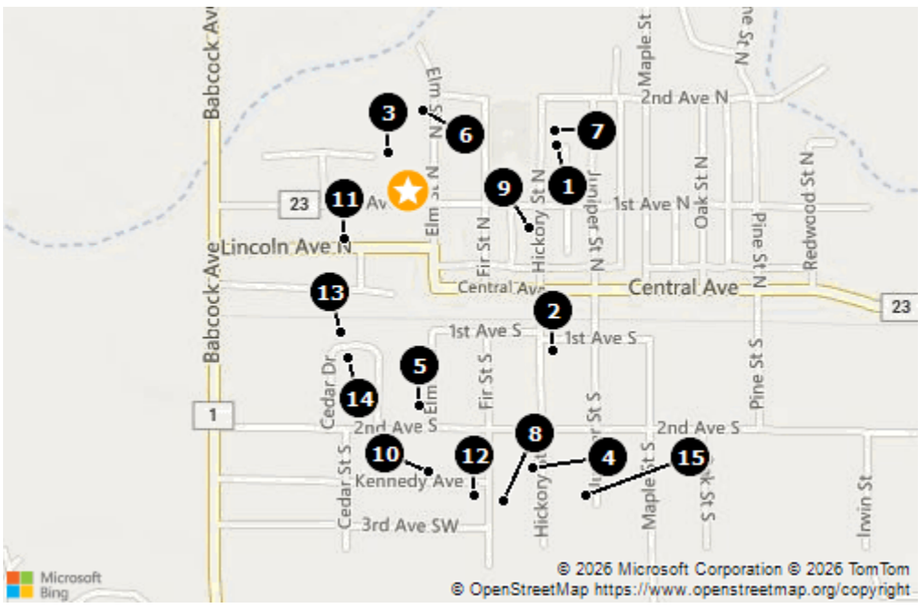
ICE SiteX Report

OrderID: 98444800

SiteX Property Information Report



Subject Property Location

130 1ST AVE N, LESTER PRAIRIE, MN 55354-4522

County:	**MCLEOD MN**	Census Tract:	270859506.001003
Property Use:	Single Family Residential (Assumed)	Zoning:	
Parcel Number:	17.064.0340	Thomas Bros Pg-Grid:	

Valuation

Value:	**$229,000**	FSD:	8	Common Confidence Score:	76
Value Range:	$210,680 - $247,320	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$33,100	Market Land Value:	$33,100	Tax Year:	2026
Assd Improvement:	$135,800	Market Improvment Value:	$135,800	Total Taxable Value:	$2,174
Total Assessed Value:	$168,900	Total Assessor Market Value:	$168,900	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 11 Subdivision: A P SEC 2-116-27 LESTER PRAIRIE
Abbreviated Description: A P SEC 2-116-27 LESTER PRAIRI E 1/2 OF LOT 11 EX N 65'
City/Muni/Twp: CITY OF LESTER PRAIRIE

Property Characteristics

Lot Size:	7,315 SF	Bedrooms:	2	Pool:	
Building Area:	872 SF	Baths:	1	Fireplace:	
Year Built:	1951	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood
Number of Units:		Garage Type:	Carport	Heating:	Hot Water
Number of Stories:	1+B	Number of Cars:	1	A/C:	
Style:		Basement:	Finished	Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/03/2022	Sales Price:	$189,900
Document #:	457893 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	02/28/2022		
Document Type:			

Legal Description:
Lot: 11 Block: 8 Section: 2 Subdivision: FIRST AVE
Abbreviated Description: S2 T116N R27W

Prior Transfer

Recording Date:	02/28/2022	Sales Price:	$189,900
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 11 Subdivision: A P SEC 2-116-27 LESTER PRAIRIE
Abbreviated Description: A P SEC 2-116-27 LESTER PRAIRI E 1/2 OF LOT 11 EX N 65'
City/Muni/Twp: CITY OF LESTER PRAIRIE

Mortgage Record

Recording Date:	10/16/2017	Loan Amount:	N/A
Document #:	432667 BK-PG -	Loan Type:	New Conventional
TD Due Date:	11/04/2047	Type Finance:	FIX

Legal Description:
Lot: 13-14 Block: 1 Subdivision: SOUTHWEST ADD

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Area Sales Analysis

Total Area Sales	$3,584,052	Median # of Bedrooms	3
Median Lot Size	10,125 SF	Median # of Baths	1
Median Living Area	1,210 SF	Median Year Built	1967
Price Range - 2 Yrs	$55,000 to $324,900	Age Range	22 years to 136 years
Median Value	$257,500	Median Age	59 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.3Mi.	**118 HICKORY ST N** **LESTER PRAIRIE, MN 55354-7743**	08/06/2026	$55,000	$69	795	/2/1	1890	10,080 SF	
		APN: 17.055.0190 Document #: 479102 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 14 Block: 2 Subdivision: SAMONS ADD Abbreviated Description: Lot:14 Block:2 Subdivision:SAMONS ADD								
2	.25Mi.	**100 HICKORY ST S** **LESTER PRAIRIE, MN 55354-7705**	06/25/2026	$210,000	$147	1422	/3/1	1947	10,500 SF	
		APN: 17.055.0160 Document #: 478440 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 8 Block: 2 Subdivision: SAMONNS ADD Abbreviated Description: Lot:8 Block:2 Subdivision:SAMONNS ADD								
3	.05Mi.	**126 MADISON AVE N** **LESTER PRAIRIE, MN 55354-7735**	05/29/2026	$305,000	$185	1643	/3/2	1959	9,064 SF	
		APN: 17.063.0020 Document #: 478101 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 2 Block: 1 Subdivision: SHILOYD PARK AMENDED Abbreviated Description: Lot:2 Block:1 Subdivision:SHILOYD PARK AMENDED								
4	.34Mi.	**211 HICKORY ST S** **LESTER PRAIRIE, MN 55354-7727**	05/26/2026	$238,900	$244	976	/2/1	1957	10,125 SF	
		APN: 17.058.0160 Document #: 478022 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 5 Block: 2 Subdivision: FIRST SOUTHWEST ADD Abbreviated Description: Lot:5 Block:2 Subdivision:FIRST SOUTHWEST ADD								
5	.25Mi.	**127 ELM ST S** **LESTER PRAIRIE, MN 55354-4528**	05/11/2026	$183,000	$148	1236	/3/1	1967	9,360 SF	
		APN: 17.060.0060 Document #: 477744 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 6 Block: 1 Subdivision: FAIRLAWN ADD Abbreviated Description: Lot:6 Block:1 Subdivision:FAIRLAWN ADD								
6	.09Mi.	**141 ELM ST N** **LESTER PRAIRIE, MN 55354-9775**	04/03/2026	$246,252	$203	1210	/2/1.5	2004	2,576 SF	
		APN: 17.092.0040 Document #: 477216 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 4 Block: 1 Subdivision: ELM STREET TOWNHOMES ADD Abbreviated Description: Lot:4 Block:1 Subdivision:ELM STREET TOWNHOMES ADD								
7	.18Mi.	**124 HICKORY ST N** **LESTER PRAIRIE, MN 55354-7743**	03/31/2026	$275,000	$295	930	/2/1.5	1959	6,344 SF	
		APN: 17.050.0710 Document #: 477142 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 21 Block: 6 Subdivision: LESTER PRAIRIE Abbreviated Description: Lot:21 Block:6 Subdivision:LESTER PRAIRIE								
8	.37Mi.	**222 FIR ST S** **LESTER PRAIRIE, MN 55354-7755**	01/26/2026	$275,000	$229	1196	/3/2	1989	12,194 SF	
		APN: 17.065.0010 Document #: 476277 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 1 Block: 1 Subdivision: BIRKHOLZ ADD Abbreviated Description: Lot:1 Block:1 Subdivision:BIRKHOLZ ADD								
9	.14Mi.	**35 HICKORY ST N** **LESTER PRAIRIE, MN 55354-7742**	12/17/2025	$215,000	$220	974	/3/1	1896	10,614 SF	
		APN: 17.050.1050 Document #: 475742 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 4 Block: 10 Subdivision: TOWN OF LESTER PRAIRIE Abbreviated Description: Lot:4 Block:10 Subdivision:TOWN OF LESTER PRAIRIE								
10	.32Mi.	**128 KENNEDY AVE S** **LESTER PRAIRIE, MN 55354-7720**	11/05/2025	$281,000	$172	1631	/3/2	1968	9,960 SF	
		APN: 17.076.0080 Document #: 475154 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 8 Subdivision: SCHULTZS FIRST ADD Abbreviated Description: Lot:8 Subdivision:SCHULTZS FIRST ADD								
11	.09Mi.	**100 LINCOLN AVE N** **LESTER PRAIRIE, MN 55354-7756**	10/01/2025	$160,000	$179	892	/3/1	1895	6,272 SF	
		APN: 17.064.0470 Document #: 474623 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 13 Section: 2 Subdivision: AUDITORS Sec/Twnship/Range: S2 T116N R27 Abbreviated Description: Lot:13 Section:2 Subdivision:AUDITORS Sec/Twnship/Range:S2 T116N R27								
12	.36Mi.	**233 KENNEDY AVE S** **LESTER PRAIRIE, MN 55354-7721**	09/23/2025	$262,500	$187	1400	/3/2	1971	12,000 SF	
		APN: 17.064.0710 Document #: 474503 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Subdivision: SCHULTZS 1ST ADD Abbreviated Description: Subdivision:SCHULTZS 1ST ADD								
13	.18Mi.	**125 CEDAR DR S** **LESTER PRAIRIE, MN 55354-7701**	08/25/2025	$324,900	$246	1319	/4/1	2001	11,280 SF	
		APN: 17.061.0090 Document #: 474061 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 9 Block: 1 Subdivision: PRAIRIE MEADOWS ADD Abbreviated Description: Lot:9 Block:1 Subdivision:PRAIRIE MEADOWS ADD								
14	.21Mi.	**116 CEDAR DR S** **LESTER PRAIRIE, MN 55354-7701**	07/07/2025	$295,000	$239	1232	/2/1.5	2003	10,500 SF	
		APN: 17.061.0210 Document #: 473435 Document Type: Price Code: R Land Use: Single Family Residential (Assumed)								

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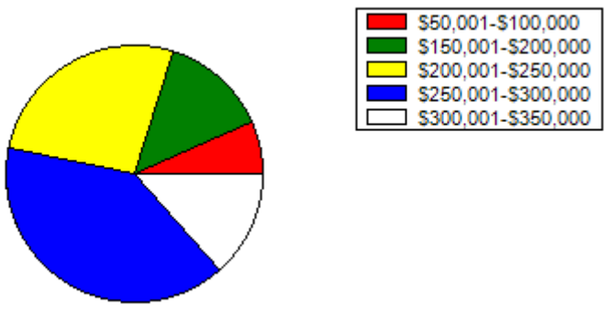
Legal: Lot: 6 Block: 2 Subdivision: PRAIRIE MEADOWS ADD Abbreviated Description: Lot:6 Block:2 Subdivision:PRAIRIE MEADOWS ADD

15	.4Mi.	**217 JUNIPER ST S** **LESTER PRAIRIE, MN 55354-7733**	06/30/2025	$257,500	$247	1040	/3/1	1981	10,795 SF

APN: 17.064.0872 Document #: 473350
Document Type: Price Code: R
Land Use: Single Family Residential (Assumed)
Legal: Lot: 7 Block: 1 Section: 2 Subdivision: SAMONNS SECOND ADD Sec/Twnship/Range: S2 T116 R27 Abbreviated
Description: Lot:7 Block:1 Section:2 Subdivision:SAMONNS SECOND ADD Sec/Twnship/Range:S2 T116 R27

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.	**130 1ST AVE N**	**02/28/2022**	$168,900	$168,900	872	/2/1	1951	7,315 SF	
.01Mi.	**124 1ST AVE N**	**07/17/1991**	$142,100	$142,100	720	/2/1	1951	7,315 SF	
.02Mi.	**101 ELM ST N**	**10/17/2022**	$224,500	$224,500	1,703	/3/2	1900	9,900 SF	
.02Mi.	**113 ELM ST N**	**10/06/2022**	$212,100	$212,100	1,418	/4/1	1925		
.03Mi.	**118 1ST AVE N**	**06/20/2024**	$251,900	$251,900	1,470	/4/2	1956	12,500 SF	
.03Mi.	**41 ELM ST N**	**06/26/2003**	$193,700	$193,700	1,048	/3/1	1948	11,264 SF	
.04Mi.	**123 MADISON AVE N**	**08/07/2025**	$277,600	$277,600	1,344	/5/2	1960	12,400 SF	
.04Mi.	**119 ELM ST N**	**05/06/1991**	$237,200	$237,200	1,120	/3/2	1990	9,570 SF	
.04Mi.	**129 1ST AVE N**	**06/05/2019**	$211,300	$211,300	1,410	/3/2	1960	8,000 SF	
.04Mi.	**112 1ST AVE N**	**10/23/1998**	$206,900	$206,900	966	/4/1	1947	12,500 SF	
.05Mi.	**123 1ST AVE N**	**12/09/2010**	$173,900	$173,900	972	/4/2	1958	7,500 SF	
.05Mi.	**200 1ST AVE N**	**09/24/2003**	$198,700	$198,700	1,144	/4/1	1900	10,000 SF	
.05Mi.	**106 ELM ST N**	**03/29/2012**	$291,800	$291,800	1,344	/4/2	1986	12,500 SF	
.05Mi.	**35 ELM ST N**	**04/05/2022**	$267,800	$267,800	1,909	/4/1	1916	17,600 SF	
.05Mi.	**126 MADISON AVE N**	**02/26/1990**	$289,100	$289,100	1,643	/3/2	1959	9,064 SF	
.05Mi.	**119 MADISON AVE N**		$243,900	$243,900	1,152	/3/2	1973	11,000 SF	

Rent vs. Own

Households Occupied by Renters:	12%	Households Occupied by Owners:	85%

Demographics & Income

Median Age:	39.4 years old	Households:	1,046
Median Household Income:	$83,132	Households w/Family:	69%
Household Income Per Capita:	$37,000	Households w/Family Married:	59%
Most Common Education Level:	High School Graduate	Households w/Family Children:	33%

School District

School District Zone:	Lester Prairie Public School District	Students:	435
Number of Schools:	2	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.15Mi.	**Lester Prairie Elementary** Number of Students: 213 Student-Teacher Ratio: 11.96	C	Public	KG - 5
0.15Mi.	**Lester Prairie High School** Number of Students: 222 Student-Teacher Ratio: 17.49	C-	Public	6 - 12

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Flood Report

The Subject Property of **130 1ST AVE N, LESTER PRAIRIE, MN 55354-4522** 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	26%	SIGNIFICANTLY LOWER
BURGLARY	138%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	49%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	137%	NOTABLY HIGHER
AGGRAVATED ASSAULT	76%	NOTABLY LOWER
FORCIBLE RAPE	149%	NOTABLY HIGHER
MURDER	98%	SIMILAR
OVERALL	82%	LOWER

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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