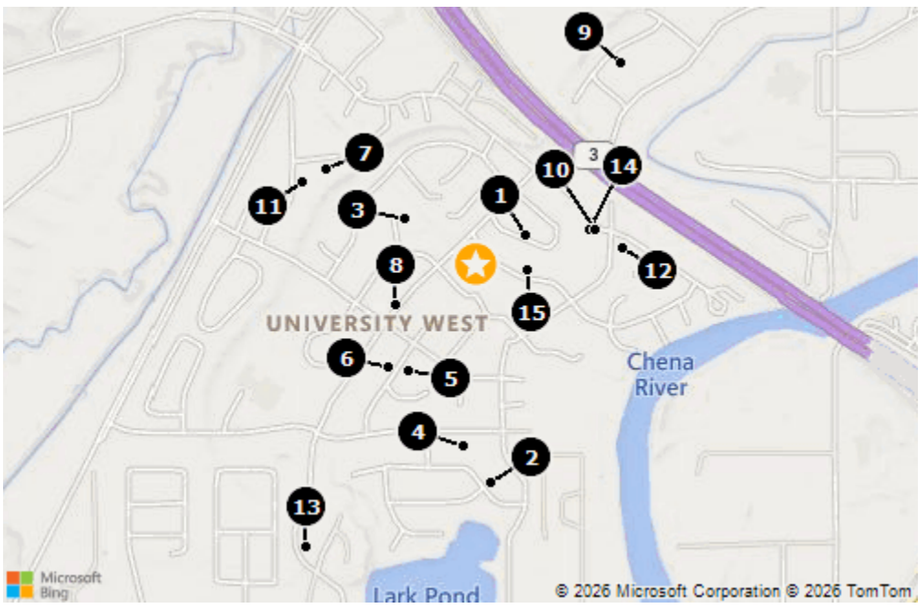
ICE SiteX Report

OrderID: 98444600

SiteX Property Information Report



Subject Property Location

4803 STANFORD DR, FAIRBANKS, AK 99709-3021

County:	**FAIRBANKS NORTH STAR AK**	Census Tract:	020900008.003004
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	00000268968	Thomas Bros Pg-Grid:	

Valuation

Value:	**$315,000**	FSD:	35	Common Confidence Score:	20
Value Range:	$204,750 - $425,250	ICE Confidence Score:	65		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$19,378	Market Land Value:	$19,378	Tax Year:	2025
Assd Improvement:	$362,644	Market Improvment Value:	$362,644	Total Taxable Value:	$6,348
Total Assessed Value:	$382,022	Total Assessor Market Value:	$382,022	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 2 Block: D Section: 12 Subdivision: UNIVERSITY WEST
Abbreviated Description: LOT 2 BLOCK D UNIVERSITY WEST OUT OF TL 1201 SECTION 12 1S 2W

Property Characteristics

Lot Size:	7,132 SF	Bedrooms:		Pool:	
Building Area:	2592 SF	Baths:	3	Fireplace:	
Year Built:	1974	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:	1+B	Number of Cars:		A/C:	
Style:		Basement:	Finished	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/26/2026	Sales Price:	$305,000
Document #:	2026-003107-0 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/03/2023	Sales Price:	N/A
Document #:	2023-012387-0 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/01/2023		
Document Type:			
Legal Description:			

Lot: 2 Block: D District: 04 Subdivision: UNIVERSITY WEST SUBDIVISION Map Ref: PL 72-3

Prior Transfer

Recording Date:	04/16/2012	Sales Price:	N/A
Document #:	2012-006686-0 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/10/2007	Sales Price:	N/A
Document #:	2007-021397-0 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

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Legal Description:

Prior Transfer

Recording Date:	08/24/2007	Sales Price:	N/A
Document #:	2007-019793-0 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 2 Block: D Section: 12 Subdivision: UNIVERSITY WEST
Abbreviated Description: LOT 2 BLOCK D UNIVERSITY WEST OUT OF TL 1201 SECTION 12 1S 2W

Mortgage Record

Recording Date:	08/24/2007	Loan Amount:	N/A
Document #:	2007-019793-0 BK-PG -	Loan Type:	New Conventional
TD Due Date:	09/01/2037	Type Finance:	

Legal Description:
Lot: 2 Block: D Subdivision: UNIVERSITY WEST SUBDIVISION

Prior Transfer

Recording Date:	05/19/2006	Sales Price:	N/A
Document #:	2006-010958-0 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/18/2006		
Document Type:			

Legal Description:
Lot: 2 Block: D Subdivision: UNIVERSITY WEST SUBDIVISION Map Ref: MB72-3

Prior Transfer

Recording Date:	05/19/2006	Sales Price:	N/A
Document #:	2006-010957-0 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/15/2006		
Document Type:			

Legal Description:
Lot: 2 Block: D Subdivision: UNIVERSITY WEST SUBDIVISION Map Ref: MB72-3

Prior Transfer

Recording Date:	03/28/2006	Sales Price:	N/A
Document #:	2006-006082-0 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/21/2006		
Document Type:			

Legal Description:
Lot: 2 Block: D Subdivision: UNIVERSITY WEST SUBDIVISION Map Ref: MB72-3

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	8,800 SF	Median # of Baths	2
Median Living Area	1,760 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	.08Mi.	**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	.3Mi.	**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	.11Mi.	**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	.25Mi.	**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	.17Mi.	**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								
6	.19Mi.	**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:								

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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

7	.24Mi.	**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:
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

8	.13Mi.	**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

9	.34Mi.	**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

10	.17Mi.	**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

11	.26Mi.	**455 NEBULA WAY** **FAIRBANKS, AK 99709-2968**	09/15/2025	649	//1	1969	12,636 SF

APN: 00000257010 Document #: 2025-011409-0
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 8 District: 04 Subdivision: COSMIC PARK SUBDIVISION MapRef: DOC 179.503 Abbreviated Description: Lot:8 District:04 Subdivision:COSMIC PARK SUBDIVISION Map Ref:DOC 179.503

12	.21Mi.	**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	.45Mi.	**29 TRINIDAD DR** **FAIRBANKS, AK 99709-3124**	07/22/2025	1822	//1	1985	8,869 SF

APN: 00000397181 Document #: 2025-008505-0
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 7 Block: Y District: 04 Subdivision: UNIVERSITY WEST SUBDIVISION MapRef: PL 84-15 Abbreviated
Description: Lot:7 Block:Y District:04 Subdivision:UNIVERSITY WEST SUBDIVISION Map Ref:PL 84-15

14	.16Mi.	**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

15	.07Mi.	**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

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.	**4803 STANFORD DR**	**08/24/2007**	$382,022	$382,022	2,592	//3	1974	7,132 SF	
.01Mi.	**4811 STANFORD DR**	**09/09/2016**	$379,306	$379,306	2,208	//2	1974	7,079 SF	
.03Mi.	**4721 STANFORD DR**		$378,710	$378,710	1,928	//3	1974	8,674 SF	
.03Mi.	**4758 DRAKE ST**	**06/12/2013**	$352,781	$352,781	1,810	//2	1978	8,698 SF	
.03Mi.	**4728 STANFORD DR**		$372,346	$372,346	2,674	//3	1975	7,820 SF	
.03Mi.	**4804 STANFORD DR**	**04/07/2016**	$336,695	$336,695	1,776	//2	1973	7,476 SF	
.03Mi.	**4770 DRAKE ST**	**10/20/2006**	$355,445	$355,445	1,762	/3/2	1978	8,600 SF	
.03Mi.	**4738 DRAKE ST**		$369,088	$369,088	1,762	//3	1978	8,923 SF	
.04Mi.	**4720 STANFORD DR**		$293,397	$293,397	1,248	//2	1975	6,300 SF	
.04Mi.	**4720 DRAKE ST**		$337,531	$337,531	1,792	//2	1978	9,576 SF	
.04Mi.	**4713 STANFORD DR**	**04/15/1994**	$335,038	$335,038	2,400	//2	1973	8,674 SF	
.05Mi.	**4749 HARVARD CIR**	**12/12/2011**	$353,989	$353,989	2,142	/4/2	1975	8,868 SF	
.05Mi.	**4741 HARVARD CIR**	**06/20/2017**	$330,701	$330,701	2,023	/5/2	1973	8,539 SF	
.05Mi.	**4700 DRAKE ST**	**10/19/2016**	$355,715	$355,715	1,970	//2	1978	9,350 SF	
.06Mi.	**4733 DRAKE ST**		$363,261	$363,261	2,261	//2	1977	7,693 SF	
.06Mi.	**4721 DRAKE ST**	**06/07/2011**	$320,829	$320,829	1,604	//1	1978	8,272 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
0.34Mi.	**Woodriver Elementary School**	A	Public	KG - 6
Number of Students: 342 Student-Teacher Ratio: 18				
1.23Mi.	**West Valley High School**	B	Public	9 - 12
Number of Students: 782 Student-Teacher Ratio: 19.07 Advanced Placement: Yes				
3.72Mi.	**Ryan Middle School**	C-	Public	7 - 8
Number of Students: 463 Student-Teacher Ratio: 16.65				

Flood Report

The Subject Property of **4803 STANFORD DR, FAIRBANKS, AK 99709-3021** 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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