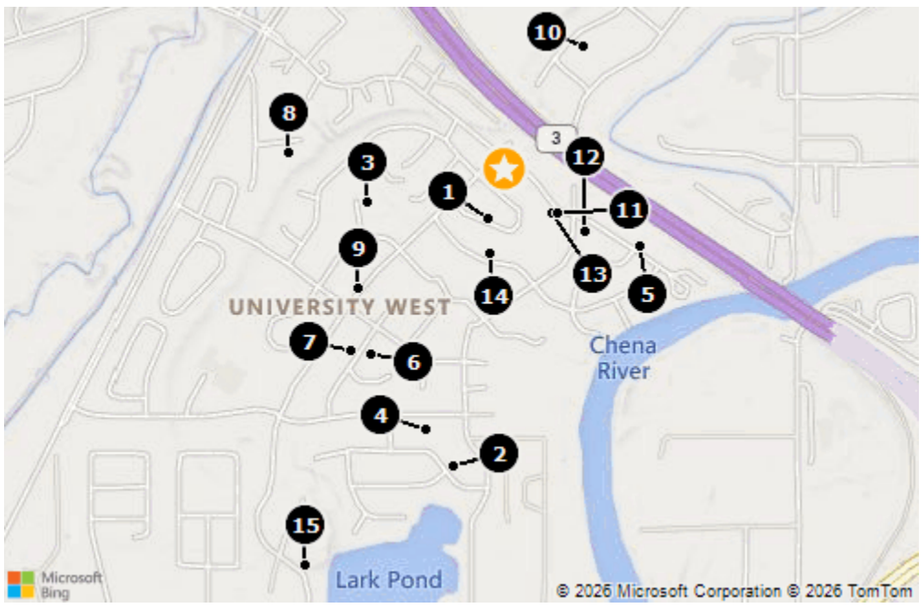
ICE SiteX Report

OrderID: 98605805

SiteX Property Information Report



Subject Property Location

4619 DARTMOUTH DR, FAIRBANKS, AK 99709-3050

County:	**FAIRBANKS NORTH STAR AK**	Census Tract:	020900008.003002
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	00000268496	Thomas Bros Pg-Grid:	

Valuation

Value:	**$274,000**	FSD:	35	Common Confidence Score:	20
Value Range:	$178,100 - $369,900	ICE Confidence Score:	65		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$19,772	Market Land Value:	$19,772	Tax Year:	2025
Assd Improvement:	$326,251	Market Improvment Value:	$326,251	Total Taxable Value:	$5,079
Total Assessed Value:	$346,023	Total Assessor Market Value:	$346,023	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 1 Block: B Subdivision: UNIVERSITY WEST
Abbreviated Description: LOT 1 BLOCK B UNIVERSITY WEST OUT OF TL 1201, 1203 & 1209 1S 2W

Property Characteristics

Lot Size:	7,277 SF	Bedrooms:		Pool:	
Building Area:	2040 SF	Baths:	2	Fireplace:	
Year Built:	1975	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Attached	Heating:	Wood
Number of Stories:	1+B	Number of Cars:	2	A/C:	
Style:		Basement:	Finished	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/01/2026	Sales Price:	$265,109
Document #:	2026-008278-0 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	08/26/2025	Loan Amount:	N/A
Document #:	2025-010395-0 BK-PG -	Loan Type:	FHA
TD Due Date:	11/01/2050	Type Finance:	

Legal Description:
Lot: 1 Block: B District: 04 Subdivision: UNIVERSITY WEST SUBDIVISION
City/Muni/Twp: FAIRBANKS

Mortgage Record

Recording Date:	07/05/2024	Loan Amount:	N/A
Document #:	2024-007306-0 BK-PG -	Loan Type:	FHA
TD Due Date:	11/01/2050	Type Finance:	

Legal Description:
Lot: 1 Block: B District: 4 Subdivision: UNIVERSITY WEST SUBDIVISION

Prior Transfer

Recording Date:	02/01/2023	Sales Price:	N/A
Document #:	2023-001016-0 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

ICE SiteX Report

OrderID: 98605805

Contract Date: 01/31/2023
Document Type:
Legal Description:
Lot: 1 Block: B District: 04 Subdivision: UNIVERSITY WEST SUBDIVISION Map Ref: PL 72-3

Prior Transfer

Recording Date: 10/30/2020 | Sales Price: N/A
Document #: 2020-020189-0 BK-PG - | Type of Sale: Full-Computed from Transfer Tax
Contract Date: 10/27/2020
Document Type:
Legal Description:
Lot: 1 Block: B District: 04 Subdivision: UNIVESITY WEST SUBDIVISION Map Ref: PL 72-3

Prior Transfer

Recording Date: 08/25/2005 | Sales Price: N/A
Document #: 2005-017972-0 BK-PG - | Type of Sale: Full-Computed from Transfer Tax
Contract Date: 08/24/2005
Document Type:
Legal Description:
Lot: 1 Block: B Subdivision: UNIVERSITY WEST SUBDIVISION Map Ref: MB72-3

Prior Transfer

Recording Date: | Sales Price: N/A
Document #: BK-PG - | Type of Sale: Per Assessor Transaction History
Document Type:
Legal Description:
Lot: 1 Block: B Subdivision: UNIVERSITY WEST
Abbreviated Description: LOT 1 BLOCK B UNIVERSITY WEST OUT OF TL 1201, 1203 & 1209 1S 2W

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	8,800 SF	Median # of Baths	2
Median Living Area	1,750 SF	Median Year Built	1977
Price Range - 2 Yrs		Age Range	27 years to 66 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	.07Mi.	**4728 HARVARD CIR** **FAIRBANKS, AK 99709-3010**	06/05/2026			1932	//2	1974	9,970 SF	
		APN: 00000268925 Document #: 2026-006900-0 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 7 Block: C District: 04 Subdivision: UNIVERSITY WEST SUBDIVISION MapRef: PL 72-3 Abbreviated Description: Lot:7 Block:C District:04 Subdivision:UNIVERSITY WEST SUBDIVISION Map Ref:PL 72-3								
2	.41Mi.	**4656 PRINCETON DR** **FAIRBANKS, AK 99709-3214**	05/13/2026			1760	//2	1984	7,928 SF	
		APN: 00000378330 Document #: 2026-005938-0 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 15 Block: O District: 04 Subdivision: UNIVERSITY WEST SUBDIVISION MapRef: PL 83-108 Abbreviated Description: Lot:15 Block:O District:04 Subdivision:UNIVERSITY WEST SUBDIVISION Map Ref:PL 83-108								
3	.19Mi.	**150 HUMBOLDT WAY** **FAIRBANKS, AK 99709-2958**	05/01/2026			1796	//2	1978	8,495 SF	
		APN: 00000271721 Document #: 2026-005365-0 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 9 Block: Q District: 04 Subdivision: UNIVERSITY WEST SUBDIVISION MapRef: PL 78-77 Abbreviated Description: Lot:9 Block:Q District:04 Subdivision:UNIVERSITY WEST SUBDIVISION Map Ref:PL 78-77								
4	.37Mi.	**4731 PALO VERDE AVE** **FAIRBANKS, AK 99709-3210**	03/13/2026			2184	//2	1978	7,500 SF	
		APN: 00000271411 Document #: 2026-002639-0 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 4 Block: O District: 04 Subdivision: UNIVERSITY WEST SUBDIVISION MapRef: PL 78-76 Abbreviated Description: Lot:4 Block:O District:04 Subdivision:UNIVERSITY WEST SUBDIVISION Map Ref:PL 78-76								
5	.22Mi.	**4436 DARTMOUTH DR** **FAIRBANKS, AK 99709-3046**	11/18/2025			1660	/3/2	1975	9,600 SF	
		APN: 00000269794 Document #: 2025-015074-0 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: A-7 District: 04 Subdivision: UNIVERSITY WEST SUBDIVISION PORTION #2 Tract No: A MapRef: PL 75-6 Abbreviated Description: Lot:A-7 District:04 Subdivision:UNIVERSITY WEST SUBDIVISION PORTION #2 Tract No:A Map Ref:PL 75-6								
6	.31Mi.	**76 PEPPERDINE DR** **FAIRBANKS, AK 99709-3034**	11/03/2025			1750	//1	1977	8,800 SF	
		APN: 00000271179 Document #: 2025-014388-0 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 37 Block: M District: 04 Subdivision: UNIVERSITY WEST SUBDIVISION MapRef: PL 75-48 Abbreviated Description: Lot:37 Block:M District:04 Subdivision:UNIVERSITY WEST SUBDIVISION Map Ref:PL 75-48								
7	.33Mi.	**73 PEPPERDINE DR** **FAIRBANKS, AK 99709-3031**	10/24/2025			2632	//2	1977	8,500 SF	
		APN: 00000270776 Document #: 2025-013808-0 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 17 Block: L District: 04 Subdivision: UNIVERSITY WEST SUBDIVISION MapRef: PL 75-48 Abbreviated Description: Lot:17 Block:L District:04 Subdivision:UNIVERSITY WEST SUBDIVISION Map Ref:PL 75-48								
8	.3Mi.	**4951 ASTEROID LN** **FAIRBANKS, AK 99709-2966**	10/23/2025			960	//1	1999	14,716 SF	
		APN: 00000257150 Document #: 2025-013742-0 Document Type: Price Code:								

ICE SiteX Report

OrderID: 98605805

Land Use: Single Family Residential
Legal: Lot: 19 District: 04 Subdivision: COSMIC PARK SUBDIVISION MapRef: PL 179.503 Abbreviated Description: Lot:19 District:04 Subdivision:COSMIC PARK SUBDIVISION Map Ref:PL 179.503

9	.26Mi.	**112 TRINIDAD DR** **FAIRBANKS, AK 99709-2901**	10/15/2025	900	//1	1982	9,483 SF

APN: 00000270130 Document #: 2025-013113-0
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 9 Block: G District: 04 Subdivision: UNIVERSITY WEST SUBDIVISION MapRef: PL 75-48 Abbreviated
Description: Lot:9 Block:G District:04 Subdivision:UNIVERSITY WEST SUBDIVISION Map Ref:PL 75-48

10	.2Mi.	**4555 TOLOVANA DR** **FAIRBANKS, AK 99709-3412**	10/07/2025	1080	//2	1960	17,292 SF

APN: 00000256137 Document #: 2025-012624-0
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Block: 10 District: 04 Subdivision: BUNNELL PARK MapRef: DOC 191.218 Abbreviated
Description: Lot:4 Block:10 District:04 Subdivision:BUNNELL PARK Map Ref:DOC 191.218

11	.1Mi.	**4509 DARTMOUTH DR** **FAIRBANKS, AK 99709-3050**	09/26/2025	1632	//2	1974	6,025 SF

APN: 00000268569 Document #: 2025-012130-0
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 8 Block: B District: 04 Subdivision: UNIVERSITY WEST SUBDIVISION MapRef: PL 72-3 Abbreviated
Description: Lot:8 Block:B District:04 Subdivision:UNIVERSITY WEST SUBDIVISION Map Ref:PL 72-3

12	.14Mi.	**4493 DARTMOUTH DR** **FAIRBANKS, AK 99709-3048**	09/08/2025	2380	//2	1974	9,631 SF

APN: 00000269182 Document #: 2025-011083-0
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Block: E District: 04 Subdivision: UNIVERSITY WEST SUBDIVISION MapRef: PL 73-71 Abbreviated
Description: Lot:4 Block:E District:04 Subdivision:UNIVERSITY WEST SUBDIVISION Map Ref:PL 73-71

13	.09Mi.	**4517 DARTMOUTH DR** **FAIRBANKS, AK 99709-3050**	06/17/2025	1846	/4/2	1975	7,139 SF

APN: 00000268551 Document #: 2025-006853-0
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 7 Block: B District: 04 Subdivision: UNIVERSITY WEST SUBDIVISION MapRef: PL 72-3 Abbreviated
Description: Lot:7 Block:B District:04 Subdivision:UNIVERSITY WEST SUBDIVISION Map Ref:PL 72-3

14	.12Mi.	**4632 STANFORD DR** **FAIRBANKS, AK 99709-3018**	06/13/2025	1274	/3/2	1974	6,731 SF

APN: 00000268674 Document #: 2025-006691-0
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 19 Block: B District: 04 Subdivision: UNIVERSITY WEST SUBDIVISION MapRef: PLAT 72-3 Abbreviated
Description: Lot:19 Block:B District:04 Subdivision:UNIVERSITY WEST SUBDIVISION Map Ref:PLAT 72-3

15	.61Mi.	**17 TRINIDAD DR** **FAIRBANKS, AK 99709-3121**	06/03/2025	1276	//1	1997	10,846 SF

APN: 00000397334 Document #: 2025-006251-0
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 20 Block: Y District: 04 Subdivision: UNIVERSITY WEST SUBDIVISION MapRef: PL 84-15 Abbreviated
Description: Lot:20 Block:Y District:04 Subdivision:UNIVERSITY WEST SUBDIVISION Map Ref:PL 84-15

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.

ICE SiteX Report

OrderID: 98605805

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.	**4619 DARTMOUTH DR**		$346,023	$346,023	2,040	//2	1975	7,277 SF	
.01Mi.	**4611 DARTMOUTH DR**	**05/25/2016**	$282,019	$282,019	1,274	/3/2	1974	7,277 SF	
.02Mi.	**4650 HARVARD CIR**	**09/15/2017**	$337,775	$337,775	1,958	//2	1973	9,296 SF	
.02Mi.	**4642 HARVARD CIR**	**01/11/2016**	$353,990	$353,990	2,209	//3	1974	9,000 SF	
.03Mi.	**4603 DARTMOUTH DR**	**09/21/2016**	$364,672	$364,672	2,398	//2	1973	7,277 SF	
.03Mi.	**4616 DARTMOUTH DR**	**04/05/2005**	$317,003	$317,003	1,826	//2	1974	7,485 SF	
.03Mi.	**4624 DARTMOUTH DR**		$302,010	$302,010	1,584	//2	1974	7,646 SF	
.03Mi.	**4608 DARTMOUTH DR**	**05/03/2010**	$325,012	$325,012	1,742	//2	1974	7,362 SF	
.04Mi.	**4634 HARVARD CIR**	**09/08/2016**	$322,575	$322,575	2,082	//2	1974	9,000 SF	
.04Mi.	**4548 DARTMOUTH DR**	**01/21/2015**	$305,858	$305,858	1,545	//2	1974	7,273 SF	
.04Mi.	**4541 DARTMOUTH DR**		$343,985	$343,985	1,920	//2	1973	7,128 SF	
.05Mi.	**4651 HARVARD CIR**	**07/14/1980**	$315,627	$315,627	2,304	//3	1974	8,289 SF	
.05Mi.	**4643 HARVARD CIR**	**04/23/2018**	$450,298	$450,298	3,084	/6/3	1974	8,441 SF	
.05Mi.	**4635 HARVARD CIR**		$359,879	$359,879	2,041	//2	1974	8,094 SF	
.06Mi.	**4626 HARVARD CIR**		$331,766	$331,766	2,095	//1	1974	10,272 SF	
.06Mi.	**4627 HARVARD CIR**		$379,112	$379,112	2,141	//2	1974	7,419 SF	

Rent vs. Own

Households Occupied by Renters:	31%	Households Occupied by Owners:	57%

Demographics & Income

Median Age:	36.9 years old	Households:	10,757
Median Household Income:	$92,248	Households w/Family:	52%
Household Income Per Capita:	$47,023	Households w/Family Married:	42%
Most Common Education Level:	Some College	Households w/Family Children:	21%

School District

School District Zone:	Fairbanks North Star Borough School District	Students:	11,857
Number of Schools:	33	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.48Mi.	**Woodriver Elementary School**	A	Public	KG - 6
Number of Students: 342 Student-Teacher Ratio: 18				
1.10Mi.	**West Valley High School**	B	Public	9 - 12
Number of Students: 782 Student-Teacher Ratio: 19.07 Advanced Placement: Yes				
3.65Mi.	**Ryan Middle School**	C-	Public	7 - 8
Number of Students: 463 Student-Teacher Ratio: 16.65				

Flood Report

The Subject Property of **4619 DARTMOUTH DR, FAIRBANKS, AK 99709-3050** 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	120%	HIGHER
BURGLARY	100%	SIMILAR
MOTOR VEHICLE THEFT	109%	SIMILAR
FORCIBLE ROBBERY	115%	HIGHER
AGGRAVATED ASSAULT	107%	SIMILAR
FORCIBLE RAPE	92%	SIMILAR
MURDER	117%	HIGHER
OVERALL	117%	HIGHER

Disaster Alerts

6/21/2025 - Himalaya Road Fire

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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ICE SiteX Report

OrderID: 98605805

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