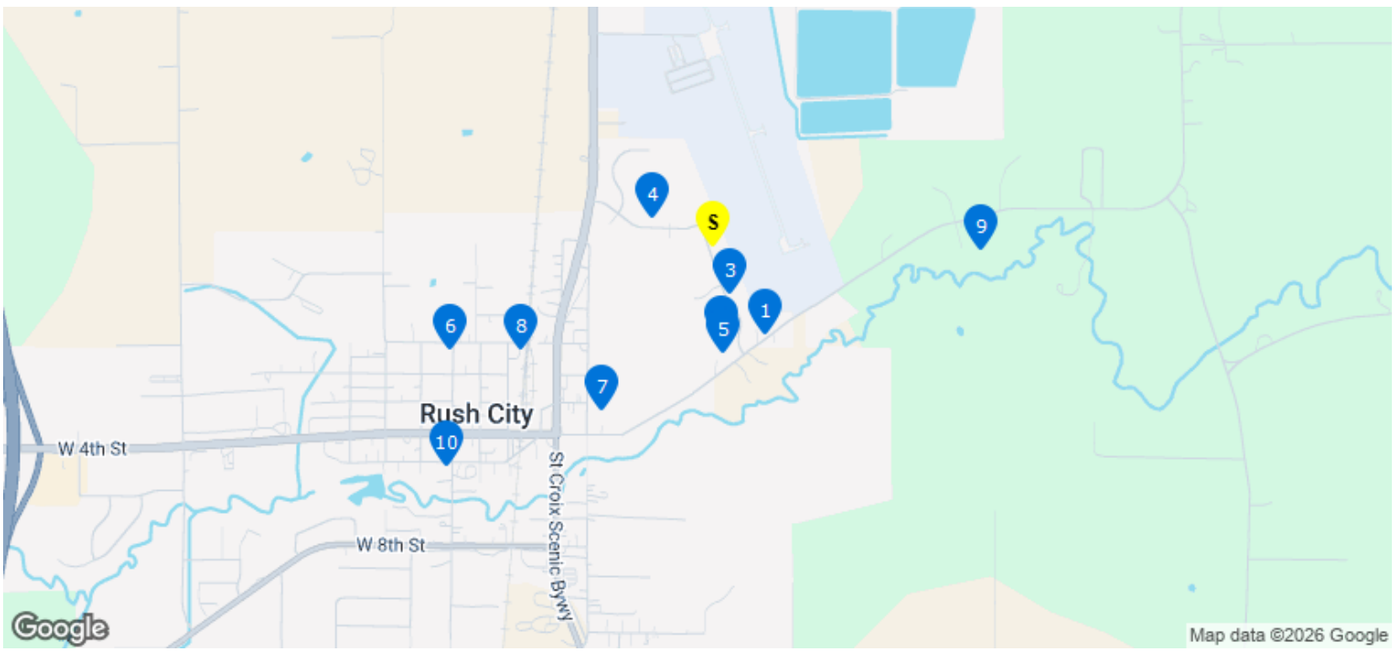
ICE SiteX Report

OrderID: 98768591

SiteX Property Information Report



Subject Property Location

245 FITZGERALD AVE N, RUSH CITY, MN 55069-2874

County:	**CHISAGO MN**	Census Tract:	1102.01
Property Use:	Rural/Agricultural Residence	Zoning:	
Parcel Number:	17-00006-46	Thomas Bros Pg-Grid:	

Valuation

Value:	**$294,000**	FSD:	24	Common Confidence Score:	28
Value Range:	$223,440 - $364,560	ICE Confidence Score:	76		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:	$49,000	Tax Year:	2026
Assd Improvement:		Market Improvment Value:	$237,900	Total Taxable Value:	$3,348
Total Assessed Value:		Total Assessor Market Value:	$286,900	Delinquent Year:	
				Tax Account ID:	3912742
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 10 Block: 3 District: 17 Subdivision: RUSH CREEK ESTATES Sec/Twnship/Range: SEC 15 TWN 037N RNG 021W

Abbreviated Description:	LOT 10, BLK 3 RUSH CREEK ESTATES SECTION 15 TOWNSHIP 037 RANGE 021
City/Muni/Twp:	RUSH CITY

Property Characteristics

Lot Size:	12,197 SF	Bedrooms:	2	Pool:	
Building Area:	1973 SF	Baths:	1	Fireplace:	
Year Built:	2022	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Rock, Stone
Number of Units:		Garage Type:		Heating:	
Number of Stories:	S/E	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/16/2022	Sales Price:	$320,300
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Block: 3 District: 17 Subdivision: RUSH CREEK ESTATES Sec/Twnship/Range: SEC 15 TWN 037N RNG 021W
Abbreviated Description: LOT 10, BLK 3 RUSH CREEK ESTATES SECTION 15 TOWNSHIP 037 RANGE 021
City/Muni/Twp: RUSH CITY

Prior Transfer

Recording Date:	02/02/2010	Sales Price:	N/A Multiple Parcels Involved in this transaction
Document #:	10827 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	12/17/2009		
Document Type:	Deed		

Legal Description:
Subdivision: RUSH CREEK ESTATES
Abbreviated Description: LOTS1A 2-4 6-22 & LOT1B BLK1 & LOTS1-14 BLK2 & LOTS1 3-5&9-13 ALL BLK3 & LOTS8-15 BLK4 & LOTS1 2&4 B

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Area Sales Analysis

Total Area Sales	$2,802,900	Median # of Bedrooms	2
Median Lot Size	10,890 SF	Median # of Baths	1
Median Living Area	1,848 SF	Median Year Built	1992
Price Range - 2 Yrs	$170,000 to $340,000	Age Range	5 years to 116 years
Median Value	$309,950	Median Age	34.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.12Mi.	**475 BRYANT ST E** **RUSH CITY, MN 55069-4403**	11/05/2025	$299,900	$112	2671	/3/1	2021	18,295 SF	
		APN: 17-00006-40 Document #: A-688277 Document Type: Warranty Deed Price Code: U Land Use: Single Family Residential Legal: Lot: 4 Block: 3 Subdivision: RUSH CREEK ESTATES Abbreviated Description: Lot:4 Block:3 Subdivision:RUSH CREEK ESTATES								
2	.15Mi.	**110 FITZGERALD AVE N** **RUSH CITY, MN 55069-4400**	08/28/2026	$49,500			//		10,019 SF	
		APN: 17-00006-11 Document #: A695840 Document Type: Warranty Deed Price Code: U Land Use: Single Family Residential Legal: Lot: 11 Block: 1 Subdivision: RUSH CREEK ESTATES Abbreviated Description: Lot:11 Block:1 Subdivision:RUSH CREEK ESTATES								
3	.16Mi.	**480 BRYANT ST E** **RUSH CITY, MN 55069-4403**	11/05/2025	$313,800			//		13,939 SF	
		APN: 17-00006-33 Document #: A-688298 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 11 Block: 2 Subdivision: RUSH CREEK ESTATES Abbreviated Description: Lot:11 Block:2 Subdivision:RUSH CREEK ESTATES								
4	.17Mi.	**330 N BENET AVE** **RUSH CITY, MN 55069-4408**	11/05/2025	$330,000	$143	2304	/3/2	2020	21,344 SF	
		APN: 17-00006-75 Document #: A-688268 Document Type: Warranty Deed Price Code: U Land Use: Single Family Residential Legal: Lot: 7 Block: 6 Subdivision: RUSH CREEK ESTATES Abbreviated Description: Lot:7 Block:6 Subdivision:RUSH CREEK ESTATES								
5	.23Mi.	**420 ALCOTT ST E** **RUSH CITY, MN 55069-4404**	05/21/2026	$340,000	$128	2647	/2/1	2018	65,340 SF	
		APN: 17-00006-27 Document #: A-693072 Document Type: Warranty Deed Price Code: U Land Use: Exempt (full or partial) Legal: Lot: 5 Block: 2 Subdivision: RUSH CREEK ESTATES Abbreviated Description: Lot:5 Block:2 Subdivision:RUSH CREEK ESTATES								
6	.25Mi.	**40 FITZGERALD AVE N** **RUSH CITY, MN 55069-4401**	07/29/2026	$325,000	$171	1896	/2/1	2019	13,068 SF	
		APN: 17-00006-04 Document #: A694883 Document Type: Warranty Deed Price Code: U Land Use: Rural/Agricultural Residence Legal: Lot: 4 Block: 1 Subdivision: RUSH CREEK ESTATES Abbreviated Description: Lot:4 Block:1 Subdivision:RUSH CREEK ESTATES								
7	.26Mi.	**440 ALCOTT ST E** **RUSH CITY, MN 55069-4404**	03/17/2026	$325,000	$134	2434	/4/2	2011	68,389 SF	
		APN: 17-00006-26 Document #: A-691332 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 4 Block: 2 Subdivision: RUSH CREEK ESTATES Abbreviated Description: Lot:4 Block:2 Subdivision:RUSH CREEK ESTATES								
8	.48Mi.	**15 W 3RD ST** **RUSH CITY, MN 55069-9019**	06/04/2026	$170,000	$191	889	/2/1	1910	7,405 SF	
		APN: 17-00289-00 Document #: A693463 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 14 Block: 12 Abbreviated Description: Lot:14 Block:12 City/Muni/Twp:RUSH CITY City/Muni/Twp: RUSH CITY								
9	.49Mi.	**25 W 3RD ST** **RUSH CITY, MN 55069-9019**	11/14/2025	$102,000	$133	768	/3/1	1910	7,405 SF	
		APN: 17-00288-00 Document #: A-688584 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential (Assumed) Legal: Lot: 13 Block: 12 Abbreviated Description: Lot:13 Block:12 City/Muni/Twp:RUSH CITY City/Muni/Twp: RUSH CITY								
10	.58Mi.	**285 W 1ST ST** **RUSH CITY, MN 55069-9114**	01/07/2026	$151,500	$86	1752	/2/1	1960	15,682 SF	
		APN: 17-00035-00 Document #: A-689745 Document Type: Warranty Deed Price Code: U Land Use: Single Family Residential Legal: Sec/Twnship/Range: S2SE4 S16T37R21W Abbreviated Description: Sec/Twnship/Range:S2SE4 S16T37R21W								
11	.63Mi.	**240 S ELIOT AVE** **RUSH CITY, MN 55069-9034**	09/16/2026	$120,600	$123	984	/3/1	1930	7,405 SF	
		APN: 17-00274-00 Document #: A696310 Document Type: Warranty Deed Price Code: U Land Use: Commercial/Industrial (mixed use) Legal: Lot: 6 Block: 10 Abbreviated Description: Lot:6 Block:10 City/Muni/Twp:RUSH CITY City/Muni/Twp: RUSH CITY								
12	.66Mi.	**8229 RUSHSEBA TRL** **RUSH CITY, MN 55069-2243**	06/11/2026	$320,000	$217	1478	/3/1	1970	39,204 SF	
		APN: 07-00270-00 Document #: A693639 Document Type: Deed Price Code: Land Use: Parcels with improvements, Use Not Specified Legal: Sec/Twnship/Range: NE4SE4 S15T37R21 Abbreviated Description: Sec/Twnship/Range:NE4SE4 S15T37R21								
13	.69Mi.	**475 W 1ST ST** **RUSH CITY, MN 55069-9017**	07/13/2026	$243,000	$135	1800	/2/1	1972	11,326 SF	
		APN: 17-00029-00 Document #: A694450 Document Type: Deed Price Code: Q Land Use: Single Family Residential Legal: Sec/Twnship/Range: S16T37R21 Abbreviated Description: Sec/Twnship/Range:S16T37R21								
14	.69Mi.	**440 W 1ST ST** **RUSH CITY, MN 55069-9017**	06/10/2026	$300,000	$166	1804	/3/2	1950	13,068 SF	
		APN: 17-00225-00 Document #: A693632 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 3&4 Block: 5 Abbreviated Description: Lot:3&4 Block:5 Abbreviated Description:EAST2 LOT4 City/Muni/Twp:RUSH CITY City/Muni/Twp: RUSH CITY								

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15	.72Mi.	**465 W 2ND ST** **RUSH CITY, MN 55069-9054**	06/22/2026	$200,000	$129	1556	/4/1	1903	17,424 SF

APN: 17-00230-00 Document #: 693913
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 10-12 Block: 5 Subdivision: VILLAGE OF RUSH CITY Abbreviated Description: Lot:10-12 Block:5 Subdivision:VILLAGE OF RUSH CITY City/Muni/Twp:RUSH CITY City/Muni/Twp: RUSH CITY

16	.74Mi.	**310 W 4TH ST** **RUSH CITY, MN 55069-4418**	10/22/2026	$126,400	$143	884	//	1970	3,920 SF

APN: 17-00371-00 Document #: A697236
Document Type: Warranty Deed Price Code: Q
Land Use: Commercial/Industrial (mixed use)
Legal: Lot: 1 Block: 21 Subdivision: ORIGINAL VILLAGE OF RUSH CITY Abbreviated Description: Block:21 Subdivision:ORIGINAL VILLAGE OF RUSH CITY Abbreviated Description:NORTH75FT LOT1 City/Muni/Twp:RUSH CITY City/Muni/Twp: RUSH CITY

17	.74Mi.	**25 W 7TH ST** **RUSH CITY, MN 55069-9020**	09/24/2026	$164,500	$180	912	/2/1	1930	9,148 SF

APN: 17-00455-00 Document #: A696574
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 13&14 Block: 30 Abbreviated Description: Lot:13&14 Block:30 Abbreviated Description:EAST10FT LOT13 City/Muni/Twp:RUSH CITY City/Muni/Twp: RUSH CITY

18	.74Mi.	**445 W 3RD ST** **RUSH CITY, MN 55069-4427**	09/16/2026	$123,000	$107	1146	/4/1	1910	9,148 SF

APN: 17-00266-00 Document #: A696302
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 12&13 Block: 8 Abbreviated Description: Lot:12&13 Block:8 City/Muni/Twp:RUSH CITY City/Muni/Twp: RUSH CITY

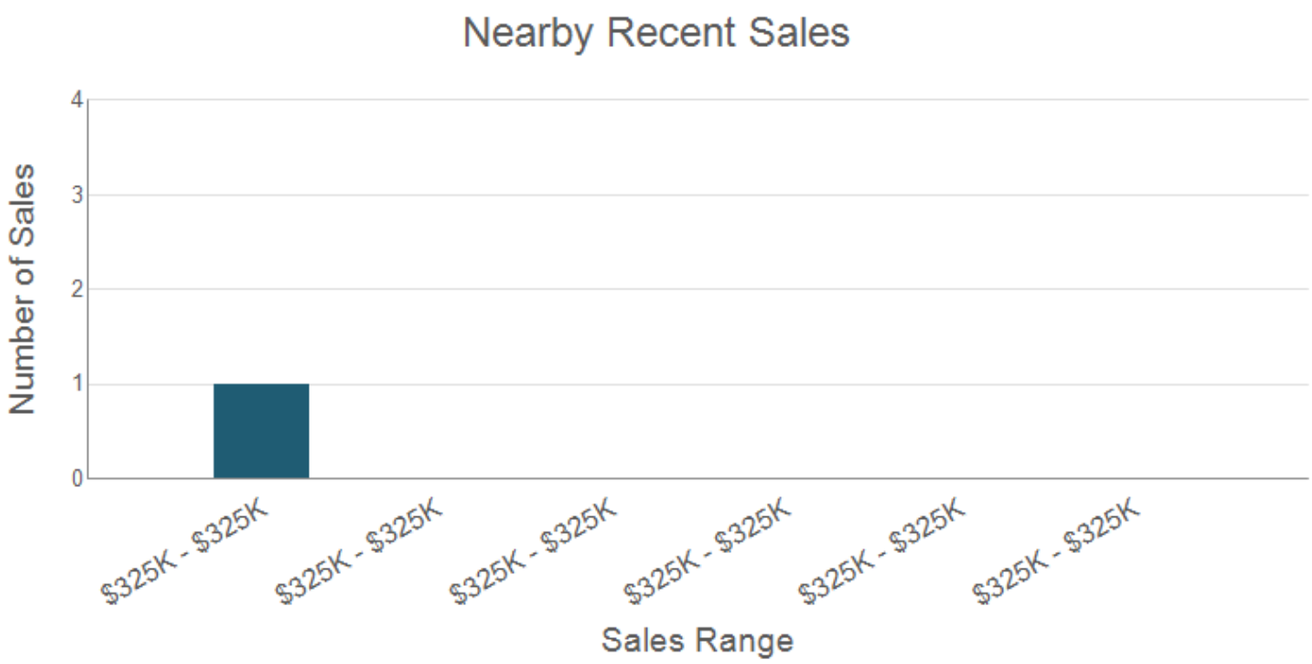
19	.85Mi.	**460 S GREY AVE** **RUSH CITY, MN 55069-5024**	09/29/2026	$230,000	$176	1304	/2/1	1949	10,454 SF

APN: 17-00368-00 Document #: A696677
Document Type: Warranty Deed Price Code: U
Land Use: Single Family Residential (Assumed)
Legal: Lot: 8-10 Block: 20 Subdivision: VILLAGE OF RUSH CITY Abbreviated Description: Lot:8-10 Block:20 Subdivision:VILLAGE OF RUSH CITY City/Muni/Twp:RUSH CITY City/Muni/Twp: RUSH CITY

20	.88Mi.	**120 S IRVING AVE** **RUSH CITY, MN 55069-9073**	03/09/2026	$200,000	$130	1536	/3/1	1970	26,136 SF

APN: 17-00506-00 Document #: A-691123
Document Type: Limited Warranty Deed Price Code: U
Land Use: Single Family Residential
Legal: Lot: 6-8 Block: 1 Subdivision: JOHN E SMITHS FIRST ADDITION Abbreviated Description: Lot:6-8 Block:1 Subdivision:JOHN E SMITHS FIRST ADDITION City/Muni/Twp:RUSH CITY City/Muni/Twp: RUSH CITY

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.

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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.	**245 FITZGERALD AVE N**	**11/16/2022**	$286,900		1,973	/2/1	2022	12,197 SF	
.03Mi.	**185 FITZGERALD AVE N**	**10/30/2020**	$307,600	$54,800	1,836	/3/1	2020	13,939 SF	
.04Mi.	**240 FITZGERALD AVE N**	**04/26/2022**	$314,100		2,661	/3/1	2019	10,019 SF	
.05Mi.	**305 N FITZGERALD AVE**	**12/17/2009**	$49,000					10,890 SF	
.05Mi.	**220 FITZGERALD AVE N**	**09/15/2023**	$290,900	$6,100	1,882	/2/1	2018	10,019 SF	
.08Mi.	**160 FITZGERALD AVE N**	**06/29/2017**	$256,300	$119,900	1,476	/2/1	2017	10,019 SF	
.09Mi.	**150 FITZGERALD AVE N**	**09/14/2023**	$285,000		2,080	/3/2	2022	10,019 SF	
.12Mi.	**130 FITZGERALD AVE N**	**03/17/2023**	$287,600	$123,700	2,272	/3/2	2022	10,019 SF	
.12Mi.	**455 BRYANT ST E**	**05/08/2020**	$271,100	$24,600	1,548	/2/1	2019	16,117 SF	
.14Mi.	**415 BRYANT ST E**	**08/30/2018**	$288,600	$183,700	1,704	/2/1	2018	31,363 SF	
.21Mi.	**65 FITZGERALD AVE N**	**04/29/2021**	$44,100					10,454 SF	
.25Mi.	**40 FITZGERALD AVE N**	**03/04/2020**	$287,000	$8,100	1,896	/2/1	2019	13,068 SF	
.29Mi.	**10 FITZGERALD AVE N**	**10/21/2022**	$313,300	$117,900	2,080	/2/1	2022	21,780 SF	
.3Mi.	**15 FITZGERALD AVE N**	**08/24/2022**	$292,800	$70,100	1,734	/2/1	2022	26,572 SF	
.9Mi.	**150 W 8TH ST**	**11/10/1998**	$466,500	$25,300	18,700		1988	2 SF	

Rent vs. Own

Households Occupied by Renters:	18%	Households Occupied by Owners:	70%

Demographics & Income

Median Age:	39.4 years old	Households:	2,214
Median Household Income:	$78,005	Households w/Family:	68%
Household Income Per Capita:	$36,122	Households w/Family Married:	49%
Most Common Education Level:	High School Graduate	Households w/Family Children:	31%

School District

School District Zone:	Rush City Public School District	Students:	805
Number of Schools:	2	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.86Mi.	**C. E. Jacobson Elementary School**	B-	Public	EE - 6
Number of Students: 414 Student-Teacher Ratio: 8.94				
1.04Mi.	**Rush City High School**	B-	Public	7 - 12
Number of Students: 391 Student-Teacher Ratio: 12.58				

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	128%	HIGHER
BURGLARY	153%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	117%	HIGHER
FORCIBLE ROBBERY	154%	NOTABLY HIGHER
AGGRAVATED ASSAULT	151%	NOTABLY HIGHER
FORCIBLE RAPE	159%	NOTABLY HIGHER
MURDER	140%	NOTABLY HIGHER
OVERALL	160%	NOTABLY 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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