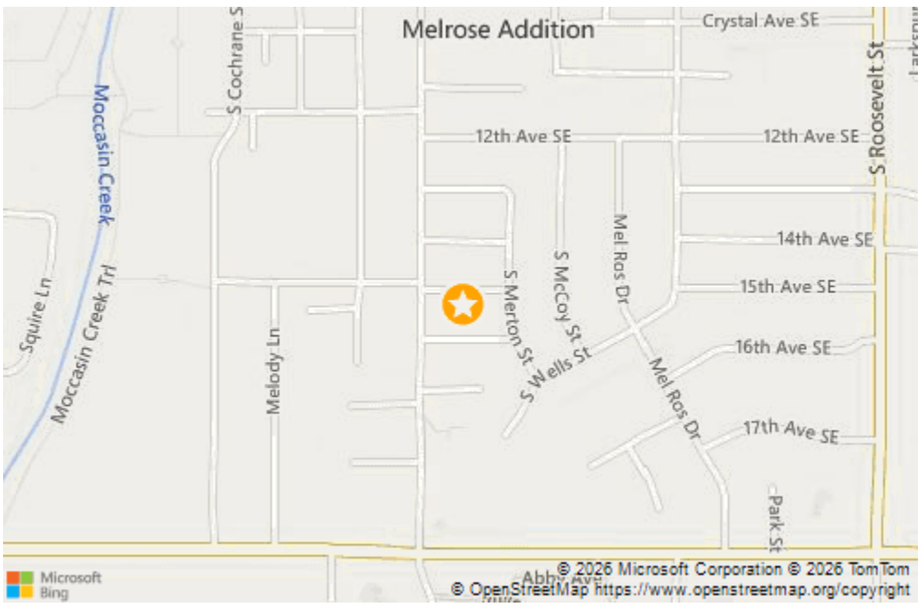
ICE SiteX Report

OrderID: 98230763

SiteX Property Information Report



Subject Property Location

1618 15TH AVE SE, ABERDEEN, SD 57401-7830

County:	**BROWN SD**	Census Tract:	460139518.001039
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	17662	Thomas Bros Pg-Grid:	

Valuation

Value:	**$274,000**	FSD:	16	Common Confidence Score:	45
Value Range:	$230,160 - $317,840	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	326100
Assd Land Value:	$20,608	Market Land Value:		Tax Year:	2025
Assd Improvement:	$170,643	Market Improvment Value:		Total Taxable Value:	$2,966
Total Assessed Value:	$191,251	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	32459020000300
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 3 Block: 20 District: 32
Abbreviated Description: LT 3 BK 20 GANJE ADD TO MELROS EST

Property Characteristics

Lot Size:		Bedrooms:	3	Pool:	
Building Area:	1040 SF	Baths:		Fireplace:	
Year Built:	1970	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:	1+B	Number of Cars:		A/C:	
Style:		Basement:	Yes	Roof Cover:	Asbestos
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/27/2017	Sales Price:	$157,000
Document #:	BK-PG 301 -229	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 3 Block: 20 District: 32
Abbreviated Description: LT 3 BK 20 GANJE ADD TO MELROS EST

Prior Transfer

Recording Date:	05/19/2010	Sales Price:	$132,090
Document #:	BK-PG 0642-0787	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/30/2010	Sales Price:	N/A
Document #:	BK-PG 0629-0204	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/21/2010	Sales Price:	N/A
Document #:	BK-PG 0638-0179	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

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Legal Description:

Prior Transfer

Recording Date:	04/19/2010	Sales Price:	$129,500
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/19/2010	Sales Price:	$129,500
Document #:	BK-PG 0290 -0318	Type of Sale:	Full Amount on Deed
Contract Date:	04/19/2010		
Document Type:			

Legal Description:
Lot: 3 Block: 20 Subdivision: GANJE ADDITION TO MEL ROS ESTATES
City/Muni/Twp: ABERDEEN

Mortgage Record

Recording Date:	04/28/2009	Loan Amount:	N/A
Document #:	BK-PG 0638-0179	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 3 Block: 20 Subdivision: GANJE ADDITION OF MEL ROS ESTATES
City/Muni/Twp: ABERDEEN

Prior Transfer

Recording Date:	11/15/2007	Sales Price:	$125,000
Document #:	BK-PG 0286 -0805	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	11/13/2007		
Document Type:			

Legal Description:
Lot: 3 Block: 20 Subdivision: GANJE ADDITION OF MEL ROS ESTATES
City/Muni/Twp: ABERDEEN

Prior Transfer

Recording Date:	09/16/2005	Sales Price:	$109,500
Document #:	BK-PG 0283 -0210	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	09/09/2005		
Document Type:			

Legal Description:
Lot: 3 Block: 20 Subdivision: GANJE ADDITION OF MEL ROS ESTATES
City/Muni/Twp: ABERDEEN

No Comparable Sales Found

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.	**1618 15TH AVE SE**	**06/27/2017**		$191,251	1,040	/3/	1970		
.01Mi.	**1624 15TH AVE SE**	**01/19/2022**		$213,354	1,040	/3/	1970		
.02Mi.	**1610 15TH AVE SE**	**03/06/2025**		$195,508	1,008	/3/	1974		
.02Mi.	**1617 16TH AVE SE**	**04/11/2016**		$182,808	1,040	/3/	1970		
.03Mi.	**1625 16TH AVE SE**	**06/08/2022**		$216,831	1,136	/3/	1970		
.03Mi.	**1702 15TH AVE SE**	**02/02/2021**		$170,525	1,040	/3/	1970		
.03Mi.	**1609 16TH AVE SE**				1,196	/4/	1975		
.03Mi.	**1602 15TH AVE SE**			$205,246	906	/2/	1978		
.03Mi.	**1617 15TH AVE SE**	**03/15/2022**		$190,231	960	/3/	1971		
.03Mi.	**1701 16TH AVE SE**	**02/28/2001**		$225,445	1,040	/3/	1970		
.04Mi.	**1625 15TH AVE SE**			$160,921	1,248	/4/	1971		
.04Mi.	**1609 15TH AVE SE**	**11/01/2024**		$166,473	1,040	/3/	1973		
.04Mi.	**1601 16TH AVE SE**	**07/22/2002**		$168,538	1,092	/3/	1973		
.04Mi.	**1508 S MERTON ST**	**06/27/2016**		$275,109	1,288	/3/	1971		
.04Mi.	**1701 15TH AVE SE**			$181,113	1,248	/4/	1971		
.05Mi.	**1427 S LAWSON ST**	**03/17/2020**		$187,921	960	/3/	1974		

Rent vs. Own

Households Occupied by Renters:	32%	Households Occupied by Owners:	58%

Demographics & Income

Median Age:	38.7 years old	Households:	14,266
Median Household Income:	$70,177	Households w/Family:	53%
Household Income Per Capita:	$38,862	Households w/Family Married:	42%
Most Common Education Level:	High School Graduate	Households w/Family Children:	25%

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School District

School District Zone:	Aberdeen School District 06-1	Students:	4,233
Number of Schools:	9	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.45Mi.	**Simmons Middle School - 03** Number of Students: 464 Student-Teacher Ratio: 14.97	B-	Public	6 - 8
0.50Mi.	**Central High School - 01** Number of Students: 1,384 Student-Teacher Ratio: 17.22 Advanced Placement: Yes	C-	Public	9 - 12
0.74Mi.	**May Overby Elementary - 09** Number of Students: 327 Student-Teacher Ratio: 11.47	C	Public	KG - 5

Flood Report

The Subject Property of **1618 15TH AVE SE, ABERDEEN, SD 57401-7830** 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	120%	HIGHER
BURGLARY	106%	SIMILAR
MOTOR VEHICLE THEFT	128%	HIGHER
FORCIBLE ROBBERY	103%	SIMILAR
AGGRAVATED ASSAULT	103%	SIMILAR
FORCIBLE RAPE	115%	HIGHER
MURDER	118%	HIGHER
OVERALL	105%	SIMILAR

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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