

**Address:** 816 N LANE Street



<b>Listing #</b>	08-12266	<b>Price-List</b>	\$ 190,000
<b>Status</b>	Active	<b>Near</b>	Anchorage
<b>Zip Code</b>	99508	<b>Type</b>	Multi-Family
<b>Beds</b>	9	<b>Baths</b>	4.00
<b>Acres</b>	0.14	<b>Bldgs-Ttl #</b>	1
<b>Carport</b>	0	<b>Garage</b>	0
<b>Units-Ttl #</b>	4	<b>Prkg Spcs</b>	4
<b>Latitude</b>	61.230825	<b>Longitude</b>	-149.797698
<b>Year Built</b>	1977	<b>Income-Gross Annual</b>	

**Exp-Annual**

**Area:** 50 - Post Rd - Glenn Hwy  
**Borough/Census Area:** 1A - Anchorage Municipality  
**Region:** 1 - Southcentral Alaska Region  
**Zoning:** R3 - Multiple Family Residential

<b>School-Elementary</b>	Mountain View	<b>School-Middle</b>	Begich	<b>School-High</b>	East Anchorage
<b>Energy Rating</b>		<b>Remote Description</b>		<b>SF-Building Apx</b>	3,744
<b>SF-Lot</b>	6,250	<b>Assessed Value</b>	\$ 304,600	<b>Tax ID</b>	0050130400001
<b>Tax Map #-Mat-Su</b>	N/A	<b>Grid # (Muni Anch)</b>	SW1136	<b>Taxes</b>	\$ 4,844
<b>Tax Year</b>	2007	<b>Construction Status</b>	Existing Structure	<b>Year Remodeled</b>	
<b>Year Updated</b>		<b>Prkg Spcs</b>	4	<b>Price-List</b>	190,000.00

**Directions:** N on Lane from Mt View Dr, near the N end of the street.

**Legal:** Nels Klevin N3 E2 L3 B14

**Public Remarks:** Full details, interior photos,owner special forms on listing licensee web site. Larger than average fourplex facing sideways to street w/alley access and parking off the alley. Front top unit is 3 BR. Bank-owned property, price reflects below-average condition, no seller repairs implied in the price. Offers will first be considered at 4 PM September 2. Cockroaches have been seen, bid is pending.

**Multi-Family Type:** Apartment Style; Four-Plex; Up and Down  
**Building Info:** Units- # of 2 BR: 3; Units-# of 3 BR: 1  
**Exterior Finish:** Metal  
**Roof Type:** Unknown-BTV  
**Foundation Type:** Concrete Block  
**Garage Type:** None  
**Carport Type:** None  
**Heat Type:** Baseboard  
**Fuel Type:** Natural Gas  
**Sewer-Type:** Public  
**Water-Type:** Public  
**Access Type:** Dedicated Road; Paved; Maintained

**View Type:** Mountains; Partial  
**Topography:** Level  
**Wtrfrnt-Frontage:** None  
**Wtrfrnt-Access Near:** None  
**Docs Avl for Review:** Docs Posted on MLS; Other-See Remarks

**Mortgage Info:** EM Minimum Deposit: 2,000  
**New Finance (Terms):** Cash; Conventional; FHA; VA

**Features-MultiFamily:** CO Detector(s); DSL-Cable Available; Fixer-Upper; Smoke Detector(s); Laundry Facility; Tenant Storage; Washer/Dryer HkUp

**LO:** Coldwell Banker Best Properties

All information is deemed reliable, but is not guaranteed. All measurements, square footage, etc. are approximations. School boundaries are subject to change. Verification of listing content by all parties is recommended and should be independently verified. See [copyright notice](#).

**Prepared by Niel Thomas, ABR, CCIM, CRS on Monday, August 25, 2008 5:38 PM**

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