ICE SiteX Report

OrderID: 98605867

SiteX Property Information Report



Subject Property Location

18907 HUNTERS HVN, GARRISON, MN 56450-8643

County:	**MILLE LACS MN**	Census Tract:	270959702.002059
Property Use:	Mobile/Manufactured Home (regardless of ownership)	Land Zoning:	
Parcel Number:	09-969-4490	Thomas Bros Pg-Grid:	

Valuation

Value:	**$157,000**	FSD:	12	Common Confidence Score:	63
Value Range:	$138,160 - $175,840	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$50,000	Market Land Value:	$50,000	Tax Year:	2026
Assd Improvement:	$89,500	Market Improvment Value:	$89,500	Total Taxable Value:	$1,412
Total Assessed Value:	$139,500	Total Assessor Market Value:	$139,500	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 2 Block: 17 Subdivision: PORT MILLE LACS GOLF ACRES NORTH Sec/Twnship/Range: SEC 06 TWN 43 RNG 27
Abbreviated Description: & LOTS 3, 4, 5 & 6 BLK 17

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	1216 SF	Baths:		Fireplace:	
Year Built:		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:	3	A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/25/2026	Sales Price:	$135,892
Document #:	T20997 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/23/2022	Sales Price:	$138,400
Document #:	T19466 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	04/29/2022		
Document Type:			
Legal Description:			

Lot: 2-6 Block: 17

Prior Transfer

Recording Date:	04/29/2022	Sales Price:	$138,399
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Lot: 2 Block: 17 Subdivision: PORT MILLE LACS GOLF ACRES NORTH Sec/Twnship/Range: SEC 06 TWN 43 RNG 27
Abbreviated Description: & LOTS 3, 4, 5 & 6 BLK 17

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Prior Transfer

Recording Date:	03/15/2013	Sales Price:	$75,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/06/2009	Sales Price:	$89,900
Document #:	014511 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	06/15/2009		
Document Type:			
Legal Description:			

Lot: 2-6 Block: 17 Subdivision: GOLF MILLE LACS GOLF ACRES NORTH
Abbreviated Description: CT# 3216,3910

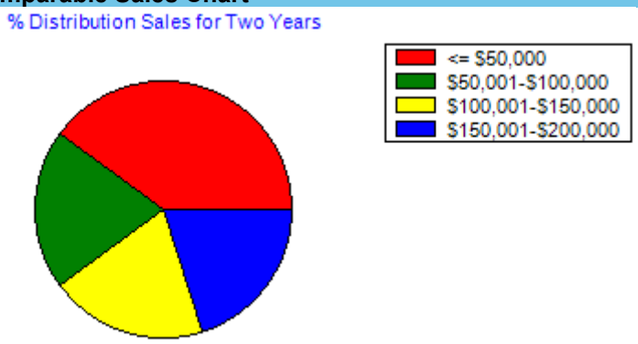
Area Sales Analysis

Total Area Sales	$450,250	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	896 SF	Median Year Built	2024
Price Range - 2 Yrs	$12,350 to $200,000	Age Range	1 years to 20 years
Median Value	$98,000	Median Age	2 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.04Mi.	**18902 TURKEY TURN** **GARRISON, MN 56450-2047**	05/20/2026	$12,350	$14	858	//	2025	SF	
		APN: 09-969-4930 Document #: T21042 Document Type: Price Code: D Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 46 Block: 17 Subdivision: PORT MILLE LACS GOLF ACRES NORTH Abbreviated Description: Lot:46 Block:17 Subdivision:PORT MILLE LACS GOLF ACRES NORTH								
2	.81Mi.	**18500 BOGIE BAY** **GARRISON, MN 56450-9629**	05/06/2026	$98,000	$74	1320	//		SF	
		APN: 09-968-0720 Document #: T21026 Document Type: Price Code: R Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 13-16 Block: 6 Subdivision: PORT MILLE LACS GOLF ACRES EAST Abbreviated Description: Lot:13-16 Block:6 Subdivision:PORT MILLE LACS GOLF ACRES EAST								
3	.83Mi.	**18396 PAR PL** **GARRISON, MN 56450-9655**	02/11/2026	$29,900	$32	924	//		SF	
		APN: 09-965-2890 Document #: T20962 Document Type: Price Code: R Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: G Subdivision: PORT MILLE LACS GOLF ACRES Abbreviated Description: Lot:G Subdivision:PORT MILLE LACS GOLF ACRES								
4	.47Mi.	**46625 HIGH DR** **GARRISON, MN 56450-8633**	11/06/2025	$110,000	$199	552	//	2024	SF	
		APN: 09-965-2320 Document #: T20888 Document Type: Price Code: R Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 240-244 Subdivision: PORT MILLE LACS GOLF ACRES Abbreviated Description: Lot:240-244 Subdivision:PORT MILLE LACS GOLF ACRES								
5	.97Mi.	**46675 GONE FISHIN** **GARRISON, MN 56450-9630**	07/17/2025	$200,000	$223	896	//	2006	SF	
		APN: 09-962-2920 Document #: T20742 Document Type: Price Code: R Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 339-341 Subdivision: PORT MILLE LACS Abbreviated Description: Lot:339-341 Subdivision:PORT MILLE LACS								

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.

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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.	**18907 HUNTERS HVN**	**04/29/2022**	$139,500	$139,500	1,216				
.04Mi.	**18902 TURKEY TURN**	**12/19/2025**	$103,000	$103,000	858		2025		
.09Mi.	**47194 RINGNECK ROOST**	**02/07/2020**	$86,500	$86,500	960		1971		
.14Mi.	**18746 HUNTERS HVN**	**06/01/2006**	$146,700	$146,700	1,248		1999		
.25Mi.	**47391 GONE GOLFIN**	**03/23/2010**	$96,100	$96,100	1,296		1994		
.29Mi.	**47467 WESTWARD HO**		$169,400	$169,400	1,752				
.31Mi.	**18771 DUFFERS DELIGHT**	**11/14/2014**	$149,600	$149,600	1,680		1999		
.37Mi.	**47407 GOLF CIR**	**12/01/2003**	$83,400	$83,400	924				
.38Mi.	**18744 CHIP CIR**		$146,000	$146,000	1,662		1993		
.41Mi.	**46690 EAGLE FLIGHT**		$230,100	$230,100	2,322				
.43Mi.	**46692 TEE TOP**	**10/31/2020**	$48,900	$48,900	924		1977		
.43Mi.	**46664 EAGLE FLIGHT**		$108,200	$108,200	1,431		1990		
.46Mi.	**18872 476TH ST**	**12/05/2022**	$164,400	$164,400	336		2000		
.47Mi.	**46625 HIGH DR**	**01/27/2026**	$101,500	$101,500	552		2024		
.5Mi.	**47333 SWING AWAY**	**12/01/2015**	$83,200	$83,200	784		2004		
.51Mi.	**46582 HIGH DR**	**10/04/2010**	$133,000	$133,000	1,040		2001		

Rent vs. Own

Households Occupied by Renters:	6%	Households Occupied by Owners:	44%

Demographics & Income

Median Age:	50.7 years old	Households:	333
Median Household Income:	$66,693	Households w/Family:	56%
Household Income Per Capita:	$37,745	Households w/Family Married:	45%
Most Common Education Level:	High School Graduate	Households w/Family Children:	17%

School District

School District Zone:	Onamia Public School District	Students:	556
Number of Schools:	6	Rating:	D

Assigned Schools

Proxim.	Name	Rating	Type	Grade
13.37Mi.	**Onamia High School** Number of Students: 224 Student-Teacher Ratio: 15.7	D	Public	7 - 12
13.40Mi.	**Onamia Primary School** Number of Students: 130 Student-Teacher Ratio: 5.49	NA	Public	PK - 2

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	29%	SIGNIFICANTLY LOWER
BURGLARY	174%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	18%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	143%	NOTABLY HIGHER
AGGRAVATED ASSAULT	151%	NOTABLY HIGHER
FORCIBLE RAPE	142%	NOTABLY HIGHER
MURDER	118%	HIGHER
OVERALL	153%	NOTABLY HIGHER

Disaster Alerts

No alerts noted

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