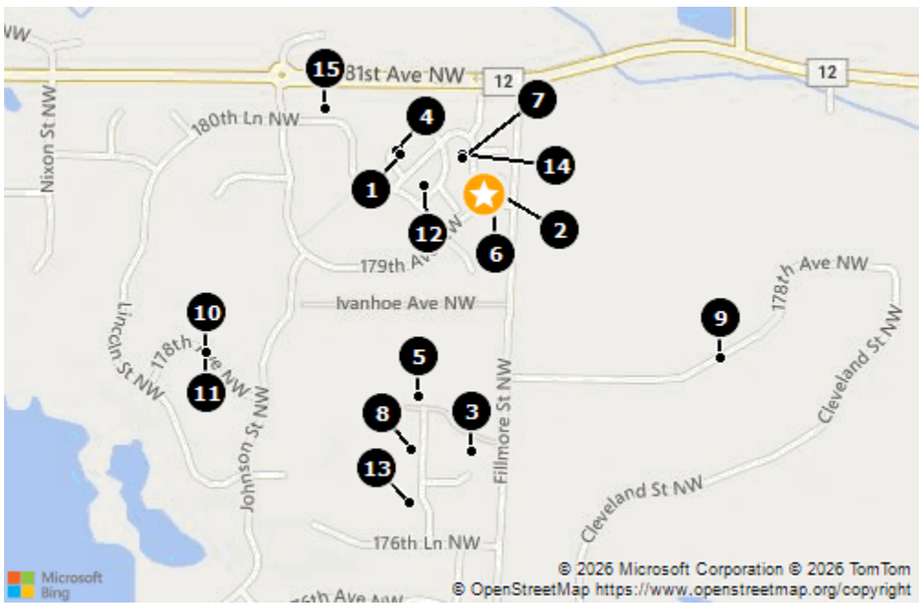
ICE SiteX Report

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SiteX Property Information Report



Subject Property Location

10021 179TH AVE NW, ELK RIVER, MN 55330-5645

County:	**SHERBURNE MN**	Census Tract:	271410305.052001
Property Use:	Townhouse (Residential)	Zoning:	
Parcel Number:	75-00756-0196	Thomas Bros Pg-Grid:	

Valuation

Value:	**$284,000**	FSD:	10	Common Confidence Score:	62
Value Range:	$255,600 - $312,400	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	75 ELK RIVER CITY
Assd Land Value:	$35,200	Market Land Value:	$35,200	Tax Year:	2025
Assd Improvement:	$242,400	Market Improvment Value:	$242,400	Total Taxable Value:	$3,684
Total Assessed Value:	$277,600	Total Assessor Market Value:	$277,600	Delinquent Year:	
				Tax Account ID:	41367
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 48 Block: 1 District: 75 Subdivision: KLIEVER LAKE FIELDS THIRD ADDITION Sec/Twnship/Range: SEC 01 TWN 32N RNG 26W

Abbreviated Description:	LOT 48, BLK 1
City/Muni/Twp:	ELK RIVER CITY

Property Characteristics

Lot Size:	2,178 SF	Bedrooms:	3	Pool:	Spa Only
Building Area:	691 SF	Baths:	3	Fireplace:	Yes
Year Built:	2006	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	4
Number of Units:		Garage Type:	Attached	Heating:	Forced Air
Number of Stories:		Number of Cars:	2	A/C:	Yes
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/26/2026	Sales Price:	$245,471
Document #:	1002368 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/20/2023	Sales Price:	N/A
Document #:	954820 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/16/2023	Sales Price:	$250,000
Document #:	954758 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	02/28/2023		
Document Type:			

Legal Description:
Lot: 48 Block: 1 Subdivision: KLIEVER LAKE FIELDS 3RD ADDITION
Abbreviated Description: CIC NO 67

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Prior Transfer

Recording Date:	02/28/2023	Sales Price:	$250,000
Document #:	954758 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 48 Block: 1 District: 75 Subdivision: KLIEVER LAKE FIELDS THIRD ADDITION Sec/Twnship/Range: SEC 01 TWN 32N RNG 26W
Abbreviated Description: LOT 48, BLK 1
City/Muni/Twp: ELK RIVER CITY

Prior Transfer

Recording Date:	09/28/2022	Sales Price:	$6,753
Document #:	948890 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	09/28/2022		
Document Type:			

Legal Description:
Lot: 48 Block: 1 Subdivision: KLIEVER LAKE FIELDS THIRD ADDITION
Abbreviated Description: CIC NO 67

Prior Transfer

Recording Date:	10/28/2019	Sales Price:	$189,900
Document #:	881102 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/15/2019		
Document Type:			

Legal Description:
Lot: 48 Block: 1 Subdivision: KLIEVER LAKE FIELDS 3RD ADD

Prior Transfer

Recording Date:	10/15/2019	Sales Price:	$189,900
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/03/2015	Sales Price:	$155,000
Document #:	811999 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	09/30/2015		
Document Type:			

Legal Description:
Lot: 48 Block: 1 Subdivision: KLIEVER LAKE FIELDS THIRD ADDITION CIC #67

Prior Transfer

Recording Date:	11/03/2015	Sales Price:	$165,000
Document #:	811998 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	09/30/2015		
Document Type:			

Legal Description:
Lot: 48 Block: 1 Subdivision: KLIEVER LAKE FIELDS THIRD ADDITION CIC #67

Prior Transfer

Recording Date:	12/02/2008	Sales Price:	$165,000
Document #:	077959 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	11/26/2008		
Document Type:			

Legal Description:
Subdivision: KLIEVER LAKE FIELDS 3RD
Abbreviated Description: LOT48 BLK1

Area Sales Analysis

Total Area Sales	$5,998,446	Median # of Bedrooms	2
Median Lot Size	5,227 SF	Median # of Baths	2
Median Living Area	1,608 SF	Median Year Built	2014
Price Range - 2 Yrs	$230,175 to $560,000	Age Range	1 years to 22 years
Median Value	$395,000	Median Age	12 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.1Mi.	**10103 180TH AVE NW** **ELK RIVER, MN 55330-5648**	07/28/2026	$384,000	$238	1608	/2/2	2014	4,792 SF	Spa Only
2	.02Mi.	**10011 179TH AVE NW** **ELK RIVER, MN 55330-5645**	07/27/2026	$299,900	$434	691	/3/3	2006	2,178 SF	Spa Only
3	.29Mi.	**10022 177TH AVE NW** **ELK RIVER, MN 55330-7526**	07/10/2026	$470,000	$264	1780	//	2024	6,098 SF	

1 .1Mi. **10103 180TH AVE NW** **ELK RIVER, MN 55330-5648** 07/28/2026 $384,000 $238 1608 /2/2 2014 4,792 SF Spa Only
APN: 75-00822-0104 Document #: 1000977
Document Type: Price Code: R
Land Use: Townhouse (Residential)
Legal: Lot: 2 Block: 1 Subdivision: KLIEVER LAKE FIELDS FOURTH ADDITION Abbreviated Description: Lot:2 Block:1 Subdivision:KLIEVER LAKE FIELDS FOURTH ADDITION

2 .02Mi. **10011 179TH AVE NW** **ELK RIVER, MN 55330-5645** 07/27/2026 $299,900 $434 691 /3/3 2006 2,178 SF Spa Only
APN: 75-00756-0192 Document #: 1000902
Document Type: Price Code: R
Land Use: Townhouse (Residential)
Legal: Lot: 46 Block: 1 Subdivision: KLIEVER LAKE FIELDS THIRD ADDITION Abbreviated Description: Lot:46 Block:1 Subdivision:KLIEVER LAKE FIELDS THIRD ADDITION

3 .29Mi. **10022 177TH AVE NW** **ELK RIVER, MN 55330-7526** 07/10/2026 $470,000 $264 1780 // 2024 6,098 SF
APN: 75-00931-0315 Document #: 1000175
Document Type: Price Code: R
Land Use: Townhouse (Residential)
Legal: Lot: 3 Block: 3 Subdivision: THE VILLAS AT FILLMORE Abbreviated Description: Lot:3 Block:3 Subdivision:THE VILLAS AT FILLMORE

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4	.11Mi.	**10105 180TH AVE NW** **ELK RIVER, MN 55330-5648**	07/09/2026	$395,000	$245	1608	/2/2	2014	5,227 SF	Spa Only

APN: 75-00822-0102 Document #: 1000068
Document Type: Price Code: R
Land Use: Townhouse (Residential)
Legal: Lot: 1 Block: 1 Subdivision: KLIEVER LAKE FIELDS FOURTH ADDITION Abbreviated Description: Lot:1 Block:1 Subdivision:KLIEVER LAKE FIELDS FOURTH ADDITION

5	.24Mi.	**10073 177TH AVE NW** **ELK RIVER, MN 55330-7526**	06/22/2026	$560,000	$301	1860	//	2023	7,405 SF	

APN: 75-00931-0210 Document #: 999299
Document Type: Price Code: R
Land Use: Townhouse (Residential)
Legal: Lot: 2 Block: 2 Subdivision: THE VILLAS AT FILLMORE Abbreviated Description: Lot:2 Block:2 Subdivision:THE VILLAS AT FILLMORE

6	.02Mi.	**18023 FILLMORE DR NW** **ELK RIVER, MN 55330-7024**	06/05/2026	$257,000	$371	691	/3/3	2006	2,178 SF	Spa Only

APN: 75-00756-0190 Document #: 998477
Document Type: Price Code: R
Land Use: Townhouse (Residential)
Legal: Lot: 45 Block: 1 Subdivision: KLIEVER LAKE FIELDS 3RD ADDITION Abbreviated Description: Lot:45 Block:1 Subdivision:KLIEVER LAKE FIELDS 3RD ADDITION Abbreviated Description:COMMON INTEREST COMMUNTY NO 67

7	.05Mi.	**18036 FILLMORE DR NW** **ELK RIVER, MN 55330-7070**	05/26/2026	$285,000	$412	691	/3/3	2006	2,178 SF	Spa Only

APN: 75-00756-0260 Document #: 998010
Document Type: Price Code: R
Land Use: Townhouse (Residential)
Legal: Lot: 30 Block: 2 Subdivision: KLIEVER LAKE FIELDS Phase No: 3 Abbreviated Description: Lot:30 Block:2 Subdivision:KLIEVER LAKE FIELDS Phase No:3

8	.3Mi.	**17774 HOOVER ST NW** **ELK RIVER, MN 55330-8605**	03/02/2026	$484,930	$260	1860	//	2025	6,098 SF	

APN: 75-00931-0135 Document #: 994630
Document Type: Price Code: R
Land Use: Townhouse (Residential)
Legal: Lot: 7 Block: 1 Subdivision: THE VILLAS AT FILLMORE Abbreviated Description: Lot:7 Block:1 Subdivision:THE VILLAS AT FILLMORE

9	.2Mi.	**10032 178TH AVE NW** **ELK RIVER, MN 55330-7033**	02/23/2026	$552,533	$297	1860	//	2025	7,405 SF	

APN: 75-00948-0125 Document #: 994365
Document Type: Price Code: R
Land Use: Townhouse (Residential)
Legal: Lot: 5 Block: 1 Subdivision: THE VILLAS AT FILLMORE THIRD ADDITION Abbreviated Description: Lot:5 Block:1 Subdivision:THE VILLAS AT FILLMORE THIRD ADDITION

10	.17Mi.	**10080 178TH AVE NW** **ELK RIVER, MN 55330-7033**	02/02/2026	$545,915	$293	1860	//	2025	6,534 SF	

APN: 75-00948-0110 Document #: 993743
Document Type: Price Code: R
Land Use: Townhouse (Residential)
Legal: Lot: 2 Block: 1 Subdivision: THE VILLAS AT FILLMORE THIRD ADDITION Abbreviated Description: Lot:2 Block:1 Subdivision:THE VILLAS AT FILLMORE THIRD ADDITION

11	.19Mi.	**10048 178TH AVE NW** **ELK RIVER, MN 55330-7033**	01/23/2026	$529,609	$284	1860	//	2025	6,534 SF	

APN: 75-00948-0120 Document #: 993404
Document Type: Price Code: R
Land Use: Townhouse (Residential)
Legal: Lot: 4 Block: 1 Subdivision: THE VILLAS AT FILLMORE THIRD ADDITION Abbreviated Description: Lot:4 Block:1 Subdivision:THE VILLAS AT FILLMORE THIRD ADDITION

12	.07Mi.	**10079 179TH LN NW** **ELK RIVER, MN 55330-5029**	01/16/2026	$230,175	$409	562	/3/3	2006	1,307 SF	

APN: 75-00756-0214 Document #: 993173
Document Type: Price Code: R
Land Use: Townhouse (Residential)
Legal: Lot: 7 Block: 2 Subdivision: KLIEVER LAKE FIELDS THIRD ADDITION Abbreviated Description: Lot:7 Block:2 Subdivision:KLIEVER LAKE FIELDS THIRD ADDITION

13	.36Mi.	**17726 HOOVER ST NW** **ELK RIVER, MN 55330-8605**	12/31/2025	$501,884	$269	1860	//	2025	8,276 SF	

APN: 75-00931-0105 Document #: 992567
Document Type: Price Code: R
Land Use: Townhouse (Residential)
Legal: Lot: 1 Block: 1 Subdivision: THE VILLAS AT FILLMORE Abbreviated Description: Lot:1 Block:1 Subdivision:THE VILLAS AT FILLMORE

14	.05Mi.	**18040 FILLMORE DR NW** **ELK RIVER, MN 55330-7070**	12/08/2025	$241,000	$428	562	/3/3	2006	1,307 SF	Spa Only

APN: 75-00756-0258 Document #: 991541
Document Type: Price Code: R
Land Use: Townhouse (Residential)
Legal: Lot: 29 Block: 2 Subdivision: KLIEVER LAKE FIELDS THIRD ADDITION Abbreviated Description: Lot:29 Block:2 Subdivision:KLIEVER LAKE FIELDS THIRD ADDITION

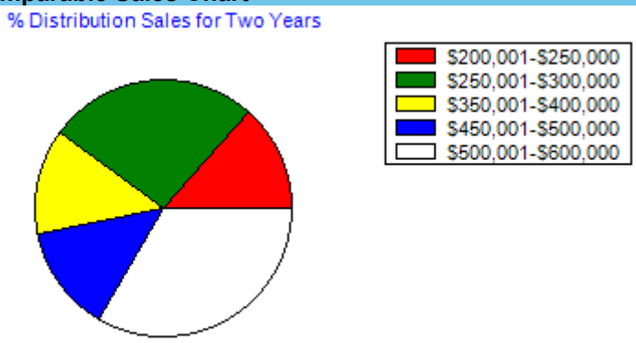
15	.21Mi.	**10189 180TH LN NW** **ELK RIVER, MN 55330-5525**	11/14/2025	$261,500	$425	614	/2/2	2004	2,178 SF	

APN: 75-00696-0108 Document #: 990520
Document Type: Price Code: R
Land Use: Townhouse (Residential)
Legal: Lot: 4 Block: 1 Subdivision: KLIEVER LAKE FIELDS EAST Abbreviated Description: Lot:4 Block:1 Subdivision:KLIEVER LAKE FIELDS EAST

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Comparable Sales Chart



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**10021 179TH AVE NW**	**02/28/2023**	$277,600	$277,600	691	/3/3	2006	2,178 SF	Spa Only
.01Mi.	**10017 179TH AVE NW**	**09/01/2013**	$234,400	$234,400	562	/3/3	2006	1,307 SF	Spa Only
.01Mi.	**18011 FILLMORE DR NW**	**10/17/2024**	$277,600	$277,600	691	/3/3	2006	2,178 SF	Spa Only
.01Mi.	**18017 FILLMORE DR NW**	**07/08/2022**	$234,400	$234,400	562	/3/3	2006	1,307 SF	Spa Only
.02Mi.	**10011 179TH AVE NW**	**07/01/2008**	$277,600	$277,600	691	/3/3	2006	2,178 SF	Spa Only
.02Mi.	**18023 FILLMORE DR NW**	**05/22/2026**	$277,600	$277,600	691	/3/3	2006	2,178 SF	Spa Only
.03Mi.	**18010 FILLMORE DR NW**	**06/25/2020**	$277,600	$277,600	691	/3/3	2006	2,178 SF	
.03Mi.	**18014 FILLMORE DR NW**	**03/30/2023**	$234,400	$234,400	562	/3/3	2006	1,307 SF	Spa Only
.03Mi.	**18020 FILLMORE DR NW**	**07/30/2018**	$234,400	$234,400	562	/3/3	2006	1,307 SF	Spa Only
.03Mi.	**18049 FILLMORE DR NW**	**12/01/2014**	$335,800	$335,800	1,601	/2/2	2014	5,227 SF	Spa Only
.04Mi.	**18053 FILLMORE DR NW**	**11/01/2014**	$326,600	$326,600	1,601	/2/2	2014	4,356 SF	Spa Only
.04Mi.	**10082 179TH LN NW**	**12/01/2017**	$277,600	$277,600	691	/3/3	2006	2,178 SF	
.04Mi.	**18026 FILLMORE DR NW**	**03/10/2023**	$277,600	$277,600	691	/3/3	2006	2,178 SF	
.04Mi.	**10078 179TH LN NW**	**11/29/2021**	$234,400	$234,400	562	/3/3	2006	1,307 SF	
.04Mi.	**18055 FILLMORE DR NW**	**08/01/2014**	$331,700	$331,700	1,601	/2/2	2014	5,227 SF	Spa Only
.04Mi.	**10076 179TH LN NW**	**02/23/2018**	$234,400	$234,400	562	/3/3	2006	1,307 SF	Spa Only

Rent vs. Own

Households Occupied by Renters:	15%	Households Occupied by Owners:	81%

Demographics & Income

Median Age:	36.9 years old	Households:	17,995
Median Household Income:	$113,862	Households w/Family:	74%
Household Income Per Capita:	$45,558	Households w/Family Married:	59%
Most Common Education Level:	High School Graduate	Households w/Family Children:	38%

School District

School District Zone:	Elk River Area Isd 728	Students:	14,577
Number of Schools:	28	Rating:	A+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.59Mi.	**Twin Lakes Elementary School** Number of Students: 704 Student-Teacher Ratio: 18.01	A+	Public	KG - 5
2.69Mi.	**Handke Center- Early Childhood Special Education** Number of Students: 399 Student-Teacher Ratio: 16.76	NA	Public	PK - PK
2.51Mi.	**Elk River High School** Number of Students: 1,562	A-	Public	9 - 12

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Student-Teacher Ratio: 26.06
Advanced Placement: Yes

2.96Mi.	**Salk STEM Magnet Middle School**	B+	Public	6 - 8

Number of Students: 638
Student-Teacher Ratio: 24.48

Flood Report

The Subject Property of **10021 179TH AVE NW, ELK RIVER, MN 55330-5645** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	95%	SIMILAR
BURGLARY	75%	NOTABLY LOWER
MOTOR VEHICLE THEFT	98%	SIMILAR
FORCIBLE ROBBERY	77%	NOTABLY LOWER
AGGRAVATED ASSAULT	51%	NOTABLY LOWER
FORCIBLE RAPE	90%	LOWER
MURDER	85%	LOWER
OVERALL	69%	NOTABLY LOWER

Disaster Alerts

No alerts noted

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