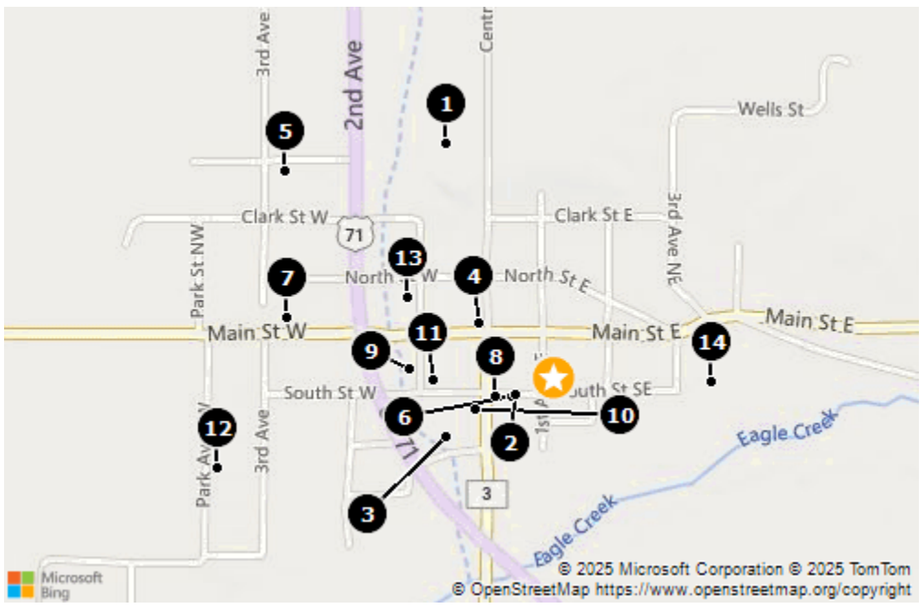
ICE SiteX Report

OrderID: 95390059

SiteX Property Information Report



Subject Property Location

211 SOUTH ST E, EAGLE BEND, MN 56446-1158

County:	**TODD MN**	Census Tract:	271537903.002052
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	33-0018200	Thomas Bros Pg-Grid:	

Valuation

Value:	**$128,000**	FSD:	23
Value Range:	$98,560 - $157,440	Confidence Score:	77

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$2,800	Market Land Value:	$2,800	Tax Year:	2025
Assd Improvement:	$83,900	Market Improvment Value:	$83,900	Total Taxable Value:	$1,212
Total Assessed Value:	$86,700	Total Assessor Market Value:	$86,700	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 5 Block: 1 District: 0786 Subdivision: E & A ABBOTTS ADDITION 13-131-35
Abbreviated Description: E & A ABBOTT'S ADDITION 13-131-35 W 68 FT OF LOT 5 BLK 1

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	699 SF	Baths:		Fireplace:	
Year Built:	1905	Partial Baths:		Type Const:	
Number of Buildings:	2	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:	10/02/2023	Sales Price:	$65,786
Document #:	538342 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/18/2018	Sales Price:	$67,000
Document #:	512491 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/14/2018		
Document Type:	Warranty Deed		

Legal Description:
Lot: 5 Block: 1 Subdivision: E & A ADDOTT'S ADD

Prior Transfer

Recording Date:	12/14/2018	Sales Price:	$67,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 5 Block: 1 District: 0786 Subdivision: E & A ABBOTTS ADDITION 13-131-35
Abbreviated Description: E & A ABBOTT'S ADDITION 13-131-35 W 68 FT OF LOT 5 BLK 1

Prior Transfer

Recording Date:	01/04/2016	Sales Price:	$55,000

ICE SiteX Report

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Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Area Sales Analysis

Total Area Sales	$1,597,400	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	897 SF	Median Year Built	1937
Price Range - 2 Yrs	$6,500 to $279,900	Age Range	48 years to 125 years
Median Value	$113,500	Median Age	88 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.43Mi.	**322 CENTRAL AVE N** **EAGLE BEND, MN 56446-8120**	08/21/2025	$279,900	$307	910	//	1952	831,999 SF	
		APN: 33-0004500 Document #: 547434 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 15 Section: 12 Subdivision: AUDITORS Sec/Twnship/Range: SW4 S12 T131 R35 Abbreviated Description: Lot:15 Section:12 Subdivision:AUDITORS Sec/Twnship/Range:SW4 S12 T131 R35								
2	.01Mi.	**213 SOUTH ST E** **EAGLE BEND, MN 56446-1158**	08/11/2025	$123,000	$139	884	//	1967	SF	
		APN: 33-0018300 Document #: 547269 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 5 Block: 1 Subdivision: E&A ABBOTTS ADD Abbreviated Description: Lot:5 Block:1 Subdivision:E&A ABBOTTS ADD								
3	.14Mi.	**109 JACKSON ST SW** **EAGLE BEND, MN 56446-2700**	07/24/2025	$245,000	$255	960	//	1960	SF	
		APN: 33-0032700 Document #: 546940 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 6 Block: 1 Subdivision: SARFFS CENTRAL ADD Abbreviated Description: Lot:6 Block:1 Subdivision:SARFFS CENTRAL ADD								
4	.1Mi.	**101 MAIN ST W** **EAGLE BEND, MN 56446-**	07/17/2025	$6,500	$6	1000	//	1935	SF	
		APN: 33-0020900 Document #: 546788 Document Type: Commissioner's Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 10 Block: 1 Subdivision: BONDS FIRST ADD Abbreviated Description: Lot:10 Block:1 Subdivision:BONDS FIRST ADD								
5	.37Mi.	**338 ABBOTT ST W** **EAGLE BEND, MN 56446-9585**	06/04/2025	$152,500	$122	1248	//	1977	SF	
		APN: 33-0026600 Document #: 546144 Document Type: Cash Sale Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 7 Block: 2 Subdivision: BONDS FOURTH ADD Abbreviated Description: Lot:7 Block:2 Subdivision:BONDS FOURTH ADD								
6	.04Mi.	**212 SOUTH ST E** **EAGLE BEND, MN 56446-1158**	05/08/2025	$130,000	$180	720	//	1920	SF	
		APN: 33-0033600 Document #: 545723 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 3 Block: 1 Subdivision: RODMANS FIRST ADD Abbreviated Description: Lot:3 Block:1 Subdivision:RODMANS FIRST ADD								
7	.3Mi.	**309 MAIN ST W** **EAGLE BEND, MN 56446-9577**	05/07/2025	$90,000	$133	672	//	1917	SF	
		APN: 33-0024100 Document #: 545717 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 8 Block: 3 Subdivision: BONDS SECOND ADD Abbreviated Description: Lot:8 Block:3 Subdivision:BONDS SECOND ADD								
8	.09Mi.	**312 SOUTH ST E** **EAGLE BEND, MN 56446-1155**	04/14/2025	$92,500	$94	980	//	1950	10,019 SF	
		APN: 33-0003700 Document #: 545417 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Section: 13 Subdivision: RODMANS FIRST ADD Sec/Twnship/Range: NW4 S13 T131N R35W Abbreviated Description: Section:13 Subdivision:RODMANS FIRST ADD Sec/Twnship/Range:NW4 S13 T131N R35W								
9	.17Mi.	**104 1ST AVE SW** **EAGLE BEND, MN 56446-6500**	11/19/2024	$110,000	$185	594	//	1940	SF	
		APN: 33-0033100 Document #: 543605 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Block: 2 Subdivision: SARFFS CENTRAL ADD Abbreviated Description: Lot:1 Block:2 Subdivision:SARFFS CENTRAL ADD								
10	.09Mi.	**200 CENTRAL AVE S** **EAGLE BEND, MN 56446-9702**	10/15/2024	$53,000	$53	985	//	1900	SF	
		APN: 33-0032200 Document #: 543208 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Block: 1 Subdivision: SARFFS CENTRAL ADD Abbreviated Description: Lot:1 Block:1 Subdivision:SARFFS CENTRAL ADD								
11	.13Mi.	**109 SOUTH ST W** **EAGLE BEND, MN 56446-5907**	10/04/2024	$14,000	$27	504	//	1926	SF	
		APN: 33-0025800 Document #: 543098 Document Type: Cash Sale Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 11 Block: 1 Subdivision: BONDS FOURTH ADD Abbreviated Description: Lot:11 Block:1 Subdivision:BONDS FOURTH ADD								
12	.38Mi.	**301 PARK AVE S** **EAGLE BEND, MN 56446-9573**	09/30/2024	$24,000	$45	528	//	1924	SF	
		APN: 33-0030500 Document #: 542999 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 6 Block: 1 Subdivision: SARFFS PARK ADD MapRef: DOC 423389 Abbreviated Description: Lot:6 Block:1 Subdivision:SARFFS PARK ADD Map Ref:DOC 423389								
13	.19Mi.	**134 1ST AVE NW** **EAGLE BEND, MN 56446-5200**	07/16/2024	$117,000	$102	1144	//	1958	SF	
		APN: 33-0021200 Document #: 542004 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 3 Block: 2 Subdivision: BONDS FIRST ADD Abbreviated Description: Lot:3 Block:2 Subdivision:BONDS FIRST ADD								

ICE SiteX Report

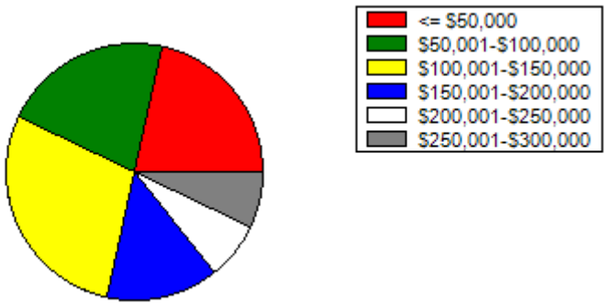
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14	.18Mi.	**117 3RD AVE SE** **EAGLE BEND, MN 56446-1156**	07/08/2024	$160,000	$350	456	//	1910	SF

APN: 33-0007700 Document #: 541877
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Block: 2 Section: 13 Subdivision: RODMANS 1ST ADD Sec/Twnship/Range: NW4 S13 T131N R35W Abbreviated
Description: Block:2 Section:13 Subdivision:RODMANS 1ST ADD Sec/Twnship/Range:NW4 S13 T131N R35W

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.	**211 SOUTH ST E**	**12/14/2018**	$86,700	$86,700	699		1905		
.01Mi.	**213 SOUTH ST E**		$121,900	$121,900	884		1967		
.02Mi.	**215 SOUTH ST E**	**10/26/2011**	$52,600	$52,600	672		1928		
.03Mi.	**117 SOUTH ST E**	**10/23/2023**	$81,300	$81,300	366		1970		
.03Mi.	**222 MAIN ST E**		$26,300	$26,300					
.04Mi.	**210 SOUTH ST E**		$105,800	$105,800	728		1914		
.04Mi.	**115 SOUTH ST E**	**07/26/2012**	$35,500	$35,500	392		1929		
.04Mi.	**214 SOUTH ST E**		$6,200	$6,200					
.04Mi.	**212 SOUTH ST E**	**10/05/2021**	$125,200	$125,200	720		1920		
.04Mi.	**217 SOUTH ST E**		$150,000	$150,000	720		1932		
.04Mi.	**226 MAIN ST E**	**02/14/2017**	$78,900	$78,900	988		1924		
.04Mi.	**214 SOUTH ST E**		$130,200	$130,200	748		1957		
.04Mi.	**118 SOUTH ST E**	**12/12/2017**	$142,300	$142,300	768		1935		
.05Mi.	**218 SOUTH ST E**		$71,700	$71,700	748		1926		
.05Mi.	**112 SOUTH ST E**	**03/10/2023**	$118,300	$118,300	600		1920		
.06Mi.	**213 1ST AVE SE**		$102,500	$102,500	1,177		1967		

Rent vs. Own

Households Occupied by Renters:	12%	Households Occupied by Owners:	76%

Demographics & Income

Median Age:	38.6 years old	Households:	738
Median Household Income:	$53,449	Households w/Family:	69%
Household Income Per Capita:	$26,018	Households w/Family Married:	51%
Most Common Education Level:	High School Graduate	Households w/Family Children:	34%

School District

School District Zone:	Bertha-Hewitt Public School District	Students:	529
Number of Schools:	2	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
7.01Mi.	**Bertha-Hewitt Secondary School** Number of Students: 256 Student-Teacher Ratio: 17.5	C+	Public	7 - 12
7.01Mi.	**Bertha-Hewitt Elementary School** Number of Students: 273 Student-Teacher Ratio: 15.75	B-	Public	PK - 6

ICE SiteX Report

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Flood Report

The Subject Property of **211 SOUTH ST E, EAGLE BEND, MN 56446-1158** 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	102%	SIMILAR
BURGLARY	159%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	130%	NOTABLY HIGHER
FORCIBLE ROBBERY	170%	NOTABLY HIGHER
AGGRAVATED ASSAULT	115%	HIGHER
FORCIBLE RAPE	167%	NOTABLY HIGHER
MURDER	152%	NOTABLY HIGHER
OVERALL	124%	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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