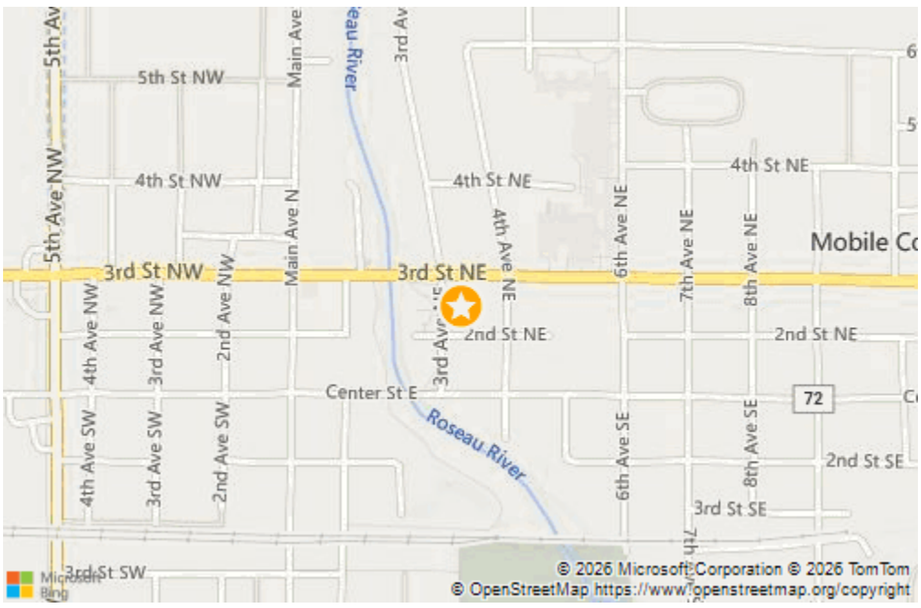
ICE SiteX Report

OrderID: 96488986

SiteX Property Information Report



Subject Property Location

204 3RD AVE NE, ROSEAU, MN 56751-1126

County:	**ROSEAU MN**	Census Tract:	271359703.002022
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	54.0064300	Thomas Bros Pg-Grid:	

Valuation

Value:	**$145,000**	FSD:	13
Value Range:	$126,150 - $163,850	Confidence Score:	87

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$12,600	Market Land Value:	$12,600	Tax Year:	2025
Assd Improvement:	$107,400	Market Improvment Value:	$107,400	Total Taxable Value:	$1,378
Total Assessed Value:	$120,000	Total Assessor Market Value:	$120,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 7-8 Block: 2 District: 5401 Subdivision: SANDERS AND JACKLINS ADDITION
Abbreviated Description: S1/2 OF LOT 7, ALL OF LOT 8 BLK 2; SANDERS AND JACKLINS ADDITION
City/Muni/Twp: CITY OF ROSEAU

Property Characteristics

Lot Size:	10,498 SF	Bedrooms:		Pool:	
Building Area:	1596 SF	Baths:		Fireplace:	
Year Built:	1919	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Detached	Heating:	
Number of Stories:	2+B	Number of Cars:		A/C:	N
Style:		Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/29/2020	Sales Price:	$85,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 7-8 Block: 2 District: 5401 Subdivision: SANDERS AND JACKLINS ADDITION
Abbreviated Description: S1/2 OF LOT 7, ALL OF LOT 8 BLK 2; SANDERS AND JACKLINS ADDITION
City/Muni/Twp: CITY OF ROSEAU

Prior Transfer

Recording Date:	08/31/2018	Sales Price:	$70,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

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.

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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.	**204 3RD AVE NE**	**05/29/2020**	$120,000	$120,000	1,596		1919	10,498 SF	
.01Mi.	**208 3RD AVE NE**	**06/03/2015**	$175,800	$175,800	2,020		1925	10,498 SF	
.02Mi.	**301 2ND ST NE**	**05/29/2019**	$190,700	$190,700	1,536		1964	14,505 SF	
.02Mi.	**306 3RD ST NE**	**11/23/2015**	$184,800	$184,800	1,894		1939	9,017 SF	
.03Mi.	**201 4TH AVE NE**	**05/30/2025**	$157,200	$157,200	1,314		1900	14,505 SF	
.04Mi.	**308 3RD ST NE**	**03/17/2023**	$146,200	$146,200	1,605		1910	12,023 SF	
.05Mi.	**300 3RD AVE NE**	**06/23/2023**	$150,600	$150,600	1,534		1906	14,941 SF	
.05Mi.	**300 2ND ST NE**	**07/24/2015**	$221,800	$221,800	1,344		1975	11,500 SF	
.05Mi.	**301 4TH AVE NE**		$120,600	$120,600	1,584		1912	9,365 SF	
.06Mi.	**109 4TH AVE NE**		$105,300	$105,300	1,387		1907	10,498 SF	
.06Mi.	**303 4TH AVE NE**		$192,800	$192,800	1,785		1945	9,104 SF	
.06Mi.	**104 3RD AVE NE**	**09/20/2019**	$157,200	$157,200	1,554		1930	9,540 SF	
.06Mi.	**211 3RD ST NE**		$160,400	$160,400	2,003		1908	13,242 SF	
.07Mi.	**400 3RD ST NE**		$119,300	$119,300	1,365		1920	11,979 SF	
.07Mi.	**204 4TH AVE NE**	**08/06/2008**	$137,200	$137,200	2,000		1930	7,275 SF	
.07Mi.	**304 3RD AVE NE**	**05/13/2022**	$294,600	$294,600	2,836		1906	13,983 SF	

Rent vs. Own

Households Occupied by Renters:	21%	Households Occupied by Owners:	71%

Demographics & Income

Median Age:	42.1 years old	Households:	2,488
Median Household Income:	$73,721	Households w/Family:	64%
Household Income Per Capita:	$37,445	Households w/Family Married:	55%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	Roseau Public School District	Students:	1,156
Number of Schools:	3	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.25Mi.	**Roseau Elementary School** Number of Students: 601 Student-Teacher Ratio: 14.93	C+	Public	PK - 6
0.16Mi.	**Roseau Secondary School** Number of Students: 555 Student-Teacher Ratio: 27.48	C+	Public	7 - 12

Flood Report

The Subject Property of **204 3RD AVE NE, ROSEAU, MN 56751-1126** is in **Zone AE** and is considered to be IN of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING, FOR WHICH BFES HAVE BEEN DETER-MINED.
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	108%	SIMILAR
BURGLARY	116%	HIGHER
MOTOR VEHICLE THEFT	107%	SIMILAR
FORCIBLE ROBBERY	102%	SIMILAR
AGGRAVATED ASSAULT	113%	HIGHER
FORCIBLE RAPE	117%	HIGHER
MURDER	111%	HIGHER
OVERALL	109%	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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