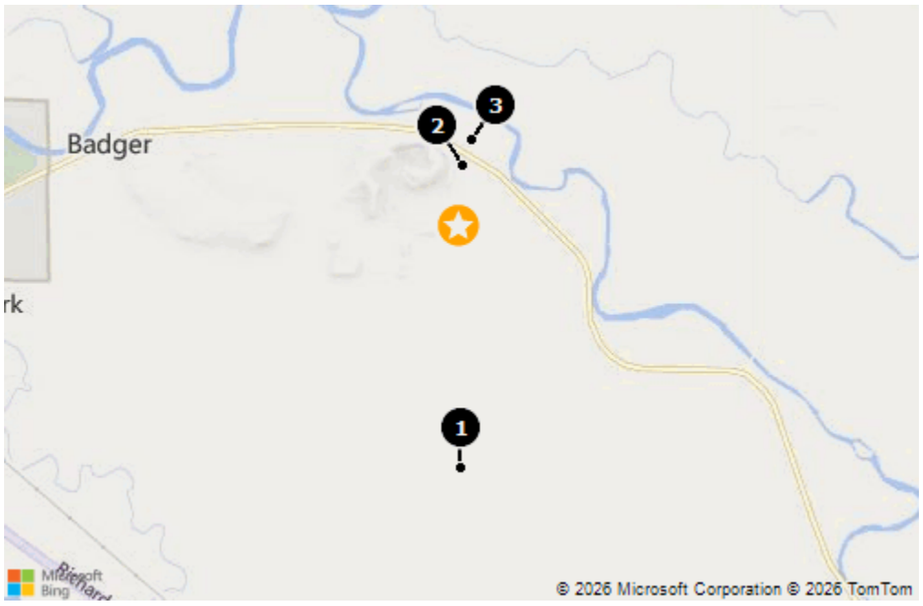
ICE SiteX Report

OrderID: 97688075

SiteX Property Information Report



Subject Property Location

961 MATTIE ST, NORTH POLE, AK 99705-5409

County:	**FAIRBANKS NORTH STAR AK**	Census Tract:	020900014.012014
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	00000303542	Thomas Bros Pg-Grid:	

Valuation

Value:	**$182,000**	FSD:	47	Common Confidence Score:	15
Value Range:	$96,460 - $267,540	ICE Confidence Score:	53		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$12,599	Market Land Value:	$12,599	Tax Year:	2025
Assd Improvement:	$271,337	Market Improvment Value:	$271,337	Total Taxable Value:	$3,671
Total Assessed Value:	$283,936	Total Assessor Market Value:	$283,936	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 1 Block: 6 Subdivision: KENDALL Sec/Twnship/Range: SEC 13 TWN 01S RNG 01E
Abbreviated Description: LOT 1 BLOCK 6 KENDALL OUT OF TL-1302 SEC 13 T1S-R1E

Property Characteristics

Lot Size:	41,995 SF	Bedrooms:	3	Pool:	
Building Area:	2352 SF	Baths:	2	Fireplace:	
Year Built:	1975	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Built-in	Heating:	Wood
Number of Stories:	1+B	Number of Cars:	3	A/C:	
Style:		Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/17/2023	Sales Price:	N/A
Document #:	2023-004304-0 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/29/2023		
Document Type:			

Legal Description:
Lot: 1 Block: 6 District: 04 Subdivision: KENDALL SUBDIVISION Map Ref: PL 74-82

Prior Transfer

Recording Date:	12/22/2014	Sales Price:	N/A
Document #:	2014-019542-0 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 1 Block: 6 Subdivision: KENDALL Sec/Twnship/Range: SEC 13 TWN 01S RNG 01E
Abbreviated Description: LOT 1 BLOCK 6 KENDALL OUT OF TL-1302 SEC 13 T1S-R1E

Mortgage Record

Recording Date:	12/22/2014	Loan Amount:	N/A
Document #:	2014-019542-0 BK-PG -	Loan Type:	VA
TD Due Date:	01/01/2030	Type Finance:	

Legal Description:
Lot: 1 Block: 6 Subdivision: KENDALL SUBDIVISION

ICE SiteX Report

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Prior Transfer

Recording Date:	12/17/2014	Sales Price:	N/A
Document #:	2014-019285-0 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/03/2014	Sales Price:	N/A
Document #:	2014-002924-0 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/26/2014	Loan Amount:	N/A
Document #:	2014-002502-0 BK-PG -	Loan Type:	VA
TD Due Date:	03/01/2029	Type Finance:	

Legal Description:
Lot: 1 Block: 6 Subdivision: KENDALL SUBDIVISION

Mortgage Record

Recording Date:	07/15/2011	Loan Amount:	N/A
Document #:	2011-012589-0 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	06/24/2036	Type Finance:	

Legal Description:
Lot: 1 Block: 6 Subdivision: KENDALL SUBDIVISION

Prior Transfer

Recording Date:	05/17/2010	Sales Price:	N/A
Document #:	2010-008006-0 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/06/2010	Loan Amount:	N/A
Document #:	2010-007273-0 BK-PG -	Loan Type:	New Conventional
TD Due Date:	06/01/2025	Type Finance:	

Legal Description:
Lot: 1 Block: 6 Subdivision: KENDALL SUBDIVISION

Mortgage Record

Recording Date:	12/20/2005	Loan Amount:	N/A
Document #:	2005-028164-0 BK-PG -	Loan Type:	New Conventional
TD Due Date:	12/01/2035	Type Finance:	

Legal Description:

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	49,746 SF	Median # of Baths	2
Median Living Area	2,064 SF	Median Year Built	1972
Price Range - 2 Yrs		Age Range	23 years to 54 years
Median Value		Median Age	54 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.32Mi.	**1783 BRADWAY RD** **NORTH POLE, AK 99705-5439**	11/21/2025			2064	//2	2003	348,481 SF	
2	.34Mi.	**857 MATTIE ST** **NORTH POLE, AK 99705-5407**	06/13/2025			1768	//1	1972	49,746 SF	
3	.5Mi.	**1854 LOOSE MOOSE LOOP** **NORTH POLE, AK 99705-5039**	04/29/2025			2460	//2	1972	20,000 SF	

APN: 00000321320 01 Document #: 2025-016157-0
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 2A District: 04 Subdivision: PINKAEW SUBDIVISION MapRef: PL 2025-70 Abbreviated Description: Lot:2A District:04 Subdivision:PINKAEW SUBDIVISION Map Ref:PL 2025-70

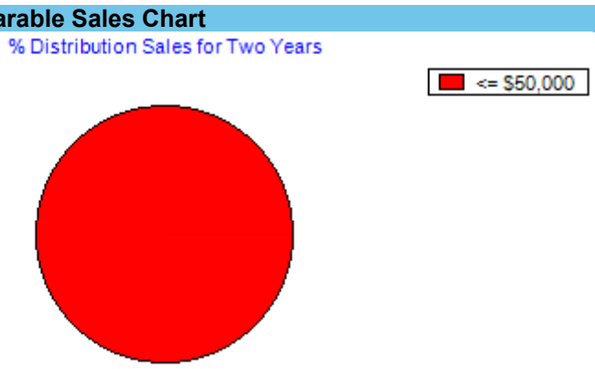
APN: 00000304271 Document #: 2025-006734-0
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Block: A Subdivision: LINDALE SUBDIVISION MapRef: PL 70-7999 Abbreviated Description: Lot:2 Block:A Subdivision:LINDALE SUBDIVISION Map Ref:PL 70-7999

APN: 00000307246 Document #: 2025-004689-0
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 7 Block: 2 District: 04 Subdivision: PILEDRIVER PARK SUBDIVISION MapRef: DOC 134.141 Abbreviated Description: Lot:7 Block:2 District:04 Subdivision:PILEDRIVER PARK SUBDIVISION Map Ref:DOC 134.141

ICE SiteX Report

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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.	**961 MATTIE ST**	**12/22/2014**	$283,936	$283,936	2,352	/3/2	1975	41,995 SF	
.03Mi.	**1788 ENDECOTT AVE**		$256,757	$256,757	1,488	//1	1974	42,114 SF	
.04Mi.	**1771 ALDER ST**		$264,863	$264,863	1,596	//2	1976	41,995 SF	
.05Mi.	**1786 ALDER ST**	**01/17/2014**	$282,254	$282,254	1,392	//1	1975	41,995 SF	
.06Mi.	**1772 ENDECOTT AVE**		$347,696	$347,696	2,262	//2	1978	42,093 SF	
.06Mi.	**1805 ALDER ST**	**03/22/2011**	$259,239	$259,239	2,496	//3	1975	1 SF	
.06Mi.	**1770 ALDER ST**		$312,049	$312,049	1,216	//2	2006	41,995 SF	
.07Mi.	**1802 ENDECOTT AVE**	**04/22/2011**	$321,367	$321,367	1,560	//2	2009	1 SF	
.07Mi.	**948 MATTIE ST**	**06/02/1999**	$351,037	$351,037	1,888	//2	1976	1 SF	
.08Mi.	**1787 KENDALL AVE**	**10/13/2015**	$209,232	$209,232	1,008	//1	1975	41,995 SF	
.09Mi.	**1773 KENDALL AVE**	**06/28/2010**	$236,811	$236,811	1,638	//2	1975	41,995 SF	
.1Mi.	**1805 KENDALL AVE**		$327,605	$327,605	1,609	//1	1975	1 SF	
.12Mi.	**1809 ENDECOTT AVE**		$288,748	$288,748	1,440	//1	1981	40,000 SF	
.12Mi.	**1769 ENDECOTT AVE**	**06/19/2009**	$94,935	$94,935	1,036	//1	1978	40 SF	
.12Mi.	**1793 ENDECOTT AVE**	**09/26/2014**	$191,124	$191,124	1,208	//1	1970	5 SF	
.13Mi.	**1788 KENDALL AVE**	**03/28/2014**	$250,854	$250,854	1,064	//1	1976	40,394 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
6.49Mi.	**North Pole Middle School** Number of Students: 631 Student-Teacher Ratio: 17.77	B-	Public	6 - 8
1.94Mi.	**Ticasuk Brown Elementary School** Number of Students: 351 Student-Teacher Ratio: 16.71	C-	Public	KG - 5
6.10Mi.	**North Pole High School** Number of Students: 695 Student-Teacher Ratio: 19.96 Advanced Placement: Yes	D+	Public	9 - 12

ICE SiteX Report

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Flood Report

The Subject Property of **961 MATTIE ST, NORTH POLE, AK 99705-5409** 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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