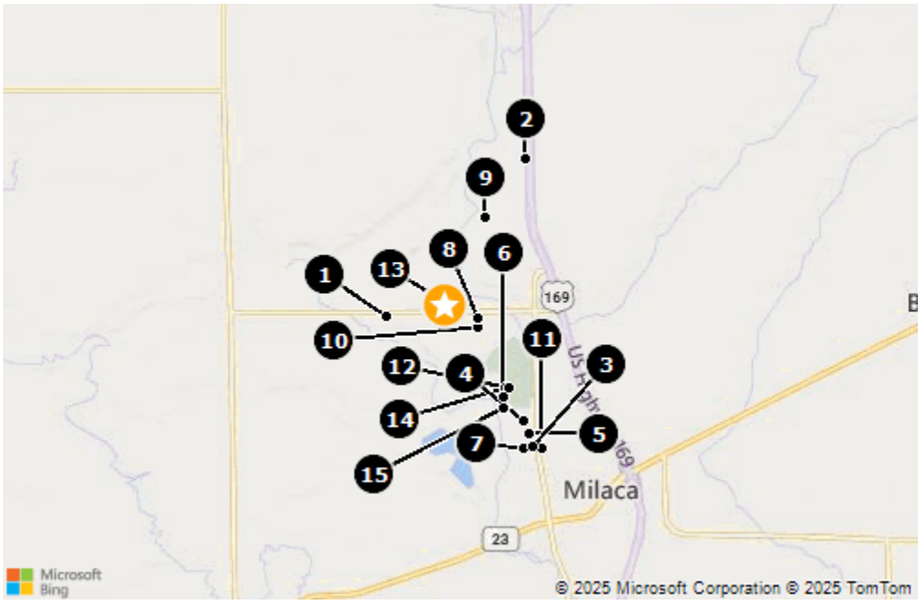
ICE SiteX Report

OrderID: 95813396

SiteX Property Information Report



Subject Property Location

16075 125TH AVE, MILACA, MN 56353-3322

County:	**MILLE LACS MN**	Census Tract:	270951705.001006
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	11-880-0070	Thomas Bros Pg-Grid:	

Valuation

Value:	**$257,000**	FSD:	12
Value Range:	$226,160 - $287,840	Confidence Score:	88

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$73,000	Market Land Value:	$73,000	Tax Year:	2025
Assd Improvement:	$174,000	Market Improvment Value:	$174,000	Total Taxable Value:	$2,358
Total Assessed Value:	$247,000	Total Assessor Market Value:	$247,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 7 Block: 1 Subdivision: VALLEY VIEW Sec/Twnship/Range: SEC 14 TWN 38 RNG 27

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	1092 SF	Baths:		Fireplace:	
Year Built:	1973	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	
Number of Stories:		Number of Cars:	2	A/C:	
Style:		Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	10/27/2017	Loan Amount:	N/A
Document #:	A403241 BK-PG -	Loan Type:	FHA
TD Due Date:	08/01/2047	Type Finance:	FIX

Legal Description:
Lot: 7 Block: 1 Subdivision: VALLEY VIEW
Abbreviated Description: SUBDIVISION 1179

Prior Transfer

Recording Date:	01/06/2017	Sales Price:	N/A
Document #:	A398811 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	01/05/2017		
Document Type:	Quit Claim Deed		

Legal Description:
Lot: 7 Block: 1 Subdivision: VALLEY VIEW

Prior Transfer

Recording Date:	12/17/2014	Sales Price:	N/A
Document #:	A387910 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	11/20/2014		
Document Type:	Warranty Deed		

Legal Description:
Lot: 7 Block: 1 Subdivision: VALLEY VIEW

ICE SiteX Report

OrderID: 95813396

Prior Transfer

Recording Date:	12/17/2014	Sales Price:	N/A
Document #:	A387909 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	10/18/2014		
Document Type:	Quit Claim Deed		

Legal Description:
Lot: 7 Block: 1 Subdivision: VALLEY VIEW Sec/Twnship/Range: SE4 SW4 S14 T38N R27W

Prior Transfer

Recording Date:	11/20/2014	Sales Price:	$152,900
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 7 Block: 1 Subdivision: VALLEY VIEW Sec/Twnship/Range: SEC 14 TWN 38 RNG 27

Area Sales Analysis

Total Area Sales	$3,604,700	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	1,002 SF	Median Year Built	1973
Price Range - 2 Yrs	$69,900 to $359,900	Age Range	22 years to 115 years
Median Value	$239,000	Median Age	52 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.54Mi.	**13131 160TH ST** **MILACA, MN 56353-3326**	09/30/2025	$69,900	$99	700	//	1910	134,165 SF	
		APN: 11-022-0200 Document #: A448160 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Sec/Twnship/Range: NE4NE4 S22T38R27 Abbreviated Description: Sec/Twnship/Range:NE4NE4 S22T38R27								
2	1.46Mi.	**17357 US HIGHWAY 169** **MILACA, MN 56353-3347**	09/29/2025	$300,000	$312	960	//	1980	1,513,280 SF	
		APN: 11-012-0700 Document #: A448114 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Sec/Twnship/Range: S12T38R27 Abbreviated Description: Sec/Twnship/Range:S12T38R27								
3	1.5Mi.	**150 6TH ST NW** **MILACA, MN 56353-1717**	09/17/2025	$228,000	$243	936	//	1948	SF	
		APN: 21-360-0190 Document #: A447919 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 13&14 Block: 3 Subdivision: HIGHLAND PARK ADDITION TO MILACA Abbreviated Description: Lot:13&14 Block:3 Subdivision:HIGHLAND PARK ADDITION TO MILACA Abbreviated Description:WEST 30FT LOT14								
4	1.26Mi.	**1010 2ND AVE NW** **MILACA, MN 56353-7100**	07/09/2025	$75,000	$61	1217	//	1935	SF	
		APN: 21-760-0250 Document #: A446850 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 9 Block: 2 Subdivision: RIDGEWOOD NORTH Abbreviated Description: Lot:9 Block:2 Subdivision:RIDGEWOOD NORTH								
5	1.39Mi.	**815 2ND AVE NW** **MILACA, MN 56353-1705**	06/25/2025	$239,000	$342	697	//	1924	SF	
		APN: 21-360-0680 Document #: A446668 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 14-16 Block: 9 Subdivision: HIGHLAND PARK ADDITION Abbreviated Description: Lot:14-16 Block:9 Subdivision:HIGHLAND PARK ADDITION								
6	.98Mi.	**1385 RUM RIVER CT** **MILACA, MN 56353-1769**	06/24/2025	$225,000	$187	1197	//	1999	SF	
		APN: 21-777-0020 Document #: A446655 Document Type: Deed Price Code: R Land Use: Single Family Residential Legal: Subdivision: RIVER COUNTRY ESTATES TOWNHOMES EIGHTH ADDITION TH Legal Unit: 10 Abbreviated Description: Subdivision:RIVER COUNTRY ESTATES TOWNHOMES EIGHTH ADDITION TH Legal Unit:10								
7	1.47Mi.	**240 6TH ST NW** **MILACA, MN 56353-1759**	06/03/2025	$195,000	$210	925	//	1940	SF	
		APN: 21-360-0850 Document #: A446282 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal:								
8	.32Mi.	**15937 RIVERS EDGE DR** **MILACA, MN 56353-3703**	04/30/2025	$350,000	$349	1002	//	2000	SF	
		APN: 11-120-0020 Document #: A445809 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 2 Block: 1 Subdivision: BIG EDDY ACROS Abbreviated Description: Lot:2 Block:1 Subdivision:BIG EDDY ACROS								
9	.83Mi.	**12241 170TH ST** **MILACA, MN 56353-3302**	04/10/2025	$359,900	$364	988	//	1913	845,067 SF	
		APN: 11-014-0103 Document #: A445537 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Sec/Twnship/Range: N2NE4 S14T38R27 Abbreviated Description: Sec/Twnship/Range:N2NE4 S14T38R27								
10	.36Mi.	**15865 RIVERS EDGE DR** **MILACA, MN 56353-3703**	03/18/2025	$230,000	$174	1316	//	2000	SF	
		APN: 11-120-0040 Document #: A445206 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 4 Block: 1 Subdivision: BIG EDDY ACRES Abbreviated Description: Lot:4 Block:1 Subdivision:BIG EDDY ACRES								
11	1.56Mi.	**555 CENTRAL AVE N** **MILACA, MN 56353-1541**	01/08/2025	$230,000	$232	988	//	1935	SF	
		APN: 21-440-0060 Document #: A444351 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential								

ICE SiteX Report

OrderID: 95813396

Legal: Lot: 8 Block: 1 Subdivision: JENSONS ADDITION Abbreviated Description: Lot:8 Block:1 Subdivision:JENSONS ADDITION

12	.94Mi.	**1394 4TH AVE NW** **MILACA, MN 56353-1787**	11/04/2024	$272,900	$189	1438	//	2003	SF

APN: 21-778-0110 Document #: A443496
Document Type: Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1 Block: 3 Subdivision: RIVER COUNTRY ESTATES SECOND ADDITION Abbreviated Description: Lot:1 Block:3 Subdivision:RIVER COUNTRY ESTATES SECOND ADDITION

13	.05Mi.	**16064 125TH AVE** **MILACA, MN 56353-3322**	10/10/2024	$280,000	$214	1306	//	1973	SF

APN: 11-880-0080 Document #: A443093
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 8 Block: 1 Subdivision: VALLEY VIEW Abbreviated Description: Lot:8 Block:1 Subdivision:VALLEY VIEW

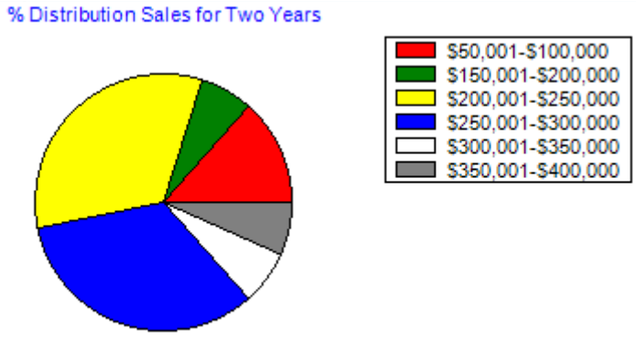
14	.92Mi.	**1378 4TH AVE NW** **MILACA, MN 56353-1787**	09/04/2024	$260,000	$197	1318	//	2001	SF

APN: 21-778-0150 Document #: A442570
Document Type: Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 5 Block: 3 Subdivision: RIVER COUNTRY ESTATES SECOND ADDITION Abbreviated Description: Lot:5 Block:3 Subdivision:RIVER COUNTRY ESTATES SECOND ADDITION

15	1.06Mi.	**1260 4TH AVE NW** **MILACA, MN 56353-1765**	07/02/2024	$290,000	$196	1477	//	1994	SF

APN: 21-768-0020 Document #: A441655
Document Type: Deed Price Code: R
Land Use: Single Family Residential
Legal: Subdivision: RIVER COUNTRY ESTATES TWINHOUSE PHASE VI Legal Unit: 2 Abbreviated Description: Subdivision:RIVER COUNTRY ESTATES TWINHOUSE PHASE VI Legal Unit:2

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.	**16075 125TH AVE**	**11/20/2014**	$247,000	$247,000	1,092		1973		
.04Mi.	**16013 125TH AVE**	**04/20/2022**	$225,500	$225,500	1,144		1972		
.05Mi.	**16064 125TH AVE**	**10/04/2024**	$268,000	$268,000	1,306		1973		
.05Mi.	**12554 VALLEY VIEW RD**		$332,700	$332,700	1,268		1991		
.07Mi.	**16012 125TH AVE**	**05/09/2014**	$281,300	$281,300	1,528		1974		
.08Mi.	**16138 VALLEY VIEW RD**	**06/19/2009**	$430,000	$430,000	1,850		1998		
.11Mi.	**12466 160TH ST**		$295,600	$295,600	1,100		1980	5 SF	
.16Mi.	**12413 160TH ST**		$344,500	$344,500	2,271		1998		
.18Mi.	**12460 160TH ST**		$453,200	$453,200	1,268		2002	6 SF	
.19Mi.	**12375 160TH ST**	**04/25/2016**	$283,400	$283,400	1,184		2003		
.2Mi.	**12493 160TH ST**	**07/31/2018**	$322,600	$322,600	960		1910	40 SF	
.2Mi.	**12475 KINGS WAY CT**	**11/27/2023**	$240,900	$240,900	1,176		1992		
.21Mi.	**12364 KINGS WAY CT**		$201,500	$201,500	905		1965		
.22Mi.	**15977 DOCKEN DR**	**12/01/2004**	$317,400	$317,400	1,716		2004		
.22Mi.	**12336 160TH ST**	**12/01/2007**	$346,600	$346,600	1,456		1974	5 SF	
.23Mi.	**12443 KINGS WAY CT**		$310,700	$310,700	1,220		1996		

Rent vs. Own

Households Occupied by Renters:	19%	Households Occupied by Owners:	75%

Demographics & Income

Median Age:	40.6 years old	Households:	3,845
Median Household Income:	$70,766	Households w/Family:	67%
Household Income Per Capita:	$32,894	Households w/Family Married:	53%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

ICE SiteX Report

OrderID: 95813396

School District

School District Zone:	Milaca Public School District	Students:	1,682
Number of Schools:	4	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.04Mi.	**Milaca High School** Number of Students: 786 Student-Teacher Ratio: 17.49	B+	Public	7 - 12
2.04Mi.	**Milaca Elementary School** Number of Students: 852 Student-Teacher Ratio: 13.3	C-	Public	PK - 6

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	83%	LOWER
BURGLARY	121%	HIGHER
MOTOR VEHICLE THEFT	76%	NOTABLY LOWER
FORCIBLE ROBBERY	144%	NOTABLY HIGHER
AGGRAVATED ASSAULT	72%	NOTABLY LOWER
FORCIBLE RAPE	140%	NOTABLY HIGHER
MURDER	123%	HIGHER
OVERALL	91%	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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