ICE SiteX Report

OrderID: 98273783

SiteX Property Information Report



Subject Property Location

44570 SUNRISE AVE, SOLDOTNA, AK 99669-7158

County:	**KENAI PENINSULA AK**	Census Tract:	021220005.002002
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	057-111-07	Thomas Bros Pg-Grid:	

Valuation

Value:	**$454,000**	FSD:	41	Common Confidence Score:	18
Value Range:	$267,860 - $640,140	ICE Confidence Score:	59		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	58
Assd Land Value:	$25,000	Market Land Value:	$25,000	Tax Year:	2025
Assd Improvement:	$315,000	Market Improvment Value:	$315,000	Total Taxable Value:	$2,123
Total Assessed Value:	$340,000	Total Assessor Market Value:	$340,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 4 Block: 3 Subdivision: SKYWAY SUB Map Ref: MB = KN0001334 Sec/Twnship/Range: SEC 20 TWN 05N RNG 10W

Abbreviated Description:	T 5N R 10W SEC 20 SEWARD MERIDIAN KN 0001334 SKYWAY SUB LOT 4 BLK 3
City/Muni/Twp:	RIDGEWAY FIRE DISTRICT

Property Characteristics

Lot Size:	29,185 SF	Bedrooms:	3	Pool:	
Building Area:	2460 SF	Baths:	3	Fireplace:	
Year Built:	1996	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:	2	Number of Cars:		A/C:	
Style:		Basement:	Finished	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/22/2024	Sales Price:	$26,985
Document #:	2024-003434-0 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	03/28/2023	Loan Amount:	N/A
Document #:	2023-001869-0 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	
Legal Description:			

Lot: 4 Block: 3 District: 03 Subdivision: SKYWAY SUBDIVISION

Prior Transfer

Recording Date:	08/30/2019	Sales Price:	N/A
Document #:	2019-007589-0 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/25/2018	Sales Price:	N/A
Document #:	2018-006451-0 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/24/2018		

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Document Type:
Legal Description:
Lot: 4 Block: 1 District: 03 Subdivision: WOODED ACRES SUBDIVISION PART ONE Map Ref: PL76-95

Prior Transfer

Recording Date:	04/06/2018	Sales Price:	N/A
Document #:	2018-002882-0 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/27/2018	Sales Price:	N/A
Document #:	2018-002487-0 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/13/2018	Sales Price:	N/A
Document #:	2018-002166-0 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/02/2018		
Document Type:			
Legal Description:			

Lot: 4 Block: 3 District: 03 Subdivision: SKYWAY SUBDIVISION Map Ref: PL K-1334

Mortgage Record

Recording Date:	07/10/2006	Loan Amount:	N/A
Document #:	2006-007086-0 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	06/14/2046	Type Finance:	VAR
Legal Description:			

Lot: 4 Block: 3 Subdivision: SKYWAY SUBDIVISION

Prior Transfer

Recording Date:	05/27/2005	Sales Price:	N/A
Document #:	2005-004537-0 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	05/20/2005	Loan Amount:	N/A
Document #:	2005-004224-0 BK-PG -	Loan Type:	ARM (Adjustable Rate Mortgage)
TD Due Date:	06/01/2035	Type Finance:	ADJ
Legal Description:			

Lot: 4 Block: 3 Subdivision: SKYWAY SUBDIVISION

Prior Transfer

Recording Date:	10/12/2004	Sales Price:	N/A
Document #:	2004-010313-0 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/05/2004		
Document Type:			
Legal Description:			

Lot: 4 Block: 3 Subdivision: SKYWAY SUBDIVISION Map Ref: MB K-1334

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	20180021660 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Lot: 4 Block: 3 Subdivision: SKYWAY SUB Map Ref: MB = KN0001334 Sec/Twnship/Range: SEC 20 TWN 05N RNG 10W
Abbreviated Description: T 5N R 10W SEC 20 SEWARD MERIDIAN KN 0001334 SKYWAY SUB LOT 4 BLK 3
City/Muni/Twp: RIDGEWAY FIRE DISTRICT

Area Sales Analysis

Total Area Sales	$235,001	Median # of Bedrooms	3
Median Lot Size	11,326 SF	Median # of Baths	1
Median Living Area	1,416 SF	Median Year Built	1977
Price Range - 2 Yrs	to $140,001	Age Range	25 years to 64 years
Median Value		Median Age	49 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.23Mi.	**374 W KATMAI AVE** **SOLDOTNA, AK 99669-7315**	06/04/2026			2433	/3/1	1993	10,890 SF	
		APN: 059-360-49 Document #: 2026-004116-0 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 12 Block: 5 District: 03 Subdivision: ROCKFORD SUBDIVISION MapRef: PL 79-45 Abbreviated Description: Lot:12 Block:5 District:03 Subdivision:ROCKFORD SUBDIVISION Map Ref:PL 79-45								
2	.45Mi.	**44530 LUMBERJACK LN** **SOLDOTNA, AK 99669-6711**	03/17/2026			1432	//2	1979	45,738 SF	
		APN: 057-580-13 Document #: 2026-001754-0 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 7 Block: 2 District: 03 Subdivision: WOODED ACRES SUBDIVISION MapRef: PL 78-89 Abbreviated Description: Lot:7 Block:2 District:03 Subdivision:WOODED ACRES SUBDIVISION Map Ref:PL 78-89								
3	1.23Mi.	**310 W CORRAL AVE** **SOLDOTNA, AK 99669-7316**	03/05/2026			1078	/3/1	1983	10,890 SF	
		APN: 059-360-02 Document #: 2026-001416-0								

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Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 9 Block: 8 District: 03 Subdivision: ROCKFORD SUBDIVISION MapRef: PL 79-45 Abbreviated
Description: Lot:9 Block:8 District:03 Subdivision:ROCKFORD SUBDIVISION Map Ref:PL 79-45

4	.83Mi.	**338 N FIREWEED ST** **SOLDOTNA, AK 99669-7535**	02/27/2026			1580	/3/2	1977	16,988 SF

APN: 059-071-05 Document #: 2026-001287-0
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 66 District: 03 Subdivision: MARYDALE SUBDIVISION AMENDED MapRef: PL K-1010 Abbreviated
Description: Lot:66 District:03 Subdivision:MARYDALE SUBDIVISION AMENDED Map Ref:PL K-1010

5	1.07Mi.	**262 CHARITY CIR** **SOLDOTNA, AK 99669-7415**	02/25/2026			1048	/3/1	1982	8,712 SF

APN: 059-400-39 Document #: 2026-001156-0
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 7 Block: 1 District: 03 Subdivision: GREEN ESTATES SUBDIVISION MapRef: PL 79-62 Abbreviated
Description: Lot:7 Block:1 District:03 Subdivision:GREEN ESTATES SUBDIVISION Map Ref:PL 79-62

6	.9Mi.	**304 LUPINE ST** **SOLDOTNA, AK 99669-7533**	02/17/2026			1344	/3/1	1962	8,276 SF

APN: 059-081-22 Document #: 2026-000951-0
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 38-A District: 03 Subdivision: SOMERS SUBDIVISION MapRef: PL 79-183 Abbreviated Description: Lot:38-A District:03 Subdivision:SOMERS SUBDIVISION Map Ref:PL 79-183

7	1.3Mi.	**386 W CORRAL AVE** **SOLDOTNA, AK 99669-7317**	12/19/2025			1531	/4/2	2001	10,890 SF

APN: 059-360-31 Document #: 2025-010915-0
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 14 Block: 7 Subdivision: ROCKFORD SUBDIVISION MapRef: PL 79-45 Abbreviated Description: Lot:14 Block:7 Subdivision:ROCKFORD SUBDIVISION Map Ref:PL 79-45

8	1.34Mi.	**253 SUNRISE CT** **SOLDOTNA, AK 99669-7404**	10/29/2025	$140,001	$98	1416	/3/1	1975	11,326 SF

APN: 059-333-40 Document #: 2025-009459-0
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 8 Block: 3 District: 03 Subdivision: FOREST PARK SUBDIVISION MapRef: PL 75-54 Abbreviated
Description: Lot:8 Block:3 District:03 Subdivision:FOREST PARK SUBDIVISION Map Ref:PL 75-54

9	1.38Mi.	**138 FARNSWORTH BLVD** **SOLDOTNA, AK 99669-7601**	10/29/2025	$95,000	$67	1400	//2	1963	9,583 SF

APN: 059-181-07 Document #: 2025-009461-0
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 7 Block: 10 District: 03 Subdivision: SOLDOTNA JUNCTION SUBDIVISION THIRD ADDITION MapRef: PL K-825 Abbreviated
Description: Lot:7 Block:10 District:03 Subdivision:SOLDOTNA JUNCTION SUBDIVISION THIRD ADDITION Map Ref:PL K-825

10	.79Mi.	**344 COLUMBINE ST** **SOLDOTNA, AK 99669-7531**	09/23/2025			1108	/3/1	1979	13,939 SF

APN: 059-082-01 Document #: 2025-007002-0
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 22 District: 03 Subdivision: MARYDALE SUBDIVISION AMENDED MapRef: PL K-1010 Abbreviated
Description: Lot:22 District:03 Subdivision:MARYDALE SUBDIVISION AMENDED Map Ref:PL K-1010

11	1.15Mi.	**173 W CORRAL AVE** **SOLDOTNA, AK 99669-7542**	09/18/2025			1040	/3/1	1976	13,504 SF

APN: 059-270-16 Document #: 2025-006801-0
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Block: 3 District: 03 Subdivision: ASPEN FLATS SUBDIVISION MapRef: PL K-1643 Abbreviated
Description: Lot:4 Block:3 District:03 Subdivision:ASPEN FLATS SUBDIVISION Map Ref:PL K-1643

12	1.01Mi.	**282 MARYDALE CT** **SOLDOTNA, AK 99669-7417**	08/29/2025			960	//1	1976	14,375 SF

APN: 059-100-39 Document #: 2025-006256-0
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 3 Block: 1 District: 03 Subdivision: MARYDALE COURT SUBDIVISION MapRef: PLAT 76-65 Abbreviated
Description: Lot:3 Block:1 District:03 Subdivision:MARYDALE COURT SUBDIVISION Map Ref:PLAT 76-65

13	.85Mi.	**222 CREST DR** **SOLDOTNA, AK 99669-7425**	08/18/2025			1569	/4/1	1976	20,909 SF

APN: 059-311-07 Document #: 2025-005889-0
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 7 Block: 1 District: 03 Subdivision: MOORING ESTATES SUBDIVISION MapRef: PL 74-117 Abbreviated
Description: Lot:7 Block:1 District:03 Subdivision:MOORING ESTATES SUBDIVISION Map Ref:PL 74-117

14	.61Mi.	**35950 KOBUK ST** **SOLDOTNA, AK 99669-7052**	06/18/2025			2448	//2	1982	13,504 SF

APN: 057-530-05 Document #: 2025-004198-0
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 5 Block: 6 District: 03 Subdivision: IRONS SUBDIVISION MapRef: PL K-1516 Abbreviated
Description: Lot:5 Block:6 District:03 Subdivision:IRONS SUBDIVISION Map Ref:PL K-1516

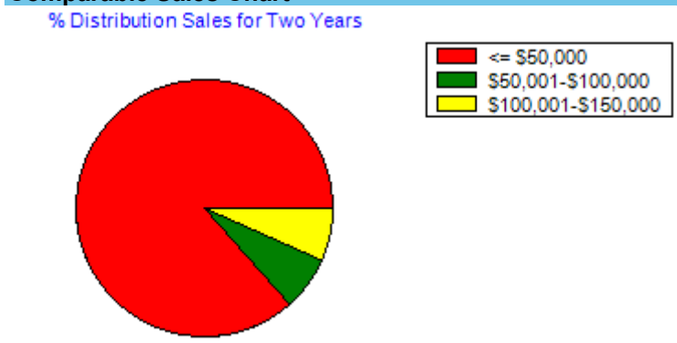
15	1.26Mi.	**183 FARNSWORTH BLVD** **SOLDOTNA, AK 99669-7602**	05/16/2025			1828	//2	1966	9,583 SF

APN: 059-171-02 Document #: 2025-003319-0
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Block: 8 District: 03 Subdivision: SOLDOTNA JUNCTION SUBDIVISION ADDITION #3 MapRef: PL K-825 Abbreviated
Description: Lot:2 Block:8 District:03 Subdivision:SOLDOTNA JUNCTION SUBDIVISION ADDITION #3 Map Ref:PL K-825

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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.	**44570 SUNRISE AVE**		$340,000	$340,000	2,460	/3/3	1996	29,185 SF	
.03Mi.	**44596 SUNRISE AVE**		$331,100	$331,100	2,496	/3/2	1976	30,056 SF	
.05Mi.	**36348 PERO ST**		$94,800	$94,800	320	//1	2011	19,166 SF	
.05Mi.	**44565 KYLEE CT**		$733,800	$733,800	3,008	//2	2013	1 SF	
.06Mi.	**44585 KYLEE CT**		$557,600	$557,600	1,978	/4/2	2007	1 SF	
.08Mi.	**44605 KYLEE CT**		$398,600	$398,600	1,993	/3/2	2010	1 SF	
.08Mi.	**44662 SUNRISE AVE**		$170,400	$170,400	2,304	/3/1	1972	16,117 SF	
.09Mi.	**44510 PARKWAY AVE**		$374,000	$374,000	2,472	/3/2	1974	18,295 SF	
.1Mi.	**44684 SUNRISE AVE**		$77,400	$77,400	500	/3/1	2018	21,780 SF	
.11Mi.	**44571 PARKWAY AVE**		$226,700	$226,700	2,016	/3/2	1982	14,810 SF	
.12Mi.	**44556 KYLEE CT**		$404,200	$404,200	1,544	/4/2	2008	41,818 SF	
.12Mi.	**44560 KYLEE CT**		$584,800	$584,800	2,476	/3/1	2006	1 SF	
.12Mi.	**44580 KYLEE CT**		$549,300	$549,300	1,975	/4/1	2006	40,075 SF	
.13Mi.	**36480 HALEYS WAY**		$464,500	$464,500	1,902	/4/2	2006	40,511 SF	
.17Mi.	**36496 HALEYS WAY**		$468,600	$468,600	1,736	/4/1	2011	40,946 SF	
.2Mi.	**36510 HALEYS WAY**		$786,800	$786,800	3,357	/4/1	2007	40,075 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
1.25Mi.	**Soldotna High School** Number of Students: 695 Student-Teacher Ratio: 18.56 Advanced Placement: Yes	C+	Public	9 - 12
1.14Mi.	**Soldotna Elementary School** Number of Students: 266 Student-Teacher Ratio: 13.5	B-	Public	PK - 6
3.57Mi.	**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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