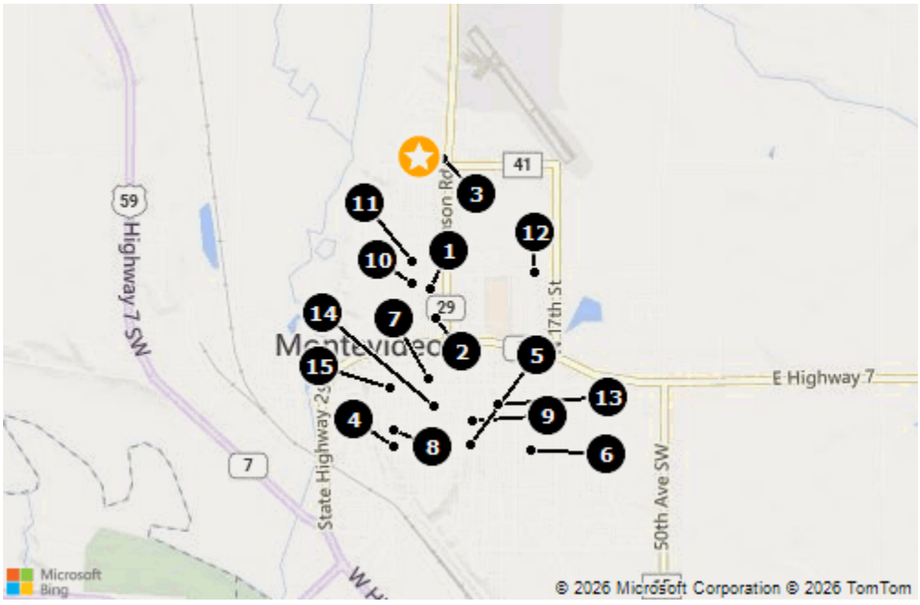
ICE SiteX Report

OrderID: 98029019

SiteX Property Information Report



Subject Property Location

1614 N 5TH ST, MONTEVIDEO, MN 56265-1004

County:	**CHIPPEWA MN**	Census Tract:	270239506.022016
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	70-490-0235	Thomas Bros Pg-Grid:	

Valuation

Value:	**$163,000**	FSD:	53	Common Confidence Score:	13
Value Range:	$76,610 - $249,390	ICE Confidence Score:	47		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$5,500	Market Land Value:	$5,500	Tax Year:	2026
Assd Improvement:	$90,600	Market Improvment Value:	$90,600	Total Taxable Value:	$1,064
Total Assessed Value:	$96,100	Total Assessor Market Value:	$96,100	Delinquent Year:	
				Tax Account ID:	26994
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 10 Block: 2 District: 70 Subdivision: WOLFES, IRA B 2ND SUBDIVISION Sec/Twnship/Range: SEC 06 TWN 117 RNG 40
Abbreviated Description: WOLFES, IRA B 2ND SUBDIVISION N 1-2 W 1-2 OF LOT 10 BLOCK 2 IN SE 1-4 SE 1-4
City/Muni/Twp: MONTEVIDEO CITY

Property Characteristics

Lot Size:	6,970 SF	Bedrooms:		Pool:	
Building Area:	809 SF	Baths:		Fireplace:	
Year Built:	1963	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

Prior Transfer

Recording Date:	09/22/2025	Sales Price:	N/A
Document #:	A000319844 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	07/08/2025		
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/19/2025	Sales Price:	$91,500
Document #:	319844 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 10 Block: 2 District: 70 Subdivision: WOLFES, IRA B 2ND SUBDIVISION Sec/Twnship/Range: SEC 06 TWN 117 RNG 40
Abbreviated Description: WOLFES, IRA B 2ND SUBDIVISION N 1-2 W 1-2 OF LOT 10 BLOCK 2 IN SE 1-4 SE 1-4
City/Muni/Twp: MONTEVIDEO CITY

Area Sales Analysis

Total Area Sales	$2,458,900	Median # of Bedrooms	
Median Lot Size	6,534 SF	Median # of Baths	
Median Living Area	988 SF	Median Year Built	1916
Price Range - 2 Yrs	$71,000 to $275,000	Age Range	26 years to 136 years
Median Value	$145,000	Median Age	110 years

ICE SiteX Report

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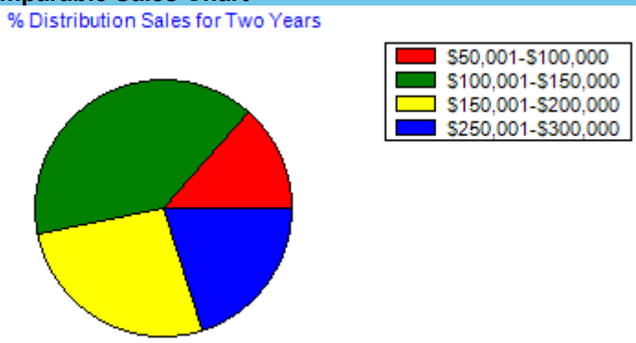
Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.61Mi.	**1002 N 6TH ST** **MONTEVIDEO, MN 56265-1342**	03/11/2026	$145,000			//		6,534 SF	
		APN: 70-320-1120 Document #: A000321029 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
2	.74Mi.	**809 N 7TH ST** **MONTEVIDEO, MN 56265-1343**	10/21/2025	$125,000	$152	818	//	1916	6,098 SF	
		APN: 70-320-0850 Document #: A000320038 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
3	.1Mi.	**1609 BENSON RD** **MONTEVIDEO, MN 56265-3002**	06/06/2025	$269,000	$169	1588	//	1954	23,087 SF	
		APN: 70-485-1610 Document #: A000319213 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
4	1.32Mi.	**115 S 4TH ST** **MONTEVIDEO, MN 56265-1964**	05/30/2025	$161,900	$163	988	//	1915	6,098 SF	
		APN: 70-165-0920 Document #: A000319124 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
5	1.34Mi.	**109 S 10TH ST** **MONTEVIDEO, MN 56265-2032**	04/24/2025	$76,000	$97	780	//	1948	6,098 SF	
		APN: 70-100-0745 Document #: A000318908 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
6	1.43Mi.	**114 S 14TH ST** **MONTEVIDEO, MN 56265-2007**	03/27/2025	$267,500	$220	1211	//	1973	9,583 SF	
		APN: 70-460-0130 Document #: A000318728 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
7	1.01Mi.	**510 N 6TH ST** **MONTEVIDEO, MN 56265-1604**	03/18/2025	$118,500	$175	677	/2/	1914	6,098 SF	
		APN: 70-290-0308 Document #: A000318691 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
8	1.26Mi.	**107 N 4TH ST** **MONTEVIDEO, MN 56265-1534**	03/12/2025	$142,000	$127	1118	//	1917	5,227 SF	
		APN: 70-375-0530 Document #: A000318665 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
9	1.23Mi.	**207 N 10TH ST** **MONTEVIDEO, MN 56265-1837**	01/07/2025	$71,000	$94	748	//	1908	5,227 SF	
		APN: 70-100-0535 Document #: A000318350 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
10	.57Mi.	**1011 N 5TH ST** **MONTEVIDEO, MN 56265-1334**	12/23/2024	$178,000	$217	820	//	1915	6,098 SF	
		APN: 70-310-0840 Document #: A000318258 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
11	.48Mi.	**404 FOSNES AVE** **MONTEVIDEO, MN 56265-1038**	10/23/2024	$185,000	$138	1338	//	1955	7,405 SF	
		APN: 70-355-0610 Document #: A000317891 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
12	.74Mi.	**1104 N 15TH ST** **MONTEVIDEO, MN 56265-3057**	09/11/2024	$275,000	$192	1430	//	2000	12,632 SF	
		APN: 70-027-0220 Document #: A000317684 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
13	1.18Mi.	**305 N 12TH ST** **MONTEVIDEO, MN 56265-1848**	08/28/2024	$140,000	$87	1596	//	1974	11,761 SF	
		APN: 70-140-0245 Document #: A000317603 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
14	1.14Mi.	**307 N 7TH ST** **MONTEVIDEO, MN 56265-1815**	08/15/2024	$145,000	$257	564	//	1900	6,534 SF	
		APN: 70-445-0220 Document #: A000317527 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
15	1.06Mi.	**418 N 3RD ST** **MONTEVIDEO, MN 56265-1533**	07/26/2024	$160,000	$158	1008	//	1890	9,583 SF	
		APN: 70-375-0860 Document #: A000317409 Document Type: Price Code: D Land Use: Single Family Residential Legal:								

ICE SiteX Report

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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.	**1614 N 5TH ST**	**09/19/2025**	$96,100	$96,100	809		1963	6,970 SF	
.01Mi.	**1618 N 5TH ST**	**01/17/2024**	$196,500	$196,500	960		1975	13,504 SF	
.01Mi.	**1608 N 5TH ST**	**04/01/2025**	$162,900	$162,900	1,352	/2/	1956	6,970 SF	
.03Mi.	**1609 N 6TH ST**		$174,100	$174,100	1,119		1954	16,553 SF	
.03Mi.	**1602 N 5TH ST**		$93,900	$93,900				7,405 SF	
.03Mi.	**1615 N 6TH ST**		$284,900	$284,900				10,890 SF	
.03Mi.	**1624 N 5TH ST**		$209,500	$209,500	1,288	/3/	1976	13,504 SF	
.04Mi.	**1601 N 6TH ST**		$175,200	$175,200				15,682 SF	
.04Mi.	**1613 N 5TH ST**	**09/17/2024**	$146,000	$146,000	1,000		1950	9,583 SF	
.04Mi.	**1607 N 5TH ST**	**10/01/2010**	$118,700	$118,700				16,988 SF	
.04Mi.	**1617 N 5TH ST**		$87,300	$87,300				6,534 SF	
.04Mi.	**1619 N 6TH ST**		$212,600	$212,600				13,504 SF	
.05Mi.	**1619 N 5TH ST**	**07/01/2009**	$98,900	$98,900				6,534 SF	
.05Mi.	**1601 N 5TH ST**		$122,300	$122,300	616		1952	6,970 SF	
.05Mi.	**1626 N 5TH ST**		$145,300	$145,300				9,583 SF	
.05Mi.	**1623 N 5TH ST**		$105,200	$105,200				6,534 SF	

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
0.35Mi.	**Ramsey Elementary School** Number of Students: 260 Student-Teacher Ratio: 12.81	NA	Public	KG - 2
1.82Mi.	**Montevideo Senior High School** Number of Students: 408 Student-Teacher Ratio: 17.29 Advanced Placement: Yes	B+	Public	9 - 12
1.90Mi.	**Montevideo Middle School** Number of Students: 393 Student-Teacher Ratio: 16.34	C+	Public	5 - 8
1.58Mi.	**Sanford Elementary School** Number of Students: 277 Student-Teacher Ratio: 15.39	B+	Public	1 - 4

ICE SiteX Report

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Flood Report

The Subject Property of **1614 N 5TH ST, MONTEVIDEO, MN 56265-1004** 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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