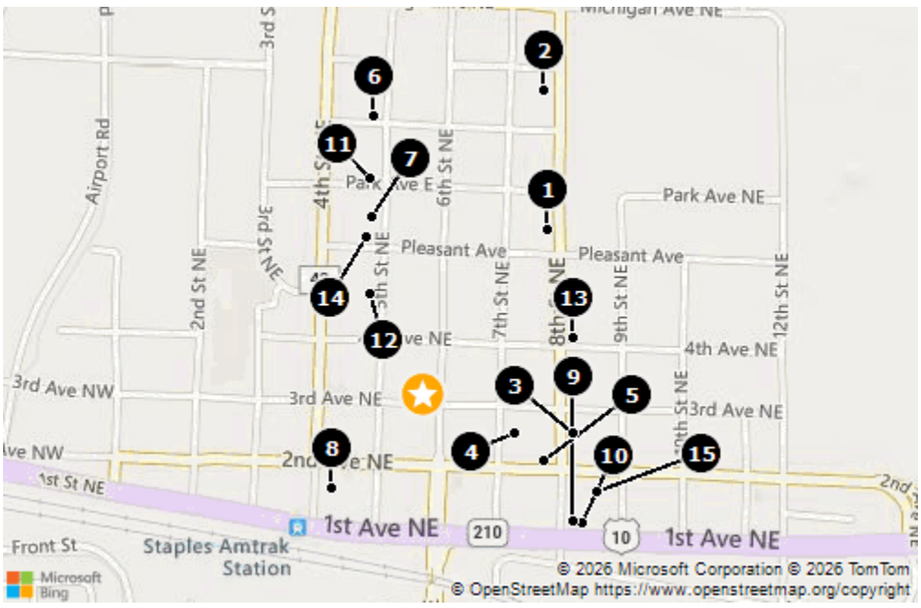
ICE SiteX Report

OrderID: 96873346

SiteX Property Information Report



Subject Property Location

303 6TH ST NE, STAPLES, MN 56479-2355

County:	**TODD MN**	Census Tract:	271537901.002005
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	38-0023300	Thomas Bros Pg-Grid:	

Valuation

Value:	**$143,000**	FSD:	32	Common Confidence Score:	22
Value Range:	$97,240 - $188,760	ICE Confidence Score:	68		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$6,600	Market Land Value:	$6,600	Tax Year:	2025
Assd Improvement:	$116,700	Market Improvment Value:	$116,700	Total Taxable Value:	$1,054
Total Assessed Value:	$123,300	Total Assessor Market Value:	$123,300	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 11-12 Block: 19 District: 2170 Subdivision: STAPLES MILL (ORIGINAL TOWNSITE) 1-133
Abbreviated Description: STAPLES MILL (ORIGINAL TOWNSITE) 1-133-33 S 10 FT OF LOT 11 & ALL OF LOT 12 BLK 19

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	354 SF	Baths:		Fireplace:	
Year Built:	1904	Partial Baths:		Type Const:	
Number of Buildings:	5	Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	
Number of Stories:		Number of Cars:	1	A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/20/2026	Sales Price:	$163,238
Document #:	549687 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/10/2025	Sales Price:	N/A
Document #:	549150 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/04/2025	Sales Price:	$5,819
Document #:	549092 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	07/15/2024	Loan Amount:	N/A
Document #:	541999 BK-PG -	Loan Type:	New Conventional
TD Due Date:	07/01/2034	Type Finance:	
Legal Description:			

Lot: 12 Block: 19 Subdivision: TOWNSITE OF STAPLES MILL

ICE SiteX Report

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Prior Transfer

Recording Date:	07/15/2024	Sales Price:	$166,252
Document #:	541997 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	05/28/2024		
Document Type:			

Legal Description:
Lot: 12 Block: 19 Subdivision: TOWNSITE OF STAPLES MILL

Prior Transfer

Recording Date:	07/15/2024	Sales Price:	N/A
Document #:	541996 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	05/28/2024		
Document Type:			

Legal Description:
Lot: 12 Block: 19 Subdivision: TOWNSITE OF STAPLES MILL

Prior Transfer

Recording Date:	07/01/2024	Sales Price:	$166,250
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 11-12 Block: 19 District: 2170 Subdivision: STAPLES MILL (ORIGINAL TOWNSITE) 1-133
Abbreviated Description: STAPLES MILL (ORIGINAL TOWNSITE) 1-133-33 S 10 FT OF LOT 11 & ALL OF LOT 12 BLK 19

Prior Transfer

Recording Date:	10/14/2016	Sales Price:	N/A
Document #:	501263 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/07/2016		
Document Type:			

Legal Description:
Lot: 12 Block: 19 Subdivision: TOWNSITE OF STAPLES MILL

Prior Transfer

Recording Date:	05/26/2016	Sales Price:	N/A
Document #:	499184 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/20/2016		
Document Type:			

Legal Description:
Lot: 11 & 12 Block: 19 Subdivision: TOWNSITE OF STAPLES MILL

Prior Transfer

Recording Date:	05/20/2016	Sales Price:	$53,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$2,149,000	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	780 SF	Median Year Built	1925
Price Range - 2 Yrs	$20,000 to $286,000	Age Range	20 years to 126 years
Median Value	$154,900	Median Age	101 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.23Mi.	**511 8TH ST NE** **STAPLES, MN 56479-3016**	01/09/2026	$96,600	$118	816	//	1910	SF	
		APN: 38-0070400 Document #: 549569 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 10 Block: 4 Subdivision: NEW HAMPTON ADD Abbreviated Description: Lot:10 Block:4 Subdivision:NEW HAMPTON ADD								
2	.37Mi.	**725 8TH ST NE** **STAPLES, MN 56479-2217**	12/15/2025	$286,000	$372	768	//	1964	SF	
		APN: 38-0095400 Document #: 549213 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 5 Block: 2 Subdivision: TIERNAN ADD Abbreviated Description: Lot:5 Block:2 Subdivision:TIERNAN ADD								
3	.18Mi.	**212 8TH ST NE** **STAPLES, MN 56479-2412**	12/09/2025	$161,000	$197	815	//	1950	SF	
		APN: 38-0059900 Document #: 549141 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Block: 10 Subdivision: SEARLESS FIRST ADD Abbreviated Description: Lot:1 Block:10 Subdivision:SEARLESS FIRST ADD								
4	.11Mi.	**216 7TH ST NE** **STAPLES, MN 56479-2410**	11/25/2025	$154,900	$296	522	//		SF	
		APN: 38-0029200 Document #: 549006 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 4 Block: 26 Subdivision: TOWNSITE OF STAPLES MILL Abbreviated Description: Lot:4 Block:26 Subdivision:TOWNSITE OF STAPLES MILL								
5	.15Mi.	**715 2ND AVE NE** **STAPLES, MN 56479-2915**	10/29/2025	$40,000	$37	1075	//	1903	SF	
		APN: 38-0029900 Document #: 548547 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 11 Block: 26 Subdivision: TOWNSITE OF STAPLES Abbreviated Description: Lot:11 Block:26 Subdivision:TOWNSITE OF STAPLES								
6	.32Mi.	**701 5TH ST NE** **STAPLES, MN 56479-2206**	10/08/2025	$165,000	$190	864	//	1938	SF	
		APN: 38-0100300 Document #: 548235 Document Type: Price Code: R								

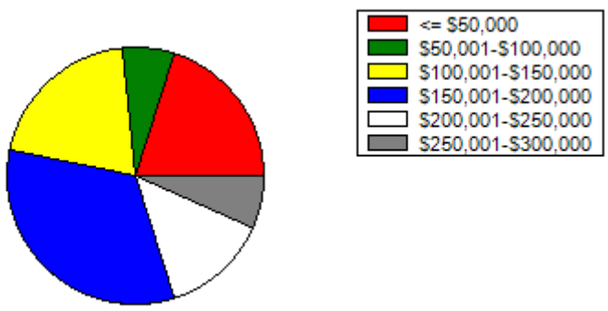
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	Land Use: Single Family Residential Legal: Lot: 12 Block: 4 Subdivision: OCONNOR ADD Abbreviated Description: Lot:12 Block:4 Subdivision:OCONNOR ADD								
7	.21Mi.	**521 5TH ST NE** **STAPLES, MN 56479-2334**	09/22/2025	$150,000	$173	864	//	1976	SF
	APN: 38-0098300 Document #: 547904 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 9 Block: 2 Subdivision: OCONNER ADD Abbreviated Description: Lot:9 Block:2 Subdivision:OCONNER ADD								
8	.15Mi.	**126 4TH ST NE** **STAPLES, MN 56479-2546**	09/09/2025	$20,000	$27	720	//	1900	SF
	APN: 38-0018600 Document #: 547703 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 4 Block: 16 Abbreviated Description: Lot:4 Block:16								
9	.21Mi.	**803 US 10 E** **STAPLES, MN 56479-2363**	08/22/2025	$160,000	$142	1119	//	1912	SF
	APN: 38-0062200 Document #: 547451 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 12 Block: 11 Subdivision: SEARLES FIRST ADD Abbreviated Description: Lot:12 Block:11 Subdivision:SEARLES FIRST ADD								
10	.22Mi.	**807 US 10 E** **STAPLES, MN 56479-2363**	08/21/2025	$185,000	$246	750	//	1930	SF
	APN: 38-0062100 Document #: 547438 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 11 Block: 11 Subdivision: SEARLES FIRST ADD Abbreviated Description: Lot:11 Block:11 Subdivision:SEARLES FIRST ADD								
11	.25Mi.	**603 5TH ST NE** **STAPLES, MN 56479-2250**	07/29/2025	$135,000	$306	440	//	1915	SF
	APN: 38-0099500 Document #: 547032 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 12 Block: 3 Subdivision: OCONNOR ADD Abbreviated Description: Lot:12 Block:3 Subdivision:OCONNOR ADD								
12	.13Mi.	**419 5TH ST NE** **STAPLES, MN 56479-2332**	07/16/2025	$202,000	$258	780	//	1920	SF
	APN: 38-0074200 Document #: 546760 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 2 Block: 10 Subdivision: NEW HAMPTON ADD Abbreviated Description: Lot:2 Block:10 Subdivision:NEW HAMPTON ADD								
13	.18Mi.	**400 8TH ST NE** **STAPLES, MN 56479-3015**	06/18/2025	$125,000	$160	780	//	1950	SF
	APN: 38-0056200 Document #: 546392 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 5 Block: 4 Subdivision: SEARLES FIRST ADD Abbreviated Description: Lot:5 Block:4 Subdivision:SEARLES FIRST ADD								
14	.19Mi.	**419 PLEASANT AVE NE** **STAPLES, MN 56479-2305**	06/12/2025	$237,500	$189	1256	//	2006	SF
	APN: 38-0099000 Document #: 546264 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 12 Block: 2 Subdivision: OCONNER ADD Abbreviated Description: Lot:12 Block:2 Subdivision:OCONNER ADD								
15	.22Mi.	**816 2ND AVE NE** **STAPLES, MN 56479-2918**	06/10/2025	$31,000	$49	624	//	1905	SF
	APN: 38-0061400 Document #: 546203 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 4 Block: 11 Subdivision: SEARLES FIRST ADD Abbreviated Description: Lot:4 Block:11 Subdivision:SEARLES FIRST ADD								

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.

ICE SiteX Report

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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.	**303 6TH ST NE**	**07/01/2024**	$123,300	$123,300	354		1904		
.01Mi.	**307 6TH ST NE**	**08/06/2021**	$97,500	$97,500	983		1900		
.03Mi.	**315 6TH ST NE**	**01/30/2017**	$99,400	$99,400	702		1899		
.04Mi.	**319 6TH ST NE**	**01/26/2024**	$144,300	$144,300	1,472		1900		
.04Mi.	**308 6TH ST NE**	**11/18/2021**	$105,000	$105,000	806		1904		
.04Mi.	**316 5TH ST NE**		$128,600	$128,600	702		1892		
.04Mi.	**312 6TH ST NE**	**12/20/2019**	$130,500	$130,500	980		1902		
.04Mi.	**224 6TH ST NE**	**10/30/2020**	$114,300	$114,300	1,081		1902		
.05Mi.	**323 6TH ST NE**		$263,600	$263,600	784		1984		
.05Mi.	**320 5TH ST NE**	**09/23/2020**	$50,900	$50,900	676		1899		
.05Mi.	**316 6TH ST NE**	**09/13/2019**	$104,800	$104,800	1,088		1898		
.05Mi.	**220 6TH ST NE**		$77,500	$77,500	522		1904		
.05Mi.	**218 6TH ST NE**	**12/23/2021**	$69,700	$69,700	488		1894		
.05Mi.	**320 6TH ST NE**	**09/25/2006**	$93,100	$93,100	584		1898		
.05Mi.	**322 5TH ST NE**		$117,400	$117,400	1,224		1924		
.06Mi.	**216 6TH ST NE**	**04/30/2021**	$74,700	$74,700	624		1890		

Rent vs. Own

Households Occupied by Renters:	19%	Households Occupied by Owners:	68%

Demographics & Income

Median Age:	44.0 years old	Households:	2,524
Median Household Income:	$58,967	Households w/Family:	64%
Household Income Per Capita:	$30,676	Households w/Family Married:	44%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

School District

School District Zone:	Staples-Motley School District	Students:	977
Number of Schools:	3	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.24Mi.	**Motley-Staples Middle School** Number of Students: 301 Student-Teacher Ratio: 17.28	C	Public	5 - 8
0.24Mi.	**Staples-Motley Senior High School** Number of Students: 330 Student-Teacher Ratio: 13.5 Advanced Placement: Yes	B+	Public	9 - 12
0.59Mi.	**Staples-Motley Elementary School** Number of Students: 346 Student-Teacher Ratio: 10.87	B-	Public	PK - 4

Flood Report

The Subject Property of **303 6TH ST NE, STAPLES, MN 56479-2355** 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	125%	HIGHER
BURGLARY	118%	HIGHER
MOTOR VEHICLE THEFT	123%	HIGHER
FORCIBLE ROBBERY	149%	NOTABLY HIGHER
AGGRAVATED ASSAULT	118%	HIGHER
FORCIBLE RAPE	149%	NOTABLY HIGHER
MURDER	137%	NOTABLY HIGHER
OVERALL	119%	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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ICE SiteX Report

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