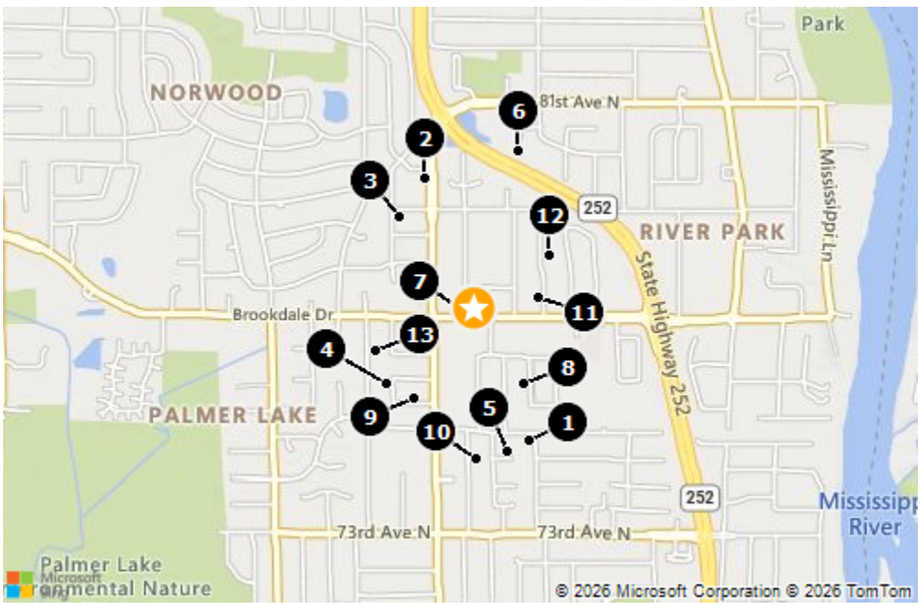
ICE SiteX Report

OrderID: 98063383

SiteX Property Information Report



Subject Property Location

1344 BROOKDALE DR, BROOKLYN PARK, MN 55444-2118

County:	**HENNEPIN MN**	Census Tract:	270530268.152012
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	24-119-21-33-0089	Thomas Bros Pg-Grid:	

Valuation

Value:	**$244,000**	FSD:	12	Common Confidence Score:	57
Value Range:	$214,720 - $273,280	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$120,000	Market Land Value:	$120,000	Tax Year:	2026
Assd Improvement:	$129,500	Market Improvment Value:	$129,500	Total Taxable Value:	$4,147
Total Assessed Value:	$249,500	Total Assessor Market Value:	$249,500	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 2 Block: 1 District: 48 Subdivision: DAHL ADDN Map Ref: MB:02344 Sec/Twnship/Range: SEC 24 QTR 33 TWN 119 RNG 21

Abbreviated Description:	002 001 DAHL ADDN 136.92 X 142.15
City/Muni/Twp:	BROOKLYN PARK

Property Characteristics

Lot Size:	19,602 SF	Bedrooms:		Pool:	
Building Area:	916 SF	Baths:		Fireplace:	
Year Built:	1954	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:	1	Garage Type:		Heating:	
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/17/2025	Sales Price:	N/A
Document #:	A11426942 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/19/2022	Sales Price:	N/A
Document #:	A11099370 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	04/14/2022	Loan Amount:	N/A
Document #:	A11097749 BK-PG -	Loan Type:	Balloon
TD Due Date:	03/31/2052	Type Finance:	
Legal Description:			

Lot: 2 Block: 1 Subdivision: DAHL ADDITION

Prior Transfer

Recording Date:	04/14/2022	Sales Price:	$210,000
Document #:	A11097747 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	03/14/2022		

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Document Type:
Legal Description:
Lot: 2 Block: 1 Subdivision: DAHL ADDITION

Prior Transfer

Recording Date:	03/00/2022	Sales Price:	$210,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 2 Block: 1 District: 48 Subdivision: DAHL ADDN Map Ref: MB:02344 Sec/Twnship/Range: SEC 24 QTR 33 TWN 119 RNG 21
Abbreviated Description: 002 001 DAHL ADDN 136.92 X 142.15
City/Muni/Twp: BROOKLYN PARK

Prior Transfer

Recording Date:	08/17/2021	Sales Price:	$210,000
Document #:	A11004541 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	08/16/2021		
Document Type:			

Legal Description:
Lot: 2 Block: 1 Subdivision: DAHL ADDITION

Mortgage Record

Recording Date:	12/30/2014	Loan Amount:	N/A
Document #:	A10150049 BK-PG -	Loan Type:	FHA
TD Due Date:	01/01/2045	Type Finance:	UNK

Legal Description:
Lot: 2 Block: 1 Subdivision: DAHL ADDITION

Area Sales Analysis

Total Area Sales	$4,065,000	Median # of Bedrooms	
Median Lot Size	10,890 SF	Median # of Baths	
Median Living Area	993 SF	Median Year Built	1983
Price Range - 2 Yrs	$177,500 to $387,000	Age Range	28 years to 48 years
Median Value	$339,900	Median Age	43 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.32Mi.	**7431 DUPONT AVE N** **BROOKLYN PARK, MN 55444-2626**	06/15/2026	$365,000	$367	993	//	1998	10,019 SF	
		APN: 25-119-21-23-0104 Document #: T6207238 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Block: 1 Subdivision: KIMMER ESTATES Abbreviated Description: Lot:1 Block:1 Subdivision:KIMMER ESTATES								
2	.32Mi.	**1501 80TH AVE N** **BROOKLYN PARK, MN 55444-1683**	06/03/2026	$305,000	$339	898	//	1987	10,454 SF	
		APN: 23-119-21-41-0115 Document #: A11467913 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Block: 9 Subdivision: PARK WOODS 2ND ADDITION Abbreviated Description: Lot:1 Block:9 Subdivision:PARK WOODS 2ND ADDITION								
3	.27Mi.	**1533 79TH AVE N** **BROOKLYN PARK, MN 55444-1990**	06/03/2026	$339,900	$348	976	//	1982	12,632 SF	
		APN: 23-119-21-44-0076 Document #: T6204895 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 5 Block: 1 Subdivision: SUGARLOAF PARK Abbreviated Description: Lot:5 Block:1 Subdivision:SUGARLOAF PARK								
4	.27Mi.	**7539 HUMBOLDT CIR N** **BROOKLYN PARK, MN 55444-2461**	03/03/2026	$292,600	$264	1106	//	1980	8,712 SF	
		APN: 26-119-21-11-0085 Document #: T6188121 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 22 Block: 2 Subdivision: BROOKDALE ESTATES Abbreviated Description: Lot:22 Block:2 Subdivision:BROOKDALE ESTATES								
5	.33Mi.	**7440 FREMONT CT N** **BROOKLYN PARK, MN 55444-2670**	12/30/2025	$177,500	$196	905	//	1982	11,761 SF	
		APN: 25-119-21-23-0049 Document #: T6178465 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 3 Block: 1 Subdivision: FREMONT ACRES 2ND ADDITION Abbreviated Description: Lot:3 Block:1 Subdivision:FREMONT ACRES 2ND ADDITION								
6	.37Mi.	**8031 DUPONT CT N** **BROOKLYN PARK, MN 55444-2057**	11/26/2025	$345,000	$313	1101	//	1988	10,454 SF	
		APN: 24-119-21-32-0059 Document #: T6172599 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 12 Block: 2 Subdivision: PARKLAND EAST Abbreviated Description: Lot:12 Block:2 Subdivision:PARKLAND EAST								
7	.03Mi.	**7701 GIRARD AVE N** **BROOKLYN PARK, MN 55444-2102**	11/12/2025	$320,000	$327	976	//	1981	13,504 SF	
		APN: 24-119-21-33-0042 Document #: A11418265 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 5 Block: 1 Subdivision: ARTHUR SMITH ADDITION Abbreviated Description: Lot:5 Block:1 Subdivision:ARTHUR SMITH ADDITION								
8	.2Mi.	**7557 DUPONT AVE N** **BROOKLYN PARK, MN 55444-2552**	11/12/2025	$350,000	$298	1172	//	1984	10,890 SF	
		APN: 25-119-21-22-0076 Document #: A11417852 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 4 Block: 2 Subdivision: WEST MONROE ADDITION Abbreviated Description: Lot:4 Block:2 Subdivision:WEST MONROE ADDITION								
9	.25Mi.	**7512 HUMBOLDT CIR N** **BROOKLYN PARK, MN 55444-2400**	10/30/2025	$190,000	$209	905	//	1980	9,583 SF	
		APN: 26-119-21-11-0100 Document #: T6167385 Document Type: Price Code: R Land Use: Single Family Residential								

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Legal: Lot: 8 Block: 3 Subdivision: BROOKDALE ESTATES Abbreviated Description: Lot:8 Block:3 Subdivision:BROOKDALE ESTATES

10	.34Mi.	**7416 GIRARD AVE N** **BROOKLYN PARK, MN 55444-2629**	09/24/2025	$268,000	$272	984	//	1983	10,890 SF

APN: 25-119-21-23-0086 Document #: T6160707
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 7 Block: 1 Subdivision: FREMONT ADDITION Abbreviated Description: Lot:7 Block:1 Subdivision:FREMONT ADDITION

11	.15Mi.	**7725 DUPONT AVE N** **BROOKLYN PARK, MN 55444-2155**	09/15/2025	$355,000	$338	1049	//	1985	12,197 SF

APN: 24-119-21-33-0071 Document #: A11402228
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1 Block: 1 Subdivision: RAYMOND JOHNSON ADDITION Abbreviated Description: Lot:1 Block:1 Subdivision:RAYMOND JOHNSON ADDITION

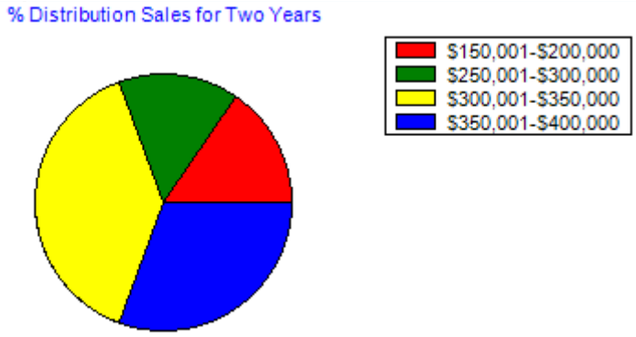
12	.21Mi.	**7808 DUPONT AVE N** **BROOKLYN PARK, MN 55444-2156**	09/11/2025	$370,000	$320	1154	//	1983	10,454 SF

APN: 24-119-21-34-0016 Document #: A11401387
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 10 Block: 1 Subdivision: HOLSTENS PRISTINE MEADOWS Abbreviated Description: Lot:10 Block:1 Subdivision:HOLSTENS PRISTINE MEADOWS

13	.25Mi.	**7600 JAMES AVE N** **BROOKLYN PARK, MN 55444-2426**	07/14/2025	$387,000	$270	1431	//	1978	10,890 SF

APN: 26-119-21-11-0024 Document #: T6146624
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 5 Block: 2 Subdivision: HOLSTENS MEADOWWOOD Abbreviated Description: Lot:5 Block:2 Subdivision:HOLSTENS MEADOWWOOD

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.	**1344 BROOKDALE DR**	**03/00/2022**	$249,500	$249,500	916		1954	19,602 SF	
.02Mi.	**1320 BROOKDALE DR**	**03/00/2008**	$309,200	$309,200	881		1986	13,068 SF	
.02Mi.	**7708 GIRARD AVE N**		$317,200	$317,200	1,094		1984	10,890 SF	
.03Mi.	**7701 GIRARD AVE N**		$310,400	$310,400	976		1981	13,504 SF	
.04Mi.	**1310 BROOKDALE DR**	**10/00/2023**	$364,700	$364,700	990		1985	12,632 SF	
.04Mi.	**7716 GIRARD AVE N**	**09/00/2016**	$305,300	$305,300	1,016		1985	11,761 SF	
.04Mi.	**1317 77TH WAY**	**12/00/1998**	$316,100	$316,100	1,106		1985	11,761 SF	
.05Mi.	**1309 77TH WAY**	**07/00/2023**	$353,400	$353,400	1,142		1986	11,326 SF	
.05Mi.	**1341 BROOKDALE DR**	**10/00/2002**	$254,200	$254,200	1,024		1930	20,909 SF	
.05Mi.	**7709 GIRARD AVE N**	**09/00/2015**	$371,500	$371,500	1,612		1983	16,553 SF	
.05Mi.	**1216 BROOKDALE DR**		$324,500	$324,500	1,127		1987	13,504 SF	
.05Mi.	**7609 FREMONT AVE N**	**09/00/1998**	$304,000	$304,000	982		1982	15,682 SF	
.05Mi.	**1436 BROOKDALE DR**	**09/00/2023**	$276,000	$276,000	1,118		1945	14,375 SF	
.06Mi.	**7717 GIRARD AVE N**		$313,100	$313,100	1,144		1983	16,553 SF	
.06Mi.	**1301 77TH WAY**	**03/00/2004**	$321,500	$321,500	1,110		1986	15,246 SF	
.06Mi.	**1417 BROOKDALE DR**	**11/00/1997**	$362,100	$362,100	1,050		1993	28,750 SF	

Rent vs. Own

Households Occupied by Renters:	10%	Households Occupied by Owners:	88%

Demographics & Income

Median Age:	37.5 years old	Households:	5,488
Median Household Income:	$110,325	Households w/Family:	77%
Household Income Per Capita:	$43,116	Households w/Family Married:	58%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	41%

School District

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

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.70Mi.	**Champlin Park High School** Number of Students: 2,978 Student-Teacher Ratio: 19.38 Advanced Placement: Yes	B+	Public	9 - 12
4.78Mi.	**Jackson Middle School** Number of Students: 2,037 Student-Teacher Ratio: 18	A	Public	6 - 8
0.28Mi.	**Monroe Elementary School** Number of Students: 553 Student-Teacher Ratio: 14.81	A-	Public	KG - 5

Flood Report

The Subject Property of **1344 BROOKDALE DR, BROOKLYN PARK, MN 55444-2118** 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	66%	NOTABLY LOWER
BURGLARY	47%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	55%	NOTABLY LOWER
FORCIBLE ROBBERY	164%	NOTABLY HIGHER
AGGRAVATED ASSAULT	13%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	164%	NOTABLY HIGHER
MURDER	36%	SIGNIFICANTLY LOWER
OVERALL	21%	SIGNIFICANTLY 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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