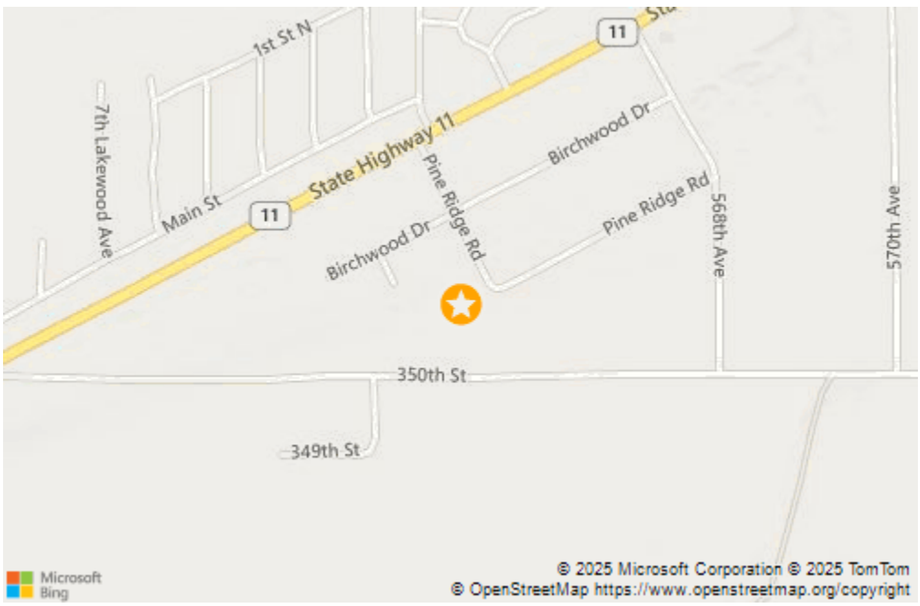
ICE SiteX Report

OrderID: 96241817

SiteX Property Information Report



Subject Property Location

35163 PINE RIDGE RD, WARROAD, MN 56763-3100

County:	**ROSEAU MN**	Census Tract:	271359701.001033
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	15.0094725	Thomas Bros Pg-Grid:	

Valuation

Value:	**$309,000**	FSD:	13
Value Range:	$268,830 - $349,170	Confidence Score:	87

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$25,100	Market Land Value:	$25,100	Tax Year:	2025
Assd Improvement:	$265,200	Market Improvment Value:	$265,200	Total Taxable Value:	$3,186
Total Assessed Value:	$290,300	Total Assessor Market Value:	$290,300	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 5 Block: 2 District: 1503 Subdivision: PINE RIDGE ESTATES
Abbreviated Description: LOT 5 BLK 2; PINE RIDGE ESTATES
City/Muni/Twp: TOWN OF LAKE TOWNSHIP

Property Characteristics

Lot Size:	1.042 AC	Bedrooms:		Pool:	
Building Area:	1398 SF	Baths:		Fireplace:	
Year Built:	2000	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	
Number of Stories:	1+B	Number of Cars:		A/C:	Yes
Style:		Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/08/2019	Sales Price:	$222,500
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 5 Block: 2 District: 1503 Subdivision: PINE RIDGE ESTATES
Abbreviated Description: LOT 5 BLK 2; PINE RIDGE ESTATES
City/Muni/Twp: TOWN OF LAKE TOWNSHIP

Prior Transfer

Recording Date:	05/12/2018	Sales Price:	$221,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

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.	**35163 PINE RIDGE RD**	**10/08/2019**	$290,300	$290,300	1,398		2000	1 SF	
.03Mi.	**35181 PINE RIDGE RD**		$213,800	$213,800	1,228		1995	42,558 SF	
.03Mi.	**35159 PINE RIDGE RD**	**05/21/2024**	$78,000	$78,000			2016	42,253 SF	
.05Mi.	**56483 350TH ST**	**09/29/2020**	$293,000	$293,000	3,157		2003	30,753 SF	
.05Mi.	**56525 350TH ST**		$183,000	$183,000	1,600		1990	33,018 SF	
.06Mi.	**56468 BIRCHWOOD DR**		$180,800	$180,800	1,200		1990	10,454 SF	
.06Mi.	**35188 PINE RIDGE RD**		$256,600	$256,600	1,440		1995	30,928 SF	
.07Mi.	**35229 PINE RIDGE RD**	**06/23/2017**	$160,900	$160,900	1,083		2003	30,928 SF	
.07Mi.	**35155 PINE RIDGE RD**	**10/18/2017**	$231,500	$231,500	1,536		2001	3 SF	
.07Mi.	**35224 JUNEBERRY CT**		$188,200	$188,200	1,104		1988	29,621 SF	
.09Mi.	**56512 BIRCHWOOD DR**		$317,200	$317,200	2,642		2008	30,928 SF	
.09Mi.	**35211 JUNEBERRY CT**	**10/01/2012**	$357,200	$357,200	1,740		1995	2 SF	
.09Mi.	**35116 PINE RIDGE RD**	**06/03/2011**	$265,300	$265,300	1,923		2007	36,285 SF	
.1Mi.	**35133 PINE RIDGE RD**		$198,900	$198,900	1,344		1996	38,638 SF	
.13Mi.	**56461 BIRCHWOOD DR**	**07/25/2023**	$286,200	$286,200	1,380		1989	1 SF	
.13Mi.	**56481 BIRCHWOOD DR**		$210,100	$210,100	1,104		1988	1 SF	

Rent vs. Own

Households Occupied by Renters:	22%	Households Occupied by Owners:	68%

Demographics & Income

Median Age:	42.8 years old	Households:	1,881
Median Household Income:	$63,202	Households w/Family:	66%
Household Income Per Capita:	$35,064	Households w/Family Married:	52%
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:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.57Mi.	**Warroad High School** Number of Students: 478 Student-Teacher Ratio: 20.13	C+	Public	7 - 12
2.57Mi.	**Warroad Elementary School** Number of Students: 531 Student-Teacher Ratio: 12.78	C+	Public	PK - 6

Flood Report

The Subject Property of **35163 PINE RIDGE RD, WARROAD, MN 56763-3100** 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	99%	SIMILAR
BURGLARY	161%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	78%	LOWER
FORCIBLE ROBBERY	142%	NOTABLY HIGHER
AGGRAVATED ASSAULT	113%	HIGHER
FORCIBLE RAPE	141%	NOTABLY HIGHER
MURDER	145%	NOTABLY HIGHER
OVERALL	135%	NOTABLY 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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