

ALL FIELDS DETAIL



MLS #	114131	Construction	2x4
Status	ACTIVE	Foundation	Concrete Block
Type	SINGLE FAMILY	Age	31 + yrs
Address	303 BADGER STREET	Garage Type	Attached/HTD
Address 2		Style	2 Story
City	FAIRBANKS		
State	AK		
Zip	99701		
Area	NORTH FAIRBANKS		
Class	RESIDENTIAL		
Asking Price	\$80,900		
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	1
Total Baths	3	Garage Capacity	1
# of Acres	0.1280	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	Fairbanks Townsite	Lot (Tax Lot)	5
Block (Section)	55	Listing Date	5/27/2010
Expiration Date	9/21/2010	Owner	HSBC MORTGAGE SERVICE
Owner Phone		Tenant	
Tenant Phone		Elementary School	Denali
Middle School	Ryan	Senior High School	Lathrop
Year Built	1945	Zoning	Two-Family Residential District
Zoning Overlay	N/A	Flood Zone	X500
Aprx. Lot Sq. Ft.	5575	Aprx. Res. Sq. Ft.	2178
Aprx. Garage Sq. Ft.	320	Fuel/Gal Per Year	
Electric/Month		CCRs Y/N	No
Sign Y/N	Yes	Upper Level # Bedrooms	2
Upper Level Baths	1	Upper Level XRM	
Upper Level Apx. Sq. Ft.		Upper Lev. Unfin. Sq. Ft.	584
Main Level # Bedrooms	0	Main Level Baths	1
Main Level XRM		Main Level Apx. Sq. Ft.	
Main Lev. Unfin. Sq. Ft.	1009	Lower Level # Bedrooms	1
Lower Level Baths	.5	Lower Level XRM	1
Lower Level Apx. Sq. Ft.	585	Lower Lev. Unfin. Sq. Ft.	
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	No
Search By Map		Tax ID	
Update Date	7/20/2010	Status Date	5/29/2010
HotSheet Date	7/20/2010	Price Date	7/20/2010
Input Date	5/29/2010 6:14:00 PM	Associated Document Count	2
Original Price	\$99,900	Agent Hit Count	59
Client Hit Count	222	Cumulative DOM	149

GENERAL

Directions	FROM AIRPORT WAY, GO NORTH ON LATHROP THEN TURN RIGHT AT RIVER ON TO 1ST, THEN TAKE RIGHT ON BADGER & HOUSE IS AT CORNER OF BADGER ST & 3RD & 4TH (STREET TO STREET LOT)	# of Parking Spaces	
Days On Market	54	Price/Aprx. Res.	\$37.14

FEATURES

DESIGN 2 Story Tri-Level Contemporary	EXTERIOR FEATURES Deck/Patio Fixer-Upper Cable TV Lawn Telephone Service	HEATING OHWBB	ROAD ACCESS Paved Maintained
EXTERIOR FINISH T1-11 Cedar	INTERIOR FEATURES Vaulted Ceiling Smoke Detectors	APPLIANCES & EQUIPMENT Range/Oven Refrigerator Water Softener Ceiling Fan	DOCUMENTS ON FILE Survey Other/See Remarks
ROOF Shingle Built-Up	OTHER ROOMS Family Room Mud Room Master Suite	SEWER Public	TERMS Cash/Refinance
BASEMENT Partial Size Finished	LAUNDRY Lower Level	WATER Public	SHOWING INSTRUCTIONS Call Listing Licensee Vacant Lock Box
WINDOWS Thermal Pane Wood		ROAD SERVICE Yes	
		FIRE SERVICE Yes	

FINANCIAL

Incentives	N	Taxes	2137
Mill Rate	17.11	Internet Y/N	Yes
Tax Parcel	0034126	FNSB Map #	311B24
HOA Dues/Mo.	N/A	Assessments Y/N/UNK	No
Min. Earnest Money	2%	Possession	RECORDING

SOLD STATUS

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

REMARKS

Older but interesting 2 story home with basement. 1 bdrm & half bath in basement; master & 2nd bdrm on upper floor. Huge living room with high vaulted ceilings, big dining area, and a nice kitchen. There has been extensive remodeling on this home. Curved stairway from family room to 2nd floor. Oversized single garage. Street to street lot. This home may be old and need some work but it has a lot of potential and charm and is located in the heart of downtown Fairbanks. Heat & water systems are frozen and need repair.

ADDENDUM

REALTORS: LOCKBOX - VACANT - CALL LL OFFICE AND GO. 456-6000. Home is being sold AS-IS. ALL OFFERS NEED TO PROVIDE A PRE-APPROVAL LETTER BY A BANK OF AMERICA BRANCH OFFICE (THEY WILL PROVIDE A FREE APPRAISAL AND CREDIT REPORT IF THEY PROVIDE THE LOAN TO THE BUYER, AS WELL AS THEY WILL TRY TO BEAT WHATEVER DEAL ANY OTHER LENDER HAS OFFERED). Email Sarah Gilada at sarah.gilada@bankofamerica.com or call 866-645-5309 Ext 5628. All financing offers must be accompanied by a pre-approval letter from Bank of America to be submitted. All cash offers must show proof of cash.

ADDITIONAL PICTURES



DISCLAIMER

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