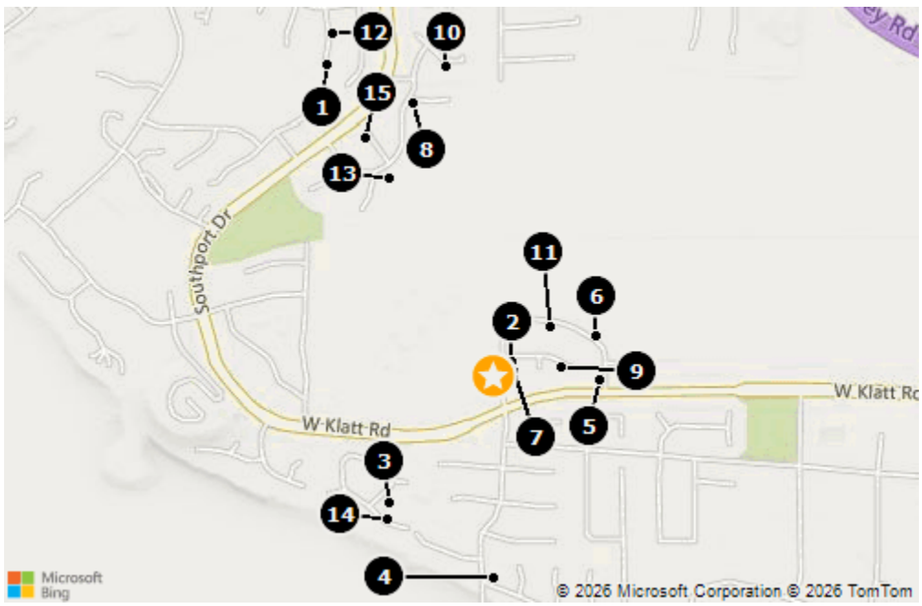
ICE SiteX Report

OrderID: 97523533

SiteX Property Information Report



Subject Property Location

2325 CASEY CUSACK LOOP, ANCHORAGE, AK 99515-2801

County:	**ANCHORAGE AK**	Census Tract:	020200027.124011
Property Use:	Single Family Residential	Zoning:	R1A SINGLE FAMILY
Parcel Number:	019-011-14-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$554,000**	FSD:	18	Common Confidence Score:	42
Value Range:	$454,280 - $653,720	ICE Confidence Score:	82		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	3
Assd Land Value:	$88,000	Market Land Value:	$88,000	Tax Year:	2025
Assd Improvement:	$425,600	Market Improvment Value:	$425,600	Total Taxable Value:	$8,110
Total Assessed Value:	$513,600	Total Assessor Market Value:	$513,600	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 4 Block: 1 Subdivision: BONNIE CUSACK ESTATES Map Ref: PLAT # 980070
Abbreviated Description: BONNIE CUSACK ESTATES BLK 1 LT 4

Property Characteristics

Lot Size:	6,000 SF	Bedrooms:	4	Pool:	Spa Only
Building Area:	2390 SF	Baths:	2	Fireplace:	1
Year Built:	1999	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Wood
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	2	Number of Cars:	3	A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/16/2023	Sales Price:	N/A
Document #:	2023-022229-0 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/25/2023		
Document Type:			

Legal Description:
Lot: 4 Block: 1 District: 3 Subdivision: BONNIE CUSACK ESTATES Map Ref: PL 98-70

Prior Transfer

Recording Date:	08/16/2023	Sales Price:	N/A
Document #:	BK-PG 2023 -22229	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 4 Block: 1 Subdivision: BONNIE CUSACK ESTATES Map Ref: PLAT # 980070
Abbreviated Description: BONNIE CUSACK ESTATES BLK 1 LT 4

Prior Transfer

Recording Date:	05/25/2018	Sales Price:	$346,196
Document #:	2018-019031-0 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/20/2016	Loan Amount:	N/A

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Document #:	2016-024494-0 BK-PG -	Loan Type:	VA
TD Due Date:	07/01/2046	Type Finance:	

Legal Description:
Lot: 4 Block: 1 Subdivision: BONNIE CUSACK ESTATES

Prior Transfer

Recording Date:	11/08/2013	Sales Price:	N/A
Document #:	2013-062344-0 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/21/2012	Loan Amount:	N/A
Document #:	2012-033935-0 BK-PG -	Loan Type:	VA
TD Due Date:	04/01/2042	Type Finance:	

Legal Description:
Lot: 4 Block: 1 Subdivision: BONNIE CUSACK ESTATES

Prior Transfer

Recording Date:	03/28/2012	Sales Price:	N/A
Document #:	2012-016139-0 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/13/2010	Sales Price:	N/A
Document #:	2010-040071-0 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/06/2010	Loan Amount:	N/A
Document #:	2010-038045-0 BK-PG -	Loan Type:	VA
TD Due Date:	09/01/2040	Type Finance:	

Legal Description:
Lot: 4 Block: 1 Subdivision: BONNIE CUSACK ESTATES

Prior Transfer

Recording Date:	03/10/2009	Sales Price:	N/A
Document #:	2009-014853-0 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/02/2009	Loan Amount:	N/A
Document #:	2009-012550-0 BK-PG -	Loan Type:	VA
TD Due Date:	04/01/2039	Type Finance:	

Legal Description:
Lot: 4 Block: 1 Subdivision: BONNIE CUSACK ESTATES

Prior Transfer

Recording Date:	03/04/2008	Sales Price:	N/A
Document #:	2008-011564-0 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/13/2008		
Document Type:			

Legal Description:
Lot: 14 Block: 1 Subdivision: BONNIE CUSACK ESTATES Map Ref: MB98-70

Prior Transfer

Recording Date:	02/14/2007	Sales Price:	N/A
Document #:	2007-009471-0 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/13/2007		
Document Type:			

Legal Description:
Lot: 4 Block: 1 Subdivision: BONNIE CUSACK ESTATES Map Ref: MB98-70

Prior Transfer

Recording Date:	01/16/2007	Sales Price:	N/A
Document #:	2007-003069-0 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/27/2006	Loan Amount:	N/A
Document #:	2006-005620-0 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 1 Block: 7 Subdivision: DUKE & DUTCHESS SUBDIVISION

Mortgage Record

Recording Date:	01/27/2006	Loan Amount:	N/A
Document #:	2006-002243-0 BK-PG -	Loan Type:	Building or Construction Loan
TD Due Date:		Type Finance:	

Legal Description:
Sec/Twnship/Range: NW4 S05T16NR02W SM

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Prior Transfer

Recording Date:	08/13/2003	Sales Price:	N/A
Document #:	2003-081971-0 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/12/2003		
Document Type:			

Legal Description:
Lot: 4 Block: 1 Subdivision: BONNIE CUSAK ESTATES Map Ref: MB98-70

Area Sales Analysis

Total Area Sales	$550,000	Median # of Bedrooms	4
Median Lot Size	6,864 SF	Median # of Baths	2
Median Living Area	2,203 SF	Median Year Built	1999
Price Range - 2 Yrs	to $550,000	Age Range	23 years to 36 years
Median Value		Median Age	27 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.55Mi.	**10671 CUTTER CIR** **ANCHORAGE, AK 99515-2725**	09/12/2025			2332	8/4/2	1996	9,448 SF	Spa Only
		APN: 012-543-43-000 Document #: 2025-025504-0 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 8 District: 03 Subdivision: MARINER POINT AT SOUTHPORT MapRef: PLAT 95-14 Abbreviated Description: Lot:8 District:03 Subdivision:MARINER POINT AT SOUTHPORT Map Ref:PLAT 95-14								
2	.04Mi.	**2308 CASEY CUSACK LOOP** **ANCHORAGE, AK 99515-2800**	09/09/2025			2319	7/4/2	1999	7,114 SF	Spa Only
		APN: 019-011-25-000 Document #: 2025-025165-0 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 5 Block: 2 District: 03 Subdivision: BONNIE CUSACK ESTATES MapRef: PL 98-70 Abbreviated Description: Lot:5 Block:2 District:03 Subdivision:BONNIE CUSACK ESTATES Map Ref:PL 98-70								
3	.25Mi.	**11835 SPYGLASS CIR** **ANCHORAGE, AK 99515-2707**	08/29/2025			1681	6/3/2	1996	5,287 SF	Spa Only
		APN: 019-124-41-000 Document #: 2025-024148-0 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 10 Block: 3 District: 03 Subdivision: EDGEWATER SUBDIVISION MapRef: PL 92-32 Abbreviated Description: Lot:10 Block:3 District:03 Subdivision:EDGEWATER SUBDIVISION Map Ref:PL 92-32								
4	.31Mi.	**2231 SHORE DR** **ANCHORAGE, AK 99515-3138**	08/22/2025			4538	12/5/3	1998	10,999 SF	Spa Only
		APN: 019-101-03-000 Document #: 2025-023321-0 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 2 Block: 1 District: 03 Subdivision: SHORE CREST SUBDIVISION MapRef: PL 81-68 Abbreviated Description: Lot:2 Block:1 District:03 Subdivision:SHORE CREST SUBDIVISION Map Ref:PL 81-68								
5	.16Mi.	**1932 CASEY CUSACK LOOP** **ANCHORAGE, AK 99515-2813**	08/15/2025			2203	7/4/3	2002	7,695 SF	
		APN: 019-012-51-000 Document #: 2025-022629-0 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 46 Block: 2 District: 03 Subdivision: BONNIE CUSACK ESTATES MapRef: PL 2001-119 Abbreviated Description: Lot:46 Block:2 District:03 Subdivision:BONNIE CUSACK ESTATES Map Ref:PL 2001-119								
6	.18Mi.	**1999 CASEY CUSACK LOOP** **ANCHORAGE, AK 99515-2813**	08/04/2025			2447	8/4/2	2002	6,311 SF	
		APN: 019-012-33-000 Document #: 2025-021219-0 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 32 Block: 1 District: 03 Subdivision: BONNIE CUSACK ESTATES MapRef: PL 2001-119 Abbreviated Description: Lot:32 Block:1 District:03 Subdivision:BONNIE CUSACK ESTATES Map Ref:PL 2001-119								
7	.04Mi.	**2316 CASEY CUSACK LOOP** **ANCHORAGE, AK 99515-2800**	08/01/2025			1787	7/4/2	1999	6,000 SF	Spa Only
		APN: 019-011-24-000 Document #: 2025-021042-0 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 4 Block: 2 District: 03 Subdivision: BONNIE CUSACK ESTATES MapRef: PLAT 98-70 Abbreviated Description: Lot:4 Block:2 District:03 Subdivision:BONNIE CUSACK ESTATES Map Ref:PLAT 98-70								
8	.44Mi.	**2462 FANTAIL CIR** **ANCHORAGE, AK 99515-2736**	07/02/2025			2274	7/3/2	1998	7,635 SF	Spa Only
		APN: 019-161-32-000 Document #: 2025-017551-0 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 13 Block: 2 District: 03 Subdivision: SOUTHPORT SUBDIVISION AREA E MapRef: PL 97-79 Abbreviated Description: Lot:13 Block:2 District:03 Subdivision:SOUTHPORT SUBDIVISION AREA E Map Ref:PL 97-79								
9	.1Mi.	**2022 KIMBERLY LYN CIR** **ANCHORAGE, AK 99515-2803**	06/30/2025			1978	7/3/2	2000	7,824 SF	
		APN: 019-011-33-000 Document #: 2025-017306-0 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 13 Block: 2 District: 03 Subdivision: BONNIE CUSACK ESTATES MapRef: PL 98-70 Abbreviated Description: Lot:13 Block:2 District:03 Subdivision:BONNIE CUSACK ESTATES Map Ref:PL 98-70								
10	.48Mi.	**2336 LEANDER CIR** **ANCHORAGE, AK 99515-2539**	06/02/2025	$550,000	$288	1908	7/3/2	1990	5,778 SF	Spa Only
		APN: 012-542-72-000 Document #: 2025-014318-0 Document Type: Price Code: D Land Use: Single Family Residential								

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Legal: Lot: 41A Block: 3 District: 03 Subdivision: CLIPPERWOOD SUBDIVISION MapRef: PL 89-29 Abbreviated
Description: Lot:41A Block:3 District:03 Subdivision:CLIPPERWOOD SUBDIVISION Map Ref:PL 89-29

11	.11Mi.	**2104 CASEY CUSACK LOOP** **ANCHORAGE, AK 99515-2811**	05/30/2025	1772	7/3/2	2000	6,577 SF	

APN: 019-012-25-000 Document #: 2025-014153-0
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 35 Block: 2 District: 03 Subdivision: BONNIE CUSACK ESTATES MapRef: PLAT 2000-36 Abbreviated
Description: Lot:35 Block:2 District:03 Subdivision:BONNIE CUSACK ESTATES Map Ref:PLAT 2000-36

12	.59Mi.	**10621 CUTTER CIR** **ANCHORAGE, AK 99515-2725**	05/23/2025	2060	7/4/2	1995	7,095 SF	Spa Only

APN: 012-543-48-000 Document #: 2025-013558-0
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 13 District: 03 Subdivision: MARINER POINT AT SOUTHPORT MapRef: PL 95-14 Abbreviated
Description: Lot:13 District:03 Subdivision:MARINER POINT AT SOUTHPORT Map Ref:PL 95-14

13	.35Mi.	**11009 NORTHFLEET DR** **ANCHORAGE, AK 99515-2580**	05/23/2025	2628	8/4/2	2003	6,864 SF	Spa Only

APN: 019-163-07-000 Document #: 2025-013478-0
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 23 Block: 2 District: 03 Subdivision: LOOKOUT LANDING PHASE 3 MapRef: PL 2002-113 Abbreviated
Description: Lot:23 Block:2 District:03 Subdivision:LOOKOUT LANDING PHASE 3 Map Ref:PL 2002-113

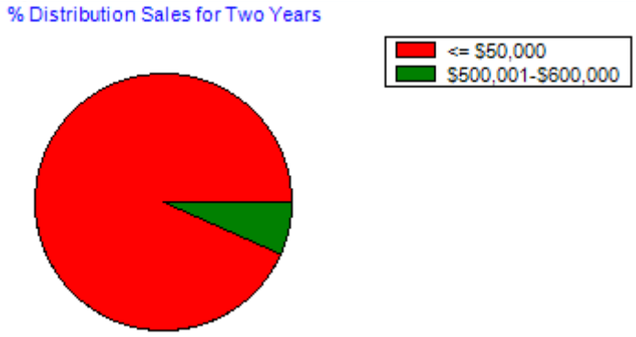
14	.27Mi.	**2527 RIDGE POINTE DR** **ANCHORAGE, AK 99515-2712**	05/23/2025	2004	7/3/2	1993	5,420 SF	Spa Only

APN: 019-124-44-000 Document #: 2025-013545-0
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 13 Block: 3 District: 03 Subdivision: EDGEWATER SUBDIVISION MapRef: PL 92-32 Abbreviated
Description: Lot:13 Block:3 District:03 Subdivision:EDGEWATER SUBDIVISION Map Ref:PL 92-32

15	.43Mi.	**2540 STERN CIR** **ANCHORAGE, AK 99515-2582**	05/09/2025	2330	7/4/2	2001	6,546 SF	Spa Only

APN: 019-161-49-000 Document #: 2025-012157-0
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 15 Block: 1 District: 03 Subdivision: LOOKOUT LANDING PHASE 2 MapRef: PL 2001-30 Abbreviated
Description: Lot:15 Block:1 District:03 Subdivision:LOOKOUT LANDING PHASE 2 Map Ref:PL 2001-30

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.

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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.	**2325 CASEY CUSACK LOOP**	**08/16/2023**	$513,600	$513,600	2,390	7/4/2	1999	6,000 SF	Spa Only
.01Mi.	**2333 CASEY CUSACK LOOP**	**02/03/2015**	$497,900	$497,900	1,973	6/3/2	2000	5,930 SF	Spa Only
.01Mi.	**2317 CASEY CUSACK LOOP**	**04/28/2009**	$441,300	$441,300	1,815	6/3/2	1999	6,000 SF	
.02Mi.	**2341 CASEY CUSACK LOOP**	**01/19/2012**	$499,100	$499,100	2,181	7/3/2	1998	6,070 SF	Spa Only
.02Mi.	**2309 CASEY CUSACK LOOP**	**12/18/2024**	$443,900	$443,900	1,694	6/3/2	1999	6,000 SF	Spa Only
.03Mi.	**2301 CASEY CUSACK LOOP**	**02/17/2021**	$505,200	$505,200	2,175	7/3/3	1999	6,064 SF	Spa Only
.03Mi.	**2349 CASEY CUSACK LOOP**	**06/10/1999**	$518,900	$518,900	2,335	7/4/2	1999	8,243 SF	Spa Only
.03Mi.	**2324 CASEY CUSACK LOOP**	**10/22/2018**	$498,900	$498,900	2,319	7/4/2	1999	6,000 SF	Spa Only
.04Mi.	**2332 CASEY CUSACK LOOP**	**06/30/2023**	$472,300	$472,300	1,958	7/4/2	1999	6,000 SF	Spa Only
.04Mi.	**2316 CASEY CUSACK LOOP**	**08/01/2025**	$458,300	$458,300	1,787	7/4/2	1999	6,000 SF	Spa Only
.04Mi.	**2261 CASEY CUSACK LOOP**	**03/28/2018**	$503,300	$503,300	2,319	7/4/2	1999	5,936 SF	Spa Only
.04Mi.	**2340 CASEY CUSACK LOOP**	**10/31/2019**	$484,600	$484,600	2,145	7/4/3	2000	8,040 SF	Spa Only
.04Mi.	**2308 CASEY CUSACK LOOP**	**03/16/2020**	$512,700	$512,700	2,319	7/4/2	1999	7,114 SF	Spa Only
.05Mi.	**2253 CASEY CUSACK LOOP**	**07/23/2021**	$504,900	$504,900	2,206	7/3/2	1999	6,000 SF	Spa Only
.06Mi.	**2143 KIMBERLY LYN CIR**	**06/21/2013**	$528,800	$528,800	2,352	7/4/2	1998	7,114 SF	Spa Only
.06Mi.	**2245 CASEY CUSACK LOOP**	**07/29/2009**	$476,100	$476,100	1,878	7/3/2	1999	6,000 SF	Spa Only

Rent vs. Own

Households Occupied by Renters:	24%	Households Occupied by Owners:	70%

Demographics & Income

Median Age:	38.2 years old	Households:	6,324
Median Household Income:	$108,722	Households w/Family:	63%
Household Income Per Capita:	$46,613	Households w/Family Married:	46%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

School District

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

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.47Mi.	**Klatt Elementary School** Number of Students: 294 Student-Teacher Ratio: 14.63	B	Public	PK - 6
3.92Mi.	**South High School** Number of Students: 1,239 Student-Teacher Ratio: 22.56 Advanced Placement: Yes	A+	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	111%	HIGHER
BURGLARY	77%	NOTABLY LOWER
MOTOR VEHICLE THEFT	112%	HIGHER
FORCIBLE ROBBERY	114%	HIGHER
AGGRAVATED ASSAULT	80%	LOWER
FORCIBLE RAPE	112%	HIGHER
MURDER	94%	SIMILAR
OVERALL	81%	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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