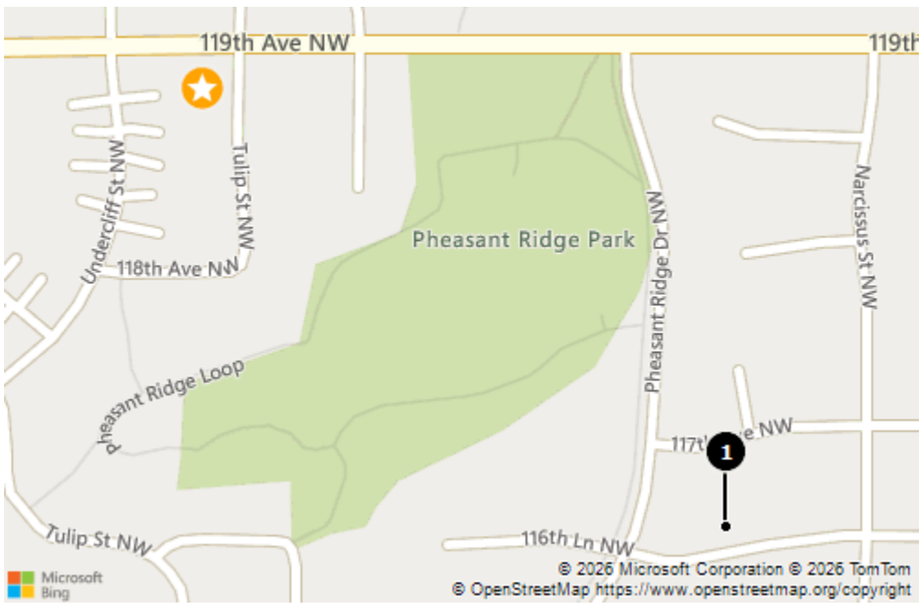
ICE SiteX Report

OrderID: 97974417

SiteX Property Information Report



Subject Property Location

11888 TULIP ST NW, COON RAPIDS, MN 55433-2655

County:	**ANOKA MN**	Census Tract:	270030506.111001
Property Use:	Duplex (2 units, any combination)	Zoning:	
Parcel Number:	08-31-24-43-0040	Thomas Bros Pg-Grid:	

Valuation

Value:	**$293,000**	FSD:	10	Common Confidence Score:	64
Value Range:	$263,700 - $322,300	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	1-17011
Assd Land Value:	$70,000	Market Land Value:	$70,000	Tax Year:	2026
Assd Improvement:	$174,100	Market Improvment Value:	$174,100	Total Taxable Value:	$3,027
Total Assessed Value:	$244,100	Total Assessor Market Value:	$244,100	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 1 Block: 8 Subdivision: PHEASANT RIDGE 2ND ADDITION Map Ref: 44647 Sec/Twnship/Range: SEC 08 TWN 31N RNG 24W
Abbreviated Description: THAT PRT OF LOT 1 BLK 8 PHEASANT RIDGE 2ND ADD LYG S OF A LINE DRAWN FROM A PT ON E LINE OF SD LOT DIST 61.54 FT S OF NE COR

Property Characteristics

Lot Size:	9,420 SF	Bedrooms:	3	Pool:	
Building Area:	1008 SF	Baths:	2	Fireplace:	
Year Built:	1981	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Tuckunder	Heating:	Forced Air
Number of Stories:	S/L+B	Number of Cars:		A/C:	Yes
Style:		Basement:	Yes	Roof Cover:	Comp Shingle
		Foundation:	Block	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	11/17/2025	Loan Amount:	N/A
Document #:	T629161.001 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	12/08/2055	Type Finance:	VAR

Legal Description:
Lot: 1 Block: 8 Subdivision: PHEASANT RIDGE 2ND ADDITION

Mortgage Record

Recording Date:	05/20/2021	Loan Amount:	N/A
Document #:	T588403.001 BK-PG -	Loan Type:	New Conventional
TD Due Date:	05/01/2051	Type Finance:	

Legal Description:
Lot: 1 Block: 8 Subdivision: PHEASANT RIDGE 2ND ADDITION
Abbreviated Description: PORTION LOT1; CT# 100620

Prior Transfer

Recording Date:	05/10/2021	Sales Price:	N/A
Document #:	T587940.001 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/11/2018	Sales Price:	N/A

ICE SiteX Report

OrderID: 97974417

Document #:	T556713.001 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/10/2018	Sales Price:	N/A
Document #:	T556690.001 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	05/03/2018	Loan Amount:	N/A
Document #:	T556534.001 BK-PG -	Loan Type:	VA
TD Due Date:	05/01/2048	Type Finance:	
Legal Description:			

Lot: 1 Block: 8 Subdivision: PHEASANT RIDGE 2ND ADDITION
Abbreviated Description: PORTION LOT1

Prior Transfer

Recording Date:	10/29/2010	Sales Price:	N/A
Document #:	T503008.017 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	10/05/2010	Loan Amount:	N/A
Document #:	T502763.007 BK-PG -	Loan Type:	New Conventional
TD Due Date:	10/01/2040	Type Finance:	
Legal Description:			

Lot: 1 Block: 8 Subdivision: PHEASANT RIDGE 2ND ADDITION
Abbreviated Description: CT# 100620

Mortgage Record

Recording Date:	12/10/2007	Loan Amount:	N/A
Document #:	T493644.001 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	12/10/2032	Type Finance:	VAR
Legal Description:			

Lot: 1 Block: 8 Subdivision: PHEASANT RIDGE 2ND ADDITION
Abbreviated Description: CT# 100620

Mortgage Record

Recording Date:	01/26/2007	Loan Amount:	N/A
Document #:	T490464.004 BK-PG -	Loan Type:	New Conventional
TD Due Date:	02/01/2037	Type Finance:	
Legal Description:			

Lot: 1 Block: 8 Subdivision: PLEASANT RIDGE 2ND ADDITION

Prior Transfer

Recording Date:	11/12/2003	Sales Price:	$172,500
Document #:	011050 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	10/28/2003		
Document Type:			
Legal Description:			

Lot: 12 Block: 7 Subdivision: PHEASANT RIDGE 2ND ADDITION

Prior Transfer

Recording Date:	10/28/2003	Sales Price:	$172,500
Document #:	011050 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Lot: 1 Block: 8 Subdivision: PHEASANT RIDGE 2ND ADDITION Map Ref: 44647 Sec/Twnship/Range: SEC 08 TWN 31N RNG 24W
Abbreviated Description: THAT PRT OF LOT 1 BLK 8 PHEASANT RIDGE 2ND ADD LYG S OF A LINE DRAWN FROM A PT ON E LINE OF SD LOT DIST 61.54 FT S OF NE COR

Prior Transfer

Recording Date:	07/25/1996	Sales Price:	$69,500
Document #:	004850 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	07/15/1996		
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/15/1996	Sales Price:	$69,500
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Area Sales Analysis

Total Area Sales	$225,000	Median # of Bedrooms	2
Median Lot Size	SF	Median # of Baths	1
Median Living Area	864 SF	Median Year Built	1979
Price Range - 2 Yrs	$225,000 to $225,000	Age Range	47 years to 47 years
Median Value	$225,000	Median Age	47 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool

ICE SiteX Report

OrderID: 97974417

1	.37Mi.	**3371 116TH LN NW** **COON RAPIDS, MN 55433-2713**	11/20/2025	$225,000	$260	864	6/2/1	1979	SF

APN: 17-31-24-11-0008 Document #: A2453804.002
Document Type: Price Code: R
Land Use: Duplex (2 units, any combination)
Legal: Lot: 1 Block: 2 Subdivision: PHEASANT RIDGE Abbreviated Description: Block:2 Subdivision:PHEASANT RIDGE Abbreviated Description:PORTION LOT1

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.	**11888 TULIP ST NW**	**10/28/2003**	$244,100	$244,100	1,008	5/3/2	1981	9,420 SF	
.01Mi.	**11898 TULIP ST NW**	**09/11/2025**	$218,200	$218,200	1,008	5/2/2	1981	9,420 SF	
.04Mi.	**11889 TULIP ST NW**	**09/30/2020**	$256,100	$256,100	1,116	7/3/2	1981	9,360 SF	
.04Mi.	**11899 TULIP ST NW**	**02/20/1995**	$250,100	$250,100	1,116	7/3/1	1981	9,360 SF	
.07Mi.	**11882 SILVEROD ST NW**	**08/24/2018**	$269,500	$269,500	1,116	7/3/2	1981	9,000 SF	
.07Mi.	**11892 SILVEROD ST NW**	**08/05/2014**	$246,700	$246,700	1,008	6/3/2	1980	9,000 SF	
.11Mi.	**11881 SILVEROD ST NW**	**10/15/1992**	$273,700	$273,700	1,116	7/3/2	1981	9,000 SF	
.11Mi.	**11891 SILVEROD ST NW**	**07/30/2007**	$273,900	$273,900	1,116	7/3/2	1981	9,000 SF	
.3Mi.	**11740 PHEASANT RIDGE DR NW**	**05/16/2017**	$357,100	$357,100	1,321	6/4/2	2005		
.31Mi.	**11732 PHEASANT RIDGE DR NW**	**02/14/2018**	$330,500	$330,500	1,321	6/3/1	2005		
.31Mi.	**11724 PHEASANT RIDGE DR NW**	**11/27/2019**	$258,600	$258,600	1,008	5/2/2	1981		
.31Mi.	**12041 ROUND LAKE BLVD NW**	**04/13/2022**	$235,400	$235,400	824	6/3/2	1984	6,149 SF	
.32Mi.	**12045 ROUND LAKE BLVD NW**	**09/08/2021**	$228,200	$228,200	824	6/3/2	1984	6,006 SF	
.32Mi.	**11716 PHEASANT RIDGE DR NW**	**07/25/2013**	$263,800	$263,800	1,008	6/2/2	1981		
.32Mi.	**12049 ROUND LAKE BLVD NW**	**09/15/2023**	$238,300	$238,300	824	6/3/2	1984	6,006 SF	
.33Mi.	**3413 116TH LN NW**	**08/31/2016**	$267,700	$267,700	1,092	8/4/2	1978		

Rent vs. Own

Households Occupied by Renters:	33%	Households Occupied by Owners:	65%

Demographics & Income

Median Age:	38.4 years old	Households:	14,396
Median Household Income:	$80,193	Households w/Family:	59%
Household Income Per Capita:	$37,896	Households w/Family Married:	40%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

School District

School District Zone:	Anoka-Hennepin School District	Students:	38,354
Number of Schools:	53	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.68Mi.	**Mississippi Elementary School** Number of Students: 439 Student-Teacher Ratio: 12.18	B-	Public	KG - 5
1.70Mi.	**Coon Rapids Middle School** Number of Students: 1,295 Student-Teacher Ratio: 15.81	B-	Public	6 - 8
1.57Mi.	**Coon Rapids High School** Number of Students: 1,975 Student-Teacher Ratio: 17.1 Advanced Placement: Yes	C+	Public	9 - 12

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Flood Report

The Subject Property of **11888 TULIP ST NW, COON RAPIDS, MN 55433-2655** 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	142%	NOTABLY HIGHER
BURGLARY	116%	HIGHER
MOTOR VEHICLE THEFT	134%	NOTABLY HIGHER
FORCIBLE ROBBERY	110%	HIGHER
AGGRAVATED ASSAULT	116%	HIGHER
FORCIBLE RAPE	108%	SIMILAR
MURDER	122%	HIGHER
OVERALL	117%	HIGHER

Disaster Alerts

No alerts noted

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