


**Address:** 429 E 76th Avenue

	<b>Listing #</b>	07-16759	<b>Price-List</b>	\$ 199,900
	<b>Status</b>	Active	<b>Near</b>	Anchorage
	<b>Zip Code</b>	99518	<b>Type</b>	Multi-Family
	<b>Beds</b>	4	<b>Baths</b>	3.00
	<b>Acres</b>	0.25	<b>Bldgs-Ttl #</b>	1
	<b>Carport</b>	0	<b>Garage</b>	0
	<b>Units-Ttl #</b>	3	<b>Prkg Spcs</b>	6
	<b>Latitude</b>	61.152193	<b>Longitude</b>	-149.873741
	<b>Year Built</b>	1977	<b>Income-Gross Annual</b>	
	<b>Exp-Annual</b>			

**Area:** 15 - W Tudor Rd - Dimond Blvd  
**Borough/Census Area:** 1A - Anchorage Municipality  
**Region:** 1 - Southcentral Alaska Region  
**Zoning:** R2M - Multi Family Residential

<b>School-Elementary</b>	Taku	<b>School-Middle</b>	Romig	<b>School-High</b>	West Anchorage
<b>Energy Rating</b>		<b>Remote Description</b>		<b>SF-Building Apx</b>	1,976
<b>SF-Lot</b>	10,675	<b>Assessed Value</b>	\$ 255,800	<b>Tax ID</b>	0130444600001
<b>Tax Map #-Mat-Su</b>	N/A	<b>Grid # (Muni Anch)</b>	SW2131	<b>Taxes</b>	\$ 3,394
<b>Tax Year</b>	2007	<b>Construction Status</b>	Existing Structure	<b>Year Remodeled</b>	1993
<b>Year Updated</b>		<b>Prkg Spcs</b>	6	<b>Price-List</b>	199,900.00

**Directions:** 76th and Old Seward west on 76th to last property before railroad tracks on the right.

**Legal:** Hollowbrook #1 L1 B6

**Public Remarks:** Full package, owner contract forms for review on listing licensee web site. Corporate-owned acquired ranch-style triplex priced \$15,900 below assessed value. Units appear in average condition, all were occupied before acquisition. Hardwood/laminate flooring in some units. New water heater. Common stac washer-drier in mechanical room.

<b>Multi-Family Type:</b> Tri-Plex <b>Building Info:</b> Units-# of 1 BR: 2; Units- # of 2 BR: 1 <b>Exterior Finish:</b> Wood <b>Roof Type:</b> Asphalt/Comp Shingle <b>Foundation Type:</b> Concrete Block <b>Garage Type:</b> None <b>Carport Type:</b> None <b>Heat Type:</b> Baseboard <b>Fuel Type:</b> Natural Gas <b>Sewer-Type:</b> Public <b>Water-Type:</b> Public <b>Access Type:</b> Dedicated Road; Paved; Maintained	<b>Topography:</b> Level <b>Wtrfrnt-Frontage:</b> None <b>Wtrfrnt-Access Near:</b> None <b>Docs Avl for Review:</b> Docs Posted on MLS	<b>Mortgage Info:</b> EM Minimum Deposit: 2,500 <b>New Finance (Terms):</b> AHFC; Cash; Conventional; FHA; VA
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**Features-MultiFamily:** CO Detector(s); DSL-Cable Available; Smoke Detector(s); Laundry Facility

**LO:** Coldwell Banker Best Properties (907) 562-7653

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**Prepared by Niel Thomas, ABR, CCIM, CRS on Tuesday, March 11, 2008 2:02 PM**

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