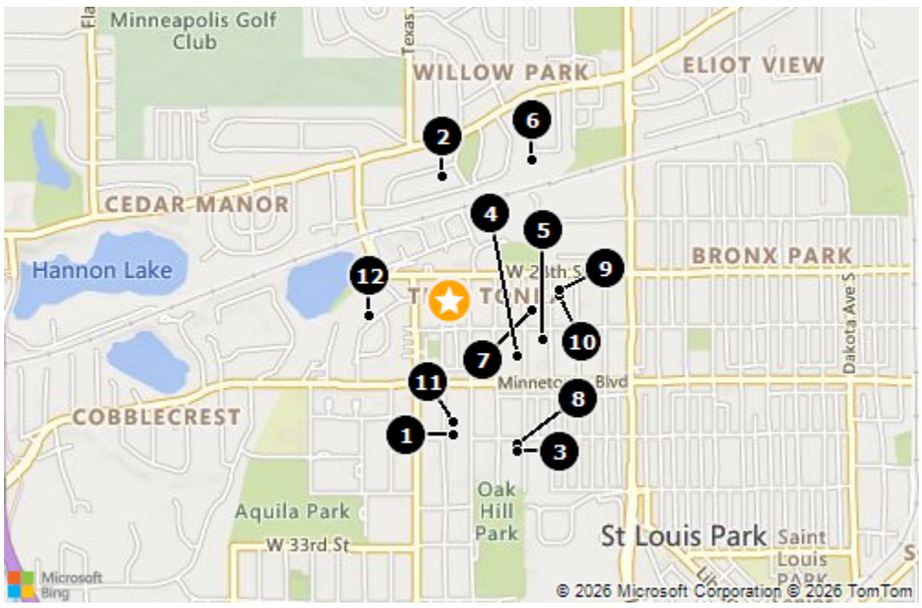
# ICE SiteX Report

**OrderID: 98012079**

## SiteX Property Information Report




## Subject Property Location

### 2825 SUMTER AVE S, ST LOUIS PARK, MN 55426-3023

| | | | |
|---|---|---|---|
| County: | **HENNEPIN MN** | Census Tract: | 270530224.004013 |
| Property Use: | Single Family Residential | Zoning: | |
| Parcel Number: | 08-117-21-33-0085 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$345,000** | FSD: | 11 | Common Confidence Score: | 58 |
| Value Range: | $307,050 - $382,950 | ICE Confidence Score: | 89 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2025 | Market Value Year: | 2025 | Tax Rate Code Area: | |
| Assd Land Value: | $138,100 | Market Land Value: | $138,100 | Tax Year: | 2026 |
| Assd Improvement: | $168,800 | Market Improvment Value: | $168,800 | Total Taxable Value: | $5,607 |
| Total Assessed Value: | $306,900 | Total Assessor Market Value: | $306,900 | Delinquent Year: | |
| | | | | Tax Account ID: | |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | |

## Assessment Legal Description

Lot: 19 Block: 3 District: 46 Subdivision: JEFFREY JAMES FINE ADDN Map Ref: MB:50905 Sec/Twnship/Range: SEC 08 QTR 33 TWN 117 RNG 21

| | |
|---|---|
| Abbreviated Description: | 019 003 JEFFREY JAMES FINE ADDN 50 X 127.32 |
| City/Muni/Twp: | ST. LOUIS PARK |

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 6,534 SF | Bedrooms: | 3 | Pool: | |
| Building Area: | 864 SF | Baths: | 1 | Fireplace: | |
| Year Built: | 1953 | Partial Baths: | | Type Const: | |
| Number of Buildings: | | Number of Rooms: | 6 | Ext Walls: | Metal |
| Number of Units: | 1 | Garage Type: | Detached | Heating: | Floor/Wall |
| Number of Stories: | 1 | Number of Cars: | | A/C: | K |
| Style: | Ranch | Basement: | Yes | Roof Cover: | Asphalt |
| | | Foundation: | | Elevator: | |

## Subject Property Deed/Transfer History
## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 06/17/2025 | Loan Amount: | N/A |
| Document #: | T6141761 BK-PG - | Loan Type: | FHA |
| TD Due Date: | 10/01/2051 | Type Finance: | |

**Legal Description:**
Lot: 19 Block: 3 Subdivision: JEFFREY JAMES FINE ADDITION

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 10/01/2024 | Loan Amount: | N/A |
| Document #: | T6098393 BK-PG - | Loan Type: | FHA |
| TD Due Date: | 10/01/2051 | Type Finance: | |

**Legal Description:**
Lot: 19 Block: 3 Subdivision: JEFFREY JAMES FINE ADDN

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 09/20/2021 | Sales Price: | $275,000 |
| Document #: | T05878320 BK-PG - | Type of Sale: | Sales Price Rounded from Tax |
| Contract Date: | 09/17/2021 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 19 Block: 3 Subdivision: JEFFERY JAMES FINE ADDITION

# ICE SiteX Report

**OrderID: 98012079**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 09/00/2021 | Sales Price: | $275,000 |
| Document #: | BK-PG - | Type of Sale: | Per Assessor Transaction History |
| Document Type: | | | |

**Legal Description:**
Lot: 19 Block: 3 District: 46 Subdivision: JEFFREY JAMES FINE ADDN Map Ref: MB:50905 Sec/Twnship/Range: SEC 08 QTR 33 TWN 117 RNG 21
Abbreviated Description: 019 003 JEFFREY JAMES FINE ADDN 50 X 127.32
City/Muni/Twp: ST. LOUIS PARK

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 06/15/2021 | Sales Price: | N/A |
| Document #: | T05846642 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 06/01/2021 | Loan Amount: | N/A |
| Document #: | T05844136 BK-PG - | Loan Type: | Commercial |
| TD Due Date: | 05/21/2022 | Type Finance: | |

**Legal Description:**
Lot: 19 Block: 3 Subdivision: JEFFREY JAMES FINE ADDITION

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 09/07/2017 | Loan Amount: | N/A |
| Document #: | T05473756 BK-PG - | Loan Type: | Credit Line (Revolving) |
| TD Due Date: | 09/28/2047 | Type Finance: | VAR |

**Legal Description:**
Lot: 19 Block: 3 Subdivision: JEFFERY JAMES FINE ADDITION

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | $5,502,000 | Median # of Bedrooms | 3 |
| Median Lot Size | 7,841 SF | Median # of Baths | 2 |
| Median Living Area | 1,129 SF | Median Year Built | 1952 |
| Price Range - 2 Yrs | $260,000 to $599,000 | Age Range | 69 years to 83 years |
| Median Value | $474,500 | Median Age | 74 years |

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .3Mi. | **3049 SUMTER AVE S**<br>**ST LOUIS PARK, MN 55426-3608** | 07/07/2026 | $469,000 | $434 | 1080 | 8/3/2 | 1954 | 7,405 SF | |
| | | APN: 17-117-21-22-0006 Document #: A11476980<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Sec/Twnship/Range: W2E2NW4NW4NW4 S17T117NR21E Abbreviated Description: Sec/Twnship/Range:W2E2NW4NW4NW4 S17T117NR21E | | | | | | | | |
| 2 | .29Mi. | **7907 W 25TH ST**<br>**ST LOUIS PARK, MN 55426-2531** | 06/26/2026 | $406,000 | $378 | 1074 | 6/3/2 | 1952 | 10,890 SF | |
| | | APN: 08-117-21-32-0034 Document #: A11474406<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 20 Block: 2 Subdivision: SOUTH WESTWOOD HILLS SECOND ADDITION Abbreviated Description: Lot:20 Block:2 Subdivision:SOUTH WESTWOOD HILLS SECOND ADDITION | | | | | | | | |
| 3 | .38Mi. | **3110 PENNSYLVANIA AVE S**<br>**ST LOUIS PARK, MN 55426-3247** | 06/22/2026 | $347,000 | $316 | 1097 | 8/5/3 | 1956 | 6,970 SF | |
| | | APN: 17-117-21-22-0050 Document #: T6208383<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 3 Block: 1 Subdivision: EIDES & MARTENS 2ND ADDITION Abbreviated Description: Lot:3 Block:1 Subdivision:EIDES & MARTENS 2ND ADDITION | | | | | | | | |
| 4 | .2Mi. | **2918 PENNSYLVANIA AVE S**<br>**ST LOUIS PARK, MN 55426-3243** | 06/12/2026 | $595,000 | $428 | 1388 | 8/2/2 | 1951 | 7,841 SF | |
| | | APN: 08-117-21-33-0009 Document #: A11470818<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Sec/Twnship/Range: E8S2SW4SW4 S8T117NR21W 5PM Abbreviated Description: Sec/Twnship/Range:E8S2SW4SW4 S8T117NR21W 5PM | | | | | | | | |
| 5 | .23Mi. | **2904 OREGON AVE S**<br>**ST LOUIS PARK, MN 55426-3236** | 06/10/2026 | $260,000 | $223 | 1162 | 7/3/3 | 1951 | 7,841 SF | |
| | | APN: 08-117-21-34-0153 Document #: A11469724<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 2 Block: 5 Subdivision: HIGH HOLBORN Abbreviated Description: Lot:2 Block:5 Subdivision:HIGH HOLBORN | | | | | | | | |
| 6 | .38Mi. | **2554 PENNSYLVANIA AVE S**<br>**ST LOUIS PARK, MN 55426-2612** | 06/02/2026 | $580,000 | $588 | 986 | 7/3/1 | 1957 | 11,326 SF | |
| | | APN: 08-117-21-24-0022 Document #: A11467402<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 12 Block: 1 Subdivision: CEDAR KNOLL MANOR SECOND ADDITION Abbreviated Description: Lot:12 Block:1 Subdivision:CEDAR KNOLL MANOR SECOND ADDITION | | | | | | | | |
| 7 | .19Mi. | **2825 PENNSYLVANIA AVE S**<br>**ST LOUIS PARK, MN 55426-3240** | 06/01/2026 | $490,000 | $403 | 1215 | 9/4/2 | 1952 | 7,841 SF | |
| | | APN: 08-117-21-34-0073 Document #: T6204354<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 14 Block: 4 Subdivision: HIGH HOLBORN Abbreviated Description: Lot:14 Block:4 Subdivision:HIGH HOLBORN | | | | | | | | |
| 8 | .36Mi. | **3100 PENNSYLVANIA AVE S**<br>**ST LOUIS PARK, MN 55426-3247** | 04/29/2026 | $580,000 | $635 | 912 | 6/3/1 | 1952 | 6,970 SF | |
| | | APN: 17-117-21-22-0048 Document #: T6198284<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 1 Block: 1 Subdivision: EIDES & MARTENS 2ND ADDITION Abbreviated Description: Lot:1 Block:1 Subdivision:EIDES & MARTENS 2ND ADDITION | | | | | | | | |
| 9 | .25Mi. | **2809 OREGON AVE S** | 04/28/2026 | $599,000 | $244 | 2448 | 10/5/2 | 1943 | 7,841 SF | |

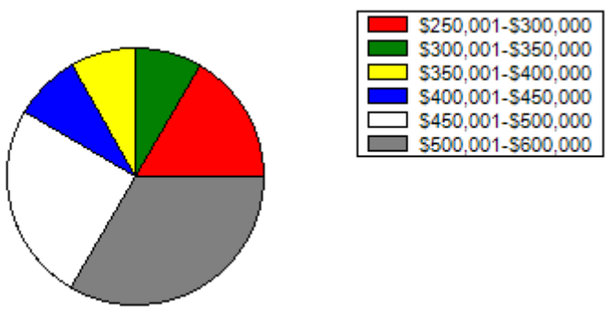
# ICE SiteX Report

**OrderID: 98012079**

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | **ST LOUIS PARK, MN 55426-3233** | | | | | | | | |
| | APN: 08-117-21-34-0058 Document #: T6198226 | | | | | | | | | |
| | Document Type: Price Code: R | | | | | | | | | |
| | Land Use: Single Family Residential | | | | | | | | | |
| | Legal: Lot: 18 Block: 3 Subdivision: HIGH HOLBORN Abbreviated Description: Lot:18 Block:3 Subdivision:HIGH HOLBORN | | | | | | | | | |
| 10 | .25Mi. | **2813 OREGON AVE S** | 03/25/2026 | $398,500 | $298 | 1334 | 6/3/1 | 1953 | 7,841 SF | |
| | | **ST LOUIS PARK, MN 55426-3233** | | | | | | | | |
| | APN: 08-117-21-34-0057 Document #: T6191893 | | | | | | | | | |
| | Document Type: Price Code: R | | | | | | | | | |
| | Land Use: Single Family Residential | | | | | | | | | |
| | Legal: Lot: 17 Block: 3 Subdivision: HIGH HOLBORN Abbreviated Description: Lot:17 Block:3 Subdivision:HIGH HOLBORN | | | | | | | | | |
| 11 | .27Mi. | **3031 SUMTER AVE S** | 03/24/2026 | $297,500 | $262 | 1134 | 9/3/1 | 1955 | 6,970 SF | |
| | | **ST LOUIS PARK, MN 55426-3608** | | | | | | | | |
| | APN: 17-117-21-22-0009 Document #: A11449338 | | | | | | | | | |
| | Document Type: Price Code: R | | | | | | | | | |
| | Land Use: Single Family Residential | | | | | | | | | |
| | Legal: Sec/Twnship/Range: W2E2NW4NW4NW4 S17T117R21 Abbreviated Description: Sec/Twnship/Range:W2E2NW4NW4NW4 S17T117R21 | | | | | | | | | |
| 12 | .19Mi. | **2914 VIRGINIA AVE S** | 02/25/2026 | $480,000 | $427 | 1123 | 7/3/1 | 1952 | 6,098 SF | |
| | | **ST LOUIS PARK, MN 55426-3036** | | | | | | | | |
| | APN: 07-117-21-44-0072 Document #: T6187183 | | | | | | | | | |
| | Document Type: Price Code: R | | | | | | | | | |
| | Land Use: Single Family Residential | | | | | | | | | |
| | Legal: Lot: 12 Block: 4 Subdivision: TEXA TONKA ADDITION Abbreviated Description: Lot:12 Block:4 Subdivision:TEXA TONKA ADDITION | | | | | | | | | |

## Comparable Sales Chart

% Distribution Sales for Two Years




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. | **2825 SUMTER AVE S** | **09/00/2021** | $306,900 | $306,900 | 864 | 6/3/1 | 1953 | 6,534 SF | |
| .01Mi. | **2831 SUMTER AVE S** | **04/00/2014** | $375,900 | $375,900 | 1,172 | 8/3/2 | 1953 | 6,534 SF | |
| .01Mi. | **2821 SUMTER AVE S** | **06/00/2022** | $340,200 | $340,200 | 864 | 7/3/1 | 1953 | 6,534 SF | |
| .02Mi. | **2835 SUMTER AVE S** | **06/00/2000** | $318,400 | $318,400 | 864 | 6/3/2 | 1953 | 6,534 SF | |
| .02Mi. | **2815 SUMTER AVE S** | **11/00/1981** | $287,300 | $287,300 | 864 | 7/3/1 | 1953 | 6,534 SF | |
| .03Mi. | **2824 RHODE ISLAND AVE S** | **01/00/2015** | $345,000 | $345,000 | 864 | 6/3/2 | 1953 | 6,534 SF | |
| .03Mi. | **2820 RHODE ISLAND AVE S** | **07/00/2005** | $298,000 | $298,000 | 864 | 7/3/1 | 1953 | 6,534 SF | |
| .03Mi. | **2841 SUMTER AVE S** | **04/00/2013** | $347,300 | $347,300 | 1,027 | 7/3/2 | 1953 | 6,534 SF | |
| .03Mi. | **2811 SUMTER AVE S** | **09/00/2020** | $403,400 | $403,400 | 864 | 7/3/2 | 1953 | 6,534 SF | |
| .03Mi. | **2830 RHODE ISLAND AVE S** | **07/00/2015** | $261,000 | $261,000 | 726 | 6/2/2 | 1953 | 6,534 SF | |
| .03Mi. | **2814 RHODE ISLAND AVE S** | | $350,800 | $350,800 | 1,333 | 8/4/2 | 1953 | 6,534 SF | |
| .03Mi. | **2834 RHODE ISLAND AVE S** | **05/00/2013** | $346,100 | $346,100 | 726 | 6/3/2 | 1953 | 6,534 SF | |
| .04Mi. | **2824 SUMTER AVE S** | **12/00/2018** | $504,200 | $504,200 | 1,032 | 8/3/2 | 1953 | 6,098 SF | |
| .04Mi. | **2830 SUMTER AVE S** | **06/00/2021** | $301,300 | $301,300 | 864 | 6/3/1 | 1953 | 6,098 SF | |
| .04Mi. | **2820 SUMTER AVE S** | **03/00/1979** | $297,700 | $297,700 | 864 | 6/2/1 | 1953 | 6,098 SF | |
| .04Mi. | **2845 SUMTER AVE S** | **07/00/2018** | $388,400 | $388,400 | 864 | 6/3/2 | 1953 | 6,534 SF | |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | NA | Households Occupied by Owners: | NA |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | NA years old | Households: | NA |
| Median Household Income: | NA | Households w/Family: | NA |
| Household Income Per Capita: | NA | Households w/Family Married: | NA |
| Most Common Education Level: | NA | Households w/Family Children: | NA |

## School District

| | | | |
|---|---|---|---|
| School District Zone: | NA | Students: | NA |
| Number of Schools: | NA | Rating: | NA |

# ICE SiteX Report

**OrderID: 98012079**

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|

No School Information Available For This Property

## Flood Report

The Subject Property of **2825 SUMTER AVE S, ST LOUIS PARK, MN 55426-3023** 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** | NA | NA |
| **BURGLARY** | NA | NA |
| **MOTOR VEHICLE THEFT** | NA | NA |
| **FORCIBLE ROBBERY** | NA | NA |
| **AGGRAVATED ASSAULT** | NA | NA |
| **FORCIBLE RAPE** | NA | NA |
| **MURDER** | NA | NA |
| **OVERALL** | NA | NA |

## 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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