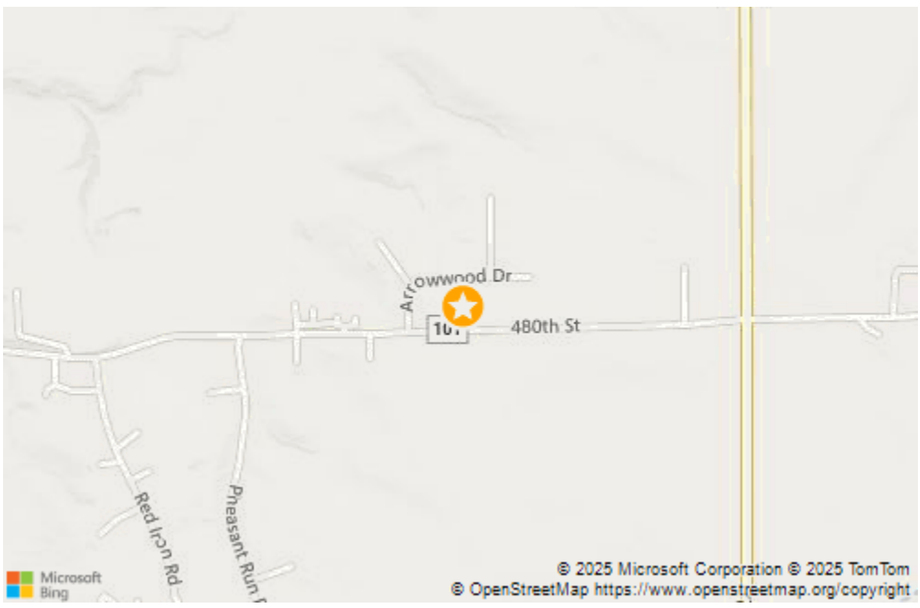
# ICE SiteX Report

**OrderID: 94183322**

## SiteX Property Information Report




## Subject Property Location

### 34933 ARROWWOOD DR, KASOTA, MN 56050-4322

| | | | |
|---|---|---|---|
| County: | **LE SUEUR MN** | Census Tract: | 270799506.001051 |
| Property Use: | Single Family Residential | Zoning: | |
| Parcel Number: | 05.430.0030 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | |
|---|---|---|---|
| Value: | **$286,000** | FSD: | 12 |
| Value Range: | $251,680 - $320,320 | Confidence Score: | 88 |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2024 | Market Value Year: | 2024 | Tax Rate Code Area: | |
| Assd Land Value: | $95,000 | Market Land Value: | $95,000 | Tax Year: | 2023 |
| Assd Improvement: | $214,500 | Market Improvment Value: | $214,500 | Total Taxable Value: | $2,952 |
| Total Assessed Value: | $309,500 | Total Assessor Market Value: | $309,500 | Delinquent Year: | |
| | | | | Tax Account ID: | |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | D |

## Assessment Legal Description

Lot: 3 Block: 1 District: 504 Subdivision: ARROWOOD SUB
Abbreviated Description: ARROWOOD SUB-DIV LOT-003 BLOCK-001
City/Muni/Twp: KAS TWP

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 28,200 SF | Bedrooms: | 3 | Pool: | |
| Building Area: | 1580 SF | Baths: | 1.5 | Fireplace: | |
| Year Built: | 1985 | Partial Baths: | | Type Const: | Wood |
| Number of Buildings: | | Number of Rooms: | | Ext Walls: | 4 |
| Number of Units: | | Garage Type: | Garage | Heating: | Forced Air |
| Number of Stories: | 1+B | Number of Cars: | 2 | A/C: | Central |
| Style: | Ranch | Basement: | Finished | Roof Cover: | Asphalt |
| | | Foundation: | Block | Elevator: | |

## Subject Property Deed/Transfer History

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 05/24/2023 | Sales Price: | $306,900 |
| Document #: | 449137 BK-PG - | Type of Sale: | Qualified Sale |
| Document Type: | | | |

**Legal Description:**
Lot: 3 Block: 1 District: 504 Subdivision: ARROWOOD SUB
Abbreviated Description: ARROWOOD SUB-DIV LOT-003 BLOCK-001
City/Muni/Twp: KAS TWP

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 05/04/2018 | Loan Amount: | N/A |
| Document #: | 000000415751 BK-PG - | Loan Type: | Unknown |
| TD Due Date: | | Type Finance: | |

**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 05/04/2018 | Sales Price: | $219,900 |
| Document #: | 000000415750 BK-PG - | Type of Sale: | Full Amount on Deed |
| Document Type: | Warranty Deed | | |

**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 04/24/2018 | Sales Price: | $219,900 |

# ICE SiteX Report

**OrderID: 94183322**

| | | | |
|---|---|---|---|
| Document #: | | Type of Sale: | Qualified Sale |
| Document Type: | | | |
| **Legal Description:** | | | |

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 03/02/2016 | Sales Price: | $102,000 |
| Document #: | 402888 BK-PG - | Type of Sale: | Full Amount on Deed |
| Contract Date: | 02/24/2016 | | |
| Document Type: | Special Warranty Deed | | |
| **Legal Description:** | | | |
| Lot: 3 Block: 1 Subdivision: ARROWOOD | | | |

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 03/23/2015 | Sales Price: | N/A |
| Document #: | 397614 BK-PG - | Type of Sale: | Transfer Tax on doc. indicated as EXEMPT |
| Document Type: | Intra-family Transfer or Dissolution | | |
| **Legal Description:** | | | |
| Lot: 3 Block: 1 Subdivision: ARROWOOD | | | |

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 12/16/2014 | Sales Price: | N/A |
| Document #: | 396249 BK-PG - | Type of Sale: | Transfer Tax on doc. indicated as EXEMPT |
| Contract Date: | 07/13/2013 | | |
| Document Type: | Intra-family Transfer or Dissolution | | |
| **Legal Description:** | | | |
| Lot: 3 Block: 1 Subdivision: ARROWOOD | | | |

## 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.

## 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. | **34933 ARROWWOOD DR** | **05/24/2023** | $309,500 | $309,500 | 1,580 | /3/1.5 | 1985 | 28,200 SF | |
| .02Mi. | **34969 ARROWWOOD DR** | **08/28/2020** | $283,600 | $283,600 | 1,596 | /3/2.5 | 1992 | 28,200 SF | |
| .05Mi. | **34881 ARROWWOOD DR** | **05/13/2019** | $336,800 | $336,800 | 1,484 | /4/2.75 | 1994 | 28,200 SF | |
| .05Mi. | **47932 WOODCOCK DR** | **05/02/2003** | $316,100 | $316,100 | 1,076 | /5/1.75 | 1994 | 33,750 SF | |
| .07Mi. | **34851 ARROWWOOD DR** | **07/14/2004** | $299,200 | $299,200 | 1,092 | /4/1.75 | 1981 | 29,845 SF | |
| .07Mi. | **47900 WOODCOCK DR** | **06/30/2017** | $355,100 | $355,100 | 1,707 | /4/2.75 | 1994 | 37,875 SF | |
| .08Mi. | **47923 WOODCOCK DR** | **07/15/2003** | $314,800 | $314,800 | 1,259 | /4/1.75 | 1990 | 27,500 SF | |
| .08Mi. | **35012 ARROWWOOD DR** | **12/18/2017** | $316,300 | $316,300 | 1,658 | /5/3.5 | 1983 | | |
| .09Mi. | **47882 WOODCOCK DR** | **12/07/2001** | $432,000 | $432,000 | 1,966 | /4/3.5 | 1994 | 42,000 SF | |
| .09Mi. | **47897 WOODCOCK DR** | **10/01/2012** | $317,000 | $317,000 | 1,436 | /2/2 | 2001 | 28,000 SF | |
| .09Mi. | **47942 AREA VIEW DR** | **03/28/2014** | $374,300 | $374,300 | 1,616 | /5/3.25 | 1994 | 29,400 SF | |
| .11Mi. | **47885 WOODCOCK DR** | | $256,400 | $256,400 | 1,008 | /3/1 | 1983 | 28,375 SF | |
| .12Mi. | **47934 AREA VIEW DR** | **12/06/2004** | $394,500 | $394,500 | 1,578 | /4/2.75 | 1992 | 30,660 SF | |
| .12Mi. | **35078 PRIMROSE LN** | **02/23/1998** | $342,400 | $342,400 | 1,272 | /3/2 | 1995 | | |
| .14Mi. | **47857 WOODCOCK DR** | | $342,900 | $342,900 | 1,504 | /4/1.75 | 1981 | 36,500 SF | |
| .14Mi. | **47850 WOODCOCK DR** | **07/15/1996** | $385,700 | $385,700 | 1,763 | /4/2.5 | 1991 | | |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 27% | Households Occupied by Owners: | 67% |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 43.0 years old | Households: | 819 |
| Median Household Income: | $78,181 | Households w/Family: | 66% |
| Household Income Per Capita: | $37,635 | Households w/Family Married: | 47% |
| Most Common Education Level: | High School Graduate | Households w/Family Children: | 31% |

## School District

| | | | |
|---|---|---|---|
| School District Zone: | St. Peter Public School District | Students: | 2,198 |
| Number of Schools: | 9 | Rating: | B- |

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|
| 5.17Mi. | **St. Peter High School** | B+ | Public | 9 - 12 |
| Number of Students: 694 | | | | |
| Student-Teacher Ratio: 17.86 | | | | |
| 5.60Mi. | **North Elementary School** | B | Public | 2 - 4 |
| Number of Students: 460 | | | | |
| Student-Teacher Ratio: 15.43 | | | | |
| 4.32Mi. | **South Elementary School** | NA | Public | KG - 1 |
| Number of Students: 264 | | | | |

# ICE SiteX Report

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Student-Teacher Ratio: 11.85

| | | | | |
|---|---|---|---|---|
| 5.11Mi. **St. Peter Middle School**<br>Number of Students: 662<br>Student-Teacher Ratio: 15.62 | | C+ | Public | 5 - 8 |
| 5.11Mi. **St. Peter Early Childhood Center**<br>Number of Students: 67<br>Student-Teacher Ratio: 7.37 | | NA | Public | PK - PK |

## Flood Report

The Subject Property of **34933 ARROWWOOD DR, KASOTA, MN 56050-4322** 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** | 109% | SIMILAR |
| **BURGLARY** | 137% | NOTABLY HIGHER |
| **MOTOR VEHICLE THEFT** | 125% | HIGHER |
| **FORCIBLE ROBBERY** | 114% | HIGHER |
| **AGGRAVATED ASSAULT** | 103% | SIMILAR |
| **FORCIBLE RAPE** | 128% | HIGHER |
| **MURDER** | 138% | NOTABLY HIGHER |
| **OVERALL** | 128% | HIGHER |

## Disaster Alerts

6/16/2024 - Severe Storms And Flooding

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