

ALL FIELDS DETAIL



MLS #	110861	Construction	2x4
Status	ACTIVE	Foundation	Concrete Block
Type	SINGLE FAMILY	Age	31 + yrs
Address	1652 OLD PIONEER WAY	Garage Type	Attached/HTD
Address 2		Style	Raised Ranch
City	Fairbanks		
State	AK		
Zip	99709		
Area	NORTH FAIRBANKS		
Class	RESIDENTIAL		
Asking Price	\$85,000		
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	2
# of Full Baths	2	# of Partial Baths	0
Total Baths	2	Garage Capacity	2
# of Acres	0.2787	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	Snowball	Lot (Tax Lot)	8A
Block (Section)	C	Listing Date	4/6/2009
Expiration Date	7/6/2009	Owner	Corporate/Wells
Owner Phone	n/a	Tenant	n/a
Tenant Phone	n/a	Elementary School	Joy
Middle School	Randy Smith	Senior High School	West Valley
Year Built	1945	Zoning	Two-Family Residential District
Zoning Overlay	n/a	Flood Zone	X500
Aprx. Lot Sq. Ft.	12,139	Aprx. Res. Sq. Ft.	1151
Aprx. Garage Sq. Ft.	672	Fuel/Gal Per Year	unk
Electric/Month	unk	CCRs Y/N	Yes
Sign Y/N	Yes	Upper Level # Bedrooms	0
Upper Level Baths	0	Upper Level XRM	0
Upper Level Apx. Sq. Ft.	0	Upper Lev. Unfin. Sq. Ft.	0
Main Level # Bedrooms	1	Main Level Baths	0
Main Level XRM	2	Main Level Apx. Sq. Ft.	651
Main Lev. Unfin. Sq. Ft.	100	Lower Level # Bedrooms	1
Lower Level Baths	1	Lower Level XRM	2
Lower Level Apx. Sq. Ft.	500	Lower Lev. Unfin. Sq. Ft.	0
Base/Below # Bedrooms	0	Base/Below Baths	0
Base/Below XRM	0	Base/Below Apx. Sq. Ft.	0
Base/Below Unfin. Sq. Ft.	0	Living Room Apx. Size	
Living Room Level	M	Kitchen Apx. Size	
Kitchen Level	M	Dining Room Apx. Size	
Dining Room Level	M	Family Room Apx. Size	
Family Room Level	L	Master Bedroom Apx. Size	
Total Units	1	Master Bedroom Level	L
Bedroom 2 Apx. Size		Bedroom 2 Level	1
Off Market Date		Appointment Required	No
Mapping		Tax ID	
Update Date	5/12/2009	Status Date	4/19/2009
HotSheet Date	5/12/2009	Price Date	5/12/2009
Input Date	4/7/2009 9:49:00 PM	Associated Document Count	1
Original Price	\$90,000	Agent Hit Count	75
Client Hit Count	122	Cumulative DOM	36
Directions	College Road to Old Pioneer on right	Days On Market	36
Price/Aprx. Res.	\$73.85		

FEATURES

DESIGN	WINDOWS	OTHER ROOMS	VIEW
Raised Ranch	Thermal Pane	Family Room	None
EXTERIOR FINISH	Wood	Den/Study	ENERGY RATING

FEATURES

T1-11	Vinyl	LAUNDRY	None
ROOF	EXTERIOR FEATURES	Lower Level	ROAD ACCESS
Shingle	Deck/Patio	HEATING	Paved
BASEMENT	RV Parking	OHWBB	Maintained
Full Size	Fence	See Remarks	DOCUMENTS ON FILE
Finished	Fixer-Upper	SEWER	Survey
	Cable TV	Public	Other/See Remarks
	Lawn	WATER	TERMS
	Natural	Public	Cash/Refinance
	Telephone Service	ROAD SERVICE	SHOWING INSTRUCTIONS
	INTERIOR FEATURES	Yes	Call Listing Licensee
	Arctic Entry	FIRE SERVICE	Vacant
	Smoke Detectors	Yes	Lock Box
	Laminate Flooring		

FINANCIAL

Incentives	N	Taxes	2230.44
Mill Rate	16.185	Internet Y/N	Yes
Tax Parcel	0538426	FNSB Map #	311C11
HOA Dues/Mo.	n/a	Assessments Y/N/UNK	No
Min. Earnest Money	2000	Possession	record

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 house is being sold "where is as is". There has been a lot of remodeling done but it is not finished. Most of the kitchen is not there but the flooring throughout is pretty good. Although the system says it is winterized it appears to have frozen up and been damaged according to 2 plumbers. Although it is pretty old you would never guess it by the interior condition. There is a big fenced yard. The records indicate it was previously a duplex and there are 2 meters.

ADDENDUM

The electric is on but the house is cold so come prepared. According to past records the roof was new in 2003 and 2 new garage doors were also added and the plumbing and electric were upgraded. Investigate for yourself. Please have any offers include a preapproval letter from Wells Fargo even if your client may be getting a loan from another institution. VACANT - LOCKBOX. This is an REO property & even if an offer is accepted it will be responded to on a counter offer form. 2-3 day turnaround for reponse is typical. Leave message with listing liscensee of showings for tracking purposes. Being sold AS-IS. All CASH offers are eligible for an expedited closing pending clear titleand/or hazard claim resolution of approximately 15 business days.

ADDITIONAL PICTURES**DISCLAIMER**

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