

**ALL FIELDS DETAIL**



<b>MLS #</b>	118086	<b>Construction</b>	Log
<b>Status</b>	ACTIVE	<b>Foundation</b>	Post On Pad
<b>Type</b>	SINGLE FAMILY	<b>Age</b>	6-10 yrs
<b>Address</b>	6900/6850 JOHNSON ROAD	<b>Garage Type</b>	None
<b>Address 2</b>		<b>Style</b>	Ranch
<b>City</b>	Salcha		
<b>State</b>	AK		
<b>Zip</b>	99714		
<b>Area</b>	SALCHA		
<b>Class</b>	RESIDENTIAL		
<b>Asking Price</b>	\$24,900		
<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>	1	<b># of Partial Baths</b>	0
<b>Total Baths</b>	1	<b>Garage Capacity</b>	0
<b># of Acres</b>	2.5177	<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>	*
<b>Subd. Township/Range</b>	Deuce Moose	<b>Lot (Tax Lot)</b>	4&5
<b>Block (Section)</b>	N/A	<b>Listing Date</b>	11/14/2011
<b>Expiration Date</b>	4/24/2012	<b>Owner</b>	PMH Financial
<b>Owner Phone</b>		<b>Tenant</b>	
<b>Tenant Phone</b>		<b>Elementary School</b>	Salcha
<b>Middle School</b>	Eielson	<b>Senior High School</b>	Eielson
<b>Year Built</b>	2005	<b>Zoning</b>	General Use District - 1
<b>Zoning Overlay</b>	N/A	<b>Flood Zone</b>	X
<b>Aprx. Lot Sq. Ft.</b>	109,670	<b>Aprx. Res. Sq. Ft.</b>	1008
<b>Aprx. Garage Sq. Ft.</b>	0	<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>	---
<b>Upper Level Baths</b>	---	<b>Upper Level XRM</b>	
<b>Upper Level Aprx. Sq. Ft.</b>		<b>Upper Lev. Unfin. Sq. Ft.</b>	
<b>Main Level # Bedrooms</b>	3	<b>Main Level Baths</b>	1
<b>Main Level XRM</b>		<b>Main Level Aprx. Sq. Ft.</b>	1008
<b>Main Lev. Unfin. Sq. Ft.</b>	100	<b>Lower Level # Bedrooms</b>	---
<b>Lower Level Baths</b>	---	<b>Lower Level XRM</b>	
<b>Lower Level Aprx. Sq. Ft.</b>		<b>Lower Lev. Unfin. Sq. Ft.</b>	
<b>Base/Below # Bedrooms</b>	---	<b>Base/Below Baths</b>	---
<b>Base/Below XRM</b>		<b>Base/Below Aprx. Sq. Ft.</b>	
<b>Base/Below Unfin. Sq. Ft.</b>		<b>Living Room Aprx. Size</b>	
<b>Living Room Level</b>		<b>Kitchen Aprx. Size</b>	
<b>Kitchen Level</b>		<b>Dining Room Aprx. Size</b>	
<b>Dining Room Level</b>		<b>Family Room Aprx. Size</b>	
<b>Family Room Level</b>		<b>Master Bedroom Aprx. Size</b>	
<b>Total Units</b>	1	<b>Master Bedroom Level</b>	
<b>Bedroom 2 Aprx. 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>	1/25/2012	<b>Status Date</b>	11/16/2011
<b>HotSheet Date</b>	1/25/2012	<b>Price Date</b>	1/25/2012
<b>Input Date</b>	11/16/2011 9:00:00 PM	<b>Associated Document Count</b>	1
<b>Original Price</b>	\$42,090	<b>Agent Hit Count</b>	50
<b>Client Hit Count</b>	71	<b>Cumulative DOM</b>	72
<b>Directions</b>	South on Richardson Hwy to Salcha, left on Johnson Road, about 3 miles down on the left	<b># of Parking Spaces</b>	
<b>Days On Market</b>	72	<b>Price/Aprx. Res.</b>	\$24.70

**FEATURES**

<b>DESIGN</b> Log Ranch	<b>EXTERIOR FEATURES</b> Deck/Patio RV Parking Fixer-Upper Horse Property Shed Lawn Natural Telephone Service Dog Teams	<b>LAUNDRY</b> Main Level <b>APPLIANCES &amp; EQUIPMENT</b> Range/Oven Dishwasher Refrigerator Ceiling Fan <b>SEWER</b> Septic <b>WATER</b> Holding Tank <b>ROAD SERVICE</b> Yes	<b>FIRE SERVICE</b> No <b>ROAD ACCESS</b> Paved Maintained <b>TERMS</b> Cash/Refinance <b>SHOWING INSTRUCTIONS</b> Call Listing Licensee Vacant Lock Box
<b>EXTERIOR FINISH</b> Log	<b>INTERIOR FEATURES</b> Wood Stove Arctic Entry Vaulted Ceiling Smoke Detectors		
<b>ROOF</b> Metal			
<b>BASEMENT</b> None			
<b>WINDOWS</b> Thermal Pane Vinyl			

**FINANCIAL**

<b>Incentives</b>		<b>Taxes</b>	1150
<b>Mill Rate</b>	12.999	<b>Internet Y/N</b>	Yes
<b>Tax Parcel</b>	0577171	<b>FNSB Map #</b>	244E
<b>HOA Dues/Mo.</b>	N/A	<b>Assessments Y/N/UNK</b>	No
<b>Min. Earnest Money</b>	\$1000	<b>Possession</b>	Recording
<b>Short Sale (Y/N)</b>	No	<b>Foreclosure (Y/N)</b>	Yes
<b>REO (Y/N)</b>	Yes		

**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**

Minimum comission is \$1250. House is entirely on lot 5 but sale includes lots 4 and 5 (each lot is 1.26 acres). This is a fixer upper, partially finished. There is a woodstove and no other heat source. Most windows are broken and boarded up. Post on pad foundation, nice deck on front, shed holds large water tank , nice wooded setting. Being sold cash AS-IS. All offers must show proof of funds.

**ADDENDUM**

Realtors: Vacant, lockbox. Call listing office and go. 456-6000

**ADDITIONAL PICTURES**





**DISCLAIMER**

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