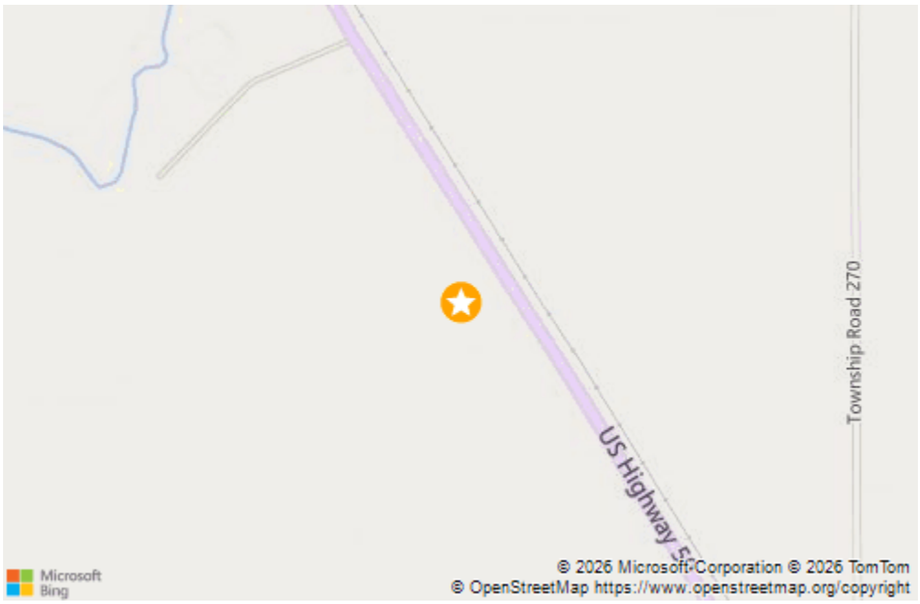
ICE SiteX Report

OrderID: 97524713

SiteX Property Information Report



Subject Property Location

2559 US HIGHWAY 59, LAKE BRONSON, MN 56734-9406

County:	**KITTSON MN**	Census Tract:	270690901.001336
Property Use:	Single Family Residential (Assumed)	Zoning:	
Parcel Number:	100141600	Thomas Bros Pg-Grid:	

Valuation

Value:	**N/A**	FSD:	N/A	Common Confidence Score:	N/A
Value Range:	N/A - N/A	ICE Confidence Score:	N/A		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:		Tax Year:	2025
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$1,414
Total Assessed Value:	$97,000	Total Assessor Market Value:	$97,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

District: 1065 Sec/Twnship/Range: SEC 14 TWN 161 RNG 047
Abbreviated Description: SECT-14 TWP-161 RANGE-047 40.14 AC PART NE1/4 W OF RY R/W
City/Muni/Twp: HAZELTON TOWNSHIP

Property Characteristics

Lot Size:	40.140 AC	Bedrooms:		Pool:	
Building Area:		Baths:		Fireplace:	
Year Built:		Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 1065 Sec/Twnship/Range: SEC 14 TWN 161 RNG 047
Abbreviated Description: SECT-14 TWP-161 RANGE-047 40.14 AC PART NE1/4 W OF RY R/W
City/Muni/Twp: HAZELTON TOWNSHIP

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.	**2559 US HIGHWAY 59**		$97,000	$97,000				40 SF	

Rent vs. Own

Households Occupied by Renters:	13%	Households Occupied by Owners:	68%

Demographics & Income

Median Age:	46.8 years old	Households:	170
Median Household Income:	$71,768	Households w/Family:	61%
Household Income Per Capita:	$36,770	Households w/Family Married:	55%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

School District

School District Zone:	Lancaster Public School District	Students:	208
Number of Schools:	2	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
7.66Mi.	**Lancaster Secondary School** Number of Students: 86 Student-Teacher Ratio: 14.41	B+	Public	7 - 12
7.66Mi.	**Lancaster Elementary School** Number of Students: 122 Student-Teacher Ratio: 14.82	B-	Public	PK - 6

Flood Report

The Subject Property of **2559 US HIGHWAY 59, LAKE BRONSON, MN 56734-9406** 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	85%	LOWER
BURGLARY	163%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	113%	HIGHER
FORCIBLE ROBBERY	176%	NOTABLY HIGHER
AGGRAVATED ASSAULT	94%	SIMILAR
FORCIBLE RAPE	142%	NOTABLY HIGHER
MURDER	145%	NOTABLY HIGHER
OVERALL	111%	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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