

ALL FIELDS DETAIL



MLS #	115569	Construction	See Remarks
Status	ACTIVE	Foundation	Concrete Block
Type	SINGLE FAMILY	Age	31 + yrs
Address	1215 CHOCTAW ROAD	Garage Type	None
Address 2		Style	Ranch
City	FAIRBANKS		
State	AK		
Zip	99705		
Area	BADGER&RURAL NP		
Class	RESIDENTIAL		
Asking Price	\$75,000		
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	1	# of Partial Baths	1
Total Baths	2	Garage Capacity	0
# of Acres	0.9314	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	Dallas	Lot (Tax Lot)	9
Block (Section)	N/A	Listing Date	12/23/2010
Expiration Date	6/19/2011	Owner	CORPORATE
Owner Phone		Tenant	
Tenant Phone		Elementary School	Badger Road
Middle School	N. Pole Middle	Senior High School	N. Pole High
Year Built	1973	Zoning	General Use District - 1
Zoning Overlay	N/A	Flood Zone	X500
Aprx. Lot Sq. Ft.	40,570	Aprx. Res. Sq. Ft.	1691
Aprx. Garage Sq. Ft.		Fuel/Gal Per Year	
Electric/Month		CCRs Y/N	Yes
Sign Y/N	Yes	Upper Level # Bedrooms	---
Upper Level Baths	---	Upper Level XRM	
Upper Level Apx. Sq. Ft.		Upper Lev. Unfin. Sq. Ft.	
Main Level # Bedrooms	3	Main Level Baths	1.5
Main Level XRM	2	Main Level Apx. Sq. Ft.	1691
Main Lev. Unfin. Sq. Ft.		Lower Level # Bedrooms	---
Lower Level Baths	---	Lower Level XRM	
Lower Level Apx. Sq. Ft.		Lower Lev. Unfin. Sq. Ft.	
Base/Below # Bedrooms	---	Base/Below Baths	---
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	3/21/2011	Status Date	12/23/2010
HotSheet Date	3/21/2011	Price Date	3/21/2011
Input Date	12/23/2010 5:42:00 PM	Associated Document Count	1
Original Price	\$102,900	Agent Hit Count	69
Client Hit Count	277	Cumulative DOM	88
Directions	RICHARDSON TO 1ST BADGER EXIT, RIGHT ON HOLMES, RIGHT ON DENNIS, LEFT ON COPPER, AT CORNER OF COPPER & CHOCTAW	# of Parking Spaces	

GENERAL

Days On Market	88	Price/Aprx. Res.	\$44.35
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FEATURES

DESIGN Ranch	WINDOWS Thermal Pane Wood	OTHER ROOMS Family Room Mud Room	WATER Private Well
EXTERIOR FINISH T1-11	EXTERIOR FEATURES Deck/Patio RV Parking Fixer-Upper	LAUNDRY Main Level Other/See Remarks	ROAD SERVICE Yes
ROOF Metal	Shed Lawn Natural Telephone Service	HEATING OFA	FIRE SERVICE Yes
BASEMENT Crawl Space	INTERIOR FEATURES Smoke Detectors Laminate Flooring	APPLIANCES & EQUIPMENT Range/Oven Dishwasher Refrigerator Ceiling Fan Drapes	ROAD ACCESS Gravel Maintained
		SEWER Septic	TERMS Cash/Refinance
			SHOWING INSTRUCTIONS Call Listing Licensee Vacant Lock Box

FINANCIAL

Incentives		Taxes	1806
Mill Rate	15.53	Internet Y/N	Yes
Tax Parcel	0293342	FNSB Map #	211E2
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

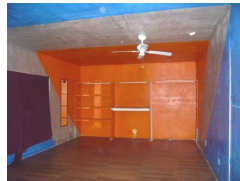
How Sold	Contract Date
Closing Date	Sold Price
Selling Licensee	Sell Team
Selling Office 1	Selling Licensee 2
Selling Office 2	Selling Licensee 3
Selling Office 3	Additional Comments

REMARKS

THIS PROPERTY IS BEING SOLD "AS-IS". IT IS FUNCTIONAL, WINTERIZED AND HEATED, BUT IS IN NEED OF A LOT OF WORK. THERE ARE SOME BROKEN WINDOWS, LAMINATE FLOORING NEEDS TO BE FINISHED, AND THERE WAS A RECENT CHANGE FROM ELECTRIC HEAT TO OIL FORCED AIR (FURANCE IS NEW BUT NOT DUCTED). 2 EXTRA ROOMS, COULD BE 4TH BEDROOM AND FAMILY ROOM. BIG STORAGE SHED IN BACK YARD. FIXER UPPER WITH POTENTIAL.

ADDENDUM

REALTORS: VACANT - LOCKBOX - CALL LISTING LICENSEE OFFICE & GO. 456-6000 THIS PROPERTY IS BEING SOLD "AS IS". ALL OFFERS NEED TO PROVIDE A PRE-APPROVAL LETTER FROM BANK OF AMERICA. Email Stephanie Warner at stephanie2.johnston@bankofamerica.com or call her at 800-850-7655 ext 1450822 to get pre-qualified. All offers must be accompanied by a pre-qualification letter. Cash offers must show proof of funds.

ADDITIONAL PICTURES

DISCLAIMER

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