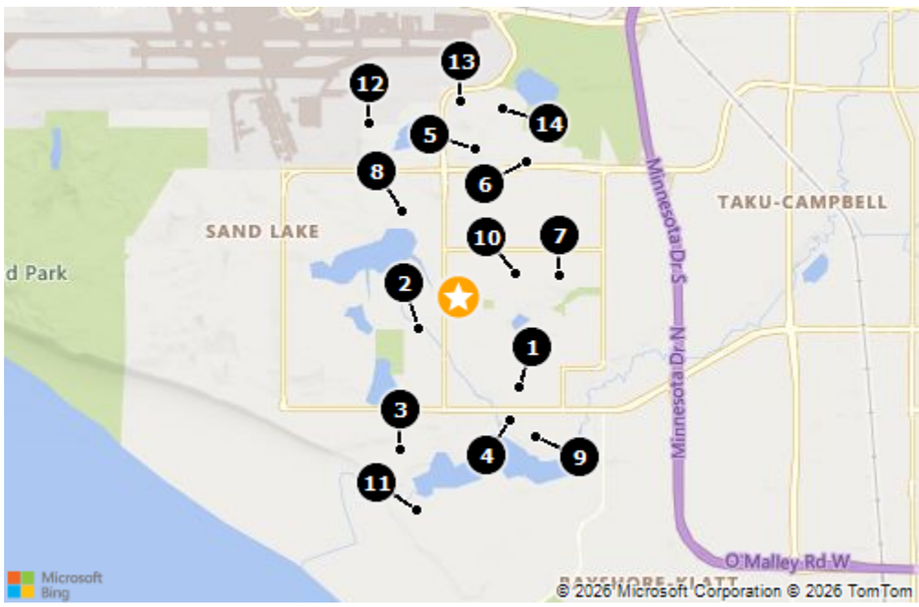
ICE SiteX Report

OrderID: 98692399

SiteX Property Information Report



Subject Property Location

8035 LOGANBERRY ST, ANCHORAGE, AK 99502-4379

County:	**ANCHORAGE AK**	Census Tract:	020200023.041010
Property Use:	Single Family Residential	Zoning:	R2M MULTI-FAMILY
Parcel Number:	012-256-53-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$192,000**	FSD:	20	Common Confidence Score:	16
Value Range:	$153,600 - $230,400	ICE Confidence Score:	80		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	3
Assd Land Value:	$104,200	Market Land Value:	$104,200	Tax Year:	2026
Assd Improvement:	$245,200	Market Improvment Value:	$245,200	Total Taxable Value:	$5,517
Total Assessed Value:	$349,400	Total Assessor Market Value:	$349,400	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 1 Block: 1 Subdivision: LETA J Map Ref: PLAT # 710006
Abbreviated Description: LETA J BLK 1 LT 1

Property Characteristics

Lot Size:	11,169 SF	Bedrooms:	3	Pool:	
Building Area:	1144 SF	Baths:	1	Fireplace:	1
Year Built:	1972	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Wood
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	1	Number of Cars:	2	A/C:	
Style:	Ranch	Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	09/29/2025	Loan Amount:	N/A
Document #:	2025-027201-0 BK-PG -	Loan Type:	FHA
TD Due Date:	02/01/2052	Type Finance:	

Legal Description:
Lot: 1 Block: 1 District: 03 Subdivision: LETA J SUBDIVISION

Prior Transfer

Recording Date:	01/24/2022	Sales Price:	N/A
Document #:	2022-003095-0 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/21/2022		
Document Type:			

Legal Description:
Lot: 1 Block: 1 District: 03 Subdivision: LETA J SUBDIVISION Map Ref: PL 71-6

Prior Transfer

Recording Date:	01/24/2022	Sales Price:	N/A
Document #:	BK-PG 2022 -3095	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 1 Block: 1 Subdivision: LETA J Map Ref: PLAT # 710006
Abbreviated Description: LETA J BLK 1 LT 1

ICE SiteX Report

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Area Sales Analysis

Total Area Sales	$527,750	Median # of Bedrooms	4
Median Lot Size	8,560 SF	Median # of Baths	2
Median Living Area	2,048 SF	Median Year Built	1976
Price Range - 2 Yrs	to $298,000	Age Range	33 years to 68 years
Median Value		Median Age	50 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.69Mi.	**8971 MAST CIR** **ANCHORAGE, AK 99502-5590**	05/26/2026	$229,750	$172	1332	7/4/2	1985	3,372 SF	
		APN: 012-364-32-000 Document #: 2026-013766-0 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 36B District: 03 Subdivision: BAKER SUBDIVISION ADD #1 MapRef: PL 84-99 Abbreviated Description: Lot:36B District:03 Subdivision:BAKER SUBDIVISION ADD #1 Map Ref:PL 84-99								
2	.31Mi.	**8341 SUE ST** **ANCHORAGE, AK 99502-4280**	11/10/2025			1356	6/3/2	1976	7,456 SF	
		APN: 011-141-45-000 Document #: 2025-033515-0 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: 2 District: 03 Subdivision: DELVIEW SUBDIVISION MapRef: PL 70-224 Abbreviated Description: Lot:1 Block:2 District:03 Subdivision:DELVIEW SUBDIVISION Map Ref:PL 70-224								
3	1.03Mi.	**9520 LENNOX DR** **ANCHORAGE, AK 99502-1441**	11/07/2025			2072	6/4/2	1978	8,280 SF	
		APN: 011-384-15-000 Document #: 2025-033327-0 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: 4 District: 03 Subdivision: CAMPBELL WOODS MapRef: PL 74-127 Abbreviated Description: Lot:1 Block:4 District:03 Subdivision:CAMPBELL WOODS Map Ref:PL 74-127								
4	.84Mi.	**9231 CAMPBELL TERRACE DR** **ANCHORAGE, AK 99502-1549**	11/06/2025	$298,000	$160	1862	7/4/3	1976	7,142 SF	
		APN: 012-373-29-000 Document #: 2025-033259-0 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Block: 2 District: 03 Subdivision: CAMPBELL TERRACE SUBDIVISION MapRef: PL 73-131 Abbreviated Description: Lot:6 Block:2 District:03 Subdivision:CAMPBELL TERRACE SUBDIVISION Map Ref:PL 73-131								
5	.93Mi.	**6607 CHEVIGNY ST** **ANCHORAGE, AK 99502-2033**	10/31/2025			3804	14/5/3	1972	18,000 SF	
		APN: 012-064-59-000 Document #: 2025-032553-0 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 2,7 Block: 2 District: 03 Subdivision: HIGHLAND PARK SUBDIVISION MapRef: PL P-189A Abbreviated Description: Lot:2,7 Block:2 District:03 Subdivision:HIGHLAND PARK SUBDIVISION Map Ref:PL P-189AAbbreviated Description:LOT: WEST 30 FEET OF LOT 2								
6	.94Mi.	**6701 CRANBERRY ST** **ANCHORAGE, AK 99502-2237**	10/29/2025			1248	6/3/2	1958	7,000 SF	
		APN: 012-072-28-000 Document #: 2025-032235-0 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: 4 District: 03 Subdivision: SOUTHWOOD PARK SUBDIVISION MapRef: PL P-279 Abbreviated Description: Lot:1 Block:4 District:03 Subdivision:SOUTHWOOD PARK SUBDIVISION Map Ref:PL P-279								
7	.64Mi.	**7713 HONEYSUCKLE DR** **ANCHORAGE, AK 99502-4537**	10/28/2025			2548	9/4/2	1968	14,340 SF	
		APN: 012-232-08-000 Document #: 2025-032159-0 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 2 Block: 1 District: 03 Subdivision: WILDWOOD SUBDIVISION ADDITION #1 MapRef: PL 67-56 Abbreviated Description: Lot:2 Block:1 District:03 Subdivision:WILDWOOD SUBDIVISION ADDITION #1 Map Ref:PL 67-56								
8	.64Mi.	**7116 TERRY ST** **ANCHORAGE, AK 99502-2755**	09/09/2025			2024	7/4/2	1960	9,280 SF	
		APN: 011-092-22-000 Document #: 2025-025100-0 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1A Block: 2 District: 03 Subdivision: TERRACE ON THE LAKE SUBDIVISION MapRef: PL 68-112 Abbreviated Description: Lot:1A Block:2 District:03 Subdivision:TERRACE ON THE LAKE SUBDIVISION Map Ref:PL 68-112								
9	1.01Mi.	**2943 KINGFISHER DR** **ANCHORAGE, AK 99502-1675**	08/22/2025			2782	8/5/3	1993	8,840 SF	
		APN: 012-381-93-000 Document #: 2025-023414-0 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 6 District: 03 Subdivision: CAMPBELL LAKE ESTATES MapRef: PL 85-276 Abbreviated Description: Lot:6 District:03 Subdivision:CAMPBELL LAKE ESTATES Map Ref:PL 85-276								
10	.38Mi.	**7810 MAE RENE CIR** **ANCHORAGE, AK 99502-4463**	08/20/2025			2184	7/4/2	1976	7,005 SF	
		APN: 012-241-76-000 Document #: 2025-023053-0 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 13 District: 03 Subdivision: BORDWELL SUBDIVISION MapRef: PL 75-102 Abbreviated Description: Lot:13 District:03 Subdivision:BORDWELL SUBDIVISION Map Ref:PL 75-102								
11	1.36Mi.	**4200 ENDEAVOR CIR** **ANCHORAGE, AK 99515-2226**	08/15/2025			3891	10/5/3	1985	11,200 SF	Spa Only
		APN: 011-411-20-000 Document #: 2025-022632-0 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 18 Block: 1 District: 03 Subdivision: RESOLUTION POINTE MapRef: PL 82-302 Abbreviated Description: Lot:18 Block:1 District:03 Subdivision:RESOLUTION POINTE Map Ref:PL 82-302								
12	1.23Mi.	**6312 AIR GUARD RD** **ANCHORAGE, AK 99502-1936**	08/12/2025			1354	6/3/2	1982	9,776 SF	
		APN: 011-012-18-000 Document #: 2025-022173-0 Document Type: Price Code: Land Use: Single Family Residential								

ICE SiteX Report

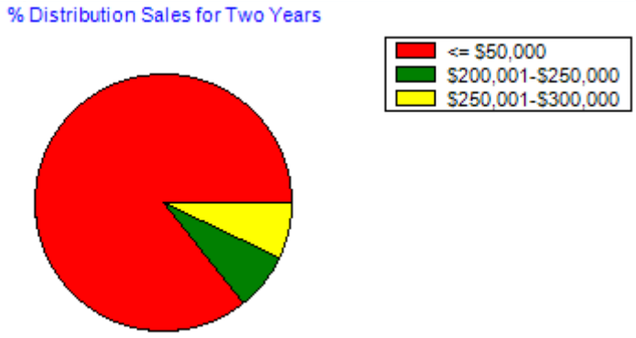
OrderID: 98692399

Legal: Lot: 15 Block: 1 District: 03 Subdivision: ALDERWOOD SUBDIVISION MapRef: PL 65-71 Abbreviated
Description: Lot:15 Block:1 District:03 Subdivision:ALDERWOOD SUBDIVISION Map Ref:PL 65-71

13 1.21Mi. **6103 LOGANBERRY ST** 08/08/2025 1704 6/3/2 1965 10,276 SF
ANCHORAGE, AK 99502-2041
APN: 012-052-64-000 Document #: 2025-021811-0
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 3B District: 03 Subdivision: CARPENTER SUBDIVISION MapRef: PL 88-50 Abbreviated
Description: Lot:3B District:03 Subdivision:CARPENTER SUBDIVISION Map Ref:PL 88-50

14 1.2Mi. **6150 COLLINS CIR** 08/08/2025 2362 8/3/3 1977 6,400 SF Spa Only
ANCHORAGE, AK 99502-2125
APN: 012-051-56-000 Document #: 2025-021754-0
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 23C District: 03 Subdivision: SPENARD HEIGHTS ADDITION MapRef: PL73-222 Abbreviated
Description: Lot:23C District:03 Subdivision:SPENARD HEIGHTS ADDITION Map Ref:PL73-222

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.	**8035 LOGANBERRY ST**	**01/24/2022**	$349,400	$349,400	1,144	6/3/1	1972	11,169 SF	
.05Mi.	**8112 HUCKLEBERRY ST**		$458,700	$458,700	1,904	7/4/2	1965	20,193 SF	
.05Mi.	**8106 LOGANBERRY ST**	**12/21/2023**	$300,500	$300,500	1,408	5/2/1	1967	8,250 SF	
.06Mi.	**8118 LOGANBERRY ST**	**11/18/2013**	$331,800	$331,800	1,408	5/2/2	1967	8,250 SF	
.06Mi.	**3731 W 80TH AVE**	**11/22/2021**	$630,100	$630,100	3,653	10/5/4	1964	10,151 SF	Spa Only
.06Mi.	**3743 W 80TH AVE**	**08/05/2014**	$292,300	$292,300	1,034	5/2/1	1961	10,151 SF	
.06Mi.	**8129 LOGANBERRY ST**	**12/22/1997**	$437,900	$437,900	1,608	8/3/2	1997	10,103 SF	Spa Only
.06Mi.	**3719 W 80TH AVE**	**02/23/1998**	$425,300	$425,300	2,224	9/4/2	1971	10,151 SF	
.06Mi.	**3807 W 80TH AVE**	**09/21/2018**	$310,800	$310,800	960	6/3/1	1964	10,151 SF	
.06Mi.	**8130 HUCKLEBERRY ST**	**04/15/2019**	$449,700	$449,700	2,052	7/4/2	1975	10,107 SF	
.07Mi.	**3819 W 80TH AVE**	**08/10/2012**	$288,800	$288,800	1,184	6/3/1	1964	10,151 SF	
.08Mi.	**3715 W 82ND AVE**	**05/26/2017**	$415,600	$415,600	2,028	6/3/2	1975	10,018 SF	
.08Mi.	**3815 W 82ND AVE**	**01/16/2020**	$336,500	$336,500	1,320	6/2/2	1966	8,250 SF	
.08Mi.	**3730 W 79TH AVE**	**07/15/2021**	$422,000	$422,000	2,304	8/4/2	1970	10,125 SF	
.08Mi.	**3742 W 79TH AVE**	**06/01/2020**	$405,200	$405,200	2,328	9/3/2	1970	10,125 SF	
.08Mi.	**3718 W 79TH AVE**	**08/16/1991**	$320,100	$320,100	1,191	6/3/1	1965	10,125 SF	

Rent vs. Own

Households Occupied by Renters:	27%	Households Occupied by Owners:	66%

Demographics & Income

Median Age:	34.2 years old	Households:	7,703
Median Household Income:	$111,803	Households w/Family:	67%
Household Income Per Capita:	$52,018	Households w/Family Married:	49%
Most Common Education Level:	High School Graduate	Households w/Family Children:	38%

School District

School District Zone:	Anchorage School District	Students:	42,573
Number of Schools:	94	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.37Mi.	**Sand Lake Elementary School**	A-	Public	PK - 6

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Number of Students: 367
Student-Teacher Ratio: 15.41

1.43Mi.	**Mears Middle School** Number of Students: NA Student-Teacher Ratio: 0	B-	Public	7 - 8
0.58Mi.	**Dimond High School** Number of Students: 1,373 Student-Teacher Ratio: 21.63 Advanced Placement: Yes	C	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	108%	SIMILAR
BURGLARY	78%	LOWER
MOTOR VEHICLE THEFT	99%	SIMILAR
FORCIBLE ROBBERY	121%	HIGHER
AGGRAVATED ASSAULT	70%	NOTABLY LOWER
FORCIBLE RAPE	98%	SIMILAR
MURDER	90%	LOWER
OVERALL	85%	LOWER

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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