

ALL FIELDS DETAIL



MLS #	110637	Construction	Log
Status	ACTIVE	Foundation	Post On Pad
Type	SINGLE FAMILY	Age	31 + yrs
Address	1273 RAYMOND AVENUE	Garage Type	None
Address 2		Style	Ranch
City	FAIRBANKS		
State	AK		
Zip	99712		
Area	RURAL FAIRBANKS		
Class	RESIDENTIAL		
Asking Price	\$83,500		
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	1
# of Full Baths	1	# of Partial Baths	0
Total Baths	1	Garage Capacity	0
# of Acres	1.6620	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	Columbia Hill	Lot (Tax Lot)	5
Block (Section)	2	Listing Date	3/12/2009
Expiration Date	8/12/2009	Owner	BANK OF NY/COUNTRYWIDE
Owner Phone		Tenant	
Tenant Phone		Elementary School	Weller
Middle School	Tanana	Senior High School	Lathrop
Year Built	1977	Zoning	Rural Residential District
Zoning Overlay	MHS	Flood Zone	X
Aprx. Lot Sq. Ft.	72,396	Aprx. Res. Sq. Ft.	820
Aprx. Garage Sq. Ft.	0	Fuel/Gal Per Year	UNK
Electric/Month	UNK	CCRs Y/N	Yes
Sign Y/N	Yes	Upper Level # Bedrooms	N/A
Upper Level Baths	N/A	Upper Level XRM	
Upper Level Apx. Sq. Ft.		Upper Lev. Unfin. Sq. Ft.	
Main Level # Bedrooms	1	Main Level Baths	1
Main Level XRM		Main Level Apx. Sq. Ft.	820
Main Lev. Unfin. Sq. Ft.		Lower Level # Bedrooms	N/A
Lower Level Baths	N/A	Lower Level XRM	
Lower Level Apx. Sq. Ft.		Lower Lev. Unfin. Sq. Ft.	
Base/Below # Bedrooms	N/A	Base/Below Baths	N/A
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
Mapping		Tax ID	
Update Date	5/28/2009	Status Date	3/13/2009
HotSheet Date	5/28/2009	Price Date	5/28/2009
Input Date	3/13/2009 8:05:00 PM	Associated Document Count	2
Original Price	\$97,900	Agent Hit Count	55
Client Hit Count	190	Cumulative DOM	77
Directions	STEESE TO HAGELBARGER TO RIGHT ON OLD STEESE, RIGHT ON JADE, TURN AT 2ND LEFT WHICH IS RAYMOND (NO STREET SIGN BUT THERE IS A GROUP OF MAILBOXES TO THE RIGHT AT THE INTERSECTION OF JADE & RAYMOND), HOUSE ON LEFT	Days On Market	77

GENERAL

Price/Aprx. Res. \$101.83

FEATURES

DESIGN Ranch Cabin	EXTERIOR FEATURES Deck/Patio Shed Natural Telephone Service	HEATING Monitor/Toyo	FIRE SERVICE Yes
EXTERIOR FINISH T1-11 Log	INTERIOR FEATURES Wood Stove Hardwood Floors Vaulted Ceiling Smoke Detectors	APPLIANCES & EQUIPMENT Range/Oven Washer Dryer	ROAD ACCESS Gravel Unmaintained
ROOF Metal		SEWER Septic	DOCUMENTS ON FILE Survey
BASEMENT None		WATER Holding Tank	TERMS Cash/Refinance
WINDOWS Thermal Pane Wood	LAUNDRY Main Level Other/See Remarks	ROAD SERVICE No	SHOWING INSTRUCTIONS Call Listing Licensee Vacant Lock Box

FINANCIAL

Incentives		Taxes	1827.10
Mill Rate	14.39	Internet Y/N	Yes
Tax Parcel	0235083	FNSB Map #	111D1
HOA Dues/Mo.	N/A	Assessments Y/N/UNK	No
Min. Earnest Money	2500	Possession	RECORDING

SOLD STATUS

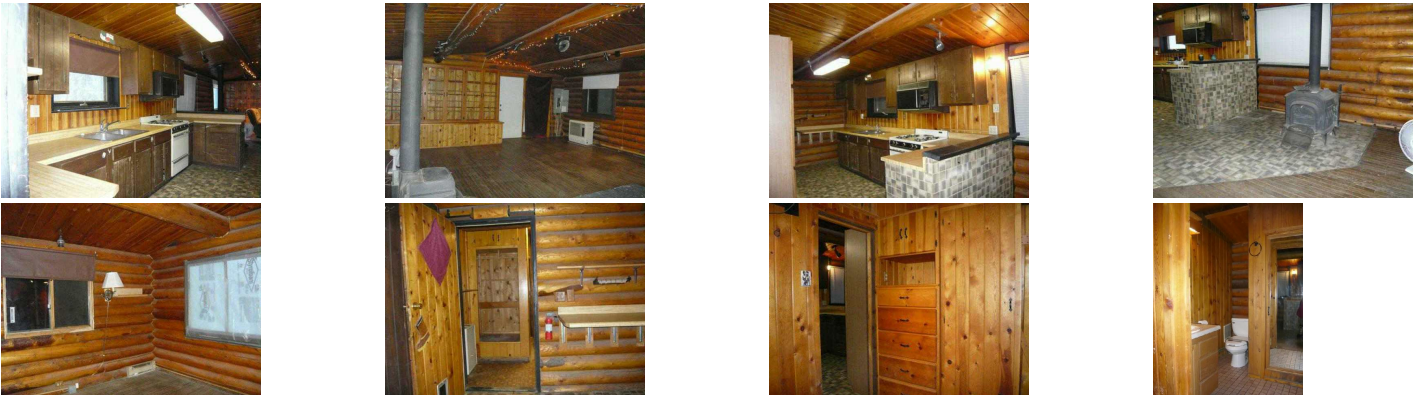
How Sold	Contract Date
Closing Date	Sold Price
Selling Licensee	Sell Team
Selling Office 1	Selling Licensee 2
Selling Office 2	Selling Licensee 3
Selling Office 3	Additional Comments

REMARKS

BANK-OWNED PROPERTY BEING SOLD AS-IS, SHOULD BE TOTALLY FINANCEABLE. ONE BEDROOM LOG CABIN WITH VAULTED CEILING & WOODSTOVE. THERE ARE BUILT-IN BOOKCASES, A NICE BIG KITCHEN, A BATH WITH SHOWER ONLY, AND A HUGE FRONT ENTRY AREA THAT HOUSES THE WASHER & DRYER. POST & PAD FOUNDATION, MONITOR HEAT, AND BIG DECK IN REAR. THIS IS A CUTE ALASKAN LOG HOUSE, DON'T BE FOOLED BY THE PLAIN EXTERIOR. IT HAS OPEN LOG BEAMS, HARDWOOD FLOORS, AND LOTS OF CHARM.

ADDENDUM

THIS IS A COUNTRYWIDE REO BEING SOLD AS-IS. ALL OFFERS NEED TO PROVIDE A PRE-APPROVAL LETTER BY A COUNTRYWIDE BRANCH OF FICE. COUNTRYWIDE 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. (THE BUYER CAN USE A DIFFERENT LENDER BUT NEEDS TO INITIALLY GET A PRE-QUAL LETTER FROM COUNTRYWIDE TO GET AN OFFER ACCEPTED - CALL PRESTON WILLIAMS AT 907-301-9288 OR EMAIL HIM AT PRESTON_WILLIAMS@COUNTRYWIDE.COM.) VACANT - LOCKBOX.

ADDITIONAL PICTURES**DISCLAIMER**

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