



November 9, 2023

RE: ADDENDUM NO. 01 TO REQUEST
FOR PROPOSALS (RFP) PACKAGE:

25243013
SFHWY00070; KTN- Sayles/Gorge Street Viaduct (#1841) Improvement- Acquisition and
Relocation Services

EMAIL TO: All RFP recipients on record.

The RFP Package is hereby clarified or changed as follows:

1. The proposal due date remains unchanged.
2. Proposer Questions and Answers:

Q1: The RFP indicates relocation services are anticipated for this contract. Could you please elaborate as to whether these relocations are temporary or permanent and which parcels are anticipated for relocation? Was a Relocation Study completed, if so can plan holders be provided a copy for review?

A1: Residential relocations can be viewed as permanent. A Relocation Study was conducted and can be shared. Please see attachment.

Q2: The exhibits attached with the RFP included two separate projects, one in Juneau (2012) and the other in Ketchikan. Is this accurate or can we assume the exhibit for 2012 was not intended to be included?

A2: Please omit the first page of Exhibit B-1. This was a sample page and is not pertinent to the advertisement.

Q3: The scope indicates a very short acquisition timeline of the 15th of February of 2024. Is this still accurate? If so, are the appraisal documents complete and ready for us to prepare offers? Are we going to be allowed to disseminate offers in December?

A3: February 15, 2024 is still the date we are aiming for; we realize this is an extremely expedited timeline. In-house Waiver Valuations will be ready for offers to be prepared upon NTP.

Q4: Are title reports updated and ready to be used?

A4: Yes.

Q5: Is there an anticipated NTP date for this contract?

A5: ASAP.

All other terms and conditions remain the same.

END OF ADDENDUM

We appreciate your participation in this solicitation.

Sincerely,



Jessica Piukala
Contracts Officer

**Alaska Department of Transportation and Public Facilities
CONCEPTUAL STAGE RELOCATION STUDY
Sayles/Gorge Viaduct Improvement Project No.: 0003225
April 2023**

STUDY PURPOSE

The purpose of this study is to determine if there are any displaced individuals or businesses due to this project. Additionally it will propose possible mitigations to displacements, if possible. Any project which receives Federal funds must follow *49 CFR, Part 24 Uniform Relocation Act (URA)* as indicated under 49 CFR 24.101(a&b). In addition, DOT&PF projects must follow Chapter 7 of the *Alaska Right of Way Manual*. For purposes of this report, anyone impacted for greater than one year is considered eligible for permanent relocation benefits. *See 49 CFR Appendix A to Part 24 “Section 24.2(a)(9)(ii)(D)”*

Note: Any of the tenants could be displaced due to factors outside of the scope of this study, such as high decibels levels or safety issues due to construction proximity. This study evaluates relocations due to acquisition impact of the land underlying the structures or various accesses to the dwellings.

PROJECT SUMMARY

This project is proposing repairs and upgrades to the corner of Sayles Street and Gorge Street which will require the closure of the corner to vehicular access and on-street parking for more than one year. The proposed project will require replacement of bridges, stairways, boardwalks, decks, waterlines, sanitary sewer and storm drains in the project area. Pedestrian traffic will be accommodated during construction. Overhead utilities are also proposed to need temporary relocation.

AREA DEMOGRAPHICS

The US Census Bureau estimated the 2021 City of Ketchikan population at 8,037. Additionally, 12.2% estimate of the population was reported as living below poverty in 2021 when the median household income for the area was \$68,125, and the home ownership rate was 55.3% with an average of 2.42 people per household. The data further indicates the race distribution of 55.2% white, 1.1% black or African American, 18.0% American Indian and Alaska Native, 6.1% Hispanic, 13.3% Asian, and 6.3% other. ¹

PARCEL ANALYSIS

Review of preliminary plans dated and current property information indicates there are no fee acquisitions. Loss of utilities and/or driveway access to parcels may cause displacement and necessitate purchasing residences [*See: 49 CFR 24.2(a)(9)(i)(B)*]. All field inspections and interviews were conducted on December 6, 2022. A summary table and full analysis of each parcel is listed below:

1. US Census Bureau QuickFacts: Ketchikan (December 20, 2022)
<https://www.census.gov/quickfacts/fact/table/ketchikancityalaska,ketchikangatewayboroughalaska/PST045221>

Tax ID Number	Address	Owner and Tenant Information	Bed /Bath	Building (Sq. Ft.)	Potential Relocations Required	Notes
1134200 2600	301 Gorge Street (A/B)	Owner: Joe Marcotte (206) 617-0845 joemarcotte@protonmail.com Tenants: Unknown	Lower Unit 1/1 Upper Unit 3/1	1,098	Two Tenants /Landlord Business	Both Units have access to Water Street via an exterior stairway connecting to the existing boardwalk. If access to the boardwalk is not maintained the units would be displaced.
1134200 2200	308 Gorge Street	Dennis Wayne Collins (Age 72) (907) 617-0574	3/2	1,373	None	
1134200 2500	309 Gorge Street	Bradley Steward (Age 49) 907-617-6393	3/1.5	1,416	None	
1134100 6100	1248 Sayles Street	Shay Eisel and James Eisel(Age 28)	3/2	2,280	None	
1134200 0100	1260 Sayles Street	Elizabeth Nelson (Age 63) (907)-617-0536	3/1	823	Residential Family /Business	Loss of access to E-Car charging outlet
1134200 2400	1270 Sayles Street	Owners: Russell Smoot (509)319-1716 and Kelly Smoot (509)209-1001 smootfam4@aol.com Tenants: Javier Carrasquillo Marrero and Jazze Crisotorno (787)365-5538	3/1	823	Tenant /Landlord Business	Option for protective rent to eliminate the need for both relocations
1134200 5800	1260 Water Street	Sandra Rowan and Anthony Rowan (Age 69) (907)225- 7671	3/2	1,866	None	

POTENTIAL RELOCATION NOTED IN BOLD

301 (A/B) Gorge Street: This property is owned by Joe Marcotte. His property manager, James North, indicated this residence (301 A/B) has two different tenants who occupy the upstairs and downstairs units. According to him, the upstairs unit (A) typically parks on Gorge Street or Sayles Street and the lower unit (B) typically utilizes parking off Water Street. Both have access to Water Street via an exterior stairway connecting to the existing boardwalk. If access to the boardwalk is not maintained both units would be displaced. (see photos below) Ethnic backgrounds of the residences were requested, but the property manager indicated he was not allowed to answer. He indicated all occupants are able bodied.



According to the neighbors, street parking in front of one's own home is a customary courtesy in the neighborhood. On-street parking is very limited in the area. Though this last point is not a definitive case of loss of access as proximate on-street parking does not go with the residency, but is first come first serve. Based on the factors impacting the residence, the tenants are not displaced [See 49 CFR 24.2(a)(9)(ii)]. If the DOT&PF determines this to be a displacement of the tenant in the upper rental, the landlord would also be considered a business displaced by the loss of his tenant. It is unknown if any of the tenants have any disabilities, special needs or are low income which would affect their eligibility for additional relocation payments.



301 (A/B) Gorge Street

308 Gorge Street: This property is owned by Dennis Wayne Collins. He is currently constructing an additional drive entrance which would be impacted if it were completed, but he also has access to a drive and garage just outside of the project limits. Since he retains access, he is not displaced by the project.



308 Gorge Street

309 Gorge Street: This property is owned by Bradley D. Stewart. The drives and garage for this property are outside of the project limits. Since his access is unaffected by the project, he is not considered displaced.



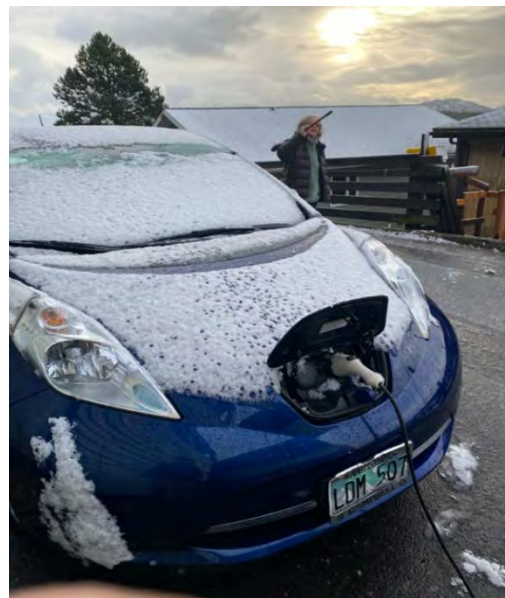
309 Gorge Street

1248 Sayles Street: This residence is owned by Shay Eisel and James Eisel. This parcel has not lost access as the only impact to the property is their staircase and pedestrian access will be maintained throughout the project. They are not considered displaced.



1248 Sayles Street

1260 Sayles Street: This residence is owned by Elizabeth Nelson who lives with her husband Keith Nelson. During the summer, their daughter returns from college and lives here as well. They do not have a driveway access to the property and utilize on-street parking. However, one



1260 Sayles Street - E-car Charging Dock

of the Nelson's vehicles is an electric car which is plugged into the house. They would no longer have this access to charge their vehicle. See photos below:

Also, the Nelson's indicate that a fuel truck could not deliver propane to their tank if they lost access to Sayles Street. The distance from the barrier to the propane tank is approximately 90 feet. I called Arrowhead Transfer and they said they have a truck with a line that is 120 feet. Since the truck can access the tank there is not a loss of access to propane for this site. Please see below a photo of the fuel tank.



1260 Sayles Street - Fuel Tank

Additionally, Mr. Nelson indicated that he works from home and it would be untenable if he could not utilize on-street parking in front of his home as he frequently drives to appointments and returns home throughout his work day. After reviewing the qualifications for a business, he said that his business does contribute materially to the household [See 49 CFR 24.2(a)(7)]. He also claims his office space as a tax deduction. He indicates street parking in front of one's own home is a customary courtesy in the neighborhood. He also points out that on-street parking is very limited in the area. This last point is not a case of loss of access as proximate on-street parking does not go with ownership.

In conclusion, if the DOT&PF agrees with the assessment that the residence has lost access to the electrical charging port, this residence should be considered as displaced by the project and the residence would need to be purchased. The displaced would be eligible for a replacement housing payment and moving. Mr. Nelson indicated that none of the occupants have disabilities, nor special needs which would affect them as displaced.

1270 Sayles Street: This residence is owned by Kelly Smoot and Russell Smoot. They are landlords for Javier Carrasquillo Marrero and Jazze Crisotorno. This residence loses access to the garage due to project impact. When speaking with the owners, they would prefer to retain the residence so they can utilize it after the project is completed. They also said that the lease with their tenant ends in March. Mr. Smoot said he is willing to let it lapse if the DOT&PF will pay for protective rent. He said it would need to be heated in winter and he would need access to the residence to prevent mold accumulation which he indicated is a problem in the Ketchikan area. The DOT&PF has the option to pay protective rent. This would be at \$1,600 plus utilities. The below factors should be considered regarding protective rent:

1. The residence would not need to be purchased if protective rent is utilized.
2. The landlord would no longer be displaced therefore not eligible for \$25,000 reestablishment, \$2,500 searching, and potentially other benefits [See 49 CFR 24.304].
3. The tenant would not be eligible for a rent supplement which is a differential between their current and market rent for 42 months [See 49 CFR 24.402(b)(1)]. This is currently estimated at \$0.00 as the current rent and comparable rent is the same (both \$1,600 per month). This assumes utilities are roughly equivalent between the displacement site and the replacement site, and that rent prices will remain equivalent in the future.
4. The tenants are of Costa Rican decent. Though the impacts of the project to the minority tenant are circumstantially disproportionate (40% of the residential displacees are of Hispanic decent vs. 6.1% of the population), the small size of the project does not disproportionately impact a minority community as the tenants comprise an individual residence.



1270 Sayles Street



1260 Water Street: This residence is owned by Anthony Rowan and Sandra Rowan. Mrs. Rowan indicated that they have parking access to Water Street and do not want to be displaced. They have a parking deck which is under construction which they would lose access to due to the project if it is completed before construction. However, they still retain access on Water Street and are, therefore, not displaced.



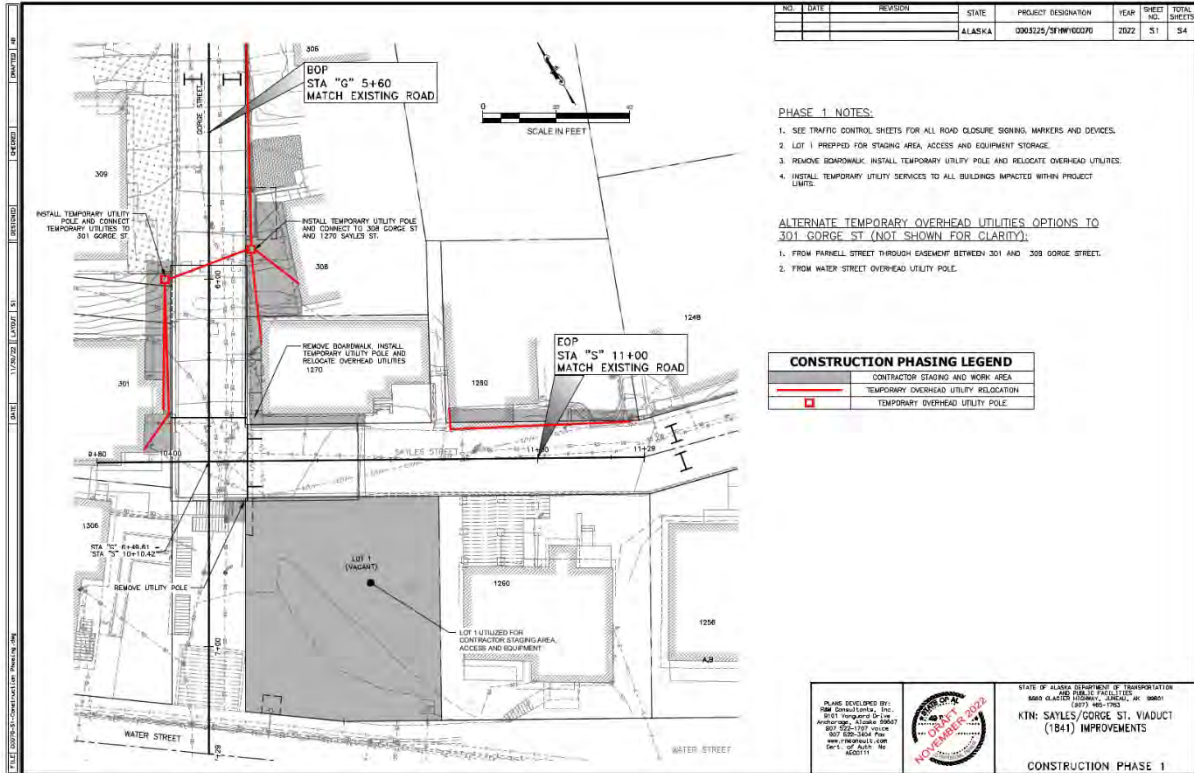
1260 Water Street

MARKET ANALYSIS

Real estate market information for the Ketchikan area was obtained from the Alaska Multiple Listing Service website on 12/16/2022 (<http://www.ak.flexmls.com>). The Flex MLS site indicated three residential rentals were currently available while 17 had closed last year and 12 single family homes were listed for sale. To evaluate if the local real estate market is seasonally limited additional listings were obtained from the Alaska Multiple Listing Service website on 6/1/2023 (<http://www.ak.flexmls.com>). The Flex MLS site indicated two residential rentals were currently available while 13 single family homes were listed for sale, which is similar to the off season market search performed on 12/16/2022. This further emphasizes the high demand and low supply of the Ketchikan real estate market. Developable land is highly limited due to the topography and geographic constraints of the City. Please find attached a list of the MLS data. MLS is not the only source for rental properties and single-family homes listing; however, it does provide a reasonable baseline for the purposes of the study.

Despite the limited residential market, DOT&PF can reasonably assure relocation to a comparable property for all displaced groups and individuals as the project is small in scope. The limited supply and high demand of the Ketchikan real estate market provides further justification to apply housing of last resort to displacees.

Replacement business site for rentals and home businesses are equivalent to the availability of available homes for purchase.



PROJECT SUMMARY

There are three potential properties within the project limits that could qualify for relocation benefits and assistance under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, 49 CFR part 24 and Chapter 7 of the Alaska Right of Way Manual.

The property known as 1260 Sayles Street may be eligible for a homeowner residential relocation. This property houses a family of 3. One resident runs a business out of the home; therefore, this may also be eligible for a business relocation.

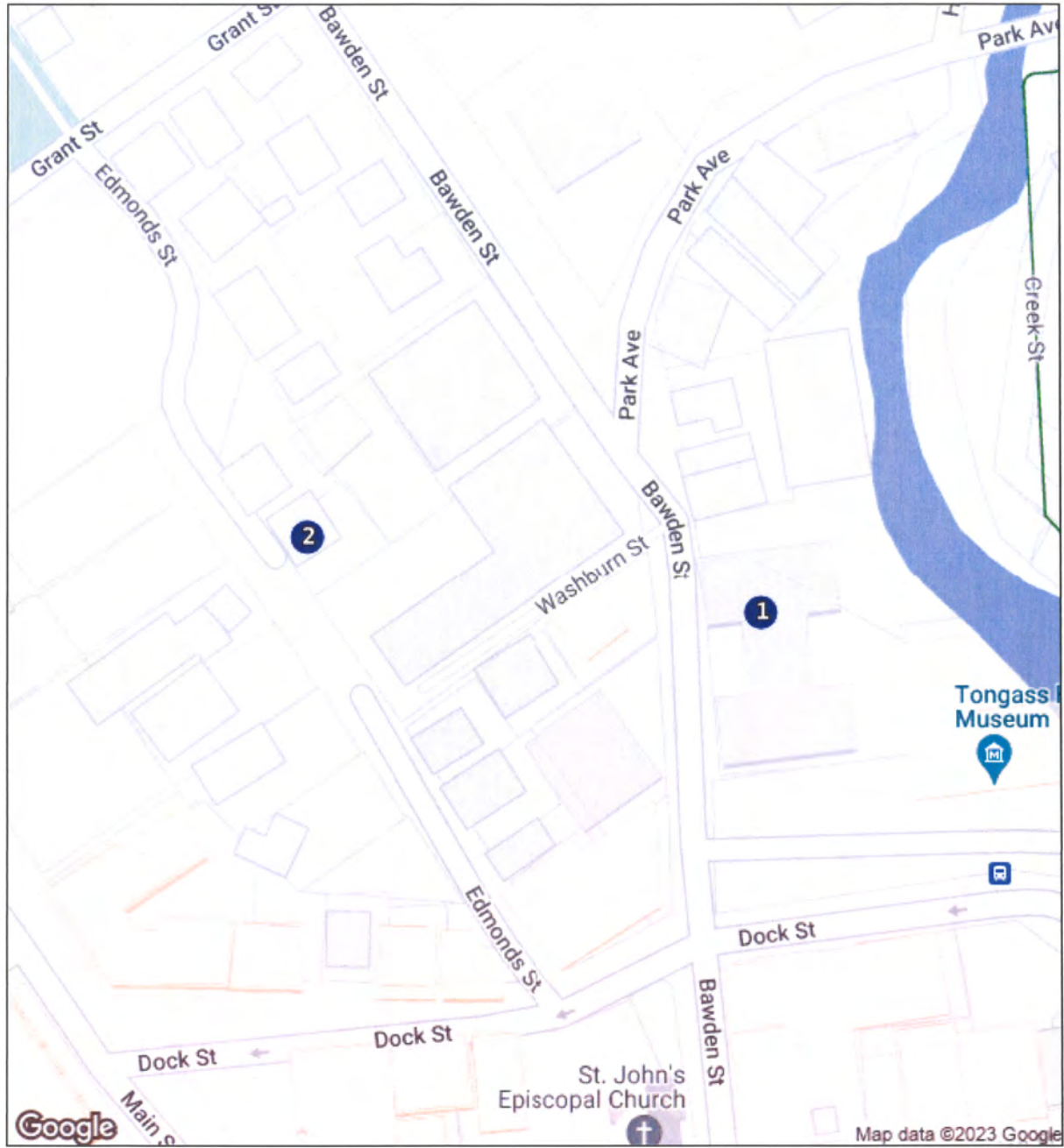
The property known as 1270 Sayles Street may be eligible for relocation benefits. This dwelling has been rented out to 1 family which may be eligible for tenant residential relocation benefits. The owner of the property (landlord) would also be eligible for a business relocation

according to the regulations. Some relocation benefits may be mitigated if protective rent is utilized. There is a potential for a disproportionate minority displacement, however this does not impact a minority community and it may be mitigated as discussed above.

The property known as 301(A&B) Gorge Street may also be eligible for relocation benefits. Two families have been renting out the duplex and each may be eligible for residential relocation benefits. As a landlord, the property owner may also be eligible for business relocation benefits, as well. This property would only require relocation benefits if pedestrian access were not maintained to the bottom entrance.

Total, this project may have up to 1 homeowner residential relocation, 3 tenant residential relocations, and 3 business relocations.

As a federal-aid highway project, relocation assistance and advisory service would be in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, 49 CFR part 24 and Chapter 7 of the Alaska Right of Way Manual.



Legend
1. 320 Bawden Street #406, Ketchikan, AK 99901(23-4830)
2. 346 Edmonds Street Upper, Ketchikan, AK 99901(23-5789)

Address: 320 Bawden Street #406

Listing #	23-4830	Price-Lease/Mo	\$ 1,500
Status	Active	Near	Ketchikan
Zip Code	99901	Type	Residential Lease
Property Attached/Common Walls	Yes	Beds	1
SF-Res Total Apx	347	Bathrooms Half	0
Unit #	#406	Bathrooms Three Quarter	0
Latitude	55.342773	Bathrooms Full	1
		Bathrooms Total	1
		Longitude	-131.644281

Area: 565 - Ketchikan Gateway Borough - All
Borough/Census Area: 2C - Ketchikan Gateway Borough
Region: 2 - Southeast Alaska Region
Zoning: CG - General Commercial

School-Elementary	Fawn Mountain	School-Middle	Schoenbar	School-High	Ketchikan
SF-Res Total Apx	347	SF-Gar		SF-Lot	0
Acres	0.00	Remote Description		Grid # (Muni Anch)	N/A
Tax Map #-Mat-Su	N/A	Furnished	Unfurnished	Year Built	
Year Remodeled		Year Updated			

Legal: Mary Frances #406**Directions:** 320 Bawden St

Remarks Public: Mary Frances studio apartment available for seasonal or long term tenancy. Convenient location within walking distance to downtown. Follow this link to apply online <https://apply.link/44GN3R5>

Lease Features: Credit Report Req
Tenant Pays: Electricity; Internet
Owner Pays: Association Fees; Propane/Oil
Yard Maintenance: Manager
Lease Type: Condominium

Features-Interior: Microwave; Refrigerator; Elevator; Range/Oven - Electric

Agent Days On Market	24	RentSpree Screening	Yes	Rental Application URL	https://apply.link/42fyz5
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LO: Coastal Keller Williams Realty Alaska Group(907) 247-5811

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Address: 346 Edmonds Street Upper					
	Listing #	23-5789	Price-Lease/Mo	\$ 1,700	
	Status	Active	Near	Ketchikan	
	Zip Code	99901	Type	Residential Lease	
	Property Attached/Common Walls	Yes	Beds	3	
	Garage Spaces	0.00	Bathrooms Half	1	
	SF-Res Total Apx	1,200	Bathrooms Three Quarter	0	
	Unit #	Upper	Bathrooms Full	1	
	Year Built	1977	Bathrooms Total	2	
	Latitude	55.342905	Longitude	-131.645671	
	Area: 565 - Ketchikan Gateway Borough - All Borough/Census Area: 2C - Ketchikan Gateway Borough Region: 2 - Southeast Alaska Region Zoning: RM - Medium Density Residential				
School-Elementary	Valley Park	School-Middle	Schoenbar	School-High	Ketchikan
SF-Res Total Apx	1,200	SF-Gar		SF-Lot	2,962
Acres	0.07	Remote Description		Grid # (Muni Anch)	N/A
Tax Map #-Mat-Su	N/A	Furnished		Year Built	1977
Year Remodeled		Year Updated			
Legal: L11 B16 USS 437					
Directions: 3 BR 1.5 Bath with panoramic view of Tongass Narrows and Thomas Basin. Rental includes Washer and Dryer. Het and electric are included for 200.00/mo (total rent 1,700 + 200 Heat & electric = \$1,900)					
Remarks Public:					
Lease Features: Date Available: 07/01/2023; Lease Term: 12 Months; Security Deposit: 1,700; Last Mnth in Advance					
Agent Days On Market	2	RentSpree Screening	Yes	Rental Application URL	https://apply.link/43AXioM
LO: Coastal Keller Williams Realty Alaska Group(907) 247-5811					
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Legend

- | | |
|--|---|
| 1. 500 Main Street, Ketchikan, AK 99901(23-4057) | 8. 801 Peterson Street, Ketchikan, AK 99901(23-4107) |
| 2. 6373 Mayo Lane, Ketchikan, AK 99901(23-1290) | 9. 283 Icehouse Lane, Ketchikan, AK 99901(23-2652) |
| 3. 1452 Pond Reef Road, Ketchikan, AK 99901(22-9145) | 10. 1261 E 5th Street, Ketchikan, AK 99901(23-2172) |
| 4. 3143 Jackson Heights, Ketchikan, AK 99901(23-5104) | 11. 413 N Higgins Court, Ketchikan, AK 99901(23-4740) |
| 5. 284 Forest Park Drive, Ketchikan, AK 99901(23-3883) | 12. 1377 Pond Reef Road, Ketchikan, AK 99901(23-1248) |
| 6. 2556 E Tongass Narrows, Ketchikan, AK 99901(23-3486) | 13. 511 Pine Street & 508 Pittinger Ave, Ketchikan, AK 99901(23-4867) |
| 7. 0000 Lots A & 4, USS 4569 /USS 2109, Remote, AK 99901(22-14156) | |

Address: 500 Main Street					
	Listing #	23-4057	Price-List	\$ 719,500	
	Status	Active	Near	Ketchikan	
	Zip Code	99901	Type	Residential	
	Property Attached/Common Walls	No	Bathrooms Half	1	
	Bedrooms	4	Bathrooms Three Quarter	0	
	Garage Spaces	5	Bathrooms Full	2	
	SF-Res	3,834	Total Bathrooms	3	
	Longitude	-131.648313	Latitude	55.343822	
			Year Built	1904	
	MLS Area: 565 - Ketchikan Gateway Borough - All Borough/Census Area: 2C - Ketchikan Gateway Borough Region: 2 - Southeast Alaska Region Builder Name & Co: Zoning: RH - High Density Residential				
School-Elementary	Valley Park	School-Middle	Schoenbar	School-High	Ketchikan
SF-Lot	12,500	Acres	0.29	SF-Res	3,834
SF-Gar	1,180	Grid # (Muni Anch)	N/A	Tax Map #-Mat-Su	N/A
Energy Rating		Tax ID	011431010300	Taxes (Estimated)	\$ 5,200
Tax Year	2023	Year Built	1904	Year Remodeled	
Year Updated		Construction Status	Existing Structure	Foreclosure/Bank Own	No
Remote Description					
Directions: downtown					
Legal: Ingersoll Addn L1 B1 USS 437					
Public Remarks: This Historic Queen Anne-style masterpiece, the Burkhart House, was built in 1904 and is perched above beautiful downtown Ketchikan. The locally famous home, with view of Tongass Narrows, is just under 4,000 SF of careful craftsmanship, comfort, and original attention to detail. Updated Kitchen with tile floors, wood block and tiled countertops, custom cabinets and stainless steel appliances.					
Residential Type: B & B Potential		Heat Type: Baseboard		Wtrfrnt-Access Near: None	
Foundation Type: Post on Pad		Fuel Type: Oil			
Garage Type: Attached; Detached		Sewer Type: Public Sewer			
Carport Type: None		Water-Type: Public			
		Wtrfrnt-Frontage: None			
Agent Days On Market 39		Date-Closing		Date-Pending	
Commission to SO 2.50		Commission Type %			
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Kathryn Schreckenghost		Office Phone - (907) 646-5169			
Electric Power Systems, Inc.		katsch@epsinc.com			
3305 Arctic Blvd #201					
Anchorage, AK 99503					

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Address: 6373 Mayo Lane

Listing #	23-1290	Price-List	\$ 599,000
Status	Active	Near	Ketchikan
Zip Code	99901	Type	Residential
Property Attached/Common Walls	No	Bathrooms Half	0
Bedrooms	3	Bathrooms Three Quarter	0
Garage Spaces	0	Bathrooms Full	2
SF-Res	1,344	Total Bathrooms	2
Longitude	-131.534479	Latitude	55.303360
		Year Built	2008

MLS Area: 565 - Ketchikan Gateway Borough - All
Borough/Census Area: 2C - Ketchikan Gateway Borough
Region: 2 - Southeast Alaska Region
Builder Name & Co: Gateway Construction(Owner)
Zoning: RL - Low Density Residential

School-Elementary	Fawn Mountain	School-Middle	Schoenbar	School-High	Ketchikan
SF-Lot	28,588	Acres	0.66	SF-Res	1,344
SF-Gar		Grid # (Muni Anch)	N/A	Tax Map #-Mat-Su	N/A
Energy Rating		Tax ID	702320065010	Taxes (Estimated)	\$ 1,655.29
Tax Year	2023	Year Built	2008	Year Remodeled	
Year Updated		Construction Status	Existing Structure	Foreclosure/Bank Own	No
Remote Description					

Directions: 6373 Mayo Lane**Legal:** L-NN3-A-2, USS 2402

Public Remarks: "The Cannery House" was built and designed around repurposed beams from a historic cannery in Ketchikan. A successful vacation rental since it was completed in 2021, this darling home is move in ready, and is being sold with all of the furniture, fixtures and decor that are currently present in the residence. 10-foot tin and wood ceilings on the main floor offer a historical type of elegance.

Residential Type: B & B Potential	Heat Type: Baseboard; Other - See Remarks	Wtrfrnt-Access Near: None
Construction Type: Wood Frame	Fuel Type: Electric; Propane	New Finance (Terms): AHFC; Cash; Conventional; Exchange; FHA; VA
Exterior Finish: Metal; Wood	Sewer Type: Public Sewer	
Roof Type: Metal	Water-Type: Cistern	
Foundation Type: Poured Concrete	Dining Room Type: Area	
Floor Style: Other - See Remarks	Access Type: Gravel	
Garage Type: None	Topography: Level	
Carport Type: None	Wtrfrnt-Frontage: None	

Features-Interior: CO Detector(s); Dishwasher; Gas Fireplace; Range-Downdraft; Refrigerator; Washer &/Or Dryer; Window Coverings; Quartz Counters**Flooring:** Hardwood Flooring**Features-Additional:** Fire Pit


Agent Days On Market	115	Date-Closing		Date-Pending	
Commission to SO	2.50	Commission Type	%		

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Address: 1452 Pond Reef Road					
	Listing #	22-9145	Price-List	\$ 579,000	
	Status	Active	Near	Ketchikan	
	Zip Code	99901	Type	Residential	
	Property Attached/Common Walls	No	Bathrooms Half	0	
	Bedrooms	4	Bathrooms Three Quarter	0	
	Garage Spaces	2	Bathrooms Full	2	
	SF-Res	1,792	Total Bathrooms	2	
	Longitude	-131.808641	Latitude	55.439604	
			Year Built	1975	
	MLS Area: 565 - Ketchikan Gateway Borough - All Borough/Census Area: 2C - Ketchikan Gateway Borough Region: 2 - Southeast Alaska Region Builder Name & Co: Zoning: RL - Low Density Residential				
School-Elementary	Point Higgins	School-Middle	Schoenbar	School-High	Ketchikan
SF-Lot	24,394	Acres	0.56	SF-Res	1,792
SF-Gar	484	Grid # (Muni Anch)	N/A	Tax Map #-Mat-Su	N/A
Energy Rating		Tax ID	313530191000	Taxes (Estimated)	\$ 2,138
Tax Year	2022	Year Built	1975	Year Remodeled	
Year Updated		Construction Status	Existing Structure	Foreclosure/Bank Own	No
Remote Description					
Directions: Take the Pond Reef Road turnoff from North Tongass Hwy. Pond Reef Road is a loop and you want to be on the lower section of the loop that runs by the ocean. Look for 1452 Pond Reef Road Legal: L13 US Survey 3092 Public Remarks: Absolutely lovely Pond Reef Road home! From first sight you can tell that this home is special. Four bedrooms, one full bath with tub and two half baths. Excellent floor plan. So much is charming about this home including the woodstove in the living room, hardwood flooring, white cabinetry in the kitchen, and the formal dining room. Pantry and good storage.					
Residential Type: Single Family Res Construction Type: Wood Frame Exterior Finish: Wood Roof Type: Asphalt; Shingle Foundation Type: Poured Concrete Floor Style: Two-Story Tradtnl Garage Type: Attached Carpport Type: None		Heat Type: Baseboard Fuel Type: Oil Sewer Type: Septic Tank Water-Type: Cistern; Private Dining Room Type: Formal Access Type: Gravel View Type: Ocean; Partial Topography: Level Wtrfrnt-Frontage: None		Wtrfrnt-Access Near: None New Finance (Terms): AHFC; Cash; Conventional; VA Docs Avl for Review: Prop Discl Available	
Features-Interior: Range/Oven; Refrigerator; Smoke Detector(s); Washr&/Or Dryer Hkup; Window Coverings; Wood Stove; Laminate Counters Flooring: Carpet; Hardwood Flooring Features-Additional: Generator; Landscaping; Shed					
Agent Days On Market	274	Date-Closing		Date-Pending	
Commission to SO	2.50	Commission Type	%		
LO: Coastal Keller Williams Realty Alaska Group(907) 247-5811					
<i>Provided as a courtesy of</i> Office - (907) 646-5169 Kathryn Schreckenghost Office Phone - (907) 646-5169 Electric Power Systems, Inc. katsch@epsinc.com 3305 Arctic Blvd #201 Anchorage, AK 99503					

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Address: 3143 Jackson Heights					
	Listing #	23-5104	Price-List	\$ 628,000	
	Status	Active	Near	Ketchikan	
	Zip Code	99901	Type	Residential	
	Property Attached/Common Walls	No	Bathrooms Half	1	
	Bedrooms	3	Bathrooms Three Quarter	0	
	Garage Spaces	1	Bathrooms Full	2	
	SF-Res	1,918	Total Bathrooms	3	
	Longitude	-131.678013	Latitude	55.358694	
			Year Built	2020	
	MLS Area: 565 - Ketchikan Gateway Borough - All Borough/Census Area: 2C - Ketchikan Gateway Borough Region: 2 - Southeast Alaska Region Builder Name & Co: Zoning: RM - Medium Density Residential				
School-Elementary	Houghtaling	School-Middle	Schoenbar	School-High	Ketchikan
SF-Lot	9,893	Acres	0.23	SF-Res	1,918
SF-Gar	448	Grid # (Muni Anch)	N/A	Tax Map #-Mat-Su	N/A
Energy Rating	6*	Tax ID	011213000560	Taxes (Estimated)	\$ 5,099
Tax Year	2023	Year Built	2020	Year Remodeled	
Year Updated		Construction Status	Existing Structure	Foreclosure/Bank Own	No
Remote Description					
Directions: Go up Jackson Street Turn right on Jackson Heights 3143 Jackson Heights is at the top of the road Legal: L5 of North Jackson Heights Ph 2 Plat #2018-18 Public Remarks: Designed for comfort and convenience, this 3 bedroom, 2.5 bath home is bright and beautiful. Newer 2020 construction with large open floor plan, 9-foot ceilings, and great attention to detail. The kitchen is well appointed with custom wood cabinetry, large island, quartz counters and stainless-steel appliances. Luxury vinyl flooring. Master bedroom has bath and large walk-in closet.					
Residential Type: Single Family Res Construction Type: Wood Frame Exterior Finish: Vinyl Roof Type: Asphalt Foundation Type: Poured Concrete Floor Style: Two-Story Tradtnl Garage Type: Attached; Tuck Under Carpport Type: None		Heat Type: Other - See Remarks Fuel Type: Electric Sewer Type: Public Sewer Water-Type: Public Dining Room Type: Area Access Type: Gravel View Type: Mountains; Ocean; Partial Topography: Sloping Wtrfrnt-Frontage: None		Wtrfrnt-Access Near: None New Finance (Terms): AHFC; Cash; Conventional; FHA; VA Docs Avl for Review: As-Built; Docs Posted on MLS; Prop Discl Available	
Features-Interior: Ceiling Fan(s); Cooling System; Dishwasher; Disposal; Microwave (B/I); Pantry; Quartz Counters Flooring: Carpet; Luxury Vinyl Plank Features-Additional: Deck/Patio; Garage Door Opener; View Green Verification: Rating					
Agent Days On Market	25	Date-Closing		Date-Pending	
Commission to SO	2.50	Commission Type	%		
LO: Coastal Keller Williams Realty Alaska Group(907) 247-5811					
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Address: 284 Forest Park Drive

Listing #	23-3883	Price-List	\$ 765,000
Status	Active	Near	Ketchikan
Zip Code	99901	Type	Residential
Property Attached/Common Walls	No	Bathrooms Half	1
Bedrooms	5	Bathrooms Three Quarter	0
Garage Spaces	2	Bathrooms Full	3
SF-Res	3,374	Total Bathrooms	4
Longitude	-131.605793	Latitude	55.325629
		Year Built	1994

MLS Area: 565 - Ketchikan Gateway Borough - All
Borough/Census Area: 2C - Ketchikan Gateway Borough
Region: 2 - Southeast Alaska Region
Builder Name & Co: Roth
Zoning: RL - Low Density Residential

School-Elementary	Fawn Mountain	School-Middle	Schoenbar	School-High	Ketchikan
SF-Lot	17,787	Acres	0.41	SF-Res	3,374
SF-Gar	1,134	Grid # (Muni Anch)	N/A	Tax Map #-Mat-Su	N/A
Energy Rating		Tax ID	712140169000	Taxes (Estimated)	\$ 6,500
Tax Year	2023	Year Built	1994	Year Remodeled	
Year Updated		Construction Status	Existing Structure	Foreclosure/Bank Own	No

Remote Description**Directions:** Forest Park Drive**Legal:** L53 USS 1802

Public Remarks: Custom built 5BR/3.5 BA residence with unique architectural details and ample room to entertain. Well appointed interior features an open kitchen/dining area, wood floors, vaulted ceilings, and a wall of windows to let in plenty of light. Large deck off back of the house, perfect for private family time and summer BBQ. Ginormous master suite with full ensuite bathroom and attached large sun


Residential Type: Single Family Res	Heat Type: Baseboard	Wtrfrnt-Access Near: None
Foundation Type: Poured Concrete	Fuel Type: Oil	
Garage Type: Attached; Heated	Sewer Type: Public Sewer	
Carport Type: Attached	Water-Type: Cistern	
	Wtrfrnt-Frontage: None	

Agent Days On Market	44	Date-Closing		Date-Pending	
Commission to SO	2.50	Commission Type	%		


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Address: 2556 E Tongass Narrows					
	Listing #	23-3486	Price-List	\$ 429,000	
	Status	Active	Near	Ketchikan	
	Zip Code	99901	Type	Residential	
	Property Attached/Common Walls	No	Bathrooms Half	0	
	Bedrooms	2	Bathrooms Three Quarter	0	
	Garage Spaces	0	Bathrooms Full	1	
	SF-Res	1,198	Total Bathrooms	1	
	Longitude	-131.613887	Latitude	55.315288	
			Year Built	2012	
	MLS Area: 565 - Ketchikan Gateway Borough - All Borough/Census Area: 2C - Ketchikan Gateway Borough Region: 2 - Southeast Alaska Region Builder Name & Co: Zoning: RL - Low Density Residential				
School-Elementary	Houghtaling	School-Middle	Schoenbar	School-High	Ketchikan
SF-Lot	45,738	Acres	1.05	SF-Res	1,198
SF-Gar		Grid # (Muni Anch)	N/A	Tax Map #-Mat-Su	N/A
Energy Rating		Tax ID	30430008000	Taxes (Estimated)	\$ 2,800
Tax Year	2023	Year Built	2012	Year Remodeled	
Year Updated		Construction Status	Existing Structure	Foreclosure/Bank Own	No
Remote Description					
Directions: Short Skiff Ride from city float Legal: L6 Embraced USS 3316, KRD< FJD Public Remarks: Off the Grid, but just barely... A full acre of beach frontage property on Pennock Island. Enjoy front row seating to whales breaching and bubble feeding while eagles dive for herring and bait fish all from the comfort of your front room at your 2 Bedroom 1 Bath Pennock home. This Ketchikan home has all the amenities you are looking for in a waterfront property: View, View, View, direct beach					
Residential Type: Single Family Res Construction Type: Wood Frame Exterior Finish: Wood Roof Type: Asphalt Foundation Type: Poured Concrete Floor Style: Cabin Garage Type: None Carport Type: None		Heat Type: Stove Fuel Type: Oil Sewer Type: Septic Tank Water-Type: Cistern Wtrfrnt-Frontage: Bay/Harbor; Inlet; Oceanfront		Wtrfrnt-Access Near: Bay; Ocean	
Agent Days On Market	53	Date-Closing		Date-Pending	
Commission to SO	2.50	Commission Type	%		
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Address: 0000 Lots A & 4, USS 4569 /USS 2109					
	Listing #	22-14156	Price-List	\$ 250,000	
	Status	Active	Near	Remote	
	Zip Code	99901	Type	Residential	
	Property Attached/Common Walls	No	Bathrooms Half	0	
	Bedrooms	3	Bathrooms Three Quarter	0	
	Garage Spaces	0	Bathrooms Full	1	
	SF-Res	1,000	Total Bathrooms	1	
	Longitude	-131.694699	Latitude	55.534655	
			Year Built	1950	
		MLS Area: 565 - Ketchikan Gateway Borough - All			
	Borough/Census Area: 2C - Ketchikan Gateway Borough				
	Region: 2 - Southeast Alaska Region				
	Builder Name & Co:				
	Zoning: FD - Future Development				
School-Elementary	Remote - No School	School-Middle	Remote - No School	School-High	Remote - No School
SF-Lot	46,342	Acres	1.06	SF-Res	1,000
SF-Gar		Grid # (Muni Anch)	N/A	Tax Map #-Mat-Su	N/A
Energy Rating		Tax ID	656500002000- 656500003000	Taxes (Estimated)	\$ 391
Tax Year	2022	Year Built	1950	Year Remodeled	
Year Updated		Construction Status	Existing Structure	Foreclosure/Bank Own	No
Remote Description	Loring, Alaska				
Directions: Boat or Plane access only. 15 miles North of Ketchikan - As the Crow Flies					
Legal: LA & L4, Resubdivision of L16, USS 4569 & USS 2109					
Public Remarks: LORING, ALASKA HOME AND LOT. This property represents a unique piece of Alaskan history. Remotely located approximately 15 miles from Ketchikan, the home was originally constructed in 1885 for the local cannery superintendent. It has retained the charm of bygone days! One can even imagine watching the large sailing ships coming into the area when you stand on the home's deck.					
Residential Type: B & B Potential; Recreational/Cabin		Heat Type: Stove		Wtrfrnt-Access Near: Bay; Ocean	
Foundation Type: Pilings		Fuel Type: Wood			
Garage Type: None		Sewer Type: Septic Tank			
Carpport Type: None		Water-Type: Private			
		Wtrfrnt-Frontage: None			
Agent Days On Market	229	Date-Closing		Date-Pending	
Commission to SO	2.50	Commission Type	%		
LO: Coastal Keller Williams Realty Alaska Group(907) 247-5811					
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Electric Power Systems, Inc.		Office Phone - (907) 646-5169			
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Anchorage, AK 99503					

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Address: 801 Peterson Street

Listing #	23-4107	Price-List	\$ 447,000
Status	Active	Near	Ketchikan
Zip Code	99901	Type	Residential
Property Attached/Common Walls	No	Bathrooms Half	0
Bedrooms	3	Bathrooms Three Quarter	0
Garage Spaces	0	Bathrooms Full	2
SF-Res	1,872	Total Bathrooms	2
Longitude	-131.641300	Latitude	55.343407
		Year Built	1954

MLS Area: 565 - Ketchikan Gateway Borough - All
Borough/Census Area: 2C - Ketchikan Gateway Borough
Region: 2 - Southeast Alaska Region
Builder Name & Co:
Zoning: RM - Medium Density Residential

School-Elementary	Fawn Mountain	School-Middle	Schoenbar	School-High	Ketchikan
SF-Lot	2,341	Acres	0.05	SF-Res	1,872
SF-Gar		Grid # (Muni Anch)	N/A	Tax Map #-Mat-Su	N/A
Energy Rating		Tax ID	0000	Taxes (Estimated)	
Tax Year		Year Built	1954	Year Remodeled	2022
Year Updated		Construction Status	Existing Structure	Foreclosure/Bank Own	No

Remote Description**Directions:** N/A**Legal:** Portion of L1 BB, Peterson's Sub. of a portion of USMS 731, Venetia Lode Mining Claim

Public Remarks: Move-in ready sweet spot overlooking Ketchikan Creek. Be welcomed home with off-street parking, arctic entry, and terraced garden. The heavy lifting is done to modernize this classic charmer. Freshly painted open concept living, kitchen, and dining area offers views of life on the creek while at the kitchen sink. Second living area and third bedroom with brand new bathroom downstairs. Upstairs


Residential Type: Single Family Res	Heat Type: Other - See Remarks	Wtrfrnt-Access Near: Creek
Foundation Type: Poured Concrete	Fuel Type: Other - See Remarks	
Garage Type: None	Sewer Type: Public Sewer	
Carport Type: None	Water-Type: Public	
	Wtrfrnt-Frontage: None	

Agent Days On Market	42	Date-Closing		Date-Pending	
Commission to SO	2.50	Commission Type	%		


LO: EXP Realty LLC - Southeast Alaska(907) 225-7427

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Address: 283 Icehouse Lane					
	Listing #	23-2652	Price-List	\$ 834,000	
	Status	Active	Near	Ketchikan	
	Zip Code	99901	Type	Residential	
	Property Attached/Common Walls	No	Bathrooms Half	0	
	Bedrooms	3	Bathrooms Three Quarter	0	
	Garage Spaces	697	Bathrooms Full	3	
	SF-Res	2,598	Total Bathrooms	3	
	Longitude	-131.545155	Latitude	55.297264	
			Year Built	2021	
	MLS Area: 565 - Ketchikan Gateway Borough - All Borough/Census Area: 2C - Ketchikan Gateway Borough Region: 2 - Southeast Alaska Region Builder Name & Co: BK Builders Zoning: RL - Low Density Residential				
School-Elementary	Fawn Mountain	School-Middle	Schoenbar	School-High	Ketchikan
SF-Lot	19,541	Acres	0.45	SF-Res	2,598
SF-Gar		Grid # (Muni Anch)	N/A	Tax Map #-Mat-Su	N/A
Energy Rating		Tax ID	702330073510	Taxes (Estimated)	\$ 5,775
Tax Year	2023	Year Built	2021	Year Remodeled	
Year Updated		Construction Status	New - Construction Complete	Foreclosure/Bank Own	No
Remote Description					
Directions: 0 Legal: Seawatch Estates L116 As Plat #95-32 Public Remarks: Indulge in this impeccable NEW construction located on top of the Seawatch neighborhood. From the moment you step inside, you'll be struck by the impressive scale and attention to detail in this home. From the luxurious kitchen, to the inviting living areas, every inch of this meticulously crafted home exudes elegance and contemporary sophistication with stylish finishes. Partial ocean view.					
Residential Type: Single Family Res Exterior Finish: Wood Roof Type: Shingle Foundation Type: Poured Concrete Floor Style: Ranch-Traditional Garage Type: Attached; Heated Carpport Type: None		Heat Type: Other - See Remarks Fuel Type: Propane Sewer Type: Public Sewer Water-Type: Cistern Dining Room Type: Formal View Type: Ocean Wtrfrnt-Frontage: None		Wtrfrnt-Access Near: None Owner/Builder: Owner/Builder Name: BK Builders; Elec Cont Lic #: n/a; Plumbers License #: n/a; Mech Prof Lic #: n/a	
Features-Interior: Dishwasher; Disposal; Gas Cooktop; Gas Fireplace; Refrigerator; Quartz Counters					
Agent Days On Market	74	Date-Closing		Date-Pending	
Commission to SO	2.00	Commission Type	%		
LO: Coastal Keller Williams Realty Alaska Group(907) 247-5811					
<i>Provided as a courtesy of</i> Kathryn Schreckenghost Office - (907) 646-5169 Electric Power Systems, Inc. Office Phone - (907) 646-5169 3305 Arctic Blvd #201 katsch@epsinc.com Anchorage, AK 99503					

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Address: 1261 E 5th Street					
	Listing #	23-2172	Price-List	\$ 579,000	
	Status	Active	Near	Ketchikan	
	Zip Code	99901	Type	Residential	
	Property Attached/Common Walls	Yes	Bathrooms Half	0	
	Bedrooms	5	Bathrooms Three Quarter	0	
	Garage Spaces	2	Bathrooms Full	3	
	SF-Res	2,218	Total Bathrooms	3	
	Longitude	-131.630710	Latitude	55.342070	
			Year Built	1983	
	MLS Area: 565 - Ketchikan Gateway Borough - All Borough/Census Area: 2C - Ketchikan Gateway Borough Region: 2 - Southeast Alaska Region Builder Name & Co: Zoning: RM - Medium Density Residential				
School-Elementary	Houghtaling	School-Middle	Schoenbar	School-High	Ketchikan
SF-Lot	10,890	Acres	0.25	SF-Res	2,218
SF-Gar		Grid # (Muni Anch)	N/A	Tax Map #-Mat-Su	N/A
Energy Rating		Tax ID	00000000	Taxes (Estimated)	
Tax Year		Year Built	1983	Year Remodeled	
Year Updated		Construction Status	Existing Structure	Foreclosure/Bank Own	No
Remote Description					
Directions: Call for showings, 24 hour notice is required. Lot 27 & 28, Block D, being sold together. Seller selling as is. Legal: Subdivision of a portion of the confidence addition to U.S. mineral survey 769, L27-28 BD Public Remarks: Check out this fantastic 5 bedroom/3 bathroom house with the opportunity to convert into a duplex! This house is being sold fully furnished as well as the adjoining lot, already subdivided for plenty of potential. The spacious floor plan includes a 2 car garage and access to the wrap around deck from the upstairs living room for your outdoor entertainment!					
Residential Type: Single Family Res Roof Type: Asphalt; Shingle Foundation Type: Poured Concrete Floor Style: Two-Story Tradtnl Garage Type: Attached Carport Type: Attached		Heat Type: Baseboard; Pellet Stove Fuel Type: Electric; Wood Sewer Type: Public Sewer Water-Type: Public Dining Room Type: Area Access Type: Maintained Wtrfrnt-Frontage: None		Wtrfrnt-Access Near: Creek; Ocean; Pond Docs Avl for Review: Prop Discl Available	
Features-Interior: BR/BA on Main Level; CO Detector(s); Dishwasher; Disposal; Family Room; Pantry; Refrigerator; Smoke Detector(s); Washer &/Or Dryer; Wood Stove Flooring: Carpet; Laminate Flooring Features-Additional: Deck/Patio					
Agent Days On Market	85	Date-Closing		Date-Pending	
Commission to SO	2.50	Commission Type	%		
LO: Legacy Real Estate Firm(907) 225-6191					
<i>Provided as a courtesy of</i> Office - (907) 646-5169 Kathryn Schreckenghost Office Phone - (907) 646-5169 Electric Power Systems, Inc. katsch@epsinc.com 3305 Arctic Blvd #201 Anchorage, AK 99503					

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Address: 413 N Higgins Court

	Listing #	23-4740	Price-List	\$ 549,000
	Status	Active	Near	Ketchikan
	Zip Code	99901	Type	Residential
	Property Attached/Common Walls	No	Bathrooms Half	0
	Bedrooms	3	Bathrooms Three Quarter	0
	Garage Spaces	2	Bathrooms Full	2
	SF-Res	1,640	Total Bathrooms	2
	Longitude	-131.807407	Latitude	55.470590
			Year Built	1984
	MLS Area: 565 - Ketchikan Gateway Borough - All Borough/Census Area: 2C - Ketchikan Gateway Borough Region: 2 - Southeast Alaska Region Builder Name & Co: Zoning: RL - Low Density Residential			

School-Elementary	Point Higgins	School-Middle	Schoenbar	School-High	Ketchikan
SF-Lot	18,493	Acres	0.42	SF-Res	1,640
SF-Gar	704	Grid # (Muni Anch)	N/A	Tax Map #-Mat-Su	N/A
Energy Rating		Tax ID	00000000	Taxes (Estimated)	\$ 1,932
Tax Year	2022	Year Built	1984	Year Remodeled	
Year Updated	2021	Construction Status	Existing Structure	Foreclosure/Bank Own	No
Remote Description					

Directions: Left on Higgins Court from N. Pt. Higgins

Legal: USS 3021 L83C

Public Remarks: Welcome to your beautifully updated north-end Ketchikan family home. Updates throughout in this 3 bedroom, 2 bath split-level style home. Welcome and entertain friends & family on the large covered front porch. Updates include but are not limited to: new flooring, new woodstove, new heatpump, plus fully updated kitchen & bathrooms. 700+ SF garage offers loft storage area, heat & boat storage

Residential Type: Single Family Res	Heat Type: Stove; Forced Air	Wtrfrnt-Access Near: None
Roof Type: Shingle	Fuel Type: Solar; Electric	New Finance (Terms): AHFC; Cash; Conventional; Qualifying Assumptn; VA
Foundation Type: Post on Pad; Poured Concrete	Sewer Type: Septic Tank	Docs Avl for Review: Prop Discl Available; Survey
Garage Type: Detached	Water-Type: Cistern	
Carport Type: None	Wtrfrnt-Frontage: None	

Features-Interior: BR/BA on Main Level; CO Detector(s); Dishwasher; Gas Cooktop; Range/Oven; Refrigerator; Smoke Detector(s); Washer &/Or Dryer; Wood Stove

Flooring: Luxury Vinyl Plank

Agent Days On Market	25	Date-Closing		Date-Pending	
Commission to SO	2.50	Commission Type	%		

LO: Real Estate Brokers of Alaska Wasilla

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Address: 1377 Pond Reef Road

Listing #	23-1248	Price-List	\$ 890,000
Status	Active	Near	Ketchikan
Zip Code	99901	Type	Residential
Property Attached/Common Walls	No	Bathrooms Half	0
Bedrooms	3	Bathrooms Three Quarter	0
Garage Spaces	2	Bathrooms Full	2
SF-Res	1,396	Total Bathrooms	2
Longitude	-131.807313	Latitude	55.438354
		Year Built	1962

MLS Area: 565 - Ketchikan Gateway Borough - All
Borough/Census Area: 2C - Ketchikan Gateway Borough
Region: 2 - Southeast Alaska Region
Builder Name & Co:
Zoning: RL - Low Density Residential

School-Elementary	Point Higgins	School-Middle	Schoenbar	School-High	Ketchikan
SF-Lot	45,302	Acres	1.04	SF-Res	1,396
SF-Gar	768	Grid # (Muni Anch)	N/A	Tax Map #-Mat-Su	N/A
Energy Rating		Tax ID	000000	Taxes (Estimated)	
Tax Year		Year Built	1962	Year Remodeled	2019
Year Updated	2021	Construction Status	Existing Structure	Foreclosure/Bank Own	No
Remote Description					

Directions: Sign on Pond Reef outer loop. Shared driveway, stay to the left.

Legal: USS 3092 L18

Public Remarks: 140' Waterfront! Stylishly updated waterfront 3 bedroom, 1.75 bath home. Enjoy your own water view from the open living & dining space or while watching whales from your primary suite deep soak tub. Many updates in recent years include but are not limited to: Daikin Heat pump, new windows & wrap-around TREX deck. Enjoy heating options between between woodstove & heat pump/baseboards.

Residential Type: Single Family Res	Heat Type: Stove; Baseboard; Forced Air	Wtrfrnt-Access Near: Ocean
Construction Type: Wood Frame	Fuel Type: Electric; Wood	
Exterior Finish: Wood	Sewer Type: Septic Tank	
Roof Type: Shingle	Water-Type: Cistern	
Foundation Type: Unknown - BTV	Access Type: Gravel; Private	
Floor Style: Ranch-Raised	View Type: Ocean	
Garage Type: Detached	Wtrfrnt-Frontage: Oceanfront	
Carport Type: None		

Features-Interior: BR/BA on Main Level; Dishwasher; Range/Oven; Refrigerator; Soaking Tub; Washer &/Or Dryer; Water Purification; Wood Stove; Workshop

Flooring: Hardwood Flooring; Ceramic Tile

Features-Additional: Barn/Shop; Deck/Patio; Waterfront; Waterfront Access

Agent Days On Market	110	Date-Closing		Date-Pending	
Commission to SO	2.50	Commission Type	%		

LO: Real Estate Brokers of Alaska Wasilla

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Address: 511 Pine Street & 508 Pittinger Ave

	Listing #	23-4867	Price-List	\$ 609,000
	Status	Active	Near	Ketchikan
	Zip Code	99901	Type	Residential
	Property Attached/Common Walls	No	Bathrooms Half	0
	Bedrooms	4	Bathrooms Three Quarter	1
	Garage Spaces	0	Bathrooms Full	2
	SF-Res	2,146	Total Bathrooms	3
	Longitude	-131.647386	Latitude	55.344444
			Year Built	1920
	MLS Area: 565 - Ketchikan Gateway Borough - All			
Borough/Census Area: 2C - Ketchikan Gateway Borough				
Region: 2 - Southeast Alaska Region				
Builder Name & Co:				
Zoning: RM - Medium Density Residential				

School-Elementary	Houghtaling	School-Middle	Schoenbar	School-High	Ketchikan
SF-Lot	4,116	Acres	0.09	SF-Res	2,146
SF-Gar		Grid # (Muni Anch)	N/A	Tax Map #-Mat-Su	N/A
Energy Rating		Tax ID	000000	Taxes (Estimated)	\$ 3,712
Tax Year	2022	Year Built	1920	Year Remodeled	2020
Year Updated		Construction Status	Existing Structure	Foreclosure/Bank Own	No
Remote Description					

Directions: Lockbox is on front door of main unit on Pittinger St.**Legal:** USS 437 B12 Sublot 2 of L2**Public Remarks:** Beautifully updated historic home perched right above downtown Ketchikan. This home has so much to offer you: upper main unit has 3bedrooms & 1.75 baths (all recently updated), new flooring & fully updated kitchen with antique gas stove modernized for your chef's delight. Downstairs with separate access from main unit is a large & newly constructed 1 bedroom, 1 full bath apartment. Historical charm

Residential Type: B & B Potential	Heat Type: Baseboard; In-Floor Heat	Wtrfrnt-Access Near: None
Foundation Type: Pilings	Fuel Type: Electric; Oil	New Finance (Terms): AHFC; Cash; Conventional; Owner Finance
Garage Type: None	Sewer Type: Public Sewer	
Carpport Type: None	Water-Type: Public	
	Wtrfrnt-Frontage: None	

Agent Days On Market	25	Date-Closing		Date-Pending	
Commission to SO	2.50	Commission Type	%		

LO: Real Estate Brokers of Alaska Wasilla

Provided as a courtesy of
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 Prepared by Kathryn Schreckenghost on Friday, June 02, 2023 8:31 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.