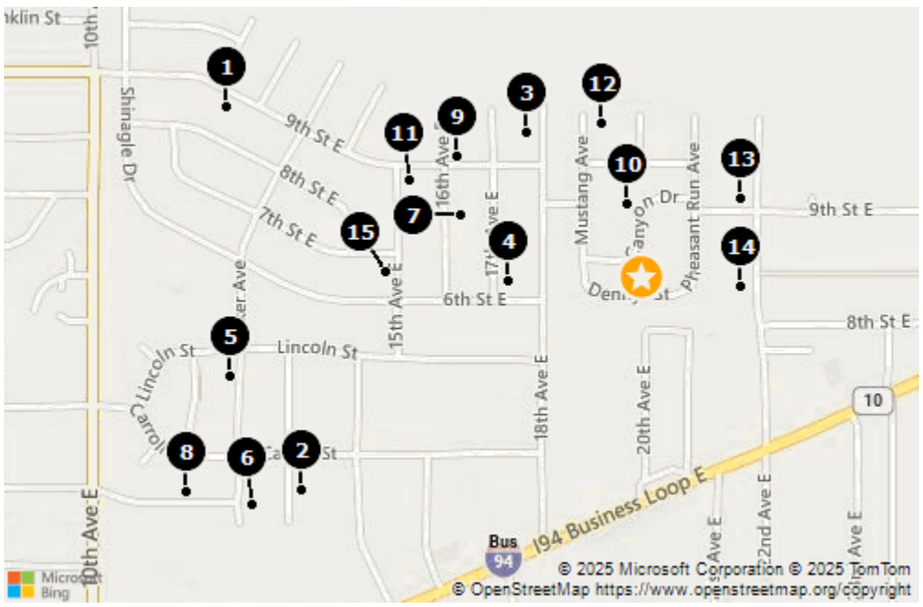
ICE SiteX Report

OrderID: 95023983

SiteX Property Information Report



Subject Property Location

1952 CANYON DR, DICKINSON, ND 58601-6529

County:	**STARK ND**	Census Tract:	380899634.001017
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	41-1608-06000-400	Thomas Bros Pg-Grid:	

Valuation

Value:	**$480,000**	FSD:	7
Value Range:	$446,400 - $513,600	Confidence Score:	93

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	
Assd Land Value:	$96,700	Market Land Value:	$193,400	Tax Year:	2024
Assd Improvement:	$330,400	Market Improvment Value:	$660,800	Total Taxable Value:	$5,788
Total Assessed Value:	$427,100	Total Assessor Market Value:	$854,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 4 Block: 6 Subdivision: PAINTED CANYON(1608)

Abbreviated Description:	LOT 4, BLOCK 6, PAINTED CANYON SUBDIVISION
City/Muni/Twp:	CITY OF DICKINSON

Property Characteristics

Lot Size:	21,519 SF	Bedrooms:	5	Pool:	
Building Area:	1448 SF	Baths:	1	Fireplace:	
Year Built:	2012	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	9	Ext Walls:	Composition
Number of Units:		Garage Type:	Attached	Heating:	Gas
Number of Stories:	S/F+B	Number of Cars:	2	A/C:	Yes
Style:	A-Frame	Basement:	Finished	Roof Cover:	Asphalt
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	09/20/2023	Loan Amount:	N/A
Document #:	3179323 BK-PG -	Loan Type:	FHA
TD Due Date:	03/01/2049	Type Finance:	

Legal Description:
Lot: 4 Block: 6 Subdivision: PAINTED CANYON SUBDIVISION
City/Muni/Twp: DICKINSON

Mortgage Record

Recording Date:	06/01/2023	Loan Amount:	N/A
Document #:	3177758 BK-PG -	Loan Type:	FHA
TD Due Date:	03/01/2049	Type Finance:	

Legal Description:
Lot: 4 Block: 6 Subdivision: PAINTED CANYON SUBDIVISION
City/Muni/Twp: DICKINSON

Prior Transfer

Recording Date:	08/10/2020	Sales Price:	N/A
Document #:	3160038 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

ICE SiteX Report

OrderID: 95023983

Prior Transfer

Recording Date:	02/25/2019	Sales Price:	N/A
Document #:	3150600 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/19/2019	Sales Price:	$320,000
Document #:	3150552 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	02/19/2019		
Document Type:	Warranty Deed		

Legal Description:
Lot: 4 Block: 6 Subdivision: PAINTED CANYON SUBDIVISION
City/Muni/Twp: DICKINSON

Prior Transfer

Recording Date:	02/19/2019	Sales Price:	$320,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 4 Block: 6 Subdivision: PAINTED CANYON(1608)
Abbreviated Description: LOT 4, BLOCK 6, PAINTED CANYON SUBDIVISION
City/Muni/Twp: CITY OF DICKINSON

Prior Transfer

Recording Date:	12/04/2014	Sales Price:	N/A
Document #:	3123080 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/02/2014	Loan Amount:	N/A
Document #:	3123004 BK-PG -	Loan Type:	New Conventional
TD Due Date:	12/01/2029	Type Finance:	

Legal Description:
Lot: 4 Block: 6 Subdivision: PAINTED CANYON SUBDIVISION
City/Muni/Twp: DICKINSON

Mortgage Record

Recording Date:	06/09/2014	Loan Amount:	N/A
Document #:	3118667 BK-PG -	Loan Type:	Unknown
TD Due Date:	06/06/2029	Type Finance:	VAR

Legal Description:
Lot: 4 Block: 6 Subdivision: PAINTED CANYON SUBDIVISION
City/Muni/Twp: DICKINSON

Prior Transfer

Recording Date:	06/09/2014	Sales Price:	N/A
Document #:	3118666 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/13/2012	Loan Amount:	N/A
Document #:	3104003 BK-PG -	Loan Type:	Building or Construction Loan
TD Due Date:	07/05/2013	Type Finance:	

Legal Description:
Lot: 4 Block: 6 Subdivision: PAINTED CNAYON SUBDIVISION
City/Muni/Twp: DICKINSON

Mortgage Record

Recording Date:	07/27/2012	Loan Amount:	N/A
Document #:	3099668 BK-PG -	Loan Type:	Building or Construction Loan
TD Due Date:	07/05/2013	Type Finance:	

Legal Description:
Lot: 4 Block: 6 Subdivision: PAINTED CANYON SUBDIVISION
City/Muni/Twp: DICKINSON

Prior Transfer

Recording Date:	07/18/2012	Sales Price:	N/A
Document #:	3099405 BK-PG -	Type of Sale:	Price Not Disclosed
Contract Date:	07/17/2012		
Document Type:	Warranty Deed		

Legal Description:
Lot: 4 Block: 6 Subdivision: PAINTED CANYON SUBDIVISION
City/Muni/Twp: DICKINSON

Area Sales Analysis

Total Area Sales	$4,408,500	Median # of Bedrooms	4
Median Lot Size	8,233 SF	Median # of Baths	1
Median Living Area	1,153 SF	Median Year Built	2010
Price Range - 2 Yrs	to $545,000	Age Range	12 years to 64 years
Median Value	$350,000	Median Age	15 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool

ICE SiteX Report

OrderID: 95023983

1	.5Mi.	**1244 9TH ST E** **DICKINSON, ND 58601-4223**	12/09/2024			1008	9/5/1	1979	7,144 SF
	APN: 41-0230-09000-800 Document #: 3185213 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 8 Block: 9 Subdivision: WASHINGTON 4TH ADDITION Abbreviated Description: Lot:8 Block:9 Subdivision:WASHINGTON 4TH ADDITION City/Muni/Twp:DICKINSON City/Muni/Twp: DICKINSON								
2	.44Mi.	**188 SUNCREST AVE** **DICKINSON, ND 58601-5467**	12/06/2024			864	7/3/1	1977	10,149 SF
	APN: 41-0270-03000-800 Document #: 3185181 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 8 Block: 3 Subdivision: MORNING SIDE ADDITION Abbreviated Description: Lot:8 Block:3 Subdivision:MORNING SIDE ADDITION City/Muni/Twp:DICKINSON City/Muni/Twp: DICKINSON								
3	.21Mi.	**923 18TH AVE E** **DICKINSON, ND 58601-3702**	12/02/2024	$459,000	$320	1430	10/4/1	2012	7,144 SF
	APN: 41-0230-18000-700 Document #: 3185097 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Block: 18 Subdivision: WASHINGTON 4TH ADDITION Abbreviated Description: Lot:7 Block:18 Subdivision:WASHINGTON 4TH ADDITION City/Muni/Twp:DICKINSON City/Muni/Twp: DICKINSON								
4	.15Mi.	**642 17TH AVE E** **DICKINSON, ND 58601-3742**	11/27/2024			1038	8/4/2	2012	7,013 SF
	APN: 41-0230-17001-000 Document #: 3185089 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 10 Block: 17 Subdivision: WASHINGTON 4TH ADDITION Abbreviated Description: Lot:10 Block:17 Subdivision:WASHINGTON 4TH ADDITION City/Muni/Twp:DICKINSON City/Muni/Twp: DICKINSON								
5	.47Mi.	**279 BAKER AVE** **DICKINSON, ND 58601-5454**	11/13/2024	$350,000	$243	1440	7/3/1	1961	7,579 SF
	APN: 41-0260-03001-500 Document #: 3184885 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 15 Block: 3 Subdivision: SUNCREST SECOND ADDITION Abbreviated Description: Lot:15 Block:3 Subdivision:SUNCREST SECOND ADDITION City/Muni/Twp:DICKINSON City/Muni/Twp: DICKINSON								
6	.5Mi.	**178 BAKER AVE** **DICKINSON, ND 58601-5451**	10/01/2024	$245,000	$232	1052	9/4/1	1962	7,013 SF
	APN: 41-0260-06000-400 Document #: 3184273 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Block: 6 Subdivision: SUNCREST SECOND ADDITION Abbreviated Description: Lot:4 Block:6 Subdivision:SUNCREST SECOND ADDITION City/Muni/Twp:DICKSON City/Muni/Twp: DICKSON								
7	.21Mi.	**796 16TH AVE E** **DICKINSON, ND 58601-3661**	10/01/2024	$355,000	$347	1021	8/4/1	2011	7,013 SF
	APN: 41-0230-16000-400 Document #: 3184279 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Block: 16 Subdivision: WASHINGTON 4TH ADDITION Abbreviated Description: Lot:4 Block:16 Subdivision:WASHINGTON 4TH ADDITION City/Muni/Twp:DICKINSON City/Muni/Twp: DICKINSON								
8	.56Mi.	**1087 2ND ST E** **DICKINSON, ND 58601-5414**	09/04/2024	$200,000	$219	912	9/3/1	1964	7,013 SF
	APN: 41-0260-04002-000 Document #: 3183888 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 20 Block: 4 Subdivision: SUNCREST SECOND ADDITION Abbreviated Description: Lot:20 Block:4 Subdivision:SUNCREST SECOND ADDITION City/Muni/Twp:DICKINSON City/Muni/Twp: DICKINSON								
9	.24Mi.	**908 16TH AVE E** **DICKINSON, ND 58601-3632**	08/16/2024	$362,000	$405	892	8/4/1	2010	8,233 SF
	APN: 41-0230-19000-400 Document #: 3183664 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Block: 19 Subdivision: WASHINGTON 4TH ADDITION Abbreviated Description: Lot:4 Block:19 Subdivision:WASHINGTON 4TH ADDITION City/Muni/Twp:DICKINSON City/Muni/Twp: DICKINSON								
10	.09Mi.	**1987 CANYON DR** **DICKINSON, ND 58601-6528**	07/29/2024	$545,000	$325	1672	8/4/2	2013	16,727 SF
	APN: 41-1608-05000-500 Document #: 3183410 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Block: 5 Subdivision: PAINTED CANYON SUBDIVISION TO THE CITY OF DICKINSO Abbreviated Description: Lot:5 Block:5 Subdivision:PAINTED CANYON SUBDIVISION TO THE CITY OF DICKINSO City/Muni/Twp:DICKINSON City/Muni/Twp: DICKINSON								
11	.28Mi.	**882 15TH AVE E** **DICKINSON, ND 58601-3626**	07/19/2024	$390,000	$337	1155	8/4/1	2008	8,233 SF
	APN: 41-0230-15000-100 Document #: 3183273 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Block: 15 Subdivision: WASHINGTON 4TH ADDITION Abbreviated Description: Lot:1 Block:15 Subdivision:WASHINGTON 4TH ADDITION City/Muni/Twp:KICKINSON City/Muni/Twp: KICKINSON								
12	.18Mi.	**986 MUSTANG AVE** **DICKINSON, ND 58601-6526**	07/01/2024	$495,000	$307	1611	9/5/1	2012	12,545 SF
	APN: 41-1608-01001-000 Document #: 3182992 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Block: 1 Subdivision: PAINTED CANYON SUBDIVISION Abbreviated Description: Lot:10 Block:1 Subdivision:PAINTED CANYON SUBDIVISION City/Muni/Twp:DICKINSON City/Muni/Twp: DICKINSON								
13	.14Mi.	**903 22ND AVE E** **DICKINSON, ND 58601-7117**	04/18/2024	$350,000	$206	1694	12/6/2	2012	10,629 SF
	APN: 41-1604-01000-501 Document #: 3181960 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Block: 1 Subdivision: PAINTED CANYON ESTATES Abbreviated Description: Lot:5 Block:1 Subdivision:PAINTED CANYON ESTATES Abbreviated Description:PORTION LOT5 City/Muni/Twp:DICKINSON City/Muni/Twp: DICKINSON								
14	.11Mi.	**753 22ND AVE E** **DICKINSON, ND 58601-7114**	04/01/2024	$307,500	$181	1694	9/5/1	2013	10,237 SF
	APN: 41-1604-02000-400 Document #: 3181686 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential								

ICE SiteX Report

OrderID: 95023983

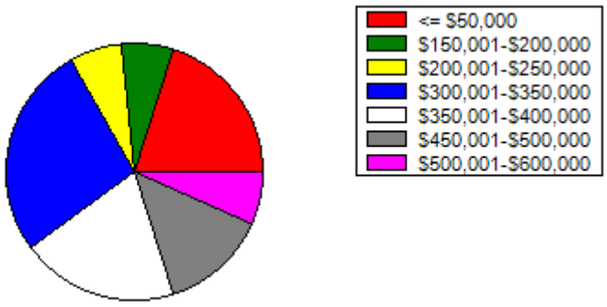
Legal: Lot: 4 Block: 2 Subdivision: PAINTED CANYON ESTATES Abbreviated Description: Lot:4 Block:2 Subdivision:PAINTED CANYON ESTATES Abbreviated Description:PORTION LOT4 City/Muni/Twp:DICKINSON City/Muni/Twp: DICKINSON

15	.28Mi.	**1492 7TH ST E** **DICKINSON, ND 58601-6351**	03/25/2024	$350,000	$303	1153	8/4/	2008	8,233 SF

APN: 41-0230-12001-200 Document #: 3181555
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 12 Block: 12 Subdivision: WASHINGTON 4TH ADDITION Abbreviated Description: Lot:12 Block:12 Subdivision:WASHINGTON 4TH ADDITION City/Muni/Twp:DICKINSON City/Muni/Twp: DICKINSON

Comparable Sales Chart

% Distribution Sales for Two Years



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.	**1952 CANYON DR**	**02/19/2019**	$854,200	$427,100	1,448	9/5/1	2012	21,519 SF	
.02Mi.	**1940 CANYON DR**	**04/30/2021**	$799,000	$399,500	1,414	8/4/1	2013	11,848 SF	
.02Mi.	**1964 CANYON DR**	**01/30/2018**	$804,200	$402,100	1,364	10/6/1	2012	16,901 SF	
.04Mi.	**785 PHEASANT RUN AVE**	**07/12/2018**	$775,000	$387,500	1,406	11/4/1	2013	14,288 SF	
.04Mi.	**2004 DENNYS ST**	**01/09/2017**	$825,400	$412,700	1,546	9/5/1	2013	9,365 SF	
.04Mi.	**811 PHEASANT RUN AVE**	**04/03/2019**	$847,600	$423,800	1,514	9/5/2	2018	14,288 SF	
.04Mi.	**1974 DENNYS ST**	**05/11/2020**	$755,800	$377,900	1,480	9/5/1	2013	9,409 SF	
.04Mi.	**2026 DENNYS ST**	**08/11/2022**	$744,000	$372,000	1,465	8/4/1	2012	9,322 SF	
.04Mi.	**1969 CANYON DR**	**04/27/2018**	$857,400	$428,700	1,460	11/4/1	2013	13,068 SF	
.04Mi.	**1976 CANYON DR**	**08/28/2019**	$787,800	$393,900	1,421	9/5/1	2015	10,280 SF	
.04Mi.	**1950 DENNYS ST**	**09/09/2016**	$756,800	$378,400	1,587	9/5/1	2013	9,453 SF	
.05Mi.	**833 PHEASANT RUN AVE**	**01/31/2022**	$830,400	$415,200	1,420	9/5/1	2015	14,201 SF	
.05Mi.	**776 MUSTANG AVE**	**09/29/2023**	$911,800	$455,900	1,697	10/6/1	2013	11,326 SF	Pool/ Spa
.05Mi.	**2050 DENNYS ST**	**07/19/2017**	$642,200	$321,100	1,769	7/3/1	2013	9,278 SF	
.05Mi.	**1925 CANYON DR**	**11/14/2014**	$823,800	$411,900	1,678	9/5/2	2014	11,674 SF	Pool/ Spa
.05Mi.	**1924 DENNYS ST**	**09/30/2021**	$624,200	$312,100	1,417	8/3/1	2013	9,496 SF	

Rent vs. Own

Households Occupied by Renters:	36%	Households Occupied by Owners:	54%

Demographics & Income

Median Age:	34.3 years old	Households:	14,246
Median Household Income:	$76,002	Households w/Family:	63%
Household Income Per Capita:	$46,977	Households w/Family Married:	48%
Most Common Education Level:	High School Graduate	Households w/Family Children:	33%

School District

School District Zone:	Dickinson Public School District 1	Students:	3,810
Number of Schools:	10	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.49Mi.	**Lincoln Elementary School** Number of Students: 349 Student-Teacher Ratio: 14.45	B-	Public	KG - 5
3.66Mi.	**Dickinson Middle School** Number of Students: 852 Student-Teacher Ratio: 14.87	B	Public	6 - 8
2.40Mi.	**Dickinson High School**	D+	Public	9 - 12

ICE SiteX Report

OrderID: 95023983

Number of Students: 1,029
Student-Teacher Ratio: 17.62
Advanced Placement: Yes

Flood Report

The Subject Property of **1952 CANYON DR, DICKINSON, ND 58601-6529** 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	117%	HIGHER
BURGLARY	102%	SIMILAR
MOTOR VEHICLE THEFT	121%	HIGHER
FORCIBLE ROBBERY	108%	SIMILAR
AGGRAVATED ASSAULT	92%	SIMILAR
FORCIBLE RAPE	101%	SIMILAR
MURDER	109%	SIMILAR
OVERALL	98%	SIMILAR

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2025 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
Copyright © 2025 Intercontinental Exchange, Inc. All Rights Reserved.