

ALL FIELDS DETAIL



MLS #	116712	Construction	2x4
Status	ACTIVE	Foundation	Concrete Block
Type	SINGLE FAMILY	Age	31 + yrs
Address	1612 CENTRAL AVENUE	Garage Type	Attached/HTD
Address 2		Style	Tri-Level
City	FAIRBANKS		
State	AK		
Zip	99701		
Area	NORTH FAIRBANKS		
Class	RESIDENTIAL		
Asking Price	\$104,900		
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	0
Total Baths	2	Garage Capacity	2
# of Acres	0.3939	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	Aurora	Lot (Tax Lot)	5,6,& E 10FT OF 7
Block (Section)	15	Listing Date	5/16/2011
Expiration Date	11/14/2011	Owner	BAC
Owner Phone		Tenant	
Tenant Phone		Elementary School	Ann Wien
Middle School	Randy Smith	Senior High School	West Valley
Year Built	1963	Zoning	Two-Family Residential District
Zoning Overlay	N/A	Flood Zone	X500
Aprx. Lot Sq. Ft.	17,160	Aprx. Res. Sq. Ft.	1728
Aprx. Garage Sq. Ft.	576	Fuel/Gal Per Year	
Electric/Month		CCRs Y/N	No
Sign Y/N	Yes	Upper Level # Bedrooms	1
Upper Level Baths	1	Upper Level XRM	
Upper Level Apx. Sq. Ft.		Upper Lev. Unfin. Sq. Ft.	
Main Level # Bedrooms	0	Main Level Baths	0
Main Level XRM		Main Level Apx. Sq. Ft.	
Main Lev. Unfin. Sq. Ft.		Lower Level # Bedrooms	1
Lower Level Baths	1	Lower Level XRM	
Lower Level Apx. Sq. Ft.		Lower Lev. Unfin. Sq. Ft.	
Base/Below # Bedrooms	1	Base/Below Baths	0
Base/Below XRM		Base/Below Apx. Sq. Ft.	
Base/Below Unfin. Sq. Ft.		Living Room Apx. Size	
Living Room Level	M	Kitchen Apx. Size	
Kitchen Level	M	Dining Room Apx. Size	
Dining Room Level		Family Room Apx. Size	
Family Room Level		Master Bedroom Apx. Size	
Total Units	1	Master Bedroom Level	U
Bedroom 2 Apx. Size		Bedroom 2 Level	L
Off Market Date		Appointment Required	No
Search By Map		Tax ID	
Update Date	9/30/2011	Status Date	5/16/2011
HotSheet Date	8/17/2011	Price Date	8/17/2011
Input Date	5/16/2011 7:39:00 PM	Associated Document Count	1
Original Price	\$161,900	Agent Hit Count	106
Client Hit Count	408	Cumulative DOM	137
Directions	COLLEGE ROAD TO SOUTH ON AURORA, LEFT ON CENTRAL	# of Parking Spaces	
Days On Market	137	Price/Apx. Res.	\$60.71

FEATURES

DESIGN Multi-Level Daylight Basement	WINDOWS Single Pane Thermal Pane Wood Vinyl	INTERIOR FEATURES Jetted Tub Hardwood Floors Vaulted Ceiling	SEWER Public
EXTERIOR FINISH Lap Siding Log Metal	EXTERIOR FEATURES Deck/Patio RV Parking Fence Fixer-Upper Greenhouse Shed Lawn Natural Telephone Service High Speed Internet	OTHER ROOMS Family Room Master Suite	WATER Public
ROOF Urethane Built-Up		LAUNDRY Lower Level	ROAD SERVICE Yes
BASEMENT Partial Size Finished Daylight		HEATING Oil OHWBB See Remarks	FIRE SERVICE Yes
		APPLIANCES & EQUIPMENT Dishwasher Ceiling Fan Garage Door Opener	ROAD ACCESS Paved Maintained
			TERMS Cash/Refinance
			SHOWING INSTRUCTIONS Call Listing Licensee Vacant Lock Box

FINANCIAL

Incentives		Taxes	3515
Mill Rate	17.23	Internet Y/N	Yes
Tax Parcel	0046205	FNSB Map #	311B41
HOA Dues/Mo.	N/A	Assessments Y/N/UNK	No
Min. Earnest Money	2%	Possession	RECORDING
Short Sale (Y/N)	No	Foreclosure (Y/N)	Yes
REO (Y/N)	Yes		

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

FIXER UPPER WITH POTENTIAL FOR A LOT OF LIVING SPACE. PART OF THE STRUCTURE IS DOUBLE WALL. SQUARE FOOTAGE IS PER BOROUGH - IT APPEARS THERE COULD BE AS MUCH AS 2052 SQ FT OF LIVING AREA. 4 LEVELS: GROUND LEVEL HAS 1 BDRM 1 BATH; BASEMENT HAS FAMILY ROOM & BDRM (WINDOWS ARE NOT EGRESS); MAIN LEVEL HAS KITCHEN & LIVING RM WITH CATHEDRAL CEILING; UPPER HAS BATH & MASTER BDRM WITH JETTED TUB. CLERESTORY WINDOWS LIGHT THE UPPER LEVEL, BUILT-IN CABINETS IN HALL. 2 LOTS PLUS 10 FT OF 3RD LOT FULLY FENCED. BEING SOLD AS-IS. BOILER IS BROKEN, WATER LINES UNKNOWN. LOG & METAL EXTERIOR FINISH.

ADDENDUM

REALTORS: Call and leave message that you are showing and just go. This property and the terms of its sale is now under auction terms and conditions. All pre-auction event bids should be submitted through www.auction.com, the auction firm. This sale of this property is subject to a 5% buyer's premium pursuant to the Auction Terms & Conditions (minimums may apply). Please contact the listing (auction managing) agent for co-op commission information and details, as the co-op commissions may change between the pre-auction event sales and the auction periods. This is a reserve auction and all pre-auction bids are subject to seller approval. Please contact listing (auction managing) agent for specific details.

ADDITIONAL PICTURES



DISCLAIMER

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