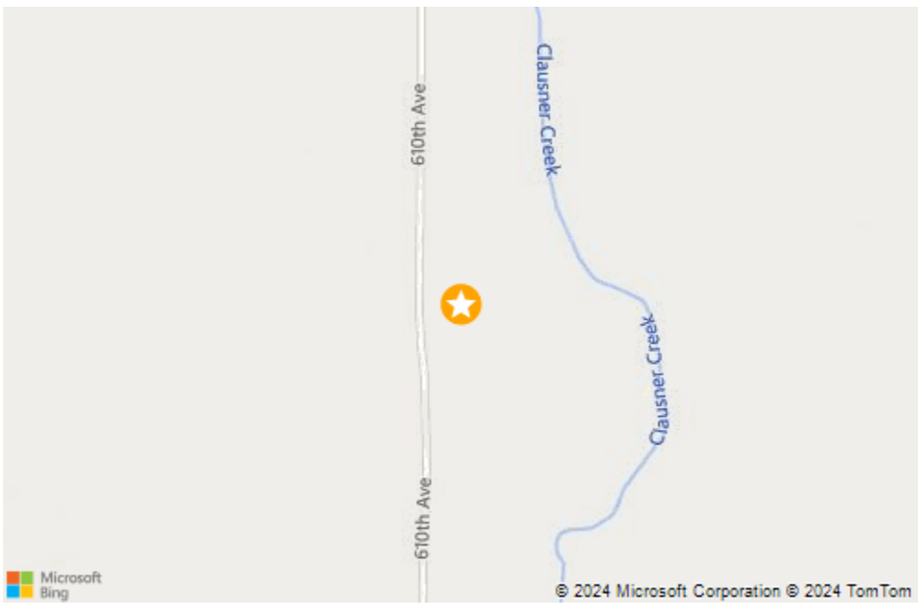
SiteX™ Report

OrderID: 91375811

SiteX Property Information Report



Subject Property Location

27482 610TH AVE, WARROAD, MN 56763-9570

County:	**ROSEAU MN**	Census Tract:	271359704.003004
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	39.0004000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$343,000**	FSD:	8
Value Range:	$315,560 - $370,440	Confidence Score:	92

County Tax & Assessment

Assessment Year:	2023	Market Value Year:	2023	Tax Rate Code Area:	
Assd Land Value:	$29,500	Market Land Value:	$29,500	Tax Year:	2023
Assd Improvement:	$366,800	Market Improvment Value:	$366,800	Total Taxable Value:	$3,384
Total Assessed Value:	$396,300	Total Assessor Market Value:	$396,300	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

District: 3901 Sec/Twnship/Range: SEC 03 TWN 161 RNG 036
Abbreviated Description: N 1000 FT OF W 435.6 FT OF NW SW; SECTION 3 TOWNSHIP 161 RANGE 36
City/Muni/Twp: TOWN OF 161-36 TOWNSHIP

Property Characteristics

Lot Size:	10.000 AC	Bedrooms:		Pool:	
Building Area:	2734 SF	Baths:		Fireplace:	
Year Built:	1985	Partial Baths:		Type Const:	Log
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	
Number of Stories:	2	Number of Cars:		A/C:	N
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/29/2023	Sales Price:	$350,000
Document #:	308394 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 3901 Sec/Twnship/Range: SEC 03 TWN 161 RNG 036
Abbreviated Description: N 1000 FT OF W 435.6 FT OF NW SW; SECTION 3 TOWNSHIP 161 RANGE 36
City/Muni/Twp: TOWN OF 161-36 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.	**27482 610TH AVE**	**03/29/2023**	$396,300	$396,300	2,734		1985	10 SF	
.42Mi.	**27811 610TH AVE**	**06/15/2018**	$193,400	$193,400	1,120		1984	3 SF	
.62Mi.	**60812 COUNTY ROAD 2**	**07/17/2020**	$306,300	$306,300	1,566		1959	4 SF	
.72Mi.	**60377 270TH ST**		$374,800	$374,800	1,680		1986	40 SF	
.75Mi.	**60444 270TH ST**		$151,800	$151,800	1,653		1955	5 SF	
.76Mi.	**27758 603RD AVE**		$182,500	$182,500	1,680		2004	3 SF	
.8Mi.	**60446 COUNTY ROAD 2**	**07/30/2021**	$216,200	$216,200	1,716		1976	4 SF	
.81Mi.	**61581 COUNTY ROAD 2**		$264,200	$264,200	2,016		2009	5 SF	
.83Mi.	**60571 COUNTY ROAD 2**	**02/13/2019**	$325,300	$325,300	1,428		1993	20 SF	

Rent vs. Own

Households Occupied by Renters:	22%	Households Occupied by Owners:	67%

Demographics & Income

Median Age:	39.0 years old	Households:	1,876
Median Household Income:	$66,170	Households w/Family:	68%
Household Income Per Capita:	$35,239	Households w/Family Married:	51%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

School District

School District Zone:	Warroad Public School District	Students:	1,021
Number of Schools:	4	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
8.42Mi.	**Warroad High School** Number of Students: 478 Student-Teacher Ratio: 20.13	C-	Public	7 - 12
8.42Mi.	**Warroad Elementary School** Number of Students: 531 Student-Teacher Ratio: 12.78	B+	Public	PK - 6

Flood Report

The Subject Property of **27482 610TH AVE, WARROAD, MN 56763-9570** 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	155%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	87%	LOWER
FORCIBLE ROBBERY	150%	NOTABLY HIGHER
AGGRAVATED ASSAULT	112%	HIGHER
FORCIBLE RAPE	147%	NOTABLY HIGHER
MURDER	132%	NOTABLY HIGHER
OVERALL	121%	HIGHER

Disaster Alerts

4/11/2023 - Severe Storms And Flooding

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