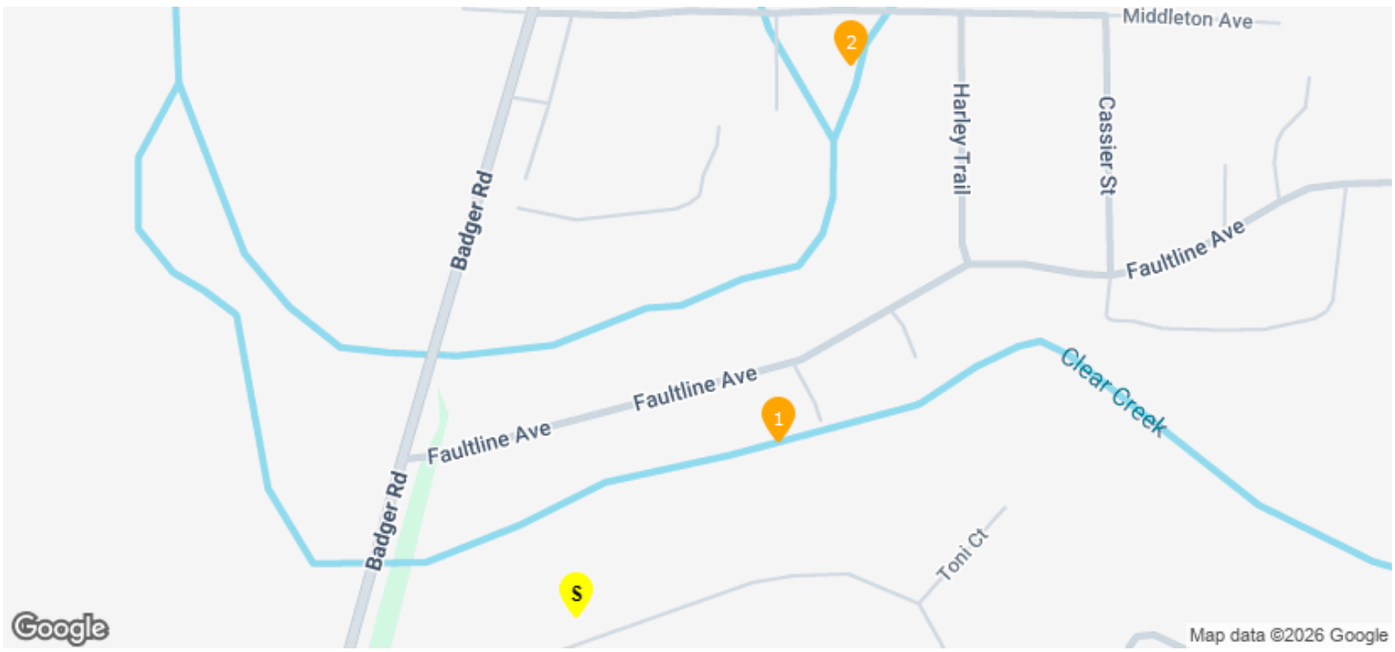
ICE SiteX Report

OrderID: 98779354

SiteX Property Information Report



Subject Property Location

838 SIRLIN DR, NORTH POLE, AK 99705

County:	**FAIRBANKS NORTH STAR AK**	Census Tract:	0014.02
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	00000291153	Thomas Bros Pg-Grid:	

Valuation

Value:	**$183,000**	FSD:	48	Common Confidence Score:	17
Value Range:	$95,160 - $270,840	ICE Confidence Score:	52		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$9,503	Market Land Value:	$9,503	Tax Year:	2025
Assd Improvement:	$327,998	Market Improvment Value:	$327,998	Total Taxable Value:	$5,141
Total Assessed Value:	$337,501	Total Assessor Market Value:	$337,501	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 1 Block: 1 Subdivision: CLEAR CREEK ESTATES
Abbreviated Description: LOT 1 BLOCK 1 CLEAR CREEK ESTATES

Property Characteristics

Lot Size:	30,050 SF	Bedrooms:		Pool:	
Building Area:	2720 SF	Baths:	2	Fireplace:	
Year Built:	1981	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (Alum/Vinyl)
Number of Units:		Garage Type:	Attached Garage	Heating:	
Number of Stories:	1+B	Number of Cars:	2	A/C:	
Style:		Basement:	Improved Basement (Finished)	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/18/2026	Sales Price:	$147,227
Document #:	2026-010602-0 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	11/06/2024	Sales Price:	N/A
Document #:	2024-013237-0 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	11/04/2024		
Document Type:	Deed		

Legal Description:
Block: 1 District: 04 Subdivision: CLEAR CREEK ESTATES SUBDIVISION Map Ref: PL 70-11877

Mortgage Record

Recording Date:	06/10/2021	Loan Amount:	N/A
Document #:	2021-011467-0 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	05/27/2021		
TD Due Date:	06/01/2036	Type Finance:	

Legal Description:
Block: 1 District: 04 Subdivision: CLEAR CREEK ESTATES Map Ref: 0

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Prior Transfer

Recording Date:	06/08/2021	Sales Price:	N/A
Document #:	2021-011147-0 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	03/17/2020	Loan Amount:	N/A
Document #:	2020-003991-0 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	01/15/2020		
TD Due Date:	02/01/2035	Type Finance:	

Legal Description:
Block: 1 District: 04 Subdivision: CLEAR CREEK ESTATES Map Ref: 0

Prior Transfer

Recording Date:	02/03/2020	Sales Price:	N/A
Document #:	2020-001905-0 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	10/14/2004	Loan Amount:	N/A
Document #:	2004-023258-0 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	10/13/2004		
TD Due Date:	11/01/2034	Type Finance:	

Legal Description:
Block: 1 Subdivision: CLEAR CREEK ESTATES SUBDIVISION

Prior Transfer

Recording Date:	10/14/2004	Sales Price:	N/A
Document #:	2004-023257-0 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	10/13/2004		
Document Type:	Deed		

Legal Description:
Block: 1 Subdivision: CLEAR CREEK ESTATES SUBDIVISION

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs		Age Range	
Median Value		Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.04Mi.	**1105 DEE LN** **NORTH POLE, AK 99705-5322**	06/10/2026				//		25,244 SF	
		APN: 00000577804 Document #: 2026-007176-0 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential (Assumed) Legal: Lot: 2A Block: 10 District: 04 Subdivision: SIXTH ADDITION TO VALLEY SUBDIVISION Abbreviated Description: Lot:2A Block:10 District:04 Subdivision:SIXTH ADDITION TO VALLEY SUBDIVISION								
2	1.33Mi.	**1108 CHERI WAY** **NORTH POLE, AK 99705-5758**	08/12/2026	$301,500	$184	1636	//2	2007	44,562 SF	
		APN: 00000312614 Document #: 2026-010362-0 Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 5 Block: 2 Subdivision: SYLVIA SUBDIVISION MapRef: PL 77-199 Abbreviated Description: Lot:5 Block:2 Subdivision:SYLVIA SUBDIVISION Map Ref:PL 77-199								
3	1.38Mi.	**1155 CTS CT** **NORTH POLE, AK 99705-8606**	06/18/2026			1537	//2	2011	40,013 SF	
		APN: 00000541877 Document #: 2026-007644-0 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 5 Subdivision: LAKLOEY ANNEX WEST MapRef: PL 2003-106 Abbreviated Description: Lot:5 Subdivision:LAKLOEY ANNEX WEST Map Ref:PL 2003-106								
4	1.59Mi.	**883 RIDGE LOOP RD** **NORTH POLE, AK 99705-5347**	06/09/2026			1823	//2	1975	30,000 SF	
		APN: 00000278076 Document #: 2026-007109-0 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 19 Block: 4 District: 04 Subdivision: LAKLOEY PARK 6TH ADDITION MapRef: PL 75-22 Abbreviated Description: Lot:19 Block:4 District:04 Subdivision:LAKLOEY PARK 6TH ADDITION Map Ref:PL 75-22								
5	2.64Mi.	**1203 PAIGE AVE** **NORTH POLE, AK 99705-5977**	06/30/2026			1269	//2	2010	40,244 SF	
		APN: 00000418412 Document #: 2026-008202-0 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 16 Block: 2 Subdivision: COOPER ESTATES MapRef: PL 84-295 Abbreviated Description: Lot:16 Block:2 Subdivision:COOPER ESTATES Map Ref:PL 84-295Abbreviated Description:FIRST ADDITION								
6	3.08Mi.	**2135 LOOSE MOOSE LOOP** **NORTH POLE, AK 99705-5077**	06/12/2026			2216	//2	1974	58,675 SF	
		APN: 00000290777 Document #: 2026-007360-0 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: 2 District: 04 Subdivision: BROWNS HILL SUBDIVISION MapRef: PL 73-54 Abbreviated Description: Lot:1 Block:2 District:04 Subdivision:BROWNS HILL SUBDIVISION Map Ref:PL 73-54								
7	3.32Mi.	**1877 BADGER RD** **NORTH POLE, AK 99705-5058**	09/21/2026			2460	//	1980	34,040 SF	
		APN: 00000304344 Document #: 2026-012468-0								

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Document Type: Warranty Deed Price Code:
Land Use: Commercial (General)
Legal: Lot: 4 Block: B Subdivision: LINDALE SUBDIVISION MapRef: PL 70-7999 Abbreviated Description: Lot:4 Block:B Subdivision:LINDALE SUBDIVISION Map Ref:PL 70-7999

8	3.82Mi.	**526 BARANOF AVE** **FAIRBANKS, AK 99701-3212**	06/24/2026	1158	//1	1948	8,400 SF

APN: 00000069990 Document #: 2026-007871-0
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 17 Block: 5 Subdivision: HAMILTON ACRES SUBDIVISION MapRef: DOC 107 Abbreviated Description: Lot:17 Block:5 Subdivision:HAMILTON ACRES SUBDIVISION Map Ref:DOC 107

9	4.07Mi.	**2125 RUST AVE** **NORTH POLE, AK 99705-5111**	06/16/2026	1176	//2	2002	87,904 SF

APN: 00000513571 Document #: 2026-007460-0
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 7 Block: 2 District: 04 Subdivision: STAR OF THE NORTH ESTATES Phase No: I MapRef: PL 2000-80 Abbreviated Description: Lot:7 Block:2 District:04 Subdivision:STAR OF THE NORTH ESTATES Phase No:I Map Ref:PL 2000-80

10	4.14Mi.	**210 ALTA WAY** **FAIRBANKS, AK 99701-**	08/07/2026		//		85,900 SF

APN: 00000397881 Document #: 2026-010185-0
Document Type: Lease Price Code:
Land Use: Industrial (General)
Legal: Lot: 21&22 Block: 2 Subdivision: WISE INDUSTRIAL PARK 2ND ADDN Sec/Twnship/Range: S23T01SR01W Abbreviated Description: Lot:21&22 Block:2 Subdivision:WISE INDUSTRIAL PARK 2ND ADDN Sec/Twnship/Range:S23T01SR01W City/Muni/Twp:FAIRBANKS City/Muni/Twp: FAIRBANKS

11	4.15Mi.	**561 SLATER DR** **FAIRBANKS, AK 99701-3444**	06/12/2026	1872	/4/2	1984	10,449 SF

APN: 00000098621 Document #: 2026-007352-0
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 24 Block: M&L District: 04 Subdivision: SLATER SUBDIVISION MapRef: PL 71-12106 Abbreviated Description: Lot:24 Block:M&L District:04 Subdivision:SLATER SUBDIVISION Map Ref:PL 71-12106

12	4.29Mi.	**624 SLATER DR** **FAIRBANKS, AK 99701-3445**	06/09/2026	1144	/3/2	1979	10,711 SF

APN: 00000097489 Document #: 2026-007111-0
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 9A Block: H District: 04 Subdivision: SLATER SUBDIVISION MapRef: PL 76-131 Abbreviated Description: Lot:9A Block:H District:04 Subdivision:SLATER SUBDIVISION Map Ref:PL 76-131

13	4.3Mi.	**2100 STARFOX DR** **NORTH POLE, AK 99705-5984**	06/09/2026	1920	/4/1	2018	40,960 SF

APN: 00000670853 Document #: 2026-007125-0
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 12 District: 04 Subdivision: ENDEAVOR ESTATES MapRef: PL 2015-44 Abbreviated Description: Lot:12 District:04 Subdivision:ENDEAVOR ESTATES Map Ref:PL 2015-44

14	4.61Mi.	**270 TOPSIDE RD** **FAIRBANKS, AK 99712-1636**	06/15/2026	3893	//3	1983	79,671 SF

APN: 00000163473 Document #: 2026-007413-0
Document Type: Personal Representatives Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 104 District: 04 Subdivision: REVISED PLAT OF VUE CREST SOUTH MapRef: PL 79-137 Abbreviated Description: Lot:104 District:04 Subdivision:REVISED PLAT OF VUE CREST SOUTH Map Ref:PL 79-137

15	4.66Mi.	**2618 TURNER ST** **FAIRBANKS, AK 99701-6980**	06/18/2026	1536	//	1984	8,578 SF

APN: 00000367664 Document #: 2026-007690-0
Document Type: Warranty Deed Price Code:
Land Use: Commercial (General)
Legal: Lot: 9 Block: 46 Subdivision: BJERREMARK SUBDIVISION MapRef: PL 83-126 Abbreviated Description: Lot:9 Block:46 Subdivision:BJERREMARK SUBDIVISION Map Ref:PL 83-126

16	4.9Mi.	**238 WELL ST** **FAIRBANKS, AK 99701-3063**	06/26/2026	1732	//2	1939	5,000 SF

APN: 00000059889 Document #: 2026-008061-0
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 7-9 Block: 2 Subdivision: CHARLES SLATER HOMESTEAD SUBDIVISION MapRef: PL 120-116 Abbreviated Description: Lot:7-9 Block:2 Subdivision:CHARLES SLATER HOMESTEAD SUBDIVISION Map Ref:PL 120-116

17	4.94Mi.	**2314 WILSON ST** **FAIRBANKS, AK 99701-6801**	06/18/2026	1176	//1	1983	5,750 SF

APN: 00000057070 Document #: 2026-007658-0
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 10 Block: 77 Subdivision: BJERREMARK HOMESTEAD SUBDIVISION MapRef: DOC 157671 Abbreviated Description: Lot:10 Block:77 Subdivision:BJERREMARK HOMESTEAD SUBDIVISION Map Ref:DOC 157671

18	4.96Mi.	**330 WELL ST** **FAIRBANKS, AK 99701-2927**	06/22/2026	835	//1	1949	7,054 SF

APN: 00000059811 Document #: 2026-007769-0
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Block: 2 Subdivision: CHARLES SLATER HOMESTEAD SUBDIVISION MapRef: DOC 120116 Abbreviated Description: Lot:1 Block:2 Subdivision:CHARLES SLATER HOMESTEAD SUBDIVISION Map Ref:DOC 120116

19	5.05Mi.	**425 HAROLD BENTLEY AVE** **FAIRBANKS, AK 99701-3177**	07/27/2026	7711	//	2010	80,020 SF

APN: 00000580490 Document #: 2026-009435-0
Document Type: Special Warranty Deed Price Code:
Land Use: Commercial (General)
Legal: Lot: 5 Block: 1 Subdivision: BENTLEY TRUST NORTH MapRef: PL 2006-188 Abbreviated Description: Lot:5 Block:1 Subdivision:BENTLEY TRUST NORTH Map Ref:PL 2006-188

20	5.29Mi.	**715 HOBBIT HILL DR** **FAIRBANKS, AK 99712-2643**	06/16/2026	1986	//2	1985	73,791 SF

APN: 00000404951 Document #: 2026-007511-0
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Block: 7 District: 04 Subdivision: GOLDEN BIRCH SUBDIVISION MapRef: PL 84-160 Abbreviated Description: Lot:2 Block:7 District:04 Subdivision:GOLDEN BIRCH SUBDIVISION Map Ref:PL 84-160

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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.	**838 SIRLIN DR**		$337,501	$337,501	2,720	//2	1981	30,050 SF	
.05Mi.	**709 BADGER RD**		$269,466	$269,466	2,548	//2	1966	10,162 SF	
.05Mi.	**820 SIRLIN DR**		$167,236	$167,236	779	//1	1944	10,423 SF	
.05Mi.	**843 FAULTLINE AVE**		$251,305	$251,305	1,444	//2	1977	9,493 SF	
.09Mi.	**844 FAULTLINE AVE**	**05/31/2017**	$212,319	$212,319	576	//1	2001	15,200 SF	
.09Mi.	**864 SIRLIN DR**		$210,454	$210,454	1,264	//2	1975	29,820 SF	
.1Mi.	**857 FAULTLINE AVE**	**05/17/2016**	$280,401	$280,401	1,364	//2	2003	12,182 SF	
.12Mi.	**863 FAULTLINE AVE**		$167,932	$167,932	1,480	//1	1978	13,295 SF	
.12Mi.	**856 FAULTLINE AVE**	**10/30/2013**	$179,489	$179,489	1,248	//1	1981	15,200 SF	
.12Mi.	**872 SIRLIN DR**		$214,056	$214,056	1,056	//1	1976	30,210 SF	
.14Mi.	**862 FAULTLINE AVE**	**04/24/2009**	$210,191	$210,191	1,261	//1	1975	17,603 SF	
.14Mi.	**871 FAULTLINE AVE**	**03/16/2010**	$211,568	$211,568	1,508	//2	1965	16,966 SF	
.14Mi.	**1025 SIRLIN DR**		$219,473	$219,473	1,610	//1	1973	29,920 SF	
.14Mi.	**1048 SIRLIN DR**	**04/04/2014**	$253,015	$253,015	1,566	//2	1977	30,030 SF	
.16Mi.	**877 FAULTLINE AVE**		$191,267	$191,267	1,092	//1	1963	15,485 SF	
.16Mi.	**1005 SIRLIN DR**	**09/23/2004**	$106,737	$106,737	480	//1	1975	29,920 SF	

Rent vs. Own

Households Occupied by Renters:	17%	Households Occupied by Owners:	71%

Demographics & Income

Median Age:	33.9 years old	Households:	8,078
Median Household Income:	$94,463	Households w/Family:	65%
Household Income Per Capita:	$46,032	Households w/Family Married:	55%
Most Common Education Level:	Some College	Households w/Family Children:	30%

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
8.12Mi.	**North Pole Middle School** Number of Students: 631 Student-Teacher Ratio: 17.77	B-	Public	6 - 8
1.23Mi.	**Ticasuk Brown Elementary School** Number of Students: 351 Student-Teacher Ratio: 16.71	C	Public	KG - 5
7.51Mi.	**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 **838 SIRLIN DR, NORTH POLE, AK 99705** 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	98%	SIMILAR
BURGLARY	73%	NOTABLY LOWER
MOTOR VEHICLE THEFT	90%	LOWER
FORCIBLE ROBBERY	116%	HIGHER
AGGRAVATED ASSAULT	60%	NOTABLY LOWER
FORCIBLE RAPE	111%	HIGHER
MURDER	91%	LOWER
OVERALL	90%	LOWER

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Disaster Alerts

6/21/2025 - Himalaya Road Fire

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