

**ALL FIELDS DETAIL**



<b>MLS #</b>	113085	<b>Construction</b>	2x4
<b>Status</b>	ACTIVE	<b>Foundation</b>	Concrete Block
<b>Type</b>	SINGLE FAMILY	<b>Age</b>	31 + yrs
<b>Address</b>	303 BADGER STREET	<b>Garage Type</b>	Attached/HTD
<b>Address 2</b>		<b>Style</b>	2 Story
<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>	2	<b># of Partial Baths</b>	1
<b>Total Baths</b>	3	<b>Garage Capacity</b>	1
<b># of Acres</b>	0.1280	<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>	Fairbanks Townsite	<b>Lot (Tax Lot)</b>	5
<b>Block (Section)</b>	55	<b>Listing Date</b>	2/15/2010
<b>Expiration Date</b>	5/16/2010	<b>Owner</b>	HSBC MORTGAGE SERVICE
<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>	1945	<b>Zoning</b>	Two-Family Residential District
<b>Zoning Overlay</b>	N/A	<b>Flood Zone</b>	X500
<b>Aprx. Lot Sq. Ft.</b>	5575	<b>Aprx. Res. Sq. Ft.</b>	2178
<b>Aprx. Garage Sq. Ft.</b>	320	<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>	2
<b>Upper Level Baths</b>	1	<b>Upper Level XRM</b>	
<b>Upper Level Apx. Sq. Ft.</b>		<b>Upper Lev. Unfin. Sq. Ft.</b>	584
<b>Main Level # Bedrooms</b>	0	<b>Main Level Baths</b>	1
<b>Main Level XRM</b>		<b>Main Level Apx. Sq. Ft.</b>	
<b>Main Lev. Unfin. Sq. Ft.</b>	1009	<b>Lower Level # Bedrooms</b>	1
<b>Lower Level Baths</b>	.5	<b>Lower Level XRM</b>	1
<b>Lower Level Apx. Sq. Ft.</b>	585	<b>Lower Lev. Unfin. Sq. Ft.</b>	
<b>Base/Below # Bedrooms</b>	N/A	<b>Base/Below Baths</b>	N/A
<b>Base/Below XRM</b>		<b>Base/Below Apx. Sq. Ft.</b>	
<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>	No
<b>Search By Map</b>		<b>Tax ID</b>	
<b>Update Date</b>	2/16/2010	<b>Status Date</b>	2/16/2010
<b>HotSheet Date</b>	2/16/2010	<b>Price Date</b>	2/16/2010
<b>Input Date</b>	2/16/2010 7:50:00 PM	<b>Associated Document Count</b>	0
<b>Original Price</b>	\$129,900	<b>Agent Hit Count</b>	1
<b>Client Hit Count</b>	0	<b>Cumulative DOM</b>	1

**GENERAL**

<b>Directions</b>	FROM AIRPORT WAY, GO NORTH ON LATHROP THEN TURN RIGHT AT RIVER ONTO 1ST, THEN TAKE RIGHT ON BADGER & HOUSE IS AT CORNER OF BADGER ST & 3RD & 4TH (STREET TO STREET LOT)	<b># of Parking Spaces</b>	
<b>Days On Market</b>	1	<b>Price/Aprx. Res.</b>	\$59.64

**FEATURES**

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

**FINANCIAL**

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

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.