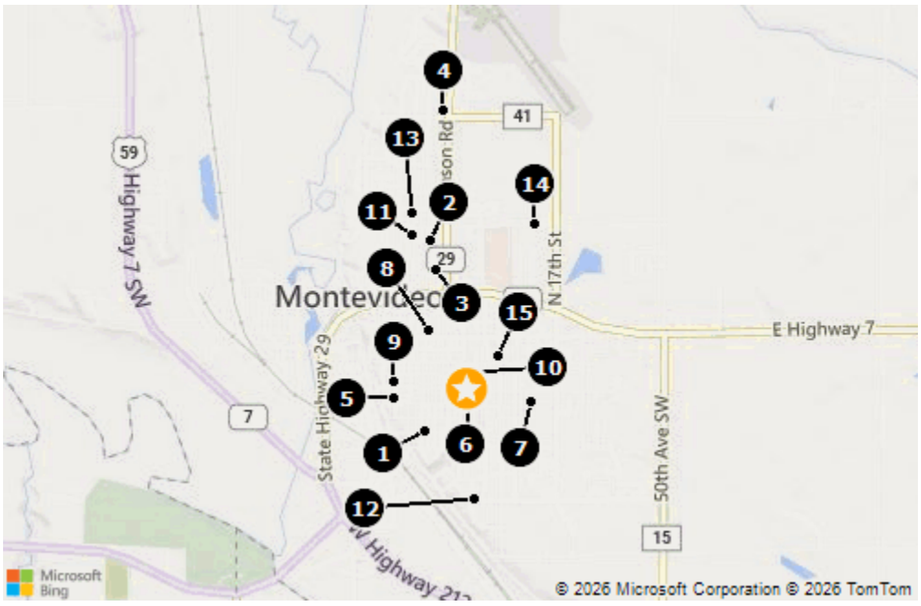
# ICE SiteX Report

**OrderID: 98029044**

## SiteX Property Information Report




## Subject Property Location

### 104 N 9TH ST, MONTEVIDEO, MN 56265-1828

| | | | |
|---|---|---|---|
| County: | **CHIPPEWA MN** | Census Tract: | 270239506.011124 |
| Property Use: | Single Family Residential | Zoning: | |
| Parcel Number: | 70-100-0630 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$149,000** | FSD: | 24 | Common Confidence Score: | 28 |
| Value Range: | $113,240 - $184,760 | ICE Confidence Score: | 76 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2026 | Market Value Year: | 2026 | Tax Rate Code Area: | |
| Assd Land Value: | $4,200 | Market Land Value: | $4,200 | Tax Year: | 2026 |
| Assd Improvement: | $126,600 | Market Improvment Value: | $126,600 | Total Taxable Value: | $1,688 |
| Total Assessed Value: | $130,800 | Total Assessor Market Value: | $130,800 | Delinquent Year: | |
| | | | | Tax Account ID: | 24765 |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | D |

## Assessment Legal Description

Lot: 6 Block: 6 District: 70 Subdivision: EVANS PARK 2ND ADDITION
Abbreviated Description: EVANS PARK 2ND ADDITION LOT 6 BLOCK 6
City/Muni/Twp: MONTEVIDEO CITY

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 5,227 SF | Bedrooms: | | Pool: | |
| Building Area: | 672 SF | Baths: | | Fireplace: | |
| Year Built: | 1909 | Partial Baths: | | Type Const: | |
| Number of Buildings: | | Number of Rooms: | | Ext Walls: | |
| Number of Units: | | Garage Type: | | Heating: | |
| Number of Stories: | | Number of Cars: | | A/C: | |
| Style: | | Basement: | | Roof Cover: | |
| | | Foundation: | | Elevator: | |

## Subject Property Deed/Transfer History
## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 06/17/2021 | Loan Amount: | N/A |
| Document #: | A000309728 BK-PG - | Loan Type: | Purchase Money Mortgage |
| TD Due Date: | 07/01/2051 | Type Finance: | |

**Legal Description:**
City/Muni/Twp: MONTEVIDEO

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 06/17/2021 | Sales Price: | $100,000 |
| Document #: | A000309727 BK-PG - | Type of Sale: | Sales Price Rounded from Tax |
| Contract Date: | 06/09/2021 | | |
| Document Type: | | | |

**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 06/14/2021 | Sales Price: | $100,000 |
| Document #: | 309727 BK-PG - | Type of Sale: | Per Assessor Transaction History |
| Document Type: | | | |

**Legal Description:**
Lot: 6 Block: 6 District: 70 Subdivision: EVANS PARK 2ND ADDITION
Abbreviated Description: EVANS PARK 2ND ADDITION LOT 6 BLOCK 6
City/Muni/Twp: MONTEVIDEO CITY

# ICE SiteX Report

**OrderID: 98029044**

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 05/20/2015 | Loan Amount: | N/A |
| Document #: | A000294323 BK-PG - | Loan Type: | Unknown |
| TD Due Date: | | Type Finance: | |

**Legal Description:**

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 05/09/2008 | Loan Amount: | N/A |
| Document #: | 1000275069 BK-PG - | Loan Type: | Future Advance Clause/Open End Mortgage |
| TD Due Date: | | Type Finance: | |

**Legal Description:**
Lot: 6 Block: 6 Subdivision: SECOND ADDITION
City/Muni/Twp: EVANS PARK

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 03/16/2005 | Loan Amount: | N/A |
| Document #: | 1000264499 BK-PG - | Loan Type: | New Conventional |
| TD Due Date: | 04/01/2035 | Type Finance: | |

**Legal Description:**
Lot: 6 Block: 6 Subdivision: SECOND ADDITION TO EVANS PARK
City/Muni/Twp: MONTEVIDEO

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 03/16/2005 | Sales Price: | N/A |
| Document #: | 1000264498 BK-PG - | Type of Sale: | Transfer Tax on doc. indicated as EXEMPT |
| Contract Date: | 03/14/2005 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 6 Block: 6 Subdivision: SECOND ADDITION
City/Muni/Twp: EVANS PARK

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | $2,236,400 | Median # of Bedrooms | |
| Median Lot Size | 6,098 SF | Median # of Baths | |
| Median Living Area | 820 SF | Median Year Built | 1926 |
| Price Range - 2 Yrs | $32,500 to $275,000 | Age Range | 26 years to 118 years |
| Median Value | $142,000 | Median Age | 100 years |

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .27Mi. | **320 S 6TH ST**<br>**MONTEVIDEO, MN 56265-1923** | 05/01/2026 | $50,000 | | | // | | 6,098 SF | |
| | | APN: 70-345-0330 Document #: A000321351<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: | | | | | | | | |
| 2 | .69Mi. | **1002 N 6TH ST**<br>**MONTEVIDEO, MN 56265-1342** | 03/11/2026 | $145,000 | | | // | | 6,534 SF | |
| | | APN: 70-320-1120 Document #: A000321029<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: | | | | | | | | |
| 3 | .56Mi. | **809 N 7TH ST**<br>**MONTEVIDEO, MN 56265-1343** | 10/21/2025 | $125,000 | $152 | 818 | // | 1916 | 6,098 SF | |
| | | APN: 70-320-0850 Document #: A000320038<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: | | | | | | | | |
| 4 | 1.28Mi. | **1609 BENSON RD**<br>**MONTEVIDEO, MN 56265-3002** | 06/06/2025 | $269,000 | $169 | 1588 | // | 1954 | 23,087 SF | |
| | | APN: 70-485-1610 Document #: A000319213<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: | | | | | | | | |
| 5 | .34Mi. | **115 S 4TH ST**<br>**MONTEVIDEO, MN 56265-1964** | 05/30/2025 | $161,900 | $163 | 988 | // | 1915 | 6,098 SF | |
| | | APN: 70-165-0920 Document #: A000319124<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: | | | | | | | | |
| 6 | .05Mi. | **109 S 10TH ST**<br>**MONTEVIDEO, MN 56265-2032** | 04/24/2025 | $76,000 | $97 | 780 | // | 1948 | 6,098 SF | |
| | | APN: 70-100-0745 Document #: A000318908<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: | | | | | | | | |
| 7 | .3Mi. | **114 S 14TH ST**<br>**MONTEVIDEO, MN 56265-2007** | 03/27/2025 | $267,500 | $220 | 1211 | // | 1973 | 9,583 SF | |
| | | APN: 70-460-0130 Document #: A000318728<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: | | | | | | | | |
| 8 | .31Mi. | **510 N 6TH ST**<br>**MONTEVIDEO, MN 56265-1604** | 03/18/2025 | $118,500 | $175 | 677 | /2/ | 1914 | 6,098 SF | |
| | | APN: 70-290-0308 Document #: A000318691<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: | | | | | | | | |
| 9 | .33Mi. | **107 N 4TH ST**<br>**MONTEVIDEO, MN 56265-1534** | 03/12/2025 | $142,000 | $127 | 1118 | // | 1917 | 5,227 SF | |
| | | APN: 70-375-0530 Document #: A000318665 | | | | | | | | |

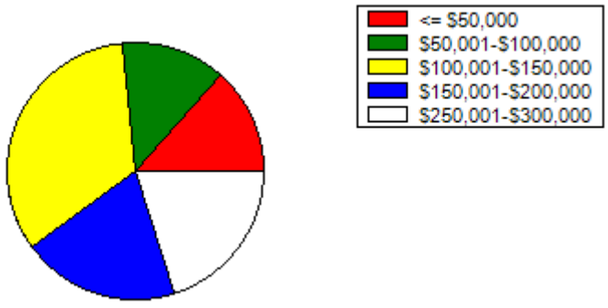
# ICE SiteX Report

**OrderID: 98029044**

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: | | | | | | | | |
| 10 | .07Mi. | **207 N 10TH ST**<br>**MONTEVIDEO, MN 56265-1837**<br>APN: 70-100-0535 Document #: A000318350<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: | 01/07/2025 | $71,000 | $94 | 748 | // | 1908 | 5,227 SF |
| 11 | .75Mi. | **1011 N 5TH ST**<br>**MONTEVIDEO, MN 56265-1334**<br>APN: 70-310-0840 Document #: A000318258<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: | 12/23/2024 | $178,000 | $217 | 820 | // | 1915 | 6,098 SF |
| 12 | .51Mi. | **730 S 10TH ST**<br>**MONTEVIDEO, MN 56265-2231**<br>APN: 70-210-0170 Document #: A000317982<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: | 11/07/2024 | $32,500 | $56 | 576 | // | 1926 | 9,148 SF |
| 13 | .84Mi. | **404 FOSNES AVE**<br>**MONTEVIDEO, MN 56265-1038**<br>APN: 70-355-0610 Document #: A000317891<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: | 10/23/2024 | $185,000 | $138 | 1338 | // | 1955 | 7,405 SF |
| 14 | .82Mi. | **1104 N 15TH ST**<br>**MONTEVIDEO, MN 56265-3057**<br>APN: 70-027-0220 Document #: A000317684<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: | 09/11/2024 | $275,000 | $192 | 1430 | // | 2000 | 12,632 SF |
| 15 | .21Mi. | **305 N 12TH ST**<br>**MONTEVIDEO, MN 56265-1848**<br>APN: 70-140-0245 Document #: A000317603<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: | 08/28/2024 | $140,000 | $87 | 1596 | // | 1974 | 11,761 SF |

## 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. | **104 N 9TH ST** | **06/14/2021** | $130,800 | $130,800 | 672 | | 1909 | 5,227 SF | |
| .01Mi. | **106 N 9TH ST** | | $127,400 | $127,400 | | | | 5,227 SF | |
| .02Mi. | **108 N 9TH ST** | | $88,800 | $88,800 | | | | 5,227 SF | |
| .02Mi. | **102 S 9TH ST** | | $88,700 | $88,700 | | | | 9,148 SF | |
| .03Mi. | **110 N 9TH ST** | | $98,100 | $98,100 | | | | 5,227 SF | |
| .03Mi. | **103 N 10TH ST** | | $130,000 | $130,000 | | | | 7,841 SF | |
| .03Mi. | **107 N 10TH ST** | | $161,200 | $161,200 | | | | 6,098 SF | |
| .03Mi. | **101 S 10TH ST** | **06/01/2014** | $206,200 | $206,200 | | | | 6,098 SF | |
| .03Mi. | **112 N 9TH ST** | | $115,800 | $115,800 | | | | 5,227 SF | |
| .03Mi. | **103 N 9TH ST** | **07/18/2023** | $60,700 | $60,700 | 776 | | 1920 | 4,792 SF | |
| .03Mi. | **115 N 10TH ST** | **11/03/2022** | $217,600 | $217,600 | 1,080 | | 1950 | 6,534 SF | |
| .04Mi. | **105 N 9TH ST** | | $92,300 | $92,300 | 810 | | 1915 | 5,227 SF | |
| .04Mi. | **108 S 9TH ST** | **02/15/2021** | $107,200 | $107,200 | 772 | | 1909 | 9,148 SF | |
| .04Mi. | **111 N 9TH ST** | | $123,900 | $123,900 | | | | 6,098 SF | |
| .04Mi. | **103 S 10TH ST** | **07/22/2022** | $134,800 | $134,800 | 984 | | 1932 | 6,098 SF | |
| .04Mi. | **101 S 9TH ST** | | $103,700 | $103,700 | | | | 6,098 SF | |

# ICE SiteX Report

**OrderID: 98029044**

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 25% | Households Occupied by Owners: | 65% |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 42.4 years old | Households: | 3,371 |
| Median Household Income: | $60,393 | Households w/Family: | 51% |
| Household Income Per Capita: | $33,810 | Households w/Family Married: | 40% |
| Most Common Education Level: | High School Graduate | Households w/Family Children: | 26% |

## School District

| | | | |
|---|---|---|---|
| School District Zone: | Montevideo Public School District | Students: | 1,372 |
| Number of Schools: | 5 | Rating: | B+ |

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|
| 0.95Mi. | **Ramsey Elementary School**<br>Number of Students: 260<br>Student-Teacher Ratio: 12.81 | NA | Public | KG - 2 |
| 0.58Mi. | **Montevideo Senior High School**<br>Number of Students: 408<br>Student-Teacher Ratio: 17.29<br>Advanced Placement: Yes | B+ | Public | 9 - 12 |
| 0.76Mi. | **Montevideo Middle School**<br>Number of Students: 393<br>Student-Teacher Ratio: 16.34 | C+ | Public | 5 - 8 |
| 0.35Mi. | **Sanford Elementary School**<br>Number of Students: 277<br>Student-Teacher Ratio: 15.39 | B+ | Public | 1 - 4 |

## Flood Report

The Subject Property of **104 N 9TH ST, MONTEVIDEO, MN 56265-1828** 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** | 135% | NOTABLY HIGHER |
| **BURGLARY** | 112% | HIGHER |
| **MOTOR VEHICLE THEFT** | 133% | NOTABLY HIGHER |
| **FORCIBLE ROBBERY** | 108% | SIMILAR |
| **AGGRAVATED ASSAULT** | 133% | NOTABLY HIGHER |
| **FORCIBLE RAPE** | 127% | HIGHER |
| **MURDER** | 131% | NOTABLY HIGHER |
| **OVERALL** | 128% | 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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