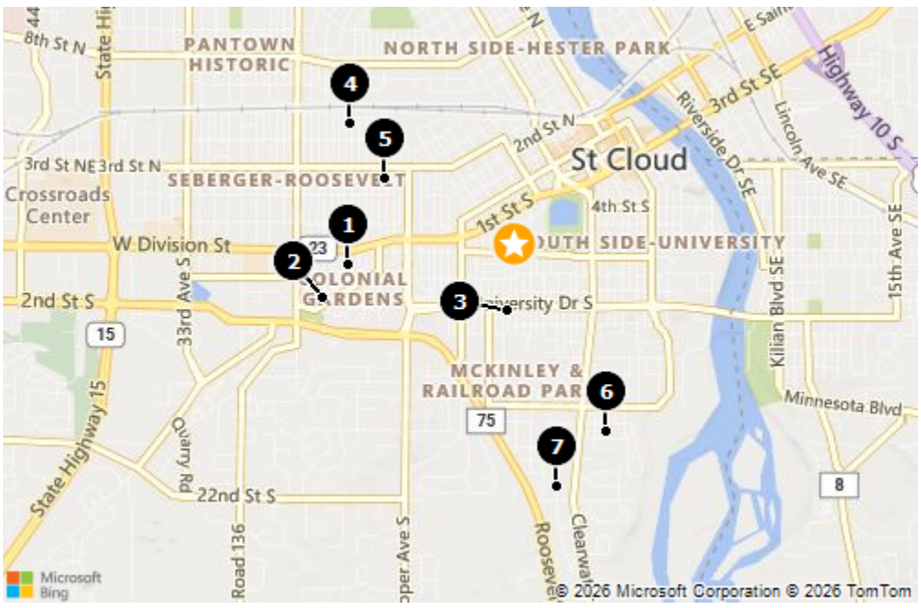
ICE SiteX Report

OrderID: 97547501

SiteX Property Information Report



Subject Property Location

225 14TH AVE S, SAINT CLOUD, MN 56301-4148

County:	**STEARNS MN**	Census Tract:	271450003.012022
Property Use:	Single Family Residential	Zoning:	R2
Parcel Number:	82.48656.0000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$188,000**	FSD:	22	Common Confidence Score:	31
Value Range:	$146,640 - $229,360	ICE Confidence Score:	78		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$30,000	Market Land Value:	$30,000	Tax Year:	2026
Assd Improvement:	$120,300	Market Improvment Value:	$120,300	Total Taxable Value:	$4,074
Total Assessed Value:	$150,300	Total Assessor Market Value:	$150,300	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 5 Block: 6 District: 8201 Subdivision: METZROTHS ADD Sec/Twnship/Range: SEC 14 TWN 124N RNG 28W
Abbreviated Description: LOT 005 BLK 006 METZROTH'S ADD SECTION 14 TOWNSHIP 124 RANGE 028 SECTION 14 TOWNSHIP 124 RANGE 028
City/Muni/Twp: ST CLOUD CITY

Property Characteristics

Lot Size:	8,276 SF	Bedrooms:	3	Pool:	
Building Area:	1273 SF	Baths:	1	Fireplace:	
Year Built:	1906	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Other
Number of Units:		Garage Type:	Garage	Heating:	Yes
Number of Stories:	2	Number of Cars:	2	A/C:	Yes
Style:		Basement:	Finished	Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/04/2017	Sales Price:	$139,900
Document #:	A1505962 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	09/20/2017		
Document Type:			

Legal Description:
Lot: 5 Block: 6 Subdivision: METZROTHS ADDITION

Prior Transfer

Recording Date:	09/20/2017	Sales Price:	$139,900
Document #:	1505962 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 5 Block: 6 District: 8201 Subdivision: METZROTHS ADD Sec/Twnship/Range: SEC 14 TWN 124N RNG 28W
Abbreviated Description: LOT 005 BLK 006 METZROTH'S ADD SECTION 14 TOWNSHIP 124 RANGE 028 SECTION 14 TOWNSHIP 124 RANGE 028
City/Muni/Twp: ST CLOUD CITY

Area Sales Analysis

Total Area Sales	$555,747	Median # of Bedrooms	3
Median Lot Size	6,970 SF	Median # of Baths	1
Median Living Area	1,043 SF	Median Year Built	1935
Price Range - 2 Yrs	$376 to $115,900	Age Range	67 years to 121 years
Median Value	$90,000	Median Age	91 years

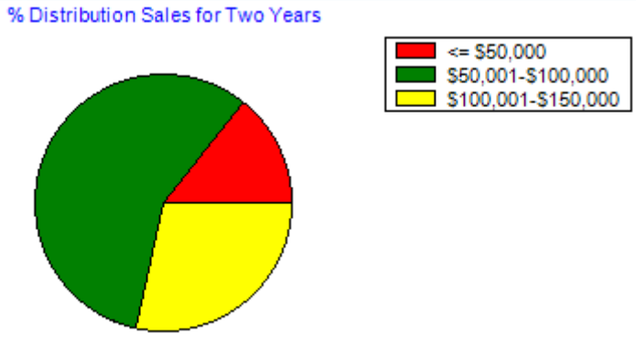
ICE SiteX Report

OrderID: 97547501

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.76Mi.	**25 21ST AVE S** **SAINT CLOUD, MN 56301-3951**	03/06/2026	$376		780	4/2/1	1959	6,970 SF	
		APN: 82.46035.0000 Document #: A1709208 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:SAINT CLOUD City/Muni/Twp: SAINT CLOUD								
2	.91Mi.	**123 23RD AVE S** **SAINT CLOUD, MN 56301-3946**	08/29/2025	$55,000	$52	1056	5/3/2	1948	6,970 SF	
		APN: 82.46071.0000 Document #: A1698727 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
3	.3Mi.	**1000 15TH AVE S** **SAINT CLOUD, MN 56301-5208**	08/21/2025	$115,900	$120	959	4/2/2	1950	4,356 SF	
		APN: 82.48530.0000 Document #: A1698204 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
4	.93Mi.	**435 21ST AVE N** **SAINT CLOUD, MN 56303-3841**	07/25/2025	$115,371	$94	1218	5/3/1	1905	11,326 SF	
		APN: 82.52422.0000 Document #: A1696504 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
5	.66Mi.	**234 19 1/2 AVE N** **SAINT CLOUD, MN 56303-4427**	05/19/2025	$91,100	$118	768	5/2/1	1916	5,663 SF	
		APN: 82.50357.0000 Document #: A1692219 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:ST CLOUD City/Muni/Twp: ST CLOUD								
6	.95Mi.	**1713 8TH AVE S** **SAINT CLOUD, MN 56301-5747**	03/24/2025	$88,000	$81	1080	6/3/1	1930	8,973 SF	
		APN: 82.44309.0901 Document #: A1688974 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
7	1.12Mi.	**2001 10TH AVE S** **SAINT CLOUD, MN 56301-5674**	03/21/2025	$90,000	$86	1043	5/3/1	1935	17,860 SF	
		APN: 82.44222.0000 Document #: T46379 Document Type: Price Code: D Land Use: Single Family Residential Legal:								

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.

ICE SiteX Report

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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.	**225 14TH AVE S**	**09/20/2017**	$150,300	$150,300	1,273	7/3/1	1906	8,276 SF	
.01Mi.	**233 14TH AVE S**	**10/25/2024**	$167,700	$167,700	1,341	7/4/1	1903	7,841 SF	
.01Mi.	**217 14TH AVE S**	**11/05/2024**	$196,200	$196,200	1,871	9/4/1	1917	8,276 SF	
.03Mi.	**239 14TH AVE S**	**01/01/2001**	$147,900	$147,900	1,484	7/4/1	1904	7,405 SF	
.03Mi.	**213 14TH AVE S**	**08/30/2019**	$133,500	$133,500	728	4/2/1	1905	8,712 SF	
.03Mi.	**226 15TH AVE S**	**02/28/2022**	$171,500	$171,500	1,414	7/4/2	1916	5,227 SF	
.03Mi.	**222 15TH AVE S**	**01/28/2021**	$173,800	$173,800	1,287	5/2/1	1916	5,227 SF	
.03Mi.	**228 15TH AVE S**	**09/30/2004**	$185,000	$185,000	1,456	6/3/1	1915	5,227 SF	
.03Mi.	**218 15TH AVE S**	**04/29/2024**	$150,800	$150,800	1,092	5/2/1	1916	5,227 SF	
.03Mi.	**232 15TH AVE S**	**12/04/2019**	$150,400	$150,400	1,233	5/3/1	1911	3,920 SF	
.03Mi.	**214 15TH AVE S**	**01/01/1998**	$134,000	$134,000	1,001	6/3/1	1910	5,227 SF	
.04Mi.	**226 14TH AVE S**	**07/15/2016**	$167,100	$167,100	1,392	7/3/2	1915	5,663 SF	
.04Mi.	**1417 7TH ST S**	**12/13/2013**	$118,600	$118,600	819	4/2/1	1960	3,485 SF	
.04Mi.	**218 14TH AVE S**	**01/01/1998**	$199,800	$199,800	1,344	6/3/1	1914	5,663 SF	
.04Mi.	**228 14TH AVE S**	**07/26/2013**	$167,800	$167,800	1,225	6/2/1	1910	5,663 SF	
.04Mi.	**209 14TH AVE S**	**05/11/2017**	$177,600	$177,600	1,760	8/3/2	1910	9,148 SF	

Rent vs. Own

Households Occupied by Renters:	44%	Households Occupied by Owners:	50%

Demographics & Income

Median Age:	31.9 years old	Households:	13,710
Median Household Income:	$76,500	Households w/Family:	56%
Household Income Per Capita:	$35,732	Households w/Family Married:	39%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

School District

School District Zone:	St. Cloud Area School District	Students:	9,940
Number of Schools:	27	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.08Mi.	**Early Childhood Special Education at Quarryview Education Center** Number of Students: 245 Student-Teacher Ratio: 6.6	NA	Public	PK - PK
3.67Mi.	**Tech High School** Number of Students: 1,561 Student-Teacher Ratio: 17.91	D+	Public	9 - 12
0.46Mi.	**South Junior High School** Number of Students: 831 Student-Teacher Ratio: 15.86	D+	Public	6 - 8
1.18Mi.	**Lincoln Elementary School** Number of Students: 328 Student-Teacher Ratio: 11.51	D	Public	4 - 5

Flood Report

The Subject Property of **225 14TH AVE S, SAINT CLOUD, MN 56301-4148** 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	137%	NOTABLY HIGHER
BURGLARY	102%	SIMILAR
MOTOR VEHICLE THEFT	140%	NOTABLY HIGHER
FORCIBLE ROBBERY	130%	NOTABLY HIGHER
AGGRAVATED ASSAULT	91%	LOWER
FORCIBLE RAPE	110%	HIGHER
MURDER	124%	HIGHER
OVERALL	106%	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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ICE SiteX Report

OrderID: 97547501

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