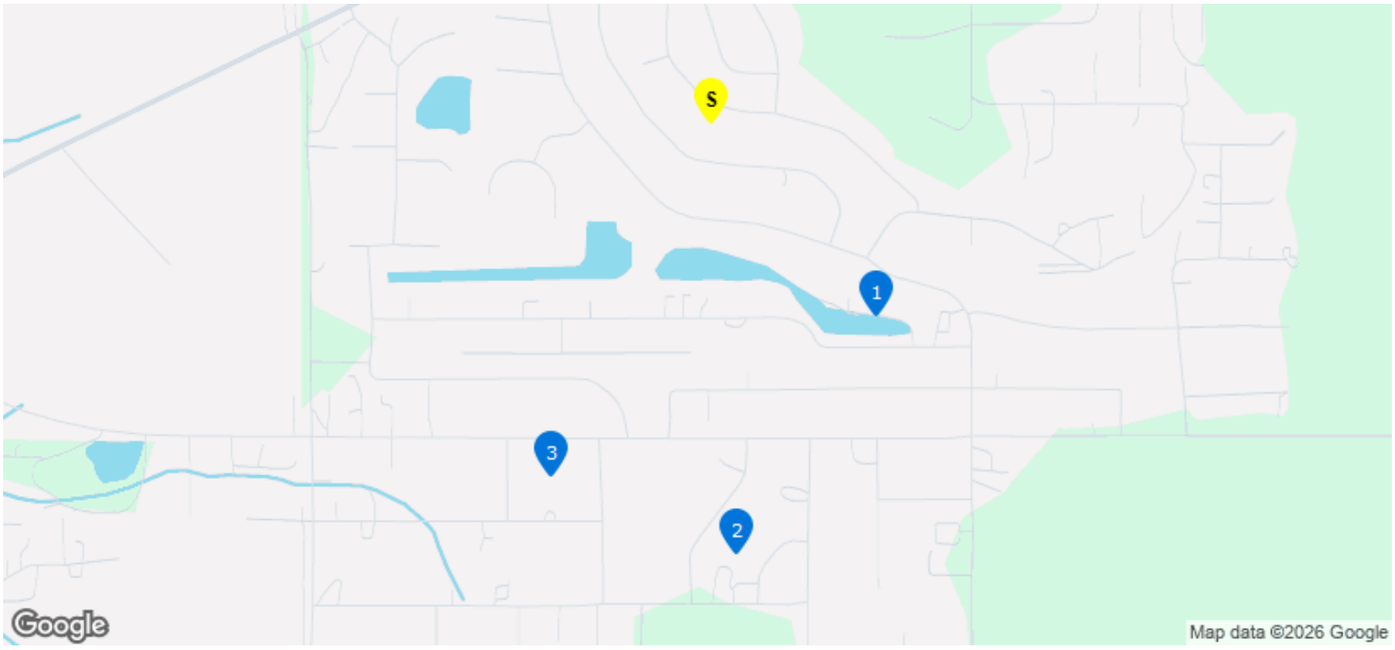
ICE SiteX Report

OrderID: 98798776

SiteX Property Information Report



Subject Property Location

849 RIDGE LOOP RD, NORTH POLE, AK 99705-5347

County:	**FAIRBANKS NORTH STAR AK**	Census Tract:	0014.01
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	00000278149	Thomas Bros Pg-Grid:	

Valuation

Value:	**$250,000**	FSD:	39	Common Confidence Score:	21
Value Range:	$152,500 - $347,500	ICE Confidence Score:	61		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$19,007	Market Land Value:	$19,007	Tax Year:	2025
Assd Improvement:	$337,819	Market Improvment Value:	$337,819	Total Taxable Value:	$4,612
Total Assessed Value:	$356,826	Total Assessor Market Value:	$356,826	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 26 Block: 4 Subdivision: LAKLOEY PARK 8TH Sec/Twnship/Range: SEC 15 TWN 01S RNG 01E
Abbreviated Description: LOT 26 BLOCK 4 LAKLOEY PARK 8TH ADDN OUT OF TL-1514 & 1517 SEC 15 T1S-R1E

Property Characteristics

Lot Size:	30,050 SF	Bedrooms:		Pool:	
Building Area:	1754 SF	Baths:	2	Fireplace:	Yes
Year Built:	1978	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Built-in	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:	02/07/2025	Sales Price:	$255,250
Document #:	2025-001487-0 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	10/19/2011	Sales Price:	N/A
Document #:	2011-020394-0 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	10/06/2011		
Document Type:	Deed		
Legal Description:			

Block: 4 Subdivision: LAKELOEY PARK SUBDIVISION EIGHTH ADDITION Map Ref: MB75-60

Mortgage Record

Recording Date:	10/17/2011	Loan Amount:	N/A
Document #:	2011-020374-0 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	10/11/2011		
TD Due Date:	11/01/2041	Type Finance:	
Legal Description:			

Block: 4 Subdivision: LAKLOEY PARK SUBDIVISION EIGHTH ADDITION Map Ref: MB75-60

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Prior Transfer

Recording Date:	10/17/2011	Sales Price:	N/A
Document #:	2011-020373-0 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	10/11/2011		
Document Type:	Deed		

Legal Description:
Block: 4 Subdivision: LAKLOEY PARK SUBDIVISION EIGHTH ADDITION Map Ref: MB75-60

Mortgage Record

Recording Date:	05/13/2003	Loan Amount:	N/A
Document #:	2003-011385-0 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	05/12/2003		
TD Due Date:	05/01/2033	Type Finance:	

Legal Description:
Block: 4 Subdivision: LAKLOEY PARK SUBDIVISION EIGHTH ADDITION Map Ref: MB75-60

Prior Transfer

Recording Date:	05/13/2003	Sales Price:	N/A
Document #:	2003-011384-0 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	05/12/2003		
Document Type:	Deed		

Legal Description:
Block: 4 Subdivision: LAKLOEY PARK SUBDIVISION EIGHTH ADDITION Map Ref: MB75-60

Area Sales Analysis

Total Area Sales	$656,319	Median # of Bedrooms	
Median Lot Size	30,082 SF	Median # of Baths	2
Median Living Area	1,636 SF	Median Year Built	1982
Price Range - 2 Yrs	$141,519 to $301,500	Age Range	19 years to 53 years
Median Value	$213,300	Median Age	44 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.06Mi.	**833 RIDGE LOOP RD** **NORTH POLE, AK 99705-5347**	01/10/2025			1804	//2	1982	31,555 SF	
		APN: 00000278173 Document #: 2025-000388-0 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 29 Block: 4 District: 04 Subdivision: LAKLOEY PARK SUBDIVISION MapRef: PL 75-60 Abbreviated Description: Lot:29 Block:4 District:04 Subdivision:LAKLOEY PARK SUBDIVISION Map Ref:PL 75-60								
2	.09Mi.	**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								
3	.12Mi.	**891 RIDGE LOOP RD** **NORTH POLE, AK 99705-5347**	04/10/2026			2910	//2	1978	30,036 SF	
		APN: 00000278041 Document #: 2026-004610-0 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 7 Block: 8 District: 04 Subdivision: LAKLOEY PARK 8TH ADDITION Abbreviated Description: Lot:7 Block:8 District:04 Subdivision:LAKLOEY PARK 8TH ADDITION Abbreviated Description:PL 75-60								
4	.12Mi.	**1205 RANGE VIEW RD** **NORTH POLE, AK 99705-5353**	04/16/2025			3180	//3	2006	30,052 SF	
		APN: 00000572071 Document #: 2025-004112-0 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 15 District: 04 Subdivision: LAKLOEY ANNEX SUBDIVISION MapRef: PL 2006-5 Abbreviated Description: Lot:15 District:04 Subdivision:LAKLOEY ANNEX SUBDIVISION Map Ref:PL 2006-5								
5	.13Mi.	**780 LAKLOEY DR** **NORTH POLE, AK 99705-8604**	04/15/2025			1881	//2	2007	32,383 SF	
		APN: 00000571814 Document #: 2025-004049-0 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 18 District: 04 Subdivision: LAKLOEY ANNEX SUBDIVISION MapRef: PL 2006-2 Abbreviated Description: Lot:18 District:04 Subdivision:LAKLOEY ANNEX SUBDIVISION Map Ref:PL 2006-2								
6	.18Mi.	**703 RIDGE LOOP RD** **NORTH POLE, AK 99705-5345**	09/12/2025			2420	//3	1975	30,691 SF	
		APN: 00000277690 Document #: 2025-011335-0 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 23 Block: 2 District: 04 Subdivision: LAKLOEY PARK 8TH ADDITION MapRef: PL 75-60 Abbreviated Description: Lot:23 Block:2 District:04 Subdivision:LAKLOEY PARK 8TH ADDITION Map Ref:PL 75-60								
7	.19Mi.	**905 RIDGETOP RD** **NORTH POLE, AK 99705-5351**	06/06/2025			1008	//1	1974	30,020 SF	
		APN: 00000278009 Document #: 2025-006399-0 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 12 Block: 4 District: 04 Subdivision: 3RD ADDITION TO LAKLOEY PARK SUBDIVISION MapRef: PL 74-40 Abbreviated Description: Lot:12 Block:4 District:04 Subdivision:3RD ADDITION TO LAKLOEY PARK SUBDIVISION Map Ref:PL 74-40								
8	.23Mi.	**895 LAKLOEY DR** **NORTH POLE, AK 99705-5355**	05/22/2026			1536	//2	1976	49,789 SF	
		APN: 00000278581 Document #: 2026-006359-0 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 3 Block: 7 District: 04 Subdivision: LAKLOEY PARK SUBDIVISION MapRef: PL 74-68 Abbreviated Description: Lot:3 Block:7 District:04 Subdivision:LAKLOEY PARK SUBDIVISION Map Ref:PL 74-68								
9	.23Mi.	**733 RIDGE LOOP RD** **NORTH POLE, AK 99705-5345**	08/22/2025			1550	//2	1977	30,660 SF	
		APN: 00000277738 Document #: 2025-010285-0								

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Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 27 Block: 2 District: 04 Subdivision: LAKLOEY PARK SUBDIVISION MapRef: PL 75-60 Abbreviated Description: Lot:27 Block:2 District:04 Subdivision:LAKLOEY PARK SUBDIVISION Map Ref:PL 75-60

10	.23Mi.	**724 WANDA DR** **NORTH POLE, AK 99705-5348**	06/18/2025	$295,000	$94	3150	//4	1978	32,961 SF

APN: 00000277771 Document #: 2025-006959-0
Document Type: Special Warranty Deed Price Code:
Land Use: Duplex (2 units, any combination)
Legal: Lot: 31 Block: 2 District: 04 Subdivision: LAKLOEY PARK SUBDIVISION MapRef: PL 75-60 Abbreviated Description: Lot:31 Block:2 District:04 Subdivision:LAKLOEY PARK SUBDIVISION Map Ref:PL 75-60

11	.3Mi.	**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

12	.38Mi.	**1316 CORDELIA WAY** **NORTH POLE, AK 99705-5325**	01/26/2026	$213,300	$89	2400	//2	1982	30,082 SF

APN: 00000314081 Document #: 2026-000684-0
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 5 Block: 5 District: 04 Subdivision: THIRD ADDITION TO VALLEY SUBDIVISION MapRef: PL 79-151 Abbreviated Description: Lot:5 Block:5 District:04 Subdivision:THIRD ADDITION TO VALLEY SUBDIVISION Map Ref:PL 79-151

13	.47Mi.	**1200 SHANE CT** **NORTH POLE, AK 99705-5098**	05/12/2026			2340	//2	2011	43,250 SF

APN: 00000582484 Document #: 2026-005870-0
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 3 District: 04 Subdivision: SHARON PARK SUBDIVISION MapRef: PL 2007-9 Abbreviated Description: Lot:3 District:04 Subdivision:SHARON PARK SUBDIVISION Map Ref:PL 2007-9

14	.49Mi.	**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

15	.51Mi.	**850 LINCOLNWOOD DR** **NORTH POLE, AK 99705-5333**	04/09/2026			1064	//2	1985	163,786 SF

APN: 00000319902 Document #: 2026-004567-0
Document Type: Warranty Deed Price Code:
Land Use: Modular/Pre-Fabricated Homes
Legal: District: 04 Sec/Twnship/Range: W2SW4NW4 S14T01SR01E FM Abbreviated Description: District:04 Sec/Twnship/Range:W2SW4NW4 S14T01SR01E FM

16	.54Mi.	**1081 ANNAPOLIS RD** **NORTH POLE, AK 99705-5750**	05/05/2025			2034	//3	1971	7,750 SF

APN: 00000293873 Document #: 2025-004902-0
Document Type: Warranty Deed Price Code:
Land Use: Triplex (3 units, any combination)
Legal: Lot: 42&43 Section: 1 District: 04 Subdivision: DENNIS MANOR SUBDIVISION MapRef: PL 178,370 Abbreviated Description: Lot:42&43 Section:1 District:04 Subdivision:DENNIS MANOR SUBDIVISION Map Ref:PL 178,370

17	.55Mi.	**1405 VALLEY DR** **NORTH POLE, AK 99705-5366**	03/06/2026			2304	//2	1976	41,317 SF

APN: 00000277436 Document #: 2026-002406-0
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Block: 1 District: 04 Subdivision: LAKLOEY PARK SUBDIVISION MapRef: PL 72-43 Abbreviated Description: Lot:2 Block:1 District:04 Subdivision:LAKLOEY PARK SUBDIVISION Map Ref:PL 72-43

18	.55Mi.	**1082 BADGER RD** **NORTH POLE, AK 99705-5047**	09/19/2025			1502	//2	1975	13,108 SF

APN: 00000294381 Document #: 2025-011729-0
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 22 Section: 10 District: 04 Subdivision: DENNIS MANOR SUBDIVISION Land Lot: 3 MapRef: DOC 178.370 Sec/Twnship/Range: S05T01SR01E FM Abbreviated Description: Lot:22 Section:10 District:04 Subdivision:DENNIS MANOR SUBDIVISION Land Lot:3 Map Ref:DOC 178.370Sec/Twnship/Range:S05T01SR01E FM Abbreviated Description:LOT : PORTION OF GOVT LOT 3

19	.58Mi.	**1169 HOLMES RD** **NORTH POLE, AK 99705-5707**	03/27/2026	$141,519	$89	1584	//2	1973	40,600 SF

APN: 00000304794 Document #: 2026-003200-0
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 2&3 Block: 2 District: 04 Subdivision: FIRST ADDITION TO MERRY SUBDIVISION MapRef: PL 72-36 Abbreviated Description: Lot:2&3 Block:2 District:04 Subdivision:FIRST ADDITION TO MERRY SUBDIVISION Map Ref:PL 72-36

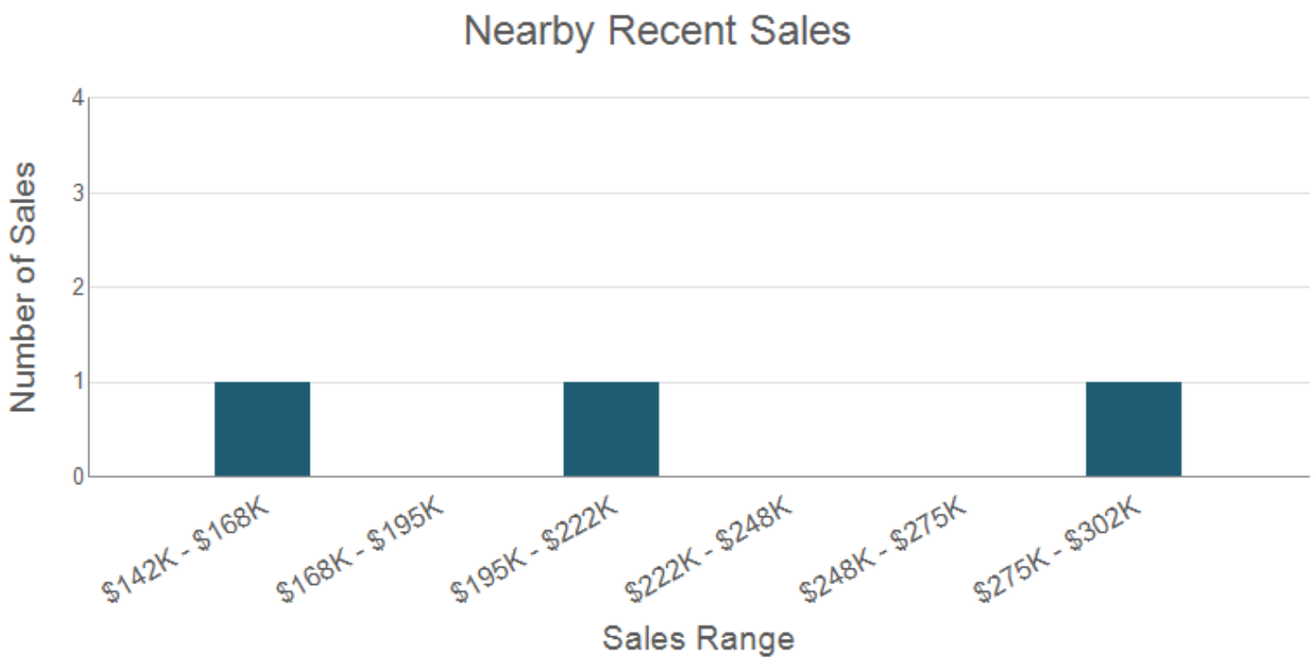
20	.59Mi.	**1083 CHARLOTTE RD** **NORTH POLE, AK 99705-5763**	04/21/2026			1897	//1	1982	41,687 SF

APN: 00000312703 01 Document #: 2026-004958-0
Document Type: Personal Representatives Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 14 Block: 6 District: 04 Subdivision: TATALINA SUBDIVISION MapRef: PL 2005-52 Abbreviated Description: Lot:14 Block:6 District:04 Subdivision:TATALINA SUBDIVISION Map Ref:PL 2005-52

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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.	**849 RIDGE LOOP RD**	**10/19/2011**	$356,826	$356,826	1,754	//2	1978	30,050 SF	
.03Mi.	**861 RIDGE LOOP RD**	**02/19/2013**	$435,003	$435,003	3,120	//2	1994	34,966 SF	
.03Mi.	**841 RIDGE LOOP RD**	**02/01/2011**	$326,195	$326,195	1,754	//2	1978	30,000 SF	
.04Mi.	**1224 RANGE VIEW RD**	**03/06/2017**	$385,035	$385,035	1,820	//3	1977	37,295 SF	
.04Mi.	**860 RIDGE LOOP RD**		$344,155	$344,155	2,208	//2	1975	30,701 SF	
.05Mi.	**1238 RANGE VIEW RD**	**05/04/2009**	$348,649	$348,649	2,373	//3	1974	37,293 SF	
.06Mi.	**833 RIDGE LOOP RD**		$378,189	$378,189	1,804	//2	1982	31,555 SF	
.06Mi.	**875 RIDGE LOOP RD**		$387,210	$387,210	2,048	//2	1975	30,408 SF	
.07Mi.	**781 WANDA DR**	**09/30/2014**	$346,483	$346,483	3,160	//2	1977	33,232 SF	
.08Mi.	**827 RIDGE LOOP RD**	**09/21/2009**	$322,307	$322,307	1,804	//2	1982	31,141 SF	
.08Mi.	**1260 RANGE VIEW RD**		$298,845	$298,845	1,508	//2	1975	30,000 SF	
.09Mi.	**1233 RANGE VIEW RD**	**08/15/2007**	$388,585	$388,585	2,485	//3	1983	31,316 SF	
.1Mi.	**830 LAKLOEY DR**		$282,774	$282,774	1,688	//2	1979	39,019 SF	
.1Mi.	**820 RIDGE LOOP RD**		$396,384	$396,384	2,208	//2	1975	31,217 SF	
.1Mi.	**821 RIDGE LOOP RD**		$410,915	$410,915	3,163	/4/2	1977	31,109 SF	
.1Mi.	**763 WANDA DR**	**12/13/2011**	$309,814	$309,814	2,208	//2	1975	31,027 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
7.69Mi.	**North Pole Middle School** Number of Students: 631 Student-Teacher Ratio: 17.77	B-	Public	6 - 8
0.30Mi.	**Ticasuk Brown Elementary School** Number of Students: 351	C	Public	KG - 5

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Student-Teacher Ratio: 16.71

7.18Mi.	**North Pole High School**	C	Public	9 - 12

Number of Students: 695
Student-Teacher Ratio: 19.96
Advanced Placement: Yes

Flood Report

The Subject Property of **849 RIDGE LOOP RD, NORTH POLE, AK 99705-5347** 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

Disaster Alerts

6/21/2025 - Himalaya Road Fire

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