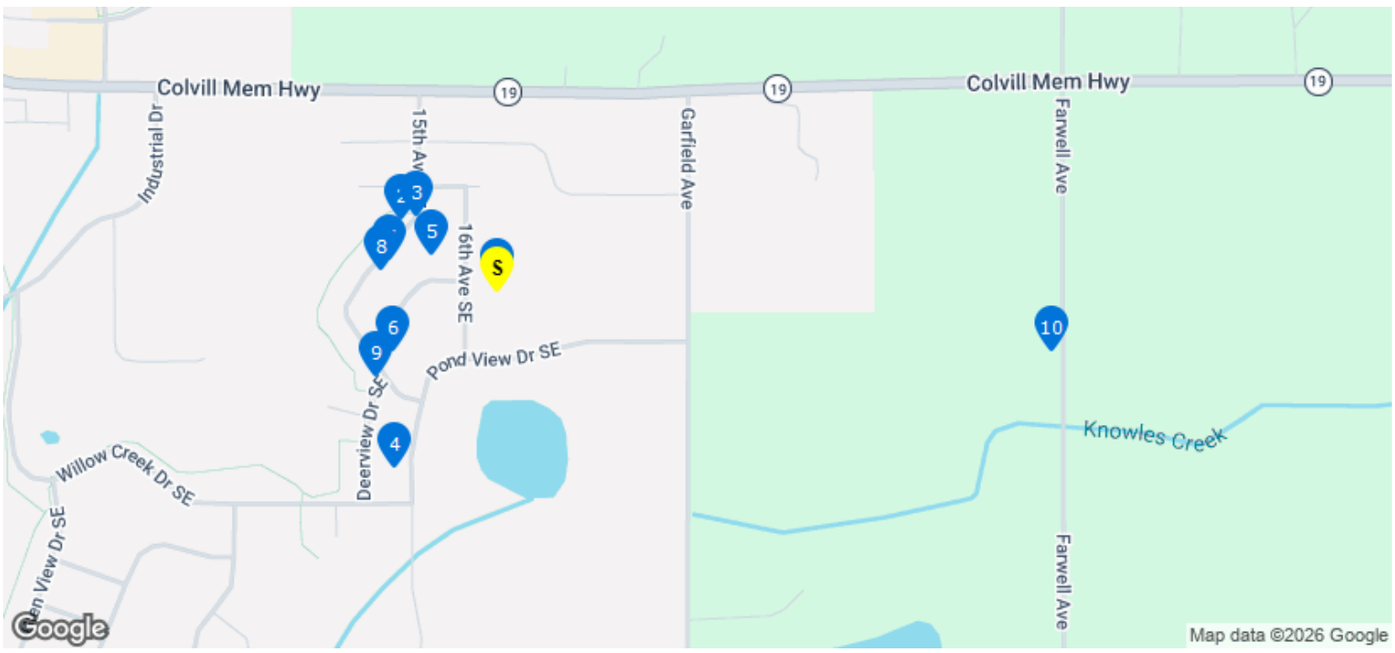
ICE SiteX Report

OrderID: 98809185

SiteX Property Information Report



Subject Property Location

262 16TH AVE SE, LONSDALE, MN 55046-4521

County:	**RICE MN**	Census Tract:	0701.02
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	19.25.4.51.146	Thomas Bros Pg-Grid:	

Valuation

Value:	**$364,000**	FSD:	7	Common Confidence Score:	87
Value Range:	$338,520 - $389,480	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	LONSDALE CITY-SD72
Assd Land Value:	$55,400	Market Land Value:	$55,400	Tax Year:	2026
Assd Improvement:	$264,400	Market Improvment Value:	$264,400	Total Taxable Value:	$3,846
Total Assessed Value:	$319,800	Total Assessor Market Value:	$319,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 7 Block: 3 Subdivision: WILLOW CREEK HEIGHTS 3RD ADD
Abbreviated Description: LOT 7 BLOCK 3 OF WILLOW CREEK HEIGHTS 3RD ADD

Property Characteristics

Lot Size:	6,826 SF	Bedrooms:	3	Pool:	
Building Area:	1479 SF	Baths:	2	Fireplace:	
Year Built:	2021	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Vinyl siding
Number of Units:		Garage Type:	Attached Garage	Heating:	Yes
Number of Stories:	1+B	Number of Cars:	2	A/C:	Yes
Style:	A-Frame	Basement:	Full Basement	Roof Cover:	Asphalt
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/18/2026	Sales Price:	$350,435
Document #:	A787131 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	04/27/2022	Loan Amount:	N/A
Document #:	A751096 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	04/18/2022		
TD Due Date:	05/01/2052	Type Finance:	
Legal Description:			

Block: 3 Subdivision: WILLOW CREEK HEIGHTS 3RD ADDITION

Prior Transfer

Recording Date:	04/27/2022	Sales Price:	$356,900
Document #:	A751095 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	04/18/2022		
Document Type:	Deed		
Legal Description:			

Block: 3 Subdivision: WILLOW CREEK HEIGHTS 3RD ADDITION

ICE SiteX Report

OrderID: 98809185

Prior Transfer

Recording Date:	04/18/2022	Sales Price:	$356,900
Document #:	751095 BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Block: 3 Subdivision: WILLOW CREEK HEIGHTS 3RD ADD
Abbreviated Description: LOT 7 BLOCK 3 OF WILLOW CREEK HEIGHTS 3RD ADD

Prior Transfer

Recording Date:	02/14/2018	Sales Price:	$412,787
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Block: 3 Subdivision: WILLOW CREEK HEIGHTS 3RD ADD
Abbreviated Description: LOT 7 BLOCK 3 OF WILLOW CREEK HEIGHTS 3RD ADD

Prior Transfer

Recording Date:	10/22/2012	Sales Price:	$420,000 Multiple Parcels Involved in this transaction
Document #:	054740 BK-PG -	Type of Sale:	Lender Sold
Contract Date:	06/29/2012		
Document Type:	Deed		

Legal Description:
Subdivision: WILLOW CREEK 3RD
Abbreviated Description: L7 B3 LOCATION:LONSDALE MN

Area Sales Analysis

Total Area Sales	$4,394,000	Median # of Bedrooms	4
Median Lot Size	10,539 SF	Median # of Baths	3
Median Living Area	1,543 SF	Median Year Built	2020
Price Range - 2 Yrs	$365,000 to $549,000	Age Range	2 years to 37 years
Median Value	$425,000	Median Age	6 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.01Mi.	**256 16TH AVE SE** **LONSDALE, MN 55046-4521**	04/02/2026	$365,000	$247	1479	6/3/2	2021	6,827 SF	
		APN: 19.25.4.51.147 Document #: A782845 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 8 Block: 3 Subdivision: WILLOW CREEK HEIGHTS 3RD ADDITION Abbreviated Description: Lot:8 Block:3 Subdivision:WILLOW CREEK HEIGHTS 3RD ADDITION								
2	.09Mi.	**214 15TH AVE SE** **LONSDALE, MN 55046-4516**	07/01/2025	$385,000	$279	1378	9/4/3	2004	11,050 SF	
		APN: 19.25.4.51.060 Document #: A776482 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 7 Block: 2 Subdivision: WILLOW CREEK HEIGHTS 2ND ADDITION Abbreviated Description: Lot:7 Block:2 Subdivision:WILLOW CREEK HEIGHTS 2ND ADDITION								
3	.11Mi.	**1514 OVERLOOK DR SE** **LONSDALE, MN 55046-3509**	07/16/2026	$447,000	$235	1903	9/4/3	2006	11,632 SF	
		APN: 19.25.4.51.075 Document #: A785531 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 3 Block: 1 Subdivision: WILLOW CREEK HEIGHTS 3RD ADDITION Abbreviated Description: Lot:3 Block:1 Subdivision:WILLOW CREEK HEIGHTS 3RD ADDITION								
4	.12Mi.	**1912 POND VIEW DR SE** **LONSDALE, MN 55046-5034**	09/02/2026	$201,000	$168	1200	//	2023	3,376 SF	
		APN: 19.25.4.78.007 Document #: A786766 Document Type: Warranty Deed Price Code: Land Use: Parcels with improvements, Use Not Specified Legal: Subdivision: PARK PLACE BUSINESS DEVELOPMENT CENTER Legal Unit: 7 Abbreviated Description: Subdivision:PARK PLACE BUSINESS DEVELOPMENT CENTER Legal Unit:7								
5	.12Mi.	**1912 POND VIEW DR SE** **LONSDALE, MN 55046-5034**	05/19/2026	$201,000	$168	1200	//	2023	3,376 SF	
		APN: 19.25.4.78.009 Document #: A783928 Document Type: Warranty Deed Price Code: Land Use: Parcels with improvements, Use Not Specified Legal: Subdivision: PARK PLACE BUSINESS DEVELOPMENT CENTER Legal Unit: 9 Abbreviated Description: Subdivision:PARK PLACE BUSINESS DEVELOPMENT CENTER Legal Unit:9								
6	.12Mi.	**1912 POND VIEW DR SE** **LONSDALE, MN 55046-5034**	12/26/2025	$200,000	$167	1200	//	2023	3,376 SF	
		APN: 19.25.4.78.011 Document #: A780756 Document Type: Warranty Deed Price Code: Q Land Use: Parcels with improvements, Use Not Specified Legal: Subdivision: PARK PLACE BUSINESS DEVELOPMENT CENTER Legal Unit: 11 Abbreviated Description: Subdivision:PARK PLACE BUSINESS DEVELOPMENT CENTER Legal Unit:11								
7	.12Mi.	**1912 POND VIEW DR SE** **LONSDALE, MN 55046-5034**	10/09/2025	$89,600	$160	560	//	2023	1,575 SF	
		APN: 19.25.4.78.024 Document #: A778881 Document Type: Warranty Deed Price Code: Q Land Use: Parcels with improvements, Use Not Specified Legal: Subdivision: PARK PLACE BUSINESS DEVELOPMENT CENTER Legal Unit: 24 Abbreviated Description: Subdivision:PARK PLACE BUSINESS DEVELOPMENT CENTER Legal Unit:24								
8	.12Mi.	**1912 POND VIEW DR SE** **LONSDALE, MN 55046-5034**	05/09/2025	$160,000	$160	1000	//	2023	2,813 SF	
		APN: 19.25.4.78.001 Document #: A775241 Document Type: Warranty Deed Price Code: Q Land Use: Parcels with improvements, Use Not Specified Legal: Subdivision: PARK PLACE BUSINESS DEVELOPMENT CENTER Legal Unit: 1 Abbreviated Description: Subdivision:PARK PLACE BUSINESS DEVELOPMENT CENTER Legal Unit:1								
9	.12Mi.	**1912 POND VIEW DR SE**	03/31/2025	$128,000	$160	800	//	2023	2,250 SF	

ICE SiteX Report

OrderID: 98809185

LONSDALE, MN 55046-5034
APN: 19.25.4.78.026 Document #: A774264
Document Type: Warranty Deed Price Code: Q
Land Use: Parcels with improvements, Use Not Specified
Legal: Subdivision: PARK PLACE BUSSINESS DEVELOPMENT CENTER Legal Unit: 26 Abbreviated Description: Subdivision:PARK PLACE BUSSINESS DEVELOPMENT CENTER Legal Unit:26

10	.12Mi.	**1912 POND VIEW DR SE**	03/21/2025	$89,600	$160	560	//	2023	1,575 SF

LONSDALE, MN 55046-5034
APN: 19.25.4.78.025 Document #: A774134
Document Type: Warranty Deed Price Code: Q
Land Use: Parcels with improvements, Use Not Specified
Legal: Subdivision: PARK PLACE BUSINESS DEVELOPMENT Legal Unit: 25 Abbreviated Description: Subdivision:PARK PLACE BUSINESS DEVELOPMENT Legal Unit:25

11	.12Mi.	**1912 POND VIEW DR SE**	01/08/2025	$78,400	$160	490	//	2023	1,378 SF

LONSDALE, MN 55046-5034
APN: 19.25.4.78.013 Document #: A772631
Document Type: Warranty Deed Price Code: Q
Land Use: Parcels with improvements, Use Not Specified
Legal: Subdivision: PARK PLACE BUSINESS DEVELOPMENT CENTER Legal Unit: 13 Abbreviated Description: Subdivision:PARK PLACE BUSINESS DEVELOPMENT CENTER Legal Unit:13

12	.14Mi.	**1493 CONNECTICUT DR SE**	06/29/2026	$385,000	$230	1672	8/4/3	2007	6,921 SF

LONSDALE, MN 55046-4507
APN: 19.25.4.51.010 Document #: A785009
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 7 Block: 1 Subdivision: WILLOW CREEK HEIGHTS 2ND ADDITION Abbreviated Description: Lot:7 Block:1 Subdivision:WILLOW CREEK HEIGHTS 2ND ADDITION

13	.14Mi.	**221 15TH AVE SE**	04/21/2026	$480,000	$252	1903	8/5/3	2005	11,050 SF

LONSDALE, MN 55046-4508
APN: 19.25.4.51.015 Document #: A783241
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 12 Block: 1 Subdivision: WILLOW CREEK HEIGHTS 2ND ADDITION Abbreviated Description: Lot:12 Block:1 Subdivision:WILLOW CREEK HEIGHTS 2ND ADDITION

14	.14Mi.	**421 POND VIEW DR SE**	07/17/2025	$390,000	$250	1563	7/3/2	2019	10,722 SF

LONSDALE, MN 55046-3505
APN: 19.25.4.51.091 Document #: A776871
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 14 Block: 2 Subdivision: WILLOW CREEK HEIGHTS 3RD ADDITION Abbreviated Description: Lot:14 Block:2 Subdivision:WILLOW CREEK HEIGHTS 3RD ADDITION

15	.15Mi.	**227 15TH AVE SE**	09/02/2026	$500,000	$220	2274	10/5/3	2021	11,642 SF

LONSDALE, MN 55046-4508
APN: 19.25.4.51.016 Document #: A786754
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 13 Block: 1 Subdivision: WILLOW CREEK HEIGHTS 2ND ADDITION Abbreviated Description: Lot:13 Block:1 Subdivision:WILLOW CREEK HEIGHTS 2ND ADDITION

16	.15Mi.	**268 15TH AVE SE**	06/24/2025	$390,000	$312	1248	8/4/2	2021	13,027 SF

LONSDALE, MN 55046-4516
APN: 19.25.4.51.051 Document #: A776312
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 16 Block: 2 Subdivision: WILLOW CREEK HEIGHTS 2ND ADDITION Abbreviated Description: Lot:16 Block:2 Subdivision:WILLOW CREEK HEIGHTS 2ND ADDITION

17	.15Mi.	**1481 CONNECTICUT DR SE**	01/14/2025	$425,000	$271	1571	6/3/2	2024	9,028 SF

LONSDALE, MN 55046-4507
APN: 19.25.4.51.008 Document #: A772748
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 5 Block: 1 Subdivision: WILLOW CREEK HEIGHTS 2ND ADDITION Abbreviated Description: Lot:5 Block:1 Subdivision:WILLOW CREEK HEIGHTS 2ND ADDITION

18	.19Mi.	**281 15TH AVE SE**	01/08/2026	$490,000	$201	2436	8/4/2	2024	11,113 SF

LONSDALE, MN 55046-4508
APN: 19.25.4.51.025 Document #: A781055
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 22 Block: 1 Subdivision: WILLOW CREEK HEIGHTS 2ND ADDITION Abbreviated Description: Lot:22 Block:1 Subdivision:WILLOW CREEK HEIGHTS 2ND ADDITION

19	.2Mi.	**102 15TH AVE SE**	07/17/2026	$1,160,000	$127	9100	//	2015	56,018 SF

LONSDALE, MN 55046-4545
APN: 19.25.4.27.005 Document #: A785571
Document Type: Limited Warranty Deed Price Code: A
Land Use: Retail Stores (Personal Services, Photography, Travel)
Legal: Lot: 1 Block: 1 Subdivision: WILLOW CREEK COMMONS 2ND ADDITION Abbreviated Description: Lot:1 Block:1 Subdivision:WILLOW CREEK COMMONS 2ND ADDITION City/Muni/Twp:LONSDALE City/Muni/Twp: LONSDALE

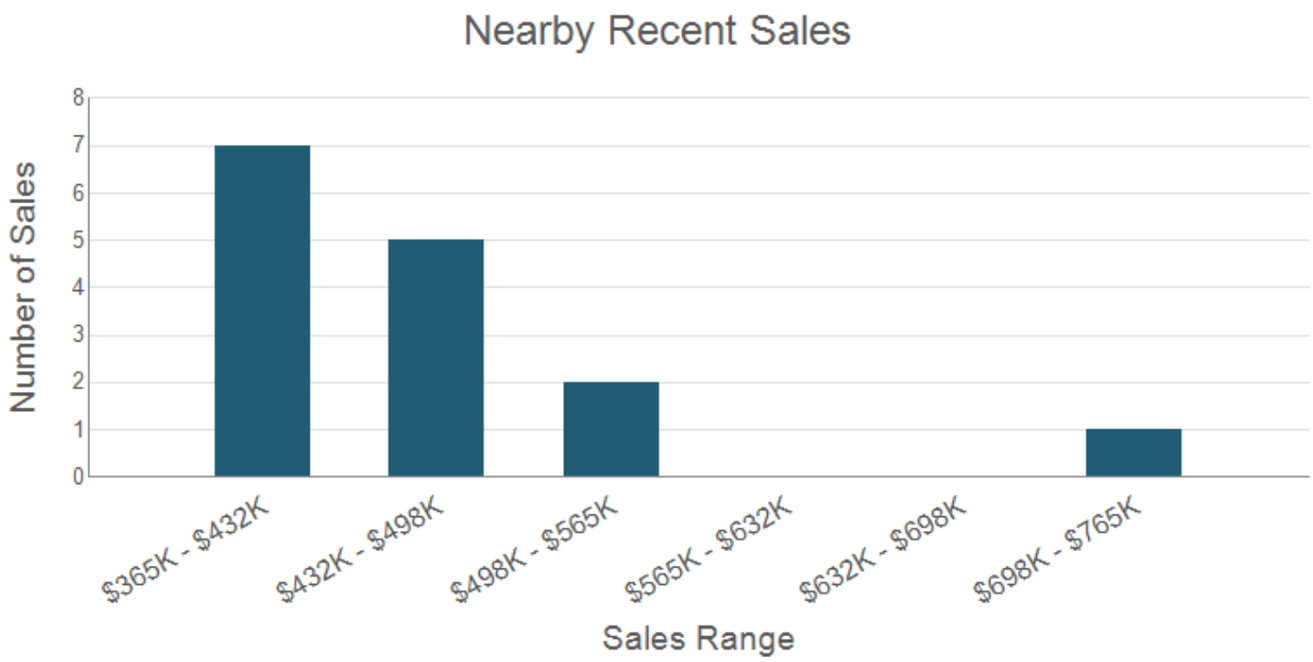
20	.22Mi.	**1974 POND VIEW DR SE**	12/29/2025	$1,575,000	$182	8668	//	2018	141,744 SF

LONSDALE, MN 55046-5034
APN: 19.25.4.76.001 Document #: A780807
Document Type: Limited Warranty Deed Price Code: Q
Land Use: Warehouse (Industrial)
Legal: Lot: 1 Block: 1 Subdivision: LONSDALE BUSINESS PARK SECOND ADDITION Abbreviated Description: Lot:1 Block:1 Subdivision:LONSDALE BUSINESS PARK SECOND ADDITION

ICE SiteX Report

OrderID: 98809185

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.	**262 16TH AVE SE**	**04/18/2022**	$319,800	$319,800	1,479	6/3/2	2021	6,826 SF	
.01Mi.	**302 16TH AVE SE**	**04/27/2022**	$319,800	$319,800	1,479	6/3/2	2021	6,826 SF	
.01Mi.	**256 16TH AVE SE**	**03/31/2026**	$319,300	$319,300	1,479	6/3/2	2021	6,827 SF	
.02Mi.	**250 16TH AVE SE**	**08/12/2022**	$319,800	$319,800	1,479	6/3/2	2021	6,827 SF	
.02Mi.	**308 16TH AVE SE**	**12/17/2021**	$359,300	$359,300	1,250	6/3/2	2021	11,052 SF	
.03Mi.	**244 16TH AVE SE**	**05/23/2022**	$364,300	$364,300	2,143	7/4/2	2018	6,827 SF	
.04Mi.	**233 16TH AVE SE**	**05/17/2023**	$387,000	$387,000	1,283	7/3/2	2021	12,350 SF	
.04Mi.	**314 16TH AVE SE**	**04/19/2022**	$466,300	$466,300	2,572	8/4/2	2006	11,052 SF	
.04Mi.	**238 16TH AVE SE**	**06/20/2025**	$314,200	$314,200	1,822	6/3/2	2021	6,827 SF	
.04Mi.	**303 16TH AVE SE**	**12/17/2021**	$419,600	$419,600	2,162	9/4/2	2021	12,350 SF	
.05Mi.	**227 16TH AVE SE**	**01/25/2022**	$413,500	$413,500	2,162	9/4/2	2021	11,050 SF	
.05Mi.	**232 16TH AVE SE**	**06/28/2013**	$288,000	$288,000	1,356	6/3/2	2016	6,827 SF	
.05Mi.	**309 16TH AVE SE**	**12/02/2016**	$458,600	$458,600	1,684	10/5/3	2005	13,159 SF	
.06Mi.	**320 16TH AVE SE**	**05/10/2023**	$448,400	$448,400	2,243	8/4/2	2007	11,051 SF	
.06Mi.	**226 16TH AVE SE**	**07/31/2012**	$288,400	$288,400	1,338	6/3/2	2016	6,827 SF	
.06Mi.	**1532 OVERLOOK DR SE**	**09/30/2021**	$447,900	$447,900	2,209	9/4/2	2021	21,027 SF	

Rent vs. Own

Households Occupied by Renters:	10%	Households Occupied by Owners:	85%

Demographics & Income

Median Age:	33.6 years old	Households:	2,084
Median Household Income:	$97,350	Households w/Family:	79%
Household Income Per Capita:	$39,972	Households w/Family Married:	73%
Most Common Education Level:	Some College	Households w/Family Children:	42%

School District

School District Zone:	New Prague Area Schools	Students:	3,980
Number of Schools:	10	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
9.93Mi.	**Falcon Ridge Elementary** Number of Students: 519 Student-Teacher Ratio: 15.87	B+	Public	KG - 5
9.80Mi.	**Central Education Campus** Number of Students: 105 Student-Teacher Ratio: 13.89	NA	Public	EE - PK

ICE SiteX Report

OrderID: 98809185

10.13Mi. **New Prague High School** Number of Students: 1,315 Student-Teacher Ratio: 23.48 Advanced Placement: Yes		A	Public	9 - 12
9.78Mi. **New Prague Middle School** Number of Students: 926 Student-Teacher Ratio: 22.95		A	Public	6 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	75%	NOTABLY LOWER
BURGLARY	50%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	108%	SIMILAR
FORCIBLE ROBBERY	121%	HIGHER
AGGRAVATED ASSAULT	84%	LOWER
FORCIBLE RAPE	131%	NOTABLY HIGHER
MURDER	105%	SIMILAR
OVERALL	98%	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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