ICE SiteX Report

OrderID: 98394803

SiteX Property Information Report



Subject Property Location

4134 E 8TH AVE, ANCHORAGE, AK 99508-2621

County:	**ANCHORAGE AK**	Census Tract:	020200008.016008
Property Use:	Duplex (2 units, any combination)	Zoning:	R2D TWO FAMILY
Parcel Number:	005-054-11-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$145,000**	FSD:	38	Common Confidence Score:	18
Value Range:	$89,900 - $200,100	ICE Confidence Score:	62		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	1
Assd Land Value:	$106,400	Market Land Value:	$106,400	Tax Year:	2026
Assd Improvement:	$228,800	Market Improvment Value:	$228,800	Total Taxable Value:	$5,293
Total Assessed Value:	$335,200	Total Assessor Market Value:	$335,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	DF

Assessment Legal Description

Lot: 4 Block: 8 Subdivision: VANOVER
Abbreviated Description: VANOVER BLK 8 LT 4

Property Characteristics

Lot Size:	8,400 SF	Bedrooms:	4	Pool:	
Building Area:	1716 SF	Baths:	2	Fireplace:	
Year Built:	1982	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	10	Ext Walls:	Wood
Number of Units:	2	Garage Type:	Carport	Heating:	Hot Water
Number of Stories:	1	Number of Cars:	1	A/C:	
Style:	Ranch	Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/08/2025	Sales Price:	$283,977
Document #:	2025-028682-0 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/15/2019	Sales Price:	$283,977
Document #:	2019-004682-0 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/16/2018	Sales Price:	N/A
Document #:	2018-013346-0 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/14/2018		
Document Type:			
Legal Description:			

Lot: 4 Block: 8 District: 03 Subdivision: VANOVERS SUBDIVISION Map Ref: PL P-93D

Prior Transfer

Recording Date:	12/24/2015	Sales Price:	N/A
Document #:	2015-059512-0 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/23/2015		

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Document Type:
Legal Description:
Lot: 4 Block: 8 Subdivision: VANOVERS SUBDIVISION Map Ref: PL P-93D

Prior Transfer

Recording Date:	12/24/2015	Sales Price:	N/A
Document #:	BK-PG 2015 -59512	Type of Sale:	Per Assessor Transaction History

Document Type:
Legal Description:
Lot: 4 Block: 8 Subdivision: VANOVER
Abbreviated Description: VANOVER BLK 8 LT 4

Prior Transfer

Recording Date:	05/08/2013	Sales Price:	N/A
Document #:	2013-025708-0 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/03/2013		

Document Type:
Legal Description:
Lot: 4 Block: 8 Subdivision: VANOVERS SUBDIVISION Map Ref: PL P-93D

Mortgage Record

Recording Date:	12/17/2008	Loan Amount:	N/A
Document #:	2008-068095-0 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	12/12/2038	Type Finance:	VAR

Legal Description:
Lot: 4 Block: 8 Subdivision: VANOVERS SUBDIVISION

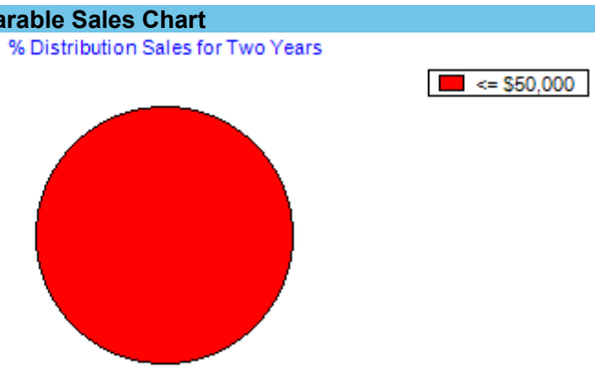
Area Sales Analysis

Total Area Sales		Median # of Bedrooms	4
Median Lot Size	8,610 SF	Median # of Baths	2
Median Living Area	1,800 SF	Median Year Built	1970
Price Range - 2 Yrs		Age Range	54 years to 79 years
Median Value		Median Age	56 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.95Mi.	**524 N KLEVIN ST** **ANCHORAGE, AK 99508-1436**	01/28/2026			2116	10/4/2	1970	6,750 SF	
		APN: 005-017-24-000 Document #: 2026-002133-0 Document Type: Price Code: Land Use: Duplex (2 units, any combination) Legal: Lot: 2 Block: 7 District: 03 Subdivision: NELS KLEVEN SUBDIVISION MapRef: PL P-25 Abbreviated Description: Lot:2 Block:7 District:03 Subdivision:NELS KLEVEN SUBDIVISION Map Ref:PL P-25Abbreviated Description:LOT: POR OF LOT 2								
2	1.15Mi.	**825 N LANE ST** **ANCHORAGE, AK 99508-1717**	07/23/2025			1536	10/4/2	1947	6,250 SF	
		APN: 005-012-47-000 Document #: 2025-019731-0 Document Type: Price Code: Land Use: Duplex (2 units, any combination) Legal: Lot: 4 Block: 15 Subdivision: NELS KLEVEN HOMESTEAD MapRef: PL P-25 Abbreviated Description: Lot:4 Block:15 Subdivision:NELS KLEVEN HOMESTEAD Map Ref:PL P-25Abbreviated Description:LOT: SOUTH 3 W 2 OF LOT 4								
3	.61Mi.	**5024 KLONDIKE AVE** **ANCHORAGE, AK 99508-2416**	07/21/2025			1800	10/4/2	1965	9,600 SF	
		APN: 006-302-18-000 Document #: 2025-019423-0 Document Type: Price Code: Land Use: Duplex (2 units, any combination) Legal: Lot: 3 Block: 10 District: 03 Subdivision: WONDER PARK SUBDIVISION MapRef: PL P-678 Abbreviated Description: Lot:3 Block:10 District:03 Subdivision:WONDER PARK SUBDIVISION Map Ref:PL P-678								
4	1.4Mi.	**5033 MARLOWE AVE** **ANCHORAGE, AK 99508-3738**	07/15/2025			1586	10/4/2	1971	8,610 SF	
		APN: 006-321-03-000 Document #: 2025-018816-0 Document Type: Price Code: Land Use: Duplex (2 units, any combination) Legal: Lot: 2 Block: 2 District: 03 Subdivision: MARLOWE SUBDIVISION MapRef: PL 67-54 Abbreviated Description: Lot:2 Block:2 District:03 Subdivision:MARLOWE SUBDIVISION Map Ref:PL 67-54City/Muni/Twp:ANCHORAGE City/Muni/Twp: ANCHORAGE								
5	1.31Mi.	**5111 HATCHER CIR** **ANCHORAGE, AK 99508-3822**	07/15/2025			2400	10/6/2	1972	9,370 SF	
		APN: 006-323-39-000 Document #: 2025-018878-0 Document Type: Price Code: Land Use: Duplex (2 units, any combination) Legal: Lot: 2 District: 03 Subdivision: HATCHER SUBDIVISION MapRef: PL 71-180 Abbreviated Description: Lot:2 District:03 Subdivision:HATCHER SUBDIVISION Map Ref:PL 71-180								

Comparable Sales Chart



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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.	**4134 E 8TH AVE**	**12/24/2015**	$335,200	$335,200	1,716	10/4/2	1982	8,400 SF	
.01Mi.	**4126 E 8TH AVE**	**04/16/2012**	$395,700	$395,700	2,304	8/4/2	1974	8,400 SF	
.07Mi.	**830 KLEVIN ST**	**12/28/2023**	$378,800	$378,800	2,000	9/5/2	1962	9,356 SF	
.07Mi.	**4026 E 8TH AVE**	**03/24/2000**	$270,500	$270,500	1,260	8/4/2	1961	7,000 SF	
.08Mi.	**4018 E 8TH AVE**	**10/28/1992**	$299,800	$299,800	1,620	11/5/2	1962	7,000 SF	
.1Mi.	**825 HOYT ST**	**09/09/2005**	$275,300	$275,300	1,512	6/2/2	1966	9,331 SF	
.11Mi.	**3941 E 9TH AVE**	**04/17/2024**	$271,700	$271,700	1,289	10/3/2	1957	7,000 SF	
.11Mi.	**4314 E 8TH AVE**	**11/30/1999**	$325,000	$325,000	1,920	6/3/2	1967	8,785 SF	
.11Mi.	**3941 E 8TH AVE**	**09/01/2023**	$359,900	$359,900	2,518	11/5/2	1960	7,000 SF	
.12Mi.	**4313 E 8TH AVE**	**09/10/2024**	$332,000	$332,000	1,920	11/5/2	1967	10,150 SF	
.12Mi.	**4300 E 7TH AVE**	**05/13/2010**	$319,200	$319,200	1,840	10/4/2	1964	10,853 SF	
.13Mi.	**4314 E 9TH AVE**	**10/08/2008**	$348,300	$348,300	1,920	7/5/2	1967	8,820 SF	
.13Mi.	**4029 E 7TH AVE**	**03/10/2003**	$397,200	$397,200	2,416	9/5/2	1978	7,000 SF	
.13Mi.	**4023 E 7TH AVE**	**05/24/2022**	$300,800	$300,800	1,548	8/4/2	1978	7,000 SF	
.14Mi.	**4011 E 7TH AVE**	**08/31/2021**	$294,100	$294,100	1,891	8/4/2	1964	7,000 SF	
.15Mi.	**4301 E 7TH AVE**	**07/03/2024**	$324,600	$324,600	1,840	9/5/2	1964	11,822 SF	

Rent vs. Own

Households Occupied by Renters:	38%	Households Occupied by Owners:	51%

Demographics & Income

Median Age:	34.7 years old	Households:	12,038
Median Household Income:	$73,738	Households w/Family:	56%
Household Income Per Capita:	$35,425	Households w/Family Married:	34%
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
0.31Mi.	**Williwaw Elementary School** Number of Students: 315 Student-Teacher Ratio: 14.25	C-	Public	PK - 6
0.63Mi.	**Clark Middle School** Number of Students: 713 Student-Teacher Ratio: 26.04	D-	Public	6 - 8
1.03Mi.	**Bettye Davis East Anchorage High School** Number of Students: 1,636 Student-Teacher Ratio: 20.35	NA	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	133%	NOTABLY HIGHER
BURGLARY	120%	HIGHER
MOTOR VEHICLE THEFT	132%	NOTABLY HIGHER
FORCIBLE ROBBERY	105%	SIMILAR
AGGRAVATED ASSAULT	127%	HIGHER
FORCIBLE RAPE	96%	SIMILAR
MURDER	121%	HIGHER
OVERALL	120%	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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