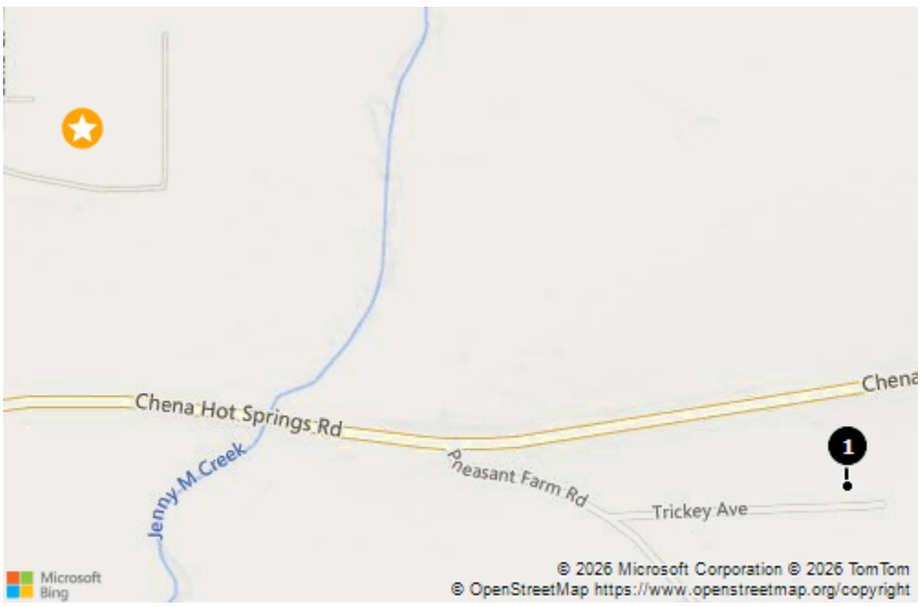
ICE SiteX Report

OrderID: 98655633

SiteX Property Information Report



Subject Property Location

510 SOFIE CT, FAIRBANKS, AK 99712-3650

County:	**FAIRBANKS NORTH STAR AK**	Census Tract:	020900019.021048
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	00000510751	Thomas Bros Pg-Grid:	

Valuation

Value:	**N/A**	FSD:	N/A	Common Confidence Score:	N/A
Value Range:	N/A - N/A	ICE Confidence Score:	N/A		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$24,783	Market Land Value:	$24,783	Tax Year:	2025
Assd Improvement:	$323,037	Market Improvment Value:	$323,037	Total Taxable Value:	$2,895
Total Assessed Value:	$347,820	Total Assessor Market Value:	$347,820	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 1C Subdivision: MCKEE 1ST
Abbreviated Description: TRACT C3 MCKEE 1ST ADDN OUT OF LOT 1C MCKEE

Property Characteristics

Lot Size:	4.622 AC	Bedrooms:		Pool:	
Building Area:	1564 SF	Baths:	2	Fireplace:	
Year Built:	2006	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	
Number of Stories:	1+B	Number of Cars:	4	A/C:	
Style:	Ranch	Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/27/2025	Sales Price:	N/A
Document #:	2025-007424-0 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/20/2025		
Document Type:			

Legal Description:
District: 04 Subdivision: MCKEE SUBDIVISION Tract No: C-3 Map Ref: PL 99-104

Prior Transfer

Recording Date:	12/17/2021	Sales Price:	N/A
Document #:	2021-023799-0 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/01/2021		
Document Type:			

Legal Description:
Subdivision: MCKEE SUBDIVISION Tract No: C-3 Map Ref: PL 99-104

Prior Transfer

Recording Date:	06/17/2014	Sales Price:	N/A
Document #:	2014-008024-0 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/28/2014	Sales Price:	N/A

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Document #:	2014-005459-0 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 1C Subdivision: MCKEE 1ST
Abbreviated Description: TRACT C3 MCKEE 1ST ADDN OUT OF LOT 1C MCKEE

Prior Transfer

Recording Date:	07/10/2008	Sales Price:	N/A
Document #:	2008-013876-0 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/14/2008	Loan Amount:	N/A
Document #:	2008-009562-0 BK-PG -	Loan Type:	Unknown
TD Due Date:	06/01/2038	Type Finance:	

Legal Description:
Subdivision: MCKEE SUBDIVISION FIRST ADDITION Tract No: C3

Mortgage Record

Recording Date:	09/26/2006	Loan Amount:	N/A
Document #:	2006-024631-0 BK-PG -	Loan Type:	Building or Construction Loan
TD Due Date:	09/01/2007	Type Finance:	

Legal Description:
Subdivision: MCKEE SUBDIVISION FIRST ADDITION Tract No: C3

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	2
Median Lot Size	128,546 SF	Median # of Baths	2
Median Living Area	1,400 SF	Median Year Built	1993
Price Range - 2 Yrs		Age Range	33 years to 33 years
Median Value		Median Age	33 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.58Mi.	**422 TRICKEY AVE FAIRBANKS, AK 99712-3626**	10/06/2025			1400	/2/2	1993	128,546 SF	

APN: 00000649860 Document #: 2025-012601-0
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 4-A District: 04 Subdivision: APRILS MAGIC ACRES SUBDIVISION MapRef: PL 2012-82 Abbreviated Description: Lot:4-A District:04 Subdivision:APRILS MAGIC ACRES SUBDIVISION Map Ref:PL 2012-82

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.	**510 SOFIE CT**	**04/28/2014**	$347,820	$347,820	1,564	//2	2006	5 SF	
.07Mi.	**530 SOFIE CT**		$261,230	$261,230	864	//2	1998	5 SF	
.08Mi.	**6241 MEGAN RD**	**08/06/2012**	$309,104	$309,104	2,320	//2	2005	5 SF	
.11Mi.	**6210 MEGAN RD**	**02/27/2018**	$179,547	$179,547	690	//1	2009	5 SF	
.15Mi.	**6199 MEGAN RD**		$49,386	$49,386	392	//1	1985	6 SF	
.16Mi.	**543 SOFIE CT**	**04/17/2009**	$120,471	$120,471	480	//1	2002	2 SF	
.19Mi.	**520 MCKEE FARM RD**		$268,350	$268,350	1,732	//1	1960	10 SF	
.2Mi.	**550 SOFIE CT**		$301,424	$301,424	1,656	/3/1	1986	5 SF	
.22Mi.	**549 SOFIE CT**		$254,974	$254,974	1,176	//2	2004	3 SF	
.26Mi.	**525 MCKEE FARM RD**		$173,567	$173,567	480	//1	2002	5 SF	
.29Mi.	**545 MCKEE FARM RD**		$71,302	$71,302	320	/1/	1991	5 SF	
.34Mi.	**6338 CHENA HOT SPRINGS RD**	**03/10/2016**	$114,775	$114,775	864	//2	1981	2 SF	
.37Mi.	**6134 CHENA HOT SPRINGS RD**		$415,245	$415,245	2,400	//2	1978	38,376 SF	
.52Mi.	**6115 CHENA HOT SPRINGS RD**	**03/10/2016**	$113,922	$113,922	768	/1/1	1976	3 SF	
.52Mi.	**412 TRICKEY AVE**		$155,104	$155,104	512	//1	2014	3 SF	
.54Mi.	**6139 CHENA HOT SPRINGS RD**	**03/10/2016**	$218,174	$218,174	1,050	//1	1980	5 SF	

Rent vs. Own

Households Occupied by Renters:	13%	Households Occupied by Owners:	74%

Demographics & Income

Median Age:	40.0 years old	Households:	5,051
Median Household Income:	$102,312	Households w/Family:	60%
Household Income Per Capita:	$48,450	Households w/Family Married:	53%
Most Common Education Level:	Some College	Households w/Family Children:	26%

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
13.88Mi.	**North Pole Middle School** Number of Students: 631 Student-Teacher Ratio: 17.77	B-	Public	6 - 8
1.38Mi.	**Two Rivers School** Number of Students: 67 Student-Teacher Ratio: 14.89	B+	Public	KG - 8
14.49Mi.	**North Pole High School** Number of Students: 695 Student-Teacher Ratio: 19.96 Advanced Placement: Yes	C	Public	9 - 12

Flood Report

The Subject Property of **510 SOFIE CT, FAIRBANKS, AK 99712-3650** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
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	53%	NOTABLY LOWER
BURGLARY	83%	LOWER
MOTOR VEHICLE THEFT	29%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	128%	HIGHER
AGGRAVATED ASSAULT	89%	LOWER
FORCIBLE RAPE	141%	NOTABLY HIGHER
MURDER	103%	SIMILAR
OVERALL	104%	SIMILAR

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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