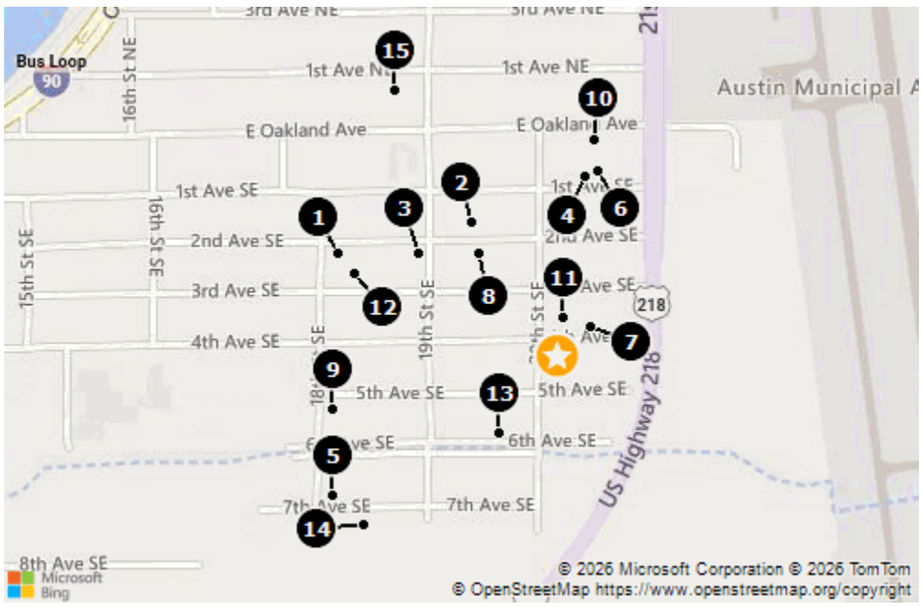
ICE SiteX Report

OrderID: 98401562

SiteX Property Information Report



Subject Property Location

2102 4TH AVE SE, AUSTIN, MN 55912-4310

County:	**MOWER MN**	Census Tract:	270990006.002029
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	34.440.0090	Thomas Bros Pg-Grid:	

Valuation

Value:	**$198,000**	FSD:	10	Common Confidence Score:	59
Value Range:	$178,200 - $217,800	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$31,100	Market Land Value:	$31,100	Tax Year:	2026
Assd Improvement:	$153,300	Market Improvment Value:	$153,300	Total Taxable Value:	$2,166
Total Assessed Value:	$184,400	Total Assessor Market Value:	$184,400	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 9 Block: 1 Subdivision: MILLER ELLIS
Abbreviated Description: MILLER ELLIS 34440 009 001
City/Muni/Twp: AUSTIN CITY

Property Characteristics

Lot Size:	7,449 SF	Bedrooms:	3	Pool:	
Building Area:	1176 SF	Baths:	1	Fireplace:	
Year Built:	1956	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Metal
Number of Units:		Garage Type:	Detached	Heating:	Yes
Number of Stories:	2+B	Number of Cars:	2	A/C:	Yes
Style:		Basement:	Full	Roof Cover:	Asphalt
		Foundation:	Other	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	04/23/2025	Loan Amount:	N/A
Document #:	A687247 BK-PG -	Loan Type:	New Conventional
TD Due Date:	05/01/2035	Type Finance:	

Legal Description:
Lot: 9 Block: 1 Subdivision: MILLER ELLIS FIRST ADD

Prior Transfer

Recording Date:	04/23/2025	Sales Price:	$173,639
Document #:	A687245 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	04/22/2025		
Document Type:			

Legal Description:
Lot: 9 Block: 1 Subdivision: MILLER ELLIS FIRST ADD

Prior Transfer

Recording Date:	04/22/2025	Sales Price:	$163,225
Document #:	1749188 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 9 Block: 1 Subdivision: MILLER ELLIS
Abbreviated Description: MILLER ELLIS 34440 009 001
City/Muni/Twp: AUSTIN CITY

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Prior Transfer

Recording Date:	12/31/2015	Sales Price:	$80,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/26/2006	Sales Price:	N/A
Document #:	A000554026 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/26/2006		
Document Type:			
Legal Description:			

Lot: 9 Block: 1 Subdivision: MILLER ELLIS ADDITION
City/Muni/Twp: AUSTIN

Area Sales Analysis

Total Area Sales	$3,036,800	Median # of Bedrooms	3
Median Lot Size	8,015 SF	Median # of Baths	1
Median Living Area	1,080 SF	Median Year Built	1954
Price Range - 2 Yrs	$85,000 to $335,900	Age Range	67 years to 75 years
Median Value	$194,000	Median Age	72 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.28Mi.	**1902 2ND AVE SE** **AUSTIN, MN 55912-4346**	08/18/2026	$85,000	$68	1238	5/3/1	1953	6,142 SF	
		APN: 34.480.0050 Document #: A695802 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 5 Block: 1 Subdivision: NEVELN SECOND ADD Abbreviated Description: Lot:5 Block:1 Subdivision:NEVELN SECOND ADD								
2	.18Mi.	**2007 2ND AVE SE** **AUSTIN, MN 55912-4349**	08/14/2026	$214,000	$179	1191	9/4/2	1952	7,362 SF	
		APN: 34.725.0680 Document #: A695722 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 14 Block: 5 Subdivision: SUNLAND ADD Abbreviated Description: Lot:14 Block:5 Subdivision:SUNLAND ADD								
3	.2Mi.	**1920 2ND AVE SE** **AUSTIN, MN 55912-4346**	08/13/2026	$190,900	$184	1032	6/3/1	1953	7,362 SF	
		APN: 34.725.1000 Document #: A695679 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 5 Block: 7 Subdivision: SUNLAND ADD Abbreviated Description: Lot:5 Block:7 Subdivision:SUNLAND ADD								
4	.22Mi.	**2109 1ST AVE SE** **AUSTIN, MN 55912-4345**	08/04/2026	$220,000	$192	1145	7/4/1	1951	8,407 SF	
		APN: 34.725.0380 Document #: A695503 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 16 Block: 3 Subdivision: SUNLAND ADD Abbreviated Description: Lot:16 Block:3 Subdivision:SUNLAND ADD								
5	.31Mi.	**1901 7TH AVE SE** **AUSTIN, MN 55912-4324**	08/03/2026	$190,000	$121	1559	5/3/1	1959	8,668 SF	
		APN: 34.525.0210 Document #: A695491 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 18 Block: 2 Subdivision: OAK TOWER ADD Abbreviated Description: Lot:18 Block:2 Subdivision:OAK TOWER ADD								
6	.22Mi.	**2111 1ST AVE SE** **AUSTIN, MN 55912-4345**	07/17/2026	$194,000	$191	1015	6/3/1	1951	8,407 SF	
		APN: 34.725.0390 Document #: A695166 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 17 Block: 3 Subdivision: SUNLAND ADD Abbreviated Description: Lot:17 Block:3 Subdivision:SUNLAND ADD								
7	.05Mi.	**2109 4TH AVE SE** **AUSTIN, MN 55912-4311**	07/15/2026	$250,000	$176	1416	7/3/2	1956	7,449 SF	
		APN: 34.725.1900 Document #: A695121 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 17 Block: 12 Subdivision: SUNLAND ADD Abbreviated Description: Lot:17 Block:12 Subdivision:SUNLAND ADD								
8	.15Mi.	**2008 2ND AVE SE** **AUSTIN, MN 55912-4348**	06/26/2026	$205,000	$219	936	6/3/2	1952	7,362 SF	
		APN: 34.725.1100 Document #: A694803 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 5 Block: 8 Subdivision: SUNLAND ADD Abbreviated Description: Lot:5 Block:8 Subdivision:SUNLAND ADD								
9	.27Mi.	**1900 5TH AVE SE** **AUSTIN, MN 55912-4312**	06/09/2026	$240,000	$225	1064	6/3/1	1957	8,015 SF	
		APN: 34.445.0290 Document #: A694447 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Block: 4 Subdivision: MILLER ELLIS SECOND ADD Abbreviated Description: Lot:1 Block:4 Subdivision:MILLER ELLIS SECOND ADD								
10	.25Mi.	**2110 E OAKLAND AVE** **AUSTIN, MN 55912-4364**	06/08/2026	$192,000	$213	900	6/3/1	1953	8,581 SF	
		APN: 34.725.0280 Document #: A694414 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 6 Block: 3 Subdivision: SUNLAND ADD Abbreviated Description: Lot:6 Block:3 Subdivision:SUNLAND ADD								
11	.04Mi.	**2103 4TH AVE SE** **AUSTIN, MN 55912-4311**	06/02/2026	$208,500	$193	1080	8/5/1	1956	7,492 SF	
		APN: 34.725.1870 Document #: A694286 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 14 Block: 2 Subdivision: SUNLAND ADD Abbreviated Description: Lot:14 Block:2 Subdivision:SUNLAND ADD								
12	.26Mi.	**1905 3RD AVE SE** **AUSTIN, MN 55912-4301**	05/20/2026	$186,500	$204	910	5/2/1	1954	7,275 SF	

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APN: 34.480.0090 Document #: A694103
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 10 Block: 1 Subdivision: NEVEIN SECOND ADD Abbreviated Description: Lot:10 Block:1 Subdivision:NEVEIN SECOND ADD

13	.11Mi.	**2011 6TH AVE SE** **AUSTIN, MN 55912-4321**	05/20/2026	$150,000	$85	1747	9/4/3	1958	11,151 SF

APN: 34.445.0551 Document #: A694096
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 9 Block: 5 Subdivision: MILLER ELLIS SECOND ADD Abbreviated Description: Lot:9 Block:5 Subdivision:MILLER ELLIS SECOND ADD

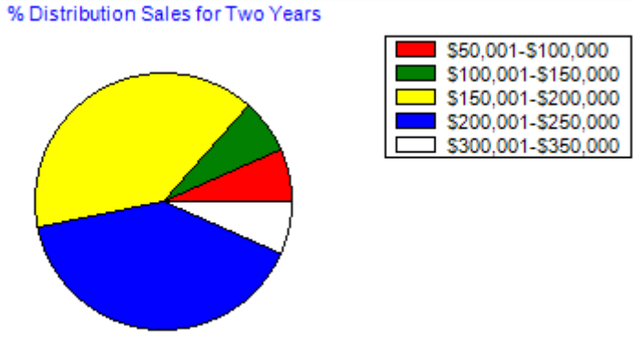
14	.3Mi.	**1906 7TH AVE SE** **AUSTIN, MN 55912-4323**	04/30/2026	$335,900	$189	1776	5/3/1	1959	8,843 SF

APN: 34.525.0250 Document #: A693767
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 4 Block: 3 Subdivision: OAK TOWER ADD Abbreviated Description: Lot:4 Block:3 Subdivision:OAK TOWER ADD

15	.36Mi.	**1914 1ST AVE NE** **AUSTIN, MN 55912-4334**	04/24/2026	$175,000	$182	960	6/2/2	1955	8,930 SF

APN: 34.190.0520 Document #: A693659
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 26 Subdivision: DECKER ACRES Abbreviated Description: Lot:26 Subdivision:DECKER ACRES

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.

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.	**2102 4TH AVE SE**	**04/22/2025**	$184,400	$184,400	1,176	7/3/1	1956	7,449 SF	
.01Mi.	**2100 4TH AVE SE**		$235,400	$235,400	1,320	8/3/2	1957	7,449 SF	
.01Mi.	**2104 4TH AVE SE**		$175,900	$175,900	1,012	6/3/1	1957	7,449 SF	
.02Mi.	**2106 4TH AVE SE**	**05/27/2005**	$164,800	$164,800	1,085	5/3/2	1957	7,449 SF	
.03Mi.	**2103 5TH AVE SE**	**11/18/2013**	$189,400	$189,400	1,166	6/3/2	1958	7,405 SF	
.03Mi.	**2105 5TH AVE SE**	**02/06/2012**	$172,000	$172,000	1,172	6/3/1	1958	7,405 SF	
.03Mi.	**2101 5TH AVE SE**	**06/26/2014**	$241,800	$241,800	1,530	/3/2	1958	7,405 SF	
.03Mi.	**2108 4TH AVE SE**	**07/24/2023**	$152,300	$152,300	1,012	6/3/1	1957	7,362 SF	
.03Mi.	**2107 5TH AVE SE**	**02/27/2006**	$178,200	$178,200	1,452	6/3/1	1953	7,405 SF	
.03Mi.	**2018 4TH AVE SE**	**09/27/2004**	$152,700	$152,700	864	6/3/1	1956	8,276 SF	
.04Mi.	**2103 4TH AVE SE**		$206,300	$206,300	1,080	8/5/1	1956	7,492 SF	
.04Mi.	**2101 4TH AVE SE**	**12/07/2018**	$200,200	$200,200	1,244	7/4/1	1956	8,320 SF	
.04Mi.	**2105 4TH AVE SE**		$164,800	$164,800	978	6/3/1	1956	7,492 SF	
.04Mi.	**2109 5TH AVE SE**	**08/17/2015**	$238,000	$238,000	1,414	7/3/2	1958	7,405 SF	
.04Mi.	**2110 4TH AVE SE**	**07/17/2013**	$163,300	$163,300	1,036	6/3/1	1957	7,318 SF	
.04Mi.	**506 20TH ST SE**	**04/29/2016**	$188,500	$188,500	1,044	6/3/1	1958	8,189 SF	

Rent vs. Own

Households Occupied by Renters:	25%	Households Occupied by Owners:	69%

Demographics & Income

Median Age:	38.2 years old	Households:	12,732
Median Household Income:	$65,643	Households w/Family:	61%
Household Income Per Capita:	$33,370	Households w/Family Married:	45%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

School District Zone:	Austin Public School District	Students:	5,385
Number of Schools:	13	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade

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0.28Mi. **Neveln Elementary School** Number of Students: 381 Student-Teacher Ratio: 12.69		D-	Public	PK - 4
1.90Mi. **Austin Senior High School** Number of Students: 1,485 Student-Teacher Ratio: 18.1		C	Public	9 - 12
0.46Mi. **Ellis Middle School** Number of Students: 726 Student-Teacher Ratio: 14.76		C-	Public	7 - 8
0.38Mi. **I.J. Holton Intermediate School** Number of Students: 712 Student-Teacher Ratio: 13.77		C	Public	5 - 6

Flood Report

The Subject Property of **2102 4TH AVE SE, AUSTIN, MN 55912-4310** 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	124%	HIGHER
BURGLARY	115%	HIGHER
MOTOR VEHICLE THEFT	132%	NOTABLY HIGHER
FORCIBLE ROBBERY	83%	LOWER
AGGRAVATED ASSAULT	103%	SIMILAR
FORCIBLE RAPE	90%	LOWER
MURDER	105%	SIMILAR
OVERALL	101%	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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