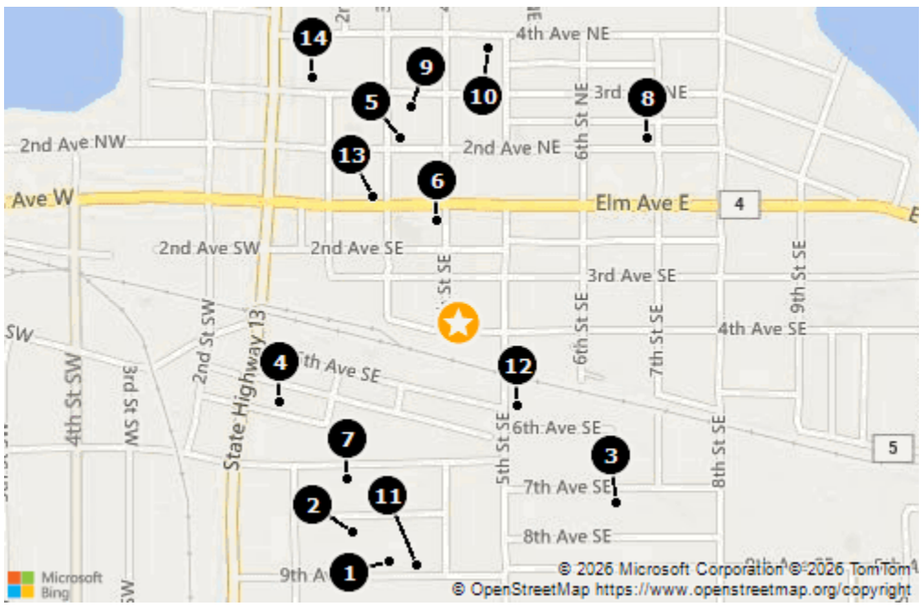
# ICE SiteX Report

**OrderID: 98513659**

## SiteX Property Information Report




## Subject Property Location

### 313 4TH ST SE, WASECA, MN 56093-3059

| | | | |
|---|---|---|---|
| County: | **WASECA MN** | Census Tract: | 271617904.004048 |
| Property Use: | Single Family Residential | Zoning: | |
| Parcel Number: | 17.704.0270 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$119,000** | FSD: | 29 | Common Confidence Score: | 24 |
| Value Range: | $84,490 - $153,510 | ICE Confidence Score: | 71 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2025 | Market Value Year: | 2025 | Tax Rate Code Area: | 1701 |
| Assd Land Value: | $23,800 | Market Land Value: | $23,800 | Tax Year: | 2025 |
| Assd Improvement: | $91,300 | Market Improvment Value: | $91,300 | Total Taxable Value: | $1,606 |
| Total Assessed Value: | $115,100 | Total Assessor Market Value: | $115,100 | Delinquent Year: | |
| | | | | Tax Account ID: | |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | DJ |

## Assessment Legal Description

Lot: 5 Block: 3 District: 1701 Subdivision: WINONA & ST PETER LAND CO 1ST
Abbreviated Description: WINONA & ST PETER LAND CO 1ST S 1/2 OF LOT 5 BLK 3
City/Muni/Twp: WASECA CITY

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | | Bedrooms: | 3 | Pool: | |
| Building Area: | 1102 SF | Baths: | 1.5 | Fireplace: | |
| Year Built: | 1963 | Partial Baths: | | Type Const: | |
| Number of Buildings: | | Number of Rooms: | | Ext Walls: | Wood Siding |
| Number of Units: | | Garage Type: | | Heating: | Forced Air |
| Number of Stories: | 1 | Number of Cars: | | A/C: | Central |
| Style: | | Basement: | | Roof Cover: | Comp Shingle |
| | | Foundation: | | Elevator: | |

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

| | | | |
|---|---|---|---|
| Recording Date: | 01/02/2009 | Loan Amount: | N/A |
| Document #: | A278084 BK-PG - | Loan Type: | VA |
| TD Due Date: | 01/01/2039 | Type Finance: | |

**Legal Description:**
Lot: 5 Block: 3 Subdivision: WINONA AND ST. PETER LAND COMPANY ADDITION
City/Muni/Twp: WASECA

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 01/02/2009 | Sales Price: | N/A |
| Document #: | A278083 BK-PG - | Type of Sale: | Price as "0", "None", "No Consideration" |
| Contract Date: | 12/31/2008 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 5 Block: 3 Subdivision: WINONA AND ST. PETER LAND COMPANY ADDITION
City/Muni/Twp: WASECA

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 12/31/2008 | Sales Price: | $83,700 |
| Document #: | BK-PG - | Type of Sale: | Per Assessor Transaction History |
| Document Type: | | | |

# ICE SiteX Report

**OrderID: 98513659**

**Legal Description:**
Lot: 5 Block: 3 District: 1701 Subdivision: WINONA & ST PETER LAND CO 1ST
Abbreviated Description: WINONA & ST PETER LAND CO 1ST S 1/2 OF LOT 5 BLK 3
City/Muni/Twp: WASECA CITY

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | $2,942,400 | Median # of Bedrooms | 2.5 |
| Median Lot Size | SF | Median # of Baths | 1.5 |
| Median Living Area | 956 SF | Median Year Built | 1915 |
| Price Range - 2 Yrs | $158,000 to $259,900 | Age Range | 64 years to 146 years |
| Median Value | $214,000 | Median Age | 111 years |

## Comparable Sales Data

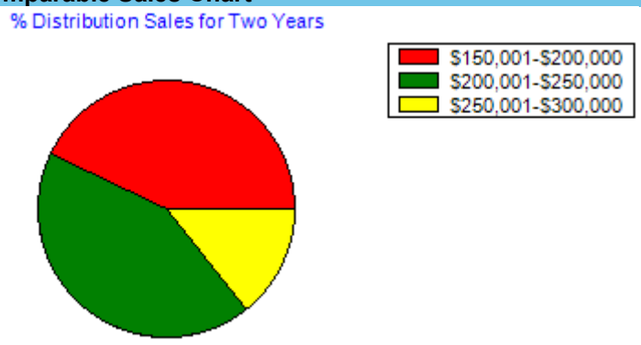
| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .29Mi. | **235 9TH AVE SE**<br>**WASECA, MN 56093-3116** | 08/18/2026 | $179,500 | $143 | 1247 | /2/1 | 1962 | SF | |
| | | APN: 17.155.0810 Document #: 344576<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 11 Block: 5 Section: 17 Subdivision: BROUGHTONS ADD Sec/Twnship/Range: SW4 S17 T107N R22W Abbreviated Description: Lot:11 Block:5 Section:17 Subdivision:BROUGHTONS ADD Sec/Twnship/Range:SW4 S17 T107N R22W | | | | | | | | |
| 2 | .28Mi. | **216 8TH AVE SE**<br>**WASECA, MN 56093-3029** | 08/14/2026 | $218,000 | $145 | 1496 | /3/1.5 | 1958 | SF | |
| | | APN: 17.107.0450 Document #: 344553<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 46 Block: 5 Subdivision: AUDITORS Abbreviated Description: Lot:46 Block:5 Subdivision:AUDITORS | | | | | | | | |
| 3 | .28Mi. | **608 7TH AVE SE**<br>**WASECA, MN 56093-3454** | 08/14/2026 | $225,000 | $236 | 950 | /3/2 | 1910 | SF | |
| | | APN: 17.608.0090 Document #: 344547<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 12 Block: 1 Subdivision: SAMUEL S HANSONS Abbreviated Description: Lot:12 Block:1 Subdivision:SAMUEL S HANSONS | | | | | | | | |
| 4 | .23Mi. | **111 6TH AVE SE**<br>**WASECA, MN 56093-3018** | 08/14/2026 | $158,000 | $188 | 840 | /2/1 | 1947 | SF | |
| | | APN: 17.104.0080 Document #: 344545<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 6 Block: 9 Subdivision: AUDITORS Abbreviated Description: Lot:6 Block:9 Subdivision:AUDITORS | | | | | | | | |
| 5 | .23Mi. | **301 2ND AVE NE**<br>**WASECA, MN 56093-2936** | 08/05/2026 | $259,900 | $198 | 1312 | /5/2 | 1900 | SF | |
| | | APN: 17.100.2520 Document #: 344430<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 10 Block: 14 Subdivision: VILLAGE OF WASECA Abbreviated Description: Lot:10 Block:14 Subdivision:VILLAGE OF WASECA | | | | | | | | |
| 6 | .12Mi. | **316 ELM AVE E**<br>**WASECA, MN 56093-2945** | 08/03/2026 | $175,000 | $187 | 933 | /3/1.25 | 1880 | SF | |
| | | APN: 17.100.2750 Document #: 344409<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 5 Block: 16 Subdivision: VILALGE OF WASECA Abbreviated Description: Lot:5 Block:16 Subdivision:VILALGE OF WASECA | | | | | | | | |
| 7 | .23Mi. | **216 7TH AVE SE**<br>**WASECA, MN 56093-3023** | 07/07/2026 | $185,000 | $201 | 920 | /2/1 | 1949 | SF | |
| | | APN: 17.107.0050 Document #: CRV1896095<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 1 Block: 5 Subdivision: BROUGHTONS ADD Abbreviated Description: Lot:1 Block:5 Subdivision:BROUGHTONS ADD | | | | | | | | |
| 8 | .31Mi. | **619 2ND AVE NE**<br>**WASECA, MN 56093-3353** | 06/30/2026 | $210,000 | $224 | 936 | /2/2.5 | 1916 | SF | |
| | | APN: 17.276.1320 Document #: CRV1894041<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 7 Block: 11 Subdivision: FIRST ADD Abbreviated Description: Lot:7 Block:11 Subdivision:FIRST ADD | | | | | | | | |
| 9 | .25Mi. | **306 3RD AVE NE**<br>**WASECA, MN 56093-2916** | 06/30/2026 | $245,000 | $285 | 858 | /4/1.5 | 1907 | SF | |
| | | APN: 17.100.2410 Document #: CRV1890640<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 2 Block: 14 Subdivision: VILLAGE OF WASECA Abbreviated Description: Lot:2 Block:14 Subdivision:VILLAGE OF WASECA | | | | | | | | |
| 10 | .31Mi. | **412 4TH AVE NE**<br>**WASECA, MN 56093-3310** | 06/30/2026 | $247,000 | $256 | 962 | /3/1 | 1914 | SF | |
| | | APN: 17.100.3230 Document #: CRV1892734<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: | | | | | | | | |
| 11 | .28Mi. | **305 9TH AVE SE**<br>**WASECA, MN 56093-3118** | 06/18/2026 | $255,000 | $219 | 1160 | /2/1.75 | 1962 | SF | |
| | | APN: 17.155.0820 Document #: CRV1888309<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 14 Block: 5 Subdivision: BROUGHTONS ADD Abbreviated Description: Lot:14 Block:5 Subdivision:BROUGHTONS ADD | | | | | | | | |
| 12 | .11Mi. | **517 5TH ST SE**<br>**WASECA, MN 56093-3421** | 06/18/2026 | $200,000 | $196 | 1017 | /2/1 | 1899 | SF | |
| | | APN: 17.501.0010 Document #: CRV1887141<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 1 Block: 1 Subdivision: OAK PARK ADD Abbreviated Description: Lot:1 Block:1 Subdivision:OAK PARK ADD | | | | | | | | |
| 13 | .18Mi. | **217 ELM AVE E**<br>**WASECA, MN 56093-2942** | 06/02/2026 | $165,000 | $94 | 1751 | /1/1.5 | 1916 | SF | |
| | | APN: 17.100.1950 Document #: CRV1881957<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: | | | | | | | | |
| 14 | .33Mi. | **117 3RD AVE NE** | 05/29/2026 | $220,000 | $352 | 624 | /3/1.5 | 1908 | SF | |

# ICE SiteX Report

**OrderID: 98513659**

**WASECA, MN 56093-2911**
APN: 17.627.0190 Document #: CRV1882160
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 17 Block: 1 Subdivision: TROWBRIDGES SECOND ADD Abbreviated Description: Lot:17 Block:1 Subdivision:TROWBRIDGES SECOND ADD

## 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. | **313 4TH ST SE** | **12/31/2008** | $115,100 | $115,100 | 1,102 | /3/1.5 | 1963 | | |
| .01Mi. | **309 4TH ST SE** | **04/22/2019** | $93,100 | $93,100 | 530 | /3/1.5 | 1922 | | |
| .02Mi. | **405 4TH AVE SE** | | $187,500 | $187,500 | 1,042 | /4/2 | 1920 | | |
| .03Mi. | **312 4TH ST SE** | **05/10/2019** | $92,400 | $92,400 | 576 | /1/1 | 1907 | | |
| .03Mi. | **402 4TH AVE SE** | **05/27/2010** | $158,200 | $158,200 | 960 | /2/1 | 1955 | | |
| .03Mi. | **402 3RD AVE SE** | | $125,300 | $125,300 | 720 | /3/1 | 1936 | | |
| .03Mi. | **308 4TH ST SE** | **10/31/2014** | $156,800 | $156,800 | 728 | /4/1.25 | 1915 | | |
| .03Mi. | **404 3RD AVE SE** | **08/24/2018** | $112,800 | $112,800 | 810 | /2/1.25 | 1890 | | |
| .03Mi. | **304 4TH ST SE** | | $95,300 | $95,300 | 761 | /2/1 | 1956 | | |
| .04Mi. | **312 5TH ST SE** | **10/25/2023** | $208,700 | $208,700 | 920 | /6/1.5 | 1922 | | |
| .04Mi. | **408 3RD AVE SE** | **10/07/2015** | $122,200 | $122,200 | 574 | /3/1 | 1916 | | |
| .04Mi. | **406 4TH AVE SE** | | $132,900 | $132,900 | 864 | /2/1 | 1963 | | |
| .04Mi. | **412 3RD AVE SE** | **05/11/2018** | $167,500 | $167,500 | 1,148 | /3/1.5 | 1895 | | |
| .04Mi. | **314 3RD AVE SE** | **01/19/2005** | $80,300 | $80,300 | 720 | /3/1.25 | 1900 | | |
| .04Mi. | **308 5TH ST SE** | | $143,100 | $143,100 | 1,014 | /3/1.75 | 1922 | | |
| .05Mi. | **310 3RD AVE SE** | **05/31/2001** | $119,200 | $119,200 | 552 | /3/1 | 1926 | | |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 19% | Households Occupied by Owners: | 75% |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 40.0 years old | Households: | 5,327 |
| Median Household Income: | $73,075 | Households w/Family: | 68% |
| Household Income Per Capita: | $40,397 | Households w/Family Married: | 49% |
| Most Common Education Level: | High School Graduate | Households w/Family Children: | 34% |

## School District

| | | | |
|---|---|---|---|
| School District Zone: | Waseca Public School District | Students: | 1,752 |
| Number of Schools: | 7 | Rating: | C+ |

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|
| 1.55Mi. | **Waseca Intermediate School**<br>Number of Students: 380<br>Student-Teacher Ratio: 12.7 | B- | Public | 4 - 6 |
| 0.56Mi. | **Hartley Elementary School**<br>Number of Students: 429<br>Student-Teacher Ratio: 14.99 | C+ | Public | PK - 3 |
| 1.35Mi. | **Waseca Senior High School**<br>Number of Students: 555<br>Student-Teacher Ratio: 15.77 | B- | Public | 9 - 12 |
| 1.35Mi. | **Waseca Junior High School**<br>Number of Students: 280 | C | Public | 7 - 8 |

# ICE SiteX Report

**OrderID: 98513659**

Student-Teacher Ratio: 18.21

## Crime Risk

| Type | Risk Index Score | Compared to National Average (=100%) |
|---|---|---|
| **LARCENY** | 127% | HIGHER |
| **BURGLARY** | 98% | SIMILAR |
| **MOTOR VEHICLE THEFT** | 132% | NOTABLY HIGHER |
| **FORCIBLE ROBBERY** | 106% | SIMILAR |
| **AGGRAVATED ASSAULT** | 113% | HIGHER |
| **FORCIBLE RAPE** | 111% | HIGHER |
| **MURDER** | 120% | HIGHER |
| **OVERALL** | 115% | 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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