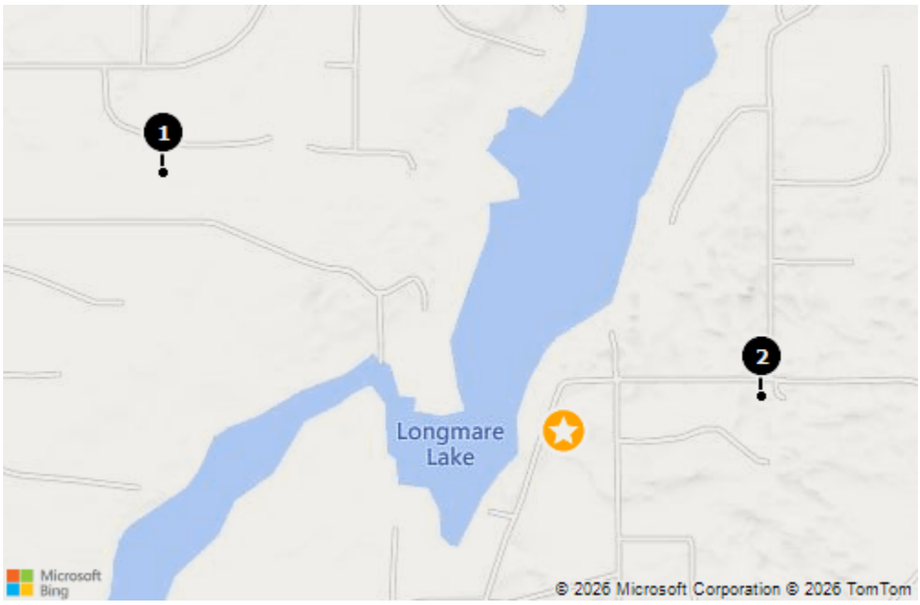
ICE SiteX Report

OrderID: 97841700

SiteX Property Information Report



Subject Property Location

35440 HAGER BLVD, SOLDOTNA, AK 99669-6403

County:	**KENAI PENINSULA AK**	Census Tract:	021220004.002022
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	063-630-28	Thomas Bros Pg-Grid:	

Valuation

Value:	**$391,000**	FSD:	38	Common Confidence Score:	18
Value Range:	$242,420 - $539,580	ICE Confidence Score:	62		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	58
Assd Land Value:	$41,400	Market Land Value:	$41,400	Tax Year:	2024
Assd Improvement:	$374,400	Market Improvment Value:	$374,400	Total Taxable Value:	$2,967
Total Assessed Value:	$415,800	Total Assessor Market Value:	$415,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 4 Block: 2 Subdivision: SLEEPY HOLLOW SUB Map Ref: MB = KN0780079 Sec/Twnship/Range: SEC 30 TWN 05N RNG 09W

Abbreviated Description:	T 5N R 9W SEC 30 SEWARD MERIDIAN KN 0780079 SLEEPY HOLLOW SUB LOT 4 BLK 2
City/Muni/Twp:	RIDGEWAY FIRE DISTRICT

Property Characteristics

Lot Size:	1.710 AC	Bedrooms:	4	Pool:	
Building Area:	1862 SF	Baths:		Fireplace:	
Year Built:	2004	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	
Number of Stories:	1	Number of Cars:	2	A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/12/2026	Sales Price:	N/A
Document #:	2026-000234-0 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/12/2020	Sales Price:	N/A
Document #:	2020-011219-0 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/14/2020		
Document Type:			
Legal Description:			

Lot: 4 Block: 2 District: 03 Subdivision: SLEEPY H OLLOW SUBDIVISION Map Ref: PL 78-79

Prior Transfer

Recording Date:	08/31/2020	Sales Price:	N/A
Document #:	2020-008468-0 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/10/2019	Sales Price:	N/A
Document #:	2019-007849-0 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

ICE SiteX Report

OrderID: 97841700

Contract Date: 09/09/2019
Document Type:
Legal Description:
Lot: 4 Block: 2 District: 03 Subdivision: SLEEPY HOLLOW SUBDIVISION Map Ref: PL 78&79

Mortgage Record

Recording Date:	03/06/2013	Loan Amount:	N/A
Document #:	2013-002084-0 BK-PG -	Loan Type:	New Conventional
TD Due Date:	03/01/2043	Type Finance:	

Legal Description:
Lot: 4 Block: 2 Subdivision: SLEEPY HOLLOW SUBDIVISION

Prior Transfer

Recording Date:	03/04/2013	Sales Price:	N/A
Document #:	2013-002017-0 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/21/2010	Loan Amount:	N/A
Document #:	2010-004936-0 BK-PG -	Loan Type:	New Conventional
TD Due Date:	06/01/2040	Type Finance:	

Legal Description:
Lot: 4 Block: 2 Subdivision: SLEEPY HOLLOW SUBDIVISION

Prior Transfer

Recording Date:	06/27/2008	Sales Price:	N/A
Document #:	2008-006737-0 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/19/2008		
Document Type:			

Legal Description:
Lot: 4 Block: 2 Subdivision: SLEEPY HOLLOW SUBDIVISION Map Ref: MB78&79

Prior Transfer

Recording Date:	08/18/2004	Sales Price:	N/A
Document #:	2004-008144-0 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/17/2004		
Document Type:			

Legal Description:
Lot: 4 Block: 2 Subdivision: SLEEPY HOLLOW SUBDIVISION Map Ref: MB78-79

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	20200112190 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 4 Block: 2 Subdivision: SLEEPY HOLLOW SUB Map Ref: MB = KN0780079 Sec/Twnship/Range: SEC 30 TWN 05N RNG 09W
Abbreviated Description: T 5N R 9W SEC 30 SEWARD MERIDIAN KN 0780079 SLEEPY HOLLOW SUB LOT 4 BLK 2
City/Muni/Twp: RIDGEWAY FIRE DISTRICT

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	55,104 SF	Median # of Baths	2
Median Living Area	1,643 SF	Median Year Built	1990
Price Range - 2 Yrs		Age Range	31 years to 40 years
Median Value		Median Age	36 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.77Mi.	**39695 GROUSE DR** **SOLDOTNA, AK 99669-8608**	05/30/2025			1846	/3/2	1995	56,628 SF	
2	.31Mi.	**38765 FANNIE MAE AVE** **SOLDOTNA, AK 99669-8641**	04/14/2025			1440	/3/2	1986	53,579 SF	

1 .77Mi. **39695 GROUSE DR SOLDOTNA, AK 99669-8608** 05/30/2025 1846 /3/2 1995 56,628 SF
APN: 063-280-44 Document #: 2025-003634-0
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 1A Block: 10 District: 03 Subdivision: BIRCH HOLLOW SUBDIVISION HAPCO ADDITION MapRef: PL 95-74 Abbreviated
Description: Lot:1A Block:10 District:03 Subdivision:BIRCH HOLLOW SUBDIVISION HAPCO ADDITION Map Ref:PL 95-74

2 .31Mi. **38765 FANNIE MAE AVE SOLDOTNA, AK 99669-8641** 04/14/2025 1440 /3/2 1986 53,579 SF
APN: 063-700-18 Document #: 2025-002503-0
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 6&7 Block: 1 District: 03 Subdivision: SPRUCEWOOD TERRACE MapRef: PL 79-19 Abbreviated
Description: Lot:6&7 Block:1 District:03 Subdivision:SPRUCEWOOD TERRACE Map Ref:PL 79-19

ICE SiteX Report

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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.	**35440 HAGER BLVD**		$415,800	$415,800	1,862	/4/	2004	2 SF	
.05Mi.	**35355 VAN DYKE ST**		$390,400	$390,400	1,980	/3/2	2004	2 SF	
.06Mi.	**35480 HAGER BLVD**		$384,700	$384,700	1,768	/4/	2004	1 SF	
.06Mi.	**35415 HAGER BLVD**		$591,800	$591,800	1,344	//1	2021	1 SF	
.07Mi.	**35375 HAGER BLVD**		$941,600	$941,600	3,833	/4/2	2006	1 SF	
.07Mi.	**35423 HAGER BLVD**		$493,700	$493,700	1,932	/3/2	1995	1 SF	
.07Mi.	**35341 VAN DYKE ST**		$402,200	$402,200	2,718	//2	1996	2 SF	
.08Mi.	**39025 FANNIE MAE AVE**		$356,100	$356,100	1,520	/4/1	2004	1 SF	
.08Mi.	**35485 HAGER BLVD**		$584,600	$584,600	2,208	/3/2	1987	1 SF	
.11Mi.	**35285 VAN DYKE ST**		$82,000	$82,000	640		2022	2 SF	
.12Mi.	**35335 HAGER BLVD**		$498,400	$498,400	2,216	//2	1985	43,124 SF	
.15Mi.	**38940 LEMP RD**		$307,700	$307,700	1,555	/3/2	1984	2 SF	
.15Mi.	**38935 LEMP RD**		$509,600	$509,600	2,696	//1	2020	1 SF	
.16Mi.	**35555 VAN DYKE ST**		$1,083,700	$1,083,700	4,666	//2	2017	2 SF	
.16Mi.	**35300 VAN DYKE ST**		$277,000	$277,000	1,280	/3/2	2006	2 SF	
.18Mi.	**35260 VAN DYKE ST**		$312,800	$312,800	1,652	//2	2014	42,689 SF	

Rent vs. Own

Households Occupied by Renters:	21%	Households Occupied by Owners:	63%

Demographics & Income

Median Age:	42.7 years old	Households:	5,450
Median Household Income:	$83,906	Households w/Family:	57%
Household Income Per Capita:	$48,489	Households w/Family Married:	43%
Most Common Education Level:	High School Graduate	Households w/Family Children:	23%

School District

School District Zone:	Kenai Peninsula Borough School District	Students:	8,510
Number of Schools:	42	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
6.21Mi.	**Soldotna High School** Number of Students: 695 Student-Teacher Ratio: 18.56 Advanced Placement: Yes	C+	Public	9 - 12
4.98Mi.	**Sterling Elementary School** Number of Students: 114 Student-Teacher Ratio: 11.23	B-	Public	PK - 6
6.83Mi.	**Skyview Middle School** Number of Students: 355 Student-Teacher Ratio: 15.68	C+	Public	7 - 8

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	116%	HIGHER
BURGLARY	113%	HIGHER
MOTOR VEHICLE THEFT	109%	SIMILAR
FORCIBLE ROBBERY	125%	HIGHER
AGGRAVATED ASSAULT	93%	SIMILAR
FORCIBLE RAPE	104%	SIMILAR
MURDER	128%	HIGHER
OVERALL	115%	HIGHER

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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