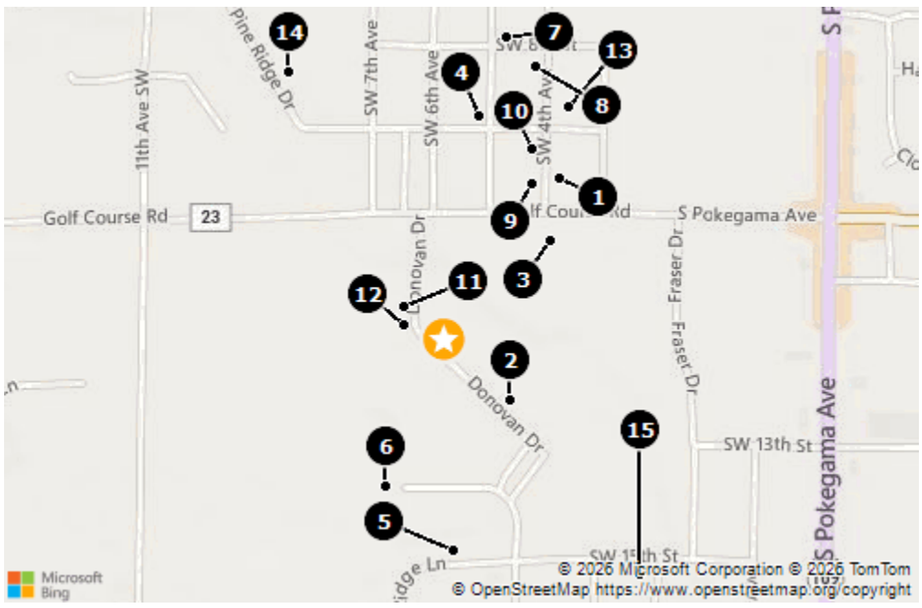
ICE SiteX Report

OrderID: 98730108

SiteX Property Information Report



Subject Property Location

102 DONOVAN DR, GRAND RAPIDS, MN 55744-4129

County:	**ITASCA MN**	Census Tract:	270614808.041002
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	91-029-1403	Thomas Bros Pg-Grid:	

Valuation

Value:	**$336,000**	FSD:	10	Common Confidence Score:	59
Value Range:	$302,400 - $369,600	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$32,000	Market Land Value:	$32,000	Tax Year:	2026
Assd Improvement:	$233,200	Market Improvment Value:	$233,200	Total Taxable Value:	$81
Total Assessed Value:	$265,200	Total Assessor Market Value:	$265,200	Delinquent Year:	
				Tax Account ID:	139165
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

District: 91 Sec/Twnship/Range: SEC 29 TWN 55N RNG 25W
Abbreviated Description: REV DESC 3 OF SE NE
City/Muni/Twp: GRAND RAPIDS CITY

Property Characteristics

Lot Size:	17,424 SF	Bedrooms:	3	Pool:	
Building Area:	1414 SF	Baths:		Fireplace:	1
Year Built:	1965	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	4
Number of Units:		Garage Type:	Attached	Heating:	Hot Water
Number of Stories:		Number of Cars:	1	A/C:	N
Style:	Ranch	Basement:	Finished	Roof Cover:	Asphalt
		Foundation:	Block	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/29/2020	Sales Price:	$246,000
Document #:	A000747703 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	12/23/2020		
Document Type:			

Legal Description:
City/Muni/Twp: GRAND RAPIDS

Prior Transfer

Recording Date:	12/23/2020	Sales Price:	$240,764
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 91 Sec/Twnship/Range: SEC 29 TWN 55N RNG 25W
Abbreviated Description: REV DESC 3 OF SE NE
City/Muni/Twp: GRAND RAPIDS CITY

Prior Transfer

Recording Date:	04/30/2019	Sales Price:	$143,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

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Mortgage Record

Recording Date:	01/05/2012	Loan Amount:	N/A
Document #:	A000660232 BK-PG -	Loan Type:	New Conventional
TD Due Date:	01/01/2032	Type Finance:	

Legal Description:
Sec/Twnship/Range: SE4NE4 S29T55R25

Mortgage Record

Recording Date:	06/17/2011	Loan Amount:	N/A
Document #:	A000654861 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	07/01/2036	Type Finance:	VAR

Legal Description:
Sec/Twnship/Range: NE4NE4 S29T55NR25W

Prior Transfer

Recording Date:	04/17/2009	Sales Price:	$108,800
Document #:	A000632098 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/23/2006	Sales Price:	$136,000
Document #:	A000601961 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	08/18/2006		
Document Type:			

Legal Description:
Sec/Twnship/Range: SE4NE4 S29T55R25

Area Sales Analysis

Total Area Sales	$4,432,941	Median # of Bedrooms	3
Median Lot Size	13,068 SF	Median # of Baths	
Median Living Area	1,280 SF	Median Year Built	1967
Price Range - 2 Yrs	$51,090 to $470,000	Age Range	20 years to 70 years
Median Value	$289,000	Median Age	59 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.22Mi.	**910 SW 4TH AVE** **GRAND RAPIDS, MN 55744-3507**	08/14/2026	$307,000	$231	1328	/3/	1969	11,326 SF	
		APN: 91-510-0950 Document #: A000799467 Document Type: Price Code: R Land Use: Single Family Residential Legal:								
2	.1Mi.	**112 DONOVAN DR** **GRAND RAPIDS, MN 55744-4129**	08/07/2026	$349,000	$238	1464	/3/	1974	14,810 SF	
		APN: 91-029-1413 Document #: A000799257 Document Type: Price Code: R Land Use: Single Family Residential Legal:								
3	.14Mi.	**310 GOLF COURSE RD** **GRAND RAPIDS, MN 55744-3529**	08/03/2026	$51,090	$52	981	/4/	1984	41,382 SF	
		APN: 91-440-0050 Document #: A000799093 Document Type: Price Code: R Land Use: Single Family Residential Legal:								
4	.25Mi.	**823 SW 5TH AVE** **GRAND RAPIDS, MN 55744-3515**	07/15/2026	$272,951	$316	862	/3/	1956	12,632 SF	
		APN: 91-510-0640 Document #: A000798575 Document Type: Price Code: R Land Use: Single Family Residential Legal:								
5	.23Mi.	**1507 TIMBER RIDGE LN** **GRAND RAPIDS, MN 55744-4151**	06/17/2026	$400,000	$409	976	/4/	2004	16,988 SF	
		APN: 91-534-0120 Document #: A000797822 Document Type: Price Code: R Land Use: Single Family Residential Legal:								
6	.17Mi.	**457 SW 14TH ST** **GRAND RAPIDS, MN 55744-4180**	06/16/2026	$470,000	$260	1806	/4/	1994	46,609 SF	
		APN: 91-547-0130 Document #: A000797787 Document Type: Price Code: R Land Use: Single Family Residential Legal:								
7	.34Mi.	**718 SW 5TH AVE** **GRAND RAPIDS, MN 55744-3514**	06/10/2026	$289,000	$271	1064	/4/	1956	13,068 SF	
		APN: 91-510-0240 Document #: A000797674 Document Type: Price Code: R Land Use: Single Family Residential Legal:								
8	.32Mi.	**811 SW 4TH AVE** **GRAND RAPIDS, MN 55744-3504**	05/07/2026	$280,000	$213	1310	/4/	1967	12,632 SF	
		APN: 91-510-0710 Document #: A000796810 Document Type: Price Code: R Land Use: Single Family Residential Legal:								
9	.2Mi.	**911 SW 4TH AVE** **GRAND RAPIDS, MN 55744-3506**	12/23/2025	$199,000	$155	1280	/2/	1967	12,632 SF	
		APN: 91-510-1030 Document #: A000793861 Document Type: Price Code: R Land Use: Single Family Residential Legal:								

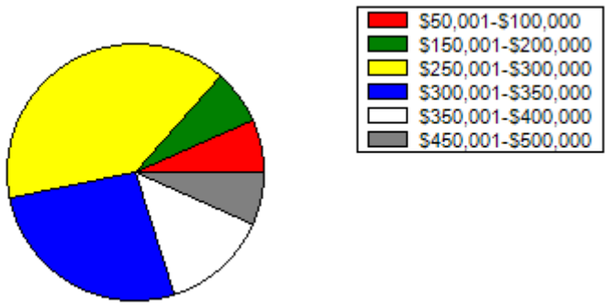
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10	.23Mi.	**905 SW 4TH AVE** **GRAND RAPIDS, MN 55744-3506**	12/16/2025	$279,000	$160	1742	/3/	1957	12,632 SF
		APN: 91-510-1010 Document #: A000793668 Document Type: Price Code: R Land Use: Single Family Residential Legal:							
11	.06Mi.	**97 DONOVAN DR** **GRAND RAPIDS, MN 55744-4126**	12/15/2025	$274,900	$220	1248	/3/	1965	13,939 SF
		APN: 91-440-0172 Document #: A000793628 Document Type: Price Code: R Land Use: Single Family Residential Legal:							
12	.05Mi.	**99 DONOVAN DR** **GRAND RAPIDS, MN 55744-4126**	08/11/2025	$252,000	$242	1040	/3/	1965	13,939 SF
		APN: 91-440-0173 Document #: A000790490 Document Type: Price Code: R Land Use: Single Family Residential Legal:							
13	.29Mi.	**820 SW 4TH AVE** **GRAND RAPIDS, MN 55744-3505**	07/28/2025	$305,000	$255	1196	/3/	1965	12,632 SF
		APN: 91-510-0870 Document #: A000790158 Document Type: Price Code: R Land Use: Single Family Residential Legal:							
14	.34Mi.	**806 PINE RIDGE DR** **GRAND RAPIDS, MN 55744-4192**	07/23/2025	$320,000	$189	1693	/2/	2006	10,454 SF
		APN: 91-656-0215 Document #: A000790026 Document Type: Price Code: R Land Use: Single Family Residential Legal:							
15	.34Mi.	**1501 FRASER DR** **GRAND RAPIDS, MN 55744-4132**	07/16/2025	$384,000	$298	1288	/3/	1975	17,424 SF
		APN: 91-605-0310 Document #: A000789837 Document Type: Price Code: R Land Use: Single Family Residential Legal:							

Comparable Sales Chart

% Distribution Sales for Two Years



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.	**102 DONOVAN DR**	**12/23/2020**	$265,200	$265,200	1,414	/3/	1965	17,424 SF	
.02Mi.	**104 DONOVAN DR**	**01/02/2018**	$276,000	$276,000	1,503	/3/	1965	14,810 SF	
.02Mi.	**100 DONOVAN DR**		$237,400	$237,400	1,180	/3/	1978	14,375 SF	
.03Mi.	**103 DONOVAN DR**		$223,000	$223,000	1,144	/3/	1966	15,682 SF	
.04Mi.	**105 DONOVAN DR**	**06/15/2017**	$217,500	$217,500	1,288	/4/	1966	15,682 SF	
.04Mi.	**106 DONOVAN DR**	**11/16/2016**	$207,900	$207,900	1,248	/4/	1967	14,810 SF	
.05Mi.	**101 DONOVAN DR**	**02/01/2013**	$203,800	$203,800	1,152	/4/	1963	27,878 SF	
.05Mi.	**107 DONOVAN DR**	**07/01/2012**	$230,800	$230,800	1,092	/3/	1965	15,682 SF	
.05Mi.	**99 DONOVAN DR**	**08/01/2025**	$199,400	$199,400	1,040	/3/	1965	13,939 SF	
.06Mi.	**108 DONOVAN DR**	**11/15/2023**	$253,600	$253,600	1,068	/4/	1969	14,810 SF	
.06Mi.	**97 DONOVAN DR**	**11/26/2025**	$208,700	$208,700	1,248	/3/	1965	13,939 SF	
.06Mi.	**109 DONOVAN DR**	**12/27/2019**	$224,400	$224,400	1,152	/3/	1966	15,682 SF	
.07Mi.	**95 DONOVAN DR**	**07/01/2003**	$228,200	$228,200	1,260	/3/	1962	22,216 SF	
.08Mi.	**110 DONOVAN DR**	**09/05/2023**	$241,400	$241,400	1,040	/4/	1965	14,810 SF	
.09Mi.	**111 DONOVAN DR**	**05/18/2023**	$242,900	$242,900	1,314	/3/	1969	28,314 SF	
.09Mi.	**93 DONOVAN DR**	**07/01/2007**	$228,800	$228,800	1,260	/3/	1970	19,166 SF	

Rent vs. Own

Households Occupied by Renters:	22%	Households Occupied by Owners:	64%

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Demographics & Income

Median Age:	46.0 years old	Households:	8,101
Median Household Income:	$65,608	Households w/Family:	64%
Household Income Per Capita:	$34,911	Households w/Family Married:	51%
Most Common Education Level:	High School Graduate	Households w/Family Children:	22%

School District

School District Zone:	Grand Rapids Public School District	Students:	3,972
Number of Schools:	11	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.92Mi.	**Grand Rapids High School** Number of Students: 1,091 Student-Teacher Ratio: 19.49	B	Public	9 - 12
2.02Mi.	**Robert J Elkington Middle School** Number of Students: 764 Student-Teacher Ratio: 17.26	B	Public	6 - 8

Flood Report

The Subject Property of **102 DONOVAN DR, GRAND RAPIDS, MN 55744-4129** 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	128%	HIGHER
BURGLARY	109%	SIMILAR
MOTOR VEHICLE THEFT	122%	HIGHER
FORCIBLE ROBBERY	89%	LOWER
AGGRAVATED ASSAULT	97%	SIMILAR
FORCIBLE RAPE	109%	SIMILAR
MURDER	130%	NOTABLY HIGHER
OVERALL	116%	HIGHER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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