

ALL FIELDS DETAIL



MLS #	112244	Construction	2x4
Status	ACTIVE	Foundation	Concrete Block
Type	SINGLE FAMILY	Age	31 + yrs
Address	717 8TH AVENUE	Garage Type	Carport
Address 2		Style	Raised Ranch
City	FAIRBANKS		
State	AK		
Zip	99701		
Area	NORTH FAIRBANKS		
Class	RESIDENTIAL		
Asking Price	\$152,500		
Sale/Rent	For Sale		
IDX Include	Yes		

GENERAL

Internet Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
Single Family Options	DETACHED	# of Bedrooms	3
# of Full Baths	2	# of Partial Baths	0
Total Baths	2	Garage Capacity	0
# of Acres	0.1113	Licensee	AUDREY J FOLDOE - HM: (907) 456-6000
Listing Office 1	MEYERES REAL ESTATE - Main: (907) 456-6000	Licensee 2	
Listing Office 2		Commission to Selling Off	3%
Subd. Township/Range	Townsite	Lot (Tax Lot)	4A
Block (Section)	102	Listing Date	9/4/2009
Expiration Date	12/31/2009	Owner	SAGE J. ADAMS
Owner Phone	750-2815	Tenant	
Tenant Phone		Elementary School	Denali
Middle School	Ryan	Senior High School	Lathrop
Year Built	1962	Zoning	Two-Family Residential District
Zoning Overlay	N/A	Flood Zone	X500
Aprx. Lot Sq. Ft.	4850	Aprx. Res. Sq. Ft.	2100
Aprx. Garage Sq. Ft.		Fuel/Gal Per Year	
Electric/Month		CCRs Y/N	No
Sign Y/N	Yes	Upper Level # Bedrooms	N/A
Upper Level Baths	N/A	Upper Level XRM	
Upper Level Apx. Sq. Ft.		Upper Lev. Unfin. Sq. Ft.	
Main Level # Bedrooms	3	Main Level Baths	2
Main Level XRM		Main Level Apx. Sq. Ft.	1400
Main Lev. Unfin. Sq. Ft.		Lower Level # Bedrooms	0
Lower Level Baths	0	Lower Level XRM	1
Lower Level Apx. Sq. Ft.	700	Lower Lev. Unfin. Sq. Ft.	300
Base/Below # Bedrooms	N/A	Base/Below Baths	N/A
Base/Below XRM		Base/Below Apx. Sq. Ft.	
Base/Below Unfin. Sq. Ft.		Living Room Apx. Size	
Living Room Level		Kitchen Apx. Size	
Kitchen Level		Dining Room Apx. Size	
Dining Room Level		Family Room Apx. Size	
Family Room Level		Master Bedroom Apx. Size	
Total Units	1	Master Bedroom Level	
Bedroom 2 Apx. Size		Bedroom 2 Level	
Off Market Date		Appointment Required	Yes
Mapping		Tax ID	
Update Date	9/4/2009	Status Date	9/4/2009
HotSheet Date	9/4/2009	Price Date	9/4/2009
Input Date	9/4/2009 8:16:00 PM	Associated Document Count	0
Original Price	\$152,500	Agent Hit Count	1
Client Hit Count	0	Cumulative DOM	0
Directions	FROM BARNETTE, TAKE RIGHT ON 8TH, 3RD HOUSE ON LEFT	# of Parking Spaces	
Price/Aprx. Res.	\$72.62		

FEATURES**DESIGN**

Raised Ranch

EXTERIOR FINISH

Lap Siding

BASEMENT

Partial Size

Partially Finished

WINDOWS

Thermal Pane

Wood

Vinyl

EXTERIOR FEATURES

Deck/Patio

Fence

Cable TV

Lawn

Natural

Telephone Service

High Speed Internet

INTERIOR FEATURES

Wood Stove

Smoke Detectors

OTHER ROOMS

Family Room

LAUNDRY

Lower Level

HEATING

OHWBB

APPLIANCES & EQUIPMENT

Range/Oven

Dishwasher

Refrigerator

Washer

Dryer

Ceiling Fan

SEWER

Public

WATER

Public

ROAD SERVICE

Yes

FIRE SERVICE

Yes

ROAD ACCESS

Gravel

Maintained

DOCUMENTS ON FILE

Survey

Property Disclosure

Floor Sketch

Other/See Remarks

TERMS

Cash/Refinance

See Remarks

Short Sale Lender App Req

SHOWING INSTRUCTIONS

Call Listing Licensee

Appt Only

FINANCIAL

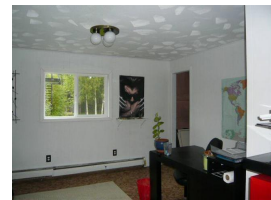
Incentives	N	Taxes	2675
Mill Rate	17.113	Internet Y/N	Yes
Tax Parcel	0039128	FNSB Map #	
HOA Dues/Mo.	N/A	Assessments Y/N/UNK	No
Min. Earnest Money	3500	Possession	RECORDING

SOLD STATUS**How Sold****Closing Date****Selling Licensee****Selling Office 1****Selling Office 2****Selling Office 3****Contract Date****Sold Price****Sell Team****Selling Licensee 2****Selling Licensee 3****Additional Comments****REMARKS**

THIS IS A LARGE OLDER HOME IN REALLY NICE CONDITION IN A CONVENIENT DOWNTOWN LOCATION. THE LARGE BASEMENT HAS A BIG FAMILY ROOM AND A UTILITY ROOM. NEW SYSTEM 2000 BOILER INSTALLED 1 YEAR AGO. THIS WILL BE A SHORT SALE AND A PRELIMINARY PACKAGE HAS ALREADY BEEN SUBMITTED TO THE BANK INVOLVED. THIS HOUSE SOLD FOR \$171,000 IN OCT 2007. 5 WINDOWS HAVE BEEN REPLACED. BIG COVERED CARPORT IN FRONT.

ADDENDUM

CALL OWNER DIRECTLY FOR SHOWING APPOINTMENT. SAGE ADAMS 750-2815

ADDITIONAL PICTURES**DISCLAIMER**

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