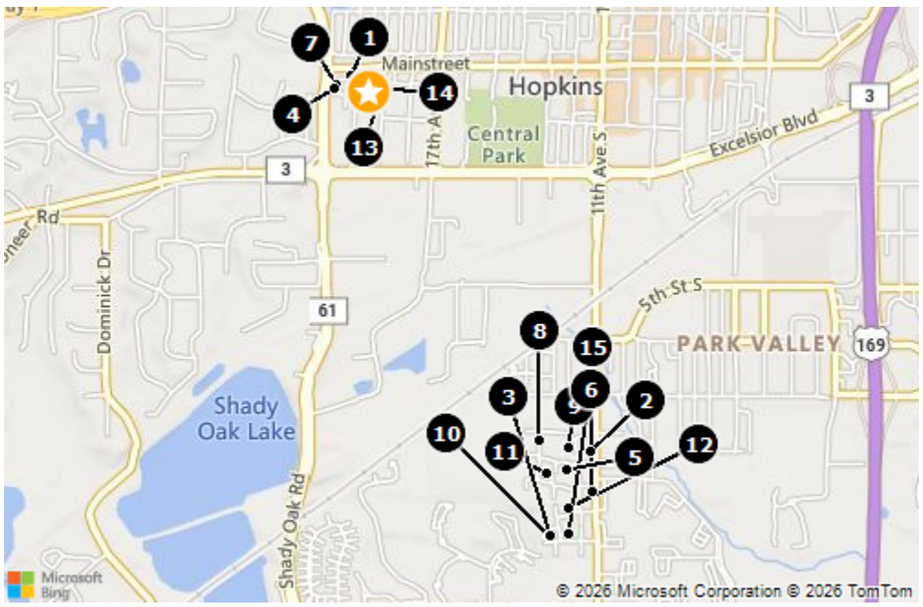
ICE SiteX Report

OrderID: 98692558

SiteX Property Information Report



Subject Property Location

1944 MAINSTREET, HOPKINS, MN 55343-7400

County:	**HENNEPIN MN**	Census Tract:	270530233.002012
Property Use:	Townhouse (Residential)	Zoning:	
Parcel Number:	23-117-22-44-0132	Thomas Bros Pg-Grid:	

Valuation

Value:	**$386,000**	FSD:	8	Common Confidence Score:	73
Value Range:	$355,120 - $416,880	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$90,000	Market Land Value:	$90,000	Tax Year:	2026
Assd Improvement:	$289,300	Market Improvment Value:	$289,300	Total Taxable Value:	$6,667
Total Assessed Value:	$379,300	Total Assessor Market Value:	$379,300	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 15 Block: 4 District: 30 Subdivision: THE OAKS OF MAINSTREET Map Ref: MB:06065 Sec/Twnship/Range: SEC 23 QTR 44 TWN 117 RNG 22

Abbreviated Description: 015 004 THE OAKS OF MAINSTREET 41 X 55

City/Muni/Twp: HOPKINS

Property Characteristics

Lot Size:	2,178 SF	Bedrooms:	3	Pool:	
Building Area:	1416 SF	Baths:	2	Fireplace:	
Year Built:	1997	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Metal
Number of Units:	1	Garage Type:	Attached	Heating:	Floor/Wall
Number of Stories:	1+B	Number of Cars:		A/C:	K
Style:		Basement:	Unfinished	Roof Cover:	Asphalt
		Foundation:	Block	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	12/02/2021	Loan Amount:	N/A
Document #:	T05902297 BK-PG -	Loan Type:	VA
TD Due Date:	12/01/2051	Type Finance:	

Legal Description:

Lot: 15 Block: 4 Subdivision: THE OAKS OF MAINSTREET

Mortgage Record

Recording Date:	01/26/2021	Loan Amount:	N/A
Document #:	T05795054 BK-PG -	Loan Type:	VA
TD Due Date:	12/01/2050	Type Finance:	

Legal Description:

Lot: 15 Block: 4 Subdivision: THE OAKS OF MAINSTREET

Abbreviated Description: CT 1358491

Prior Transfer

Recording Date:	12/02/2020	Sales Price:	N/A
Document #:	T05775455 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/14/2016	Loan Amount:	N/A

ICE SiteX Report

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Document #:	T05364524 BK-PG -	Loan Type:	VA
TD Due Date:	08/01/2046	Type Finance:	

Legal Description:
Lot: 15 Block: 4 Subdivision: THE OAKS MAINSTREET
Abbreviated Description: CT# 1358491

Prior Transfer

Recording Date:	10/19/2012	Sales Price:	$165,000
Document #:	T5009262 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	10/04/2012		
Document Type:			

Legal Description:
Lot: 15 Block: 4 Subdivision: THE OAKS OF MAINSTREET

Prior Transfer

Recording Date:	10/00/2012	Sales Price:	$165,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 15 Block: 4 District: 30 Subdivision: THE OAKS OF MAINSTREET Map Ref: MB:06065 Sec/Twnship/Range: SEC 23 QTR 44 TWN 117 RNG 22
Abbreviated Description: 015 004 THE OAKS OF MAINSTREET 41 X 55
City/Muni/Twp: HOPKINS

Prior Transfer

Recording Date:	02/19/1998	Sales Price:	$166,200
Document #:	660645 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	02/10/1998		
Document Type:			

Legal Description:
Lot: 15 Block: 4 Subdivision: THE OAKS OF MAINSTREET

Area Sales Analysis

Total Area Sales	$3,619,800	Median # of Bedrooms	2
Median Lot Size	1,307 SF	Median # of Baths	1
Median Living Area	1,222 SF	Median Year Built	1974
Price Range - 2 Yrs	$69,900 to $369,900	Age Range	29 years to 53 years
Median Value	$235,000	Median Age	52 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.06Mi.	**2008 MAINSTREET** **HOPKINS, MN 55343-7453**	09/30/2026	$339,000	$293	1154	4/2/1	1997	1,307 SF	
		APN: 23-117-22-44-0099 Document #: T6228439 Document Type: Price Code: R Land Use: Townhouse (Residential) Legal: Lot: 12 Block: 1 Subdivision: THE OAKS OF MAINSTREET Abbreviated Description: Lot:12 Subdivision:THE OAKS OF MAINSTREET Abbreviated Description:CIC NO 817								
2	.96Mi.	**1115 LANDMARK TRL S** **HOPKINS, MN 55343-7965**	09/14/2026	$218,000	$169	1284	6/3/1	1974	1,307 SF	
		APN: 25-117-22-31-0288 Document #: T6225953 Document Type: Price Code: R Land Use: Townhouse (Residential) Legal: Lot: 1 Block: 2 Subdivision: WESTBROOKE PATIO HOMES Abbreviated Description: Block:2 Subdivision:WESTBROOKE PATIO HOMES Abbreviated Description:PORTION LOT1								
3	1.09Mi.	**1272 TRAILWOOD S** **HOPKINS, MN 55343-7919**	09/04/2026	$240,000	$206	1164	5/2/1	1973	1,307 SF	
		APN: 25-117-22-34-0257 Document #: T6223898 Document Type: Price Code: R Land Use: Townhouse (Residential) Legal: Lot: 128&131 Block: 1 Subdivision: WESTBROOKE PATIO HOMES Abbreviated Description: Lot:128&131 Block:1 Subdivision:WESTBROOKE PATIO HOMES								
4	.08Mi.	**2030 MAINSTREET** **HOPKINS, MN 55343-7433**	08/24/2026	$340,000	$294	1154	4/2/1	1997	1,307 SF	
		APN: 23-117-22-44-0090 Document #: T6221211 Document Type: Price Code: R Land Use: Townhouse (Residential) Legal: Lot: 3 Block: 1 Subdivision: THE OAKS OF MAINSTREET Abbreviated Description: Lot:3 Block:1 Subdivision:THE OAKS OF MAINSTREET								
5	.97Mi.	**1200 LANDMARK TRL S** **HOPKINS, MN 55343-7967**	08/24/2026	$170,000	$132	1284	6/3/1	1974	871 SF	
		APN: 25-117-22-31-0127 Document #: T6220993 Document Type: Price Code: R Land Use: Townhouse (Residential) Legal: Lot: 157&158 Block: 2 Subdivision: WESTBROOKE PATIO HOMES Abbreviated Description: Lot:157&158 Block:2 Subdivision:WESTBROOKE PATIO HOMES Abbreviated Description:PORTION LOT158								
6	1.11Mi.	**1207 TRAILWOOD S** **HOPKINS, MN 55343-3930**	08/18/2026	$115,000	$98	1164	5/2/1	1973	1,307 SF	
		APN: 25-117-22-34-0250 Document #: T6219898 Document Type: Price Code: R Land Use: Townhouse (Residential) Legal: Lot: 100&103 Block: 1 Subdivision: WESTBROOKE PATIO HOMES Abbreviated Description: Lot:100&103 Subdivision:WESTBROOKE PATIO HOMES Abbreviated Description:COMMON INTEREST COMMUNITY NO 1522								
7	.08Mi.	**2026 MAINSTREET** **HOPKINS, MN 55343-7433**	07/08/2026	$315,000	$230	1367	5/3/1	1997	1,307 SF	
		APN: 23-117-22-44-0092 Document #: T6211574 Document Type: Price Code: R Land Use: Townhouse (Residential) Legal: Lot: 5 Block: 1 Subdivision: THE OAKS OF MAINSTREET Abbreviated Description: Lot:5 Block:1 Subdivision:THE OAKS OF MAINSTREET								
8	.88Mi.	**1318 LANDMARK TRL N** **HOPKINS, MN 55343-7912**	06/30/2026	$215,000	$167	1284	6/3/1	1975	1,307 SF	
		APN: 25-117-22-32-0093 Document #: T6210143 Document Type: Price Code: R								

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Land Use: Townhouse (Residential)
Legal: Lot: 290&301 Block: 2 Subdivision: WESTBROOKE PATIO HOMES Abbreviated Description: Lot:290&301 Block:2 Subdivision:WESTBROOKE PATIO HOMES

9	.93Mi.	**1158 LANDMARK TRL N** **HOPKINS, MN 55343-7910**	06/24/2026	$235,000	$201	1164	5/2/1	1974	1,307 SF

APN: 25-117-22-31-0295 Document #: T6209220
Document Type: Price Code: R
Land Use: Townhouse (Residential)
Legal: Lot: 220&223 Block: 2 Subdivision: WESTBROOKE PATIO HOMES Abbreviated Description: Lot:220&223 Subdivision:WESTBROOKE PATIO HOMES Abbreviated Description:PORTION LOT223

10	1.09Mi.	**1274 TRAILWOOD S** **HOPKINS, MN 55343-7919**	06/16/2026	$245,000	$210	1164	5/2/1	1973	1,307 SF

APN: 25-117-22-34-0256 Document #: T6207482
Document Type: Price Code: R
Land Use: Townhouse (Residential)
Legal: Lot: 127&130 Block: 1 Subdivision: WESTBROOKE PATIO HOMES Abbreviated Description: Lot:127&130 Block:1 Subdivision:WESTBROOKE PATIO HOMES

11	.96Mi.	**1241 WAGON WHEEL RD** **HOPKINS, MN 55343-3902**	06/15/2026	$183,000	$157	1164	5/2/1	1974	1,307 SF

APN: 25-117-22-31-0360 Document #: T6207217
Document Type: Price Code: R
Land Use: Townhouse (Residential)
Legal: Lot: 103&104 Block: 2 Subdivision: WESTBROOKE PATIO HOMES Abbreviated Description: Lot:103&104 Block:2 Subdivision:WESTBROOKE PATIO HOMES Abbreviated Description:PORTION LOT104

12	1.06Mi.	**1163 TRAILWOOD N** **HOPKINS, MN 55343-7914**	05/21/2026	$69,900	$54	1284	6/3/1	1973	871 SF

APN: 25-117-22-34-0198 Document #: T6202678
Document Type: Price Code: R
Land Use: Townhouse (Residential)
Legal: Lot: 153&165 Block: 1 Subdivision: WESTBROOKE PATIO HOMES Abbreviated Description: Lot:153&165 Subdivision:WESTBROOKE PATIO HOMES Abbreviated Description:PORTION LOT153

13	.03Mi.	**1928 MAINSTREET** **HOPKINS, MN 55343-7456**	05/18/2026	$340,000	$275	1234	4/2/1	1997	1,307 SF

APN: 23-117-22-44-0159 Document #: T6201658
Document Type: Price Code: R
Land Use: Townhouse (Residential)
Legal: Lot: 8 Block: 6 Subdivision: THE OAKS OF MAINSTREET Abbreviated Description: Lot:8 Block:6 Subdivision:THE OAKS OF MAINSTREET

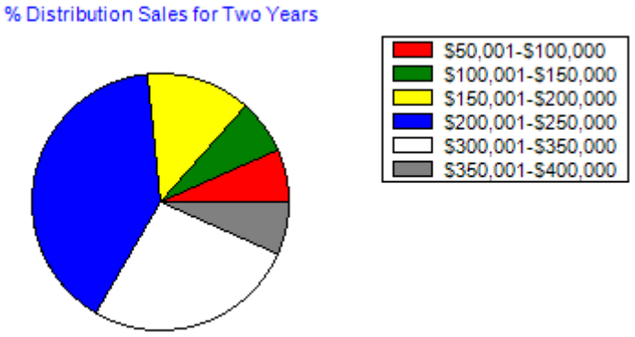
14	.01Mi.	**1948 MAINSTREET** **HOPKINS, MN 55343-7400**	05/04/2026	$369,900	$302	1222	4/2/1	1997	1,742 SF

APN: 23-117-22-44-0130 Document #: T6198991
Document Type: Price Code: R
Land Use: Townhouse (Residential)
Legal: Lot: 13 Block: 4 Subdivision: THE OAKS OF MAINSTREET Abbreviated Description: Lot:13 Block:4 Subdivision:THE OAKS OF MAINSTREET

15	1.05Mi.	**1100 WAGON WHEEL RD** **HOPKINS, MN 55343-7921**	04/22/2026	$225,000	$175	1284	6/3/1	1974	1,307 SF

APN: 25-117-22-31-0052 Document #: T6196985
Document Type: Price Code: R
Land Use: Townhouse (Residential)
Legal: Lot: 58 Block: 2 Subdivision: WESTBROOKE PATIO HOMES Abbreviated Description: Lot:58 Block:2 Subdivision:WESTBROOKE PATIO HOMES

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.	**1944 MAINSTREET**	**10/00/2012**	$379,300	$379,300	1,416	5/3/2	1997	2,178 SF	
.01Mi.	**1946 MAINSTREET**	**06/00/2018**	$339,700	$339,700	1,217	4/2/1	1997	1,307 SF	
.01Mi.	**1948 MAINSTREET**	**04/00/2023**	$341,200	$341,200	1,222	4/2/1	1997	1,742 SF	
.02Mi.	**2070 MAINSTREET**	**04/00/2024**	$369,000	$369,000	1,247	4/2/	1997	2,178 SF	
.02Mi.	**1950 MAINSTREET**	**06/00/1998**	$332,000	$332,000	1,222	4/2/1	1997	1,742 SF	
.02Mi.	**1952 MAINSTREET**	**07/00/2022**	$359,900	$359,900	1,367	5/3/1	1997	1,307 SF	
.02Mi.	**1924 MAINSTREET**	**07/00/2011**	$355,600	$355,600	1,247	5/2/2	1996	2,178 SF	
.02Mi.	**1934 MAINSTREET**	**04/00/2002**	$333,100	$333,100	1,222	4/2/1	1997	1,742 SF	
.02Mi.	**1932 MAINSTREET**	**05/00/2017**	$343,200	$343,200	1,222	4/2/1	1997	1,742 SF	
.02Mi.	**2072 MAINSTREET**	**05/00/2013**	$331,800	$331,800	1,154	4/2/1	1997	1,307 SF	
.02Mi.	**1922 MAINSTREET**	**11/00/2018**	$335,800	$335,800	1,154	4/3/1	1996	1,307 SF	
.02Mi.	**1954 MAINSTREET**	**08/00/2024**	$336,500	$336,500	1,367	5/3/1	1997	1,307 SF	
.02Mi.	**1930 MAINSTREET**	**10/00/1997**	$318,700	$318,700	1,217	4/2/1	1997	1,307 SF	
.02Mi.	**1920 MAINSTREET**	**08/00/2015**	$362,600	$362,600	1,367	5/3/1	1996	1,307 SF	
.03Mi.	**1936 MAINSTREET**	**01/00/2024**	$392,700	$392,700	1,367	6/3/1	1997	1,307 SF	
.03Mi.	**1956 MAINSTREET**	**04/00/2016**	$385,500	$385,500	1,416	5/3/2	1997	2,178 SF	

Rent vs. Own

Households Occupied by Renters:	54%	Households Occupied by Owners:	40%

Demographics & Income

Median Age:	38.6 years old	Households:	12,800
Median Household Income:	$86,544	Households w/Family:	44%
Household Income Per Capita:	$54,216	Households w/Family Married:	31%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	21%

School District

School District Zone:	Hopkins Public School District	Students:	7,129
Number of Schools:	16	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.45Mi.	**Harley Hopkins Family Center** Number of Students: 174 Student-Teacher Ratio: 6.22	NA	Public	EE - PK
1.68Mi.	**Glen Lake Elementary** Number of Students: 465 Student-Teacher Ratio: 15.71	A-	Public	KG - 6
2.48Mi.	**Hopkins High School** Number of Students: 2,003 Student-Teacher Ratio: 19.52 Advanced Placement: Yes	C+	Public	10 - 12
1.38Mi.	**Hopkins West Junior High** Number of Students: 574 Student-Teacher Ratio: 14.71	C	Public	7 - 9

Flood Report

The Subject Property of **1944 MAINSTREET, HOPKINS, MN 55343-7400** 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	125%	HIGHER
BURGLARY	91%	LOWER
MOTOR VEHICLE THEFT	115%	HIGHER
FORCIBLE ROBBERY	74%	NOTABLY LOWER
AGGRAVATED ASSAULT	133%	NOTABLY HIGHER
FORCIBLE RAPE	77%	NOTABLY LOWER
MURDER	116%	HIGHER
OVERALL	117%	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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ICE SiteX Report

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