

**ALL FIELDS DETAIL**



<b>MLS #</b>	114100	<b>Construction</b>	See Remarks
<b>Status</b>	ACTIVE	<b>Foundation</b>	Concrete Block
<b>Type</b>	SINGLE FAMILY	<b>Age</b>	31 + yrs
<b>Address</b>	1222 4TH AVENUE	<b>Garage Type</b>	None
<b>Address 2</b>		<b>Style</b>	Raised Ranch
<b>City</b>	FAIRBANKS		
<b>State</b>	AK		
<b>Zip</b>	99701		
<b>Area</b>	NORTH FAIRBANKS		
<b>Class</b>	RESIDENTIAL		
<b>Asking Price</b>	\$129,900		
<b>Sale/Rent</b>	For Sale		
<b>IDX Include</b>	Yes		

**GENERAL**

<b>Internet Include</b>	Yes	<b>VOW Address</b>	Yes
<b>VOW Comment</b>	Yes	<b>VOW AVM</b>	Yes
<b>Single Family Options</b>	DETACHED	<b># of Bedrooms</b>	3
<b># of Full Baths</b>	3	<b># of Partial Baths</b>	0
<b>Total Baths</b>	3	<b>Garage Capacity</b>	0
<b># of Acres</b>	0.1445	<b>Licensee</b>	AUDREY J FOLDOE - HM: (907) 456-6000
<b>Listing Office 1</b>	MEYERES REAL ESTATE - Main: (907) 456-6000	<b>Licensee 2</b>	
<b>Listing Office 2</b>		<b>Commission to Selling Off</b>	3%
<b>Subd. Township/Range</b>	Townsite	<b>Lot (Tax Lot)</b>	5&6
<b>Block (Section)</b>	54	<b>Listing Date</b>	5/21/2010
<b>Expiration Date</b>	9/1/2010	<b>Owner</b>	KATHRYN J. WALDRON
<b>Owner Phone</b>		<b>Tenant</b>	
<b>Tenant Phone</b>		<b>Elementary School</b>	Denali
<b>Middle School</b>	Ryan	<b>Senior High School</b>	Lathrop
<b>Year Built</b>	1920	<b>Zoning</b>	Two-Family Residential District
<b>Zoning Overlay</b>	N/A	<b>Flood Zone</b>	X500
<b>Aprx. Lot Sq. Ft.</b>	6294	<b>Aprx. Res. Sq. Ft.</b>	2226
<b>Aprx. Garage Sq. Ft.</b>		<b>Fuel/Gal Per Year</b>	
<b>Electric/Month</b>		<b>CCRs Y/N</b>	No
<b>Sign Y/N</b>	Yes	<b>Upper Level # Bedrooms</b>	---
<b>Upper Level Baths</b>	---	<b>Upper Level XRM</b>	
<b>Upper Level Apx. Sq. Ft.</b>		<b>Upper Lev. Unfin. Sq. Ft.</b>	
<b>Main Level # Bedrooms</b>	3	<b>Main Level Baths</b>	1
<b>Main Level XRM</b>		<b>Main Level Apx. Sq. Ft.</b>	1078
<b>Main Lev. Unfin. Sq. Ft.</b>		<b>Lower Level # Bedrooms</b>	---
<b>Lower Level Baths</b>	---	<b>Lower Level XRM</b>	
<b>Lower Level Apx. Sq. Ft.</b>		<b>Lower Lev. Unfin. Sq. Ft.</b>	
<b>Base/Below # Bedrooms</b>	0	<b>Base/Below Baths</b>	2
<b>Base/Below XRM</b>	3	<b>Base/Below Apx. Sq. Ft.</b>	1148
<b>Base/Below Unfin. Sq. Ft.</b>		<b>Living Room Apx. Size</b>	
<b>Living Room Level</b>		<b>Kitchen Apx. Size</b>	
<b>Kitchen Level</b>		<b>Dining Room Apx. Size</b>	
<b>Dining Room Level</b>		<b>Family Room Apx. Size</b>	
<b>Family Room Level</b>		<b>Master Bedroom Apx. Size</b>	
<b>Total Units</b>	1	<b>Master Bedroom Level</b>	
<b>Bedroom 2 Apx. Size</b>		<b>Bedroom 2 Level</b>	
<b>Off Market Date</b>		<b>Appointment Required</b>	Yes
<b>Search By Map</b>		<b>Tax ID</b>	
<b>Update Date</b>	5/25/2010	<b>Status Date</b>	5/25/2010
<b>HotSheet Date</b>	5/25/2010	<b>Price Date</b>	5/25/2010
<b>Input Date</b>	5/25/2010 5:15:00 PM	<b>Associated Document Count</b>	2
<b>Original Price</b>	\$129,900	<b>Agent Hit Count</b>	3
<b>Client Hit Count</b>	9	<b>Cumulative DOM</b>	4
<b>Directions</b>	FROM AIRPORT, NORTH ON COWLES, LEFT ON 4TH, PROPERTY BETWEEN STATE & CLEARY STREETS	<b># of Parking Spaces</b>	

**GENERAL**

<b>Days On Market</b>	4	<b>Price/Aprx. Res.</b>	\$58.36
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**FEATURES**

<b>DESIGN</b> Raised Ranch	<b>WINDOWS</b> Thermal Pane Wood Vinyl See Remarks	<b>OTHER ROOMS</b> Family Room Den/Study	<b>WATER</b> Public
<b>EXTERIOR FINISH</b> Lap Siding Other/See Remarks	<b>EXTERIOR FEATURES</b> Deck/Patio RV Parking Fence Cable TV Lawn Garden Area Natural Telephone Service High Speed Internet	<b>LAUNDRY</b> Main Level Lower Level	<b>ROAD SERVICE</b> Yes
<b>ROOF</b> Shingle	<b>INTERIOR FEATURES</b> Smoke Detectors	<b>HEATING</b> OHWBB	<b>FIRE SERVICE</b> Yes
<b>BASEMENT</b> Full Size Finished		<b>APPLIANCES &amp; EQUIPMENT</b> Range/Oven Microwave Refrigerator Washer Dryer Blinds	<b>ROAD ACCESS</b> Gravel Maintained
		<b>SEWER</b> Public	<b>DOCUMENTS ON FILE</b> Survey Property Disclosure
			<b>TERMS</b> Cash/Refinance
			<b>SHOWING INSTRUCTIONS</b> Call Listing Licensee Appt Only

**FINANCIAL**

<b>Incentives</b>	N	<b>Taxes</b>	1807
<b>Mill Rate</b>	17.11	<b>Internet Y/N</b>	Yes
<b>Tax Parcel</b>	SEE REMARK	<b>FNSB Map #</b>	331B24
<b>HOA Dues/Mo.</b>	N/A	<b>Assessments Y/N/UNK</b>	No
<b>Min. Earnest Money</b>	2000	<b>Possession</b>	RECORDING

**SOLD STATUS**

<b>How Sold</b>	<b>Contract Date</b>
<b>Closing Date</b>	<b>Sold Price</b>
<b>Selling Licensee</b>	<b>Sell Team</b>
<b>Selling Office 1</b>	<b>Selling Licensee 2</b>
<b>Selling Office 2</b>	<b>Selling Licensee 3</b>
<b>Selling Office 3</b>	<b>Additional Comments</b>

**REMARKS**

CHARMING OLDER HOME IN DOWNTOWN FAIRBANKS. THIS HOME HAS HAD LOTS OF UPGRADES. FORMERLY USED AS A B&B IT COULD BE USED AS A DUPLEX (SEPARATE PRIVATE ENTRANCE) OR SINGLE FAMILY. THE ORIGINAL PORTION IS LOG; CONSTRUCTION IS LOG AND FRAME. LISTING INCLUDES BOTH LOTS BUT THEY WILL NEED TO BE WRITTEN SEPARATELY BECAUSE THE HOUSE IS ENTIRELY ON ONE LOT. THE 3 ROOMS IN THE BASEMENT NEED EGRESS WINDOWS TO BE BEDROOMS. SELLER WILL NOT DO ANY REPAIRS AT THIS PRICE. RECENT REPAIRS INCLUDE NEW BOILER AND ALL NEW WINDOWS ON THE MAIN LEVEL. ROOF IS 15 YEARS OLD. BIG BACKYARD WITH LARGE STORAGE SHED. TAX PARCELS: 0034061 & 0034070.

**ADDENDUM**

REALTORS: CALL LISTING LICENSEE FOR APPT TO SHOW. 456-6000

**ADDITIONAL PICTURES**

**DISCLAIMER**

This information is not guaranteed. Interested parties are advised to independently verify this information through personal inspection or with appropriate professionals.