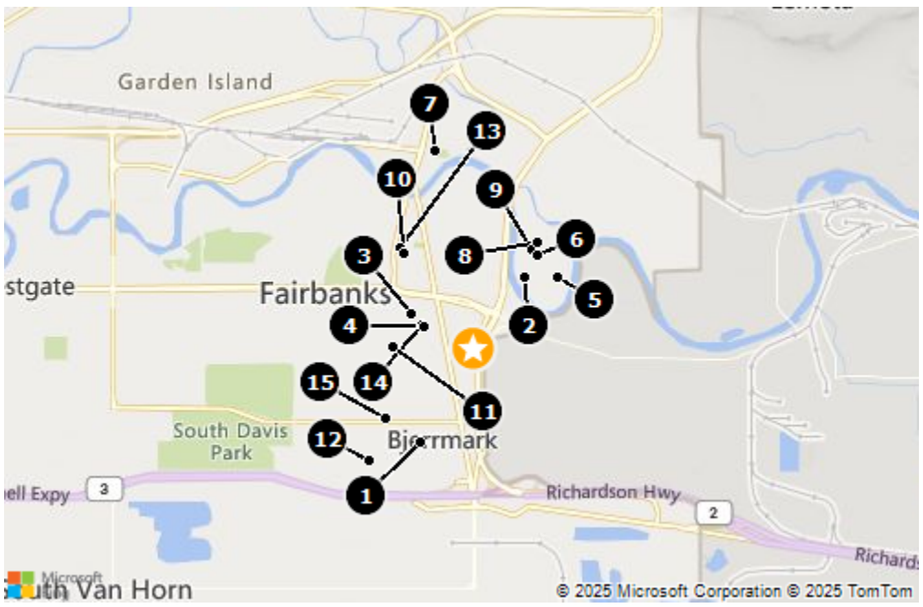
ICE SiteX Report

OrderID: 94476935

SiteX Property Information Report



Subject Property Location

212 16TH AVE, FAIRBANKS, AK 99701-6215

County:	**FAIRBANKS NORTH STAR AK**	Census Tract:	020900003.003000
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	00000066478	Thomas Bros Pg-Grid:	

Valuation

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

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	
Assd Land Value:	$12,240	Market Land Value:	$12,240	Tax Year:	2024
Assd Improvement:	$173,254	Market Improvment Value:	$173,254	Total Taxable Value:	
Total Assessed Value:	$185,494	Total Assessor Market Value:	$185,494	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 23 Block: 9 Subdivision: GATEWAY
Abbreviated Description: LOT 23 BLOCK 9 GATEWAY

Property Characteristics

Lot Size:	7,200 SF	Bedrooms:	2	Pool:	
Building Area:	1440 SF	Baths:	2	Fireplace:	
Year Built:	1948	Partial Baths:		Type Const:	Log
Number of Buildings:		Number of Rooms:		Ext Walls:	Log
Number of Units:		Garage Type:		Heating:	
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:	Finished	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/09/2025	Sales Price:	$172,609
Document #:	2025-000344-0 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/29/2016	Sales Price:	N/A
Document #:	2016-019969-0 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 23 Block: 9 Subdivision: GATEWAY
Abbreviated Description: LOT 23 BLOCK 9 GATEWAY

Mortgage Record

Recording Date:	09/27/2011	Loan Amount:	N/A
Document #:	2011-018658-0 BK-PG -	Loan Type:	FHA
TD Due Date:	10/01/2041	Type Finance:	

Legal Description:
Lot: 23 Block: 9 Subdivision: GATEWAY SUBDIVISION

Prior Transfer

Recording Date:	09/26/2011	Sales Price:	N/A
Document #:	2011-018536-0 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

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Document Type:
Legal Description:

Prior Transfer

Recording Date:	08/24/2007	Sales Price:	N/A
Document #:	2007-019781-0 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/23/2007		
Document Type:	Warranty Deed		

Legal Description:
Lot: 23 Block: 9 Subdivision: GATEWAY SUBDIVISION

Prior Transfer

Recording Date:	08/12/2004	Sales Price:	N/A
Document #:	2004-017830-0 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/11/2004		
Document Type:	Warranty Deed		

Legal Description:
Lot: 23 Block: 9 Subdivision: GATEWAY SUBDIVISION

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	7,262 SF	Median # of Baths	2
Median Living Area	1,512 SF	Median Year Built	1952
Price Range - 2 Yrs		Age Range	40 years to 87 years
Median Value		Median Age	73 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.59Mi.	**2419 MERCIER ST** **FAIRBANKS, AK 99701-6929**	12/17/2024			1092	//1	1984	7,262 SF	
		APN: 00000367494 Document #: 2024-015212-0 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: B-1 Block: 32 District: 04 Subdivision: BJERREMARK SUBDIVISION MapRef: PL 84-120 Abbreviated Description: Lot:B-1 Block:32 District:04 Subdivision:BJERREMARK SUBDIVISION Map Ref:PL 84-120								
2	.47Mi.	**306 SLATER DR** **FAIRBANKS, AK 99701-3432**	12/05/2024			1574	//2	1958	13,361 SF	
		APN: 00000096903 Document #: 2024-014754-0 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 4A Block: E District: 04 Subdivision: SLATER SUBDIVISION MapRef: PL 97-61 Abbreviated Description: Lot:4A Block:E District:04 Subdivision:SLATER SUBDIVISION Map Ref:PL 97-61								
3	.39Mi.	**1448 TURNER ST** **FAIRBANKS, AK 99701-6139**	11/15/2024			672	//2	1948	8,100 SF	
		APN: 00000089923 Document #: 2024-013678-0 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 19 Block: 14 District: 04 Subdivision: RICKERT HOMESTEAD SUBDIVISION MapRef: PL 96.332 Abbreviated Description: Lot:19 Block:14 District:04 Subdivision:RICKERT HOMESTEAD SUBDIVISION Map Ref:PL 96.332								
4	.3Mi.	**1515 MARY ANN ST** **FAIRBANKS, AK 99701-6129**	11/12/2024			2276	//2	1949	7,500 SF	
		APN: 00000091171 Document #: 2024-013465-0 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 3 Block: 22 District: 04 Subdivision: RICKERT HOMESTEAD SUBDIVISION MapRef: DOC 96332 Abbreviated Description: Lot:3 Block:22 District:04 Subdivision:RICKERT HOMESTEAD SUBDIVISION Map Ref:DOC 96332								
5	.62Mi.	**307 BENTLEY DR** **FAIRBANKS, AK 99701-3410**	11/04/2024			2216	//2	1968	9,562 SF	
		APN: 00000098191 Document #: 2024-013138-0 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 4 Block: L District: 04 Subdivision: BLOCK L SUBDIVISION OF SLATER SUBDIVISION MapRef: DOC 68-3934 Abbreviated Description: Lot:4 Block:L District:04 Subdivision:BLOCK L SUBDIVISION OF SLATER SUBDIVISION Map Ref:DOC 68-3934								
6	.63Mi.	**714 BENTLEY DR** **FAIRBANKS, AK 99701-3417**	10/17/2024			855	//1	1952	6,696 SF	
		APN: 00000099228 Document #: 2024-012366-0 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 20 Block: O District: 04 Subdivision: SLATER SUBDIVISION MapRef: DOC 129.827 Abbreviated Description: Lot:20 Block:O District:04 Subdivision:SLATER SUBDIVISION Map Ref:DOC 129.827								
7	1.11Mi.	**359 SLATER ST** **FAIRBANKS, AK 99701-2933**	08/16/2024			1512	//2	1938	6,223 SF	
		APN: 00000086916 Document #: 2024-009197-0 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 19&20 Block: 6 District: 04 Subdivision: NORTH ADDITION MapRef: PL 157.936 Abbreviated Description: Lot:19&20 Block:6 District:04 Subdivision:NORTH ADDITION Map Ref:PL 157.936								
8	.7Mi.	**726 BENTLEY DR** **FAIRBANKS, AK 99701-3417**	08/16/2024			851	//1	1952	7,094 SF	
		APN: 00000099287 Document #: 2024-009199-0 Document Type: Personal Representatives Deed Price Code: Land Use: Single Family Residential Legal: Lot: 26 District: 04 Subdivision: BALLAINE LAKE SUBDIVISION MapRef: DOC 62-7954 Abbreviated Description: Lot:26 District:04 Subdivision:BALLAINE LAKE SUBDIVISION Map Ref:DOC 62-7954								
9	.64Mi.	**719 BENTLEY DR** **FAIRBANKS, AK 99701-3416**	08/12/2024			782	//1	1952	6,696 SF	
		APN: 00000097594 Document #: 2024-008930-0 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 7 Block: J District: 04 Subdivision: SLATER SUBDIVISION MapRef: DOC 129.827 Abbreviated Description: Lot:7 Block:J District:04 Subdivision:SLATER SUBDIVISION Map Ref:DOC 129.827								
10	.65Mi.	**668 9TH AVE**	08/09/2024			2034	//2	1974	4,958 SF	

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FAIRBANKS, AK 99701-4507
APN: 00000039519 Document #: 2024-008890-0
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 23 Block: 103 District: 04 Subdivision: FAIRBANKS TOWNSITE Abbreviated Description: Lot:23 Block:103 District:04 Subdivision:FAIRBANKS TOWNSITE

11	.45Mi.	**1622 LAURENE ST**	08/08/2024	468	//1	1950	8,650 SF

FAIRBANKS, AK 99701-6054
APN: 00000091782 Document #: 2024-008811-0
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 15 Block: 24 District: 04 Subdivision: RICKERT HOMESTEAD SUBDIVISION MapRef: DOC 96332 Abbreviated Description: Lot:15 Block:24 District:04 Subdivision:RICKERT HOMESTEAD SUBDIVISION Map Ref:DOC 96332

12	.84Mi.	**1203 26TH AVE**	08/06/2024	1618	//2	1985	7,624 SF

FAIRBANKS, AK 99701-6832
APN: 00000394475 Document #: 2024-008725-0
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 14-A Block: 65 District: 04 Subdivision: BJERREMARK SUBDIVISION MapRef: PL 85-69 Abbreviated Description: Lot:14-A Block:65 District:04 Subdivision:BJERREMARK SUBDIVISION Map Ref:PL 85-69

13	.67Mi.	**681 8TH AVE**	07/23/2024	1752	//2	1968	4,964 SF

FAIRBANKS, AK 99701-4505
APN: 00000039454 Document #: 2024-008109-0
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 17 Block: 103 District: 04 Subdivision: FAIRBANKS TOWNSITE MapRef: PL 70-4886 Abbreviated Description: Lot:17 Block:103 District:04 Subdivision:FAIRBANKS TOWNSITE Map Ref:PL 70-4886

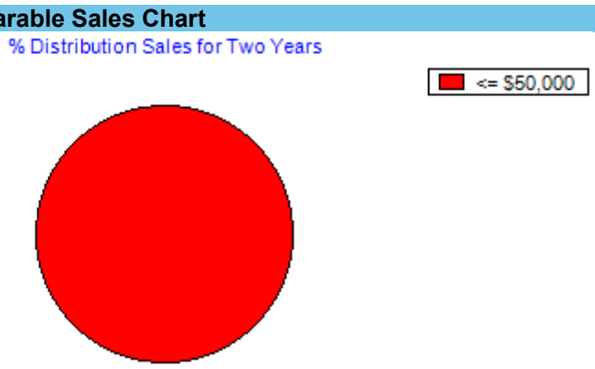
14	.31Mi.	**1511 MARY ANN ST**	07/17/2024	2112	//1	1952	7,500 SF

FAIRBANKS, AK 99701-6129
APN: 00000091162 Document #: 2024-007821-0
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Block: 22 District: 04 Subdivision: THE RICKERT HOMESTEAD SUBDIVISION MapRef: DOC 96.332 Abbreviated Description: Lot:2 Block:22 District:04 Subdivision:THE RICKERT HOMESTEAD SUBDIVISION Map Ref:DOC 96.332

15	.61Mi.	**2208 GILLAM WAY**	07/16/2024	960	//1	1984	4,600 SF

FAIRBANKS, AK 99701-6833
APN: 00000054895 Document #: 2024-007789-0
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 24 Block: 54B District: 04 Subdivision: BJERREMARK HOMESTEAD SUBDIVISION MapRef: PL 119.811 Abbreviated Description: Lot:24 Block:54B District:04 Subdivision:BJERREMARK HOMESTEAD SUBDIVISION Map Ref:PL 119.811

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.	**212 16TH AVE**	**12/29/2016**	$185,494	$185,494	1,440	/2/2	1948	7,200 SF	
.01Mi.	**1563 EIELSON ST**	**12/29/2016**	$118,407	$118,407	1,006	/3/1	1956	7,200 SF	
.06Mi.	**1546 EIELSON ST**		$234,024	$234,024	1,154	/2/1	1954	6,840 SF	
.06Mi.	**1563 NOBLE ST**		$11,672	$11,672	1,250	//2	1951	6,840 SF	
.07Mi.	**1549 NOBLE ST**	**10/03/2007**	$38,371	$38,371	426	//1	1944	6,840 SF	
.07Mi.	**1533 EIELSON ST**	**12/29/2016**	$134,971	$134,971	1,020	/2/1	1960	7,200 SF	
.07Mi.	**1545 NOBLE ST**	**07/23/2008**	$190,549	$190,549	1,560	//1	1947	6,840 SF	
.08Mi.	**1539 NOBLE ST**		$84,701	$84,701	737	//1	1951	6,840 SF	
.09Mi.	**304 18TH AVE**		$220,168	$220,168	3,674	//2	1954	5,000 SF	
.09Mi.	**310 18TH AVE**		$224,592	$224,592	1,960	//2	1953	5,000 SF	
.1Mi.	**316 18TH AVE**	**12/13/2011**	$115,667	$115,667	630	//1	1948	5,000 SF	
.1Mi.	**1526 EIELSON ST**		$181,981	$181,981	1,344		1946	6,840 SF	
.1Mi.	**1540 NOBLE ST**		$42,414	$42,414	912	/3/1	1940	6,840 SF	
.1Mi.	**320 18TH AVE**	**01/01/2002**	$49,502	$49,502	749	//1	1946	4,800 SF	
.1Mi.	**1515 EIELSON ST**		$289,621	$289,621	2,452	//2	1973	7,200 SF	
.11Mi.	**1519 NOBLE ST**	**05/10/1989**	$131,514	$131,514	800	//1	1946	6,840 SF	

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Rent vs. Own

Households Occupied by Renters:	45%	Households Occupied by Owners:	40%

Demographics & Income

Median Age:	37.2 years old	Households:	7,103
Median Household Income:	$71,308	Households w/Family:	58%
Household Income Per Capita:	$40,048	Households w/Family Married:	43%
Most Common Education Level:	High School Graduate	Households w/Family Children:	24%

School District

School District Zone:	Fairbanks North Star Borough School District	Students:	11,386
Number of Schools:	36	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.66Mi.	**Lathrop High School** Number of Students: 845 Student-Teacher Ratio: 17.46	C+	Public	9 - 12
0.74Mi.	**Ryan Middle School** Number of Students: 384 Student-Teacher Ratio: 19.27	D-	Public	7 - 8
2.06Mi.	**Joy Elementary School** Number of Students: 307 Student-Teacher Ratio: 15.35	NA	Public	PK - 8

Flood Report

The Subject Property of **212 16TH AVE, FAIRBANKS, AK 99701-6215** is in **Zone X500** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 0.2% ANNUAL CHANCE FLOODING; AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; OR AN AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOODING.

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	160%	NOTABLY HIGHER
BURGLARY	122%	HIGHER
MOTOR VEHICLE THEFT	150%	NOTABLY HIGHER
FORCIBLE ROBBERY	110%	HIGHER
AGGRAVATED ASSAULT	145%	NOTABLY HIGHER
FORCIBLE RAPE	69%	NOTABLY LOWER
MURDER	127%	HIGHER
OVERALL	122%	HIGHER

Disaster Alerts

8/2/2023 - Lost Horse Creek Fire

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