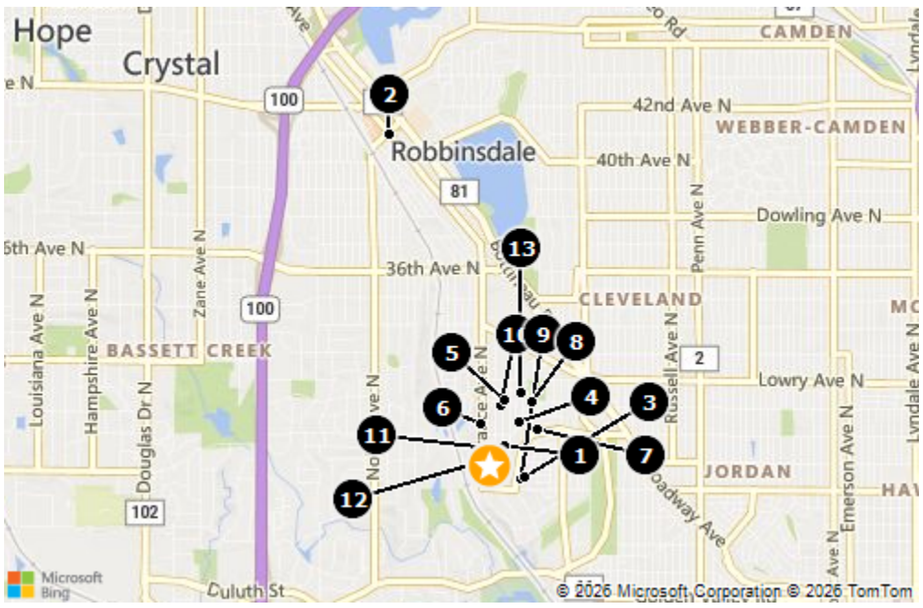
ICE SiteX Report

OrderID: 97524840

SiteX Property Information Report



Subject Property Location

3815 27TH AVE N, ROBBINSDALE, MN 55422-3712

County:	**HENNEPIN MN**	Census Tract:	270530214.002015
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	08-029-24-33-0075	Thomas Bros Pg-Grid:	

Valuation

Value:	**$348,000**	FSD:	9	Common Confidence Score:	68
Value Range:	$316,680 - $379,320	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$96,000	Market Land Value:	$96,000	Tax Year:	2026
Assd Improvement:	$205,900	Market Improvment Value:	$205,900	Total Taxable Value:	$6,775
Total Assessed Value:	$301,900	Total Assessor Market Value:	$301,900	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 9 Block: 13 District: 44 Subdivision: MCNAIR MANOR 2ND UNIT ROBBINSDALE Map Ref: MB:48760 Sec/Twnship/Range: SEC 08 QTR 33 TWN 029 RNG 24

Abbreviated Description:	009 013 MCNAIR MANOR 2ND UNIT ROBBINSDALE 40 X 126.2
City/Muni/Twp:	ROBBINSDALE

Property Characteristics

Lot Size:	5,227 SF	Bedrooms:	3	Pool:	
Building Area:	1115 SF	Baths:	2	Fireplace:	
Year Built:	1962	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Wood
Number of Units:	1	Garage Type:	Detached	Heating:	Floor/Wall
Number of Stories:	1+B	Number of Cars:		A/C:	K
Style:	Ranch	Basement:	Unfinished	Roof Cover:	Asphalt
		Foundation:	Block	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/18/2025	Sales Price:	$221,306
Document #:	A11403395 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/09/2024	Sales Price:	$9,346
Document #:	A11305276 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/01/2024	Sales Price:	N/A
Document #:	A11302726 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	07/25/2024		
Document Type:			
Legal Description:			

Lot: 9 Block: 13 Subdivision: MCNAIR MANOR 2ND UNIT

Mortgage Record

Recording Date:	06/21/2021	Loan Amount:	N/A

ICE SiteX Report

OrderID: 97524840

Document #:	A10977880 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2051	Type Finance:	

Legal Description:
Lot: 9 Block: 13 Subdivision: MCNAIR MANOR 2ND UNIT
City/Muni/Twp: ROBBINSDALE

Prior Transfer

Recording Date:	04/28/2021	Sales Price:	$169,449
Document #:	A10953240 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/05/2021	Sales Price:	$169,449
Document #:	A10942174 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/22/2020	Sales Price:	$169,449
Document #:	A10778482 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/16/2019	Sales Price:	N/A
Document #:	A10713704 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/25/2019	Sales Price:	N/A
Document #:	A10653376 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/08/2018	Sales Price:	N/A
Document #:	A10599654 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/24/2018	Loan Amount:	N/A
Document #:	A10595139 BK-PG -	Loan Type:	FHA
TD Due Date:	10/01/2047	Type Finance:	

Legal Description:
Lot: 9 Block: 13 Subdivision: MCNAIR MANOR Legal Unit: 02
City/Muni/Twp: ROBBINSDALE

Mortgage Record

Recording Date:	12/20/2017	Loan Amount:	N/A
Document #:	A10512968 BK-PG -	Loan Type:	FHA
TD Due Date:	01/01/2048	Type Finance:	

Legal Description:
Lot: 9 Block: 13 Subdivision: MCNAIR MANOR Legal Unit: 2
City/Muni/Twp: ROBBINSDALE

Mortgage Record

Recording Date:	04/16/2007	Loan Amount:	N/A
Document #:	18964501 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:		Type Finance:	

Legal Description:
Lot: 9 Block: 13 Subdivision: MCNAIR MANOR Legal Unit: 2
City/Muni/Twp: ROBBINSDALE

Mortgage Record

Recording Date:	04/16/2007	Loan Amount:	N/A
Document #:	18964500 BK-PG -	Loan Type:	New Conventional
TD Due Date:	04/01/2037	Type Finance:	

Legal Description:
Lot: 9 Block: 13 Subdivision: MCNAIR MANOR Legal Unit: 2
City/Muni/Twp: ROBBINSDALE

Prior Transfer

Recording Date:	08/02/2004	Sales Price:	$187,000
Document #:	864870 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	06/24/2004		
Document Type:			

Legal Description:
Subdivision: MCNAIR 2ND UNIT
Abbreviated Description: LOT9 BLK13
City/Muni/Twp: ROBBINSDALE

Prior Transfer

Recording Date:	06/00/2004	Sales Price:	$187,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History

ICE SiteX Report

OrderID: 97524840

Document Type:
Legal Description:
Lot: 9 Block: 13 District: 44 Subdivision: MCNAIR MANOR 2ND UNIT ROBBINSDALE Map Ref: MB:48760 Sec/Twnship/Range: SEC 08 QTR 33 TWN 029 RNG 24
Abbreviated Description: 009 013 MCNAIR MANOR 2ND UNIT ROBBINSDALE 40 X 126.2
City/Muni/Twp: ROBBINSDALE

Prior Transfer

Recording Date:	08/22/2001	Sales Price:	$133,000
Document #:	771183 BK-PG -	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
Lot: 9 Block: 13 Subdivision: MCNAIR MANOR 2ND UNIT

Area Sales Analysis

Total Area Sales	$3,965,924	Median # of Bedrooms	3
Median Lot Size	6,970 SF	Median # of Baths	1
Median Living Area	1,365 SF	Median Year Built	1950
Price Range - 2 Yrs	$55,000 to $450,000	Age Range	67 years to 102 years
Median Value	$330,000	Median Age	76 years

Comparable Sales Data

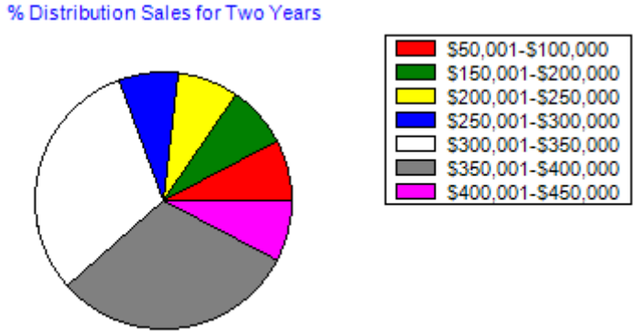
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.12Mi.	**2735 MCNAIR DR N** **ROBBINSDALE, MN 55422-3737**	04/27/2026	$325,000	$410	792	5/2/1	1950	4,792 SF	
		APN: 08-029-24-33-0030 Document #: T6197885 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 6 Block: 11 Subdivision: MCNAIR MANOR 2ND UNIT ROBBINSDALE MINNESOTA Abbreviated Description: Lot:6 Block:11 Subdivision:MCNAIR MANOR 2ND UNIT ROBBINSDALE MINNESOTA								
2	.3Mi.	**3525 30TH AVE N** **ROBBINSDALE, MN 55422-3770**	04/22/2026	$357,000	$254	1404	7/5/2	1946	11,326 SF	
		APN: 08-029-24-32-0150 Document #: T6196973 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 25&26 Block: 8 Subdivision: MCNAIR MANOR 2ND UNIT ROBBINSDALE MINNESOTA Abbreviated Description: Lot:25&26 Block:8 Subdivision:MCNAIR MANOR 2ND UNIT ROBBINSDALE MINNESOTA								
3	.23Mi.	**3420-26 1/2 AVE N** **ROBBINSDALE, MN 55422-**	04/10/2026	$266,424	$320	831	4/2/1	1956	5,227 SF	
		APN: 08-029-24-34-0187 Document #: A11453873 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 12 Block: 12 Subdivision: MCNAIR MANOR 3RD UNIT Abbreviated Description: Lot:12 Block:12 Subdivision:MCNAIR MANOR 3RD UNIT City/Muni/Twp:ROBBINSDALE City/Muni/Twp: ROBBINSDALE								
4	.25Mi.	**2931 CHOWEN AVE N** **ROBBINSDALE, MN 55422-3755**	03/10/2026	$370,000	$367	1008	5/4/1	1959	5,227 SF	
		APN: 08-029-24-32-0124 Document #: A11445716 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 14 Block: 7 Subdivision: MCNAIR MANOR 2ND UNIT ROBBINSDALE MINNESOTA Abbreviated Description: Lot:14 Block:7 Subdivision:MCNAIR MANOR 2ND UNIT ROBBINSDALE MINNESOTA								
5	.33Mi.	**3708 31ST AVE N** **ROBBINSDALE, MN 55422-3227**	03/06/2026	$315,000	$305	1032	4/2/1	1950	13,068 SF	
		APN: 08-029-24-32-0027 Document #: T6188758 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 2&3 Block: 4 Subdivision: MCNAIR MANOR 2ND UNIT ROBBINSDALE MINNESOTA Abbreviated Description: Block:4 Subdivision:MCNAIR MANOR 2ND UNIT ROBBINSDALE MINNESOTA Abbreviated Description:PORTION LOTS2&3								
6	.22Mi.	**2923 FRANCE AVE N** **ROBBINSDALE, MN 55422-3205**	01/08/2026	$250,000	$245	1020	5/2/1	1959	42,253 SF	
		APN: 07-029-24-41-0031 Document #: T6179726 Document Type: Price Code: R Land Use: Single Family Residential Legal: Sec/Twnship/Range: NE4SE4 S07T29R24 Abbreviated Description: Sec/Twnship/Range:NE4SE4 S07T29R24								
7	.28Mi.	**3420 PARKVIEW BLVD** **ROBBINSDALE, MN 55422-3753**	11/25/2025	$365,000	$243	1500	5/4/2	1955	10,890 SF	
		APN: 08-029-24-31-0074 Document #: T6172246 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 16&17 Block: 9 Subdivision: MCNAIR MANOR 2ND UNIT ROBBINSDALE MINNESOTA Abbreviated Description: Lot:16&17 Block:9 Subdivision:MCNAIR MANOR 2ND UNIT ROBBINSDALE MINNESOTA								
8	.35Mi.	**3504 30TH AVE N** **ROBBINSDALE, MN 55422-3771**	11/20/2025	$382,500	$270	1413	5/3/1	1948	6,534 SF	
		APN: 08-029-24-32-0006 Document #: T6171297 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 7 Block: 2 Subdivision: MCNAIR MANOR 2ND UNIT ROBBINSDALE MINNESOTA Abbreviated Description: Lot:7 Block:2 Subdivision:MCNAIR MANOR 2ND UNIT ROBBINSDALE MINNESOTA								
9	.16Mi.	**2622 PARKVIEW BLVD** **ROBBINSDALE, MN 55422-3721**	10/28/2025	$450,000	$260	1726	7/4/1	1947	6,970 SF	
		APN: 08-029-24-33-0169 Document #: A11413351 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 12 Block: 15 Subdivision: MCNAIR MANOR 3RD UNIT ROBBINSDALE MINNESOTA Abbreviated Description: Lot:12 Block:15 Subdivision:MCNAIR MANOR 3RD UNIT ROBBINSDALE MINNESOTA								
10	.29Mi.	**3715 31ST AVE N** **ROBBINSDALE, MN 55422-3226**	10/10/2025	$160,000	$106	1507	6/3/1	1924	10,019 SF	
		APN: 08-029-24-32-0110 Document #: T6163663 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 36&37 Block: 6 Subdivision: MCNAIR MANOR 2ND UNIT ROBBINSDALE MINNESOTA Abbreviated Description: Lot:36&37 Block:6 Subdivision:MCNAIR MANOR 2ND UNIT ROBBINSDALE MINNESOTA								
11	.09Mi.	**2732 FRANCE AVE N**	10/03/2025	$330,000	$241	1365	6/3/1	1951	5,227 SF	

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		ROBBINSDALE, MN 55422-3736								
	APN: 08-029-24-33-0064 Document #: T6162338 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 24 Block: 12 Subdivision: MCNAIR MANOR 2ND UNIT ROBBINSDALE MINNESOTA Abbreviated Description: Lot:24 Block:12 Subdivision:MCNAIR MANOR 2ND UNIT ROBBINSDALE MINNESOTA									
12	.04Mi.	**2709 EWING AVE N**	09/05/2025	$340,000	$343	989	5/3/1	1947	7,841 SF	
		ROBBINSDALE, MN 55422-3733								
	APN: 08-029-24-33-0058 Document #: T6156815 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 13&14 Block: 12 Subdivision: MCNAIR MANOR 2ND UNIT ROBBINSDALE MINNESOTA Abbreviated Description: Lot:13&14 Block:12 Subdivision:MCNAIR MANOR 2ND UNIT ROBBINSDALE MINNESOTA Abbreviated Description:PORTION LOT13									
13	.36Mi.	**3600 31ST AVE N**	07/10/2025	$55,000	$38	1438	7/2/2	1924	6,534 SF	
		ROBBINSDALE, MN 55422-3240								
	APN: 08-029-24-32-0013 Document #: A11384989 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 6 Block: 3 Subdivision: MCNAIR MANOR 2ND UNIT ROBBINSDALE MINNESOTA Abbreviated Description: Lot:6 Block:3 Subdivision:MCNAIR MANOR 2ND UNIT ROBBINSDALE MINNESOTA									

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.	**3815 27TH AVE N**	**06/00/2004**	$301,900	$301,900	1,115	6/3/2	1962	5,227 SF	
.01Mi.	**3811 27TH AVE N**	**06/00/2023**	$321,900	$321,900	1,076	6/4/1	1962	5,227 SF	
.01Mi.	**3819 27TH AVE N**	**01/00/1990**	$216,800	$216,800	1,068	6/3/1	1931	10,019 SF	
.02Mi.	**3807 27TH AVE N**	**07/00/2015**	$288,000	$288,000	1,020	6/3/1	1927	5,227 SF	
.02Mi.	**2660 FRANCE AVE N**	**10/00/1998**	$332,800	$332,800	1,586	7/3/1	1952	5,227 SF	
.03Mi.	**3801 27TH AVE N**	**07/00/2023**	$286,300	$286,300	1,104	5/2/1	1925	12,632 SF	
.03Mi.	**2701 EWING AVE N**	**10/00/2003**	$290,800	$290,800	1,464	7/2/2	1947	6,534 SF	
.03Mi.	**2650 FRANCE AVE N**	**09/00/2005**	$279,800	$279,800	936	4/2/1	1948	10,019 SF	
.03Mi.	**2700 FRANCE AVE N**	**06/00/2014**	$339,700	$339,700	1,144	5/3/1	1950	10,454 SF	
.04Mi.	**2709 EWING AVE N**		$263,100	$263,100	989	5/3/1	1947	7,841 SF	
.04Mi.	**3723 27TH AVE N**	**10/00/2001**	$298,500	$298,500	1,120	5/3/1	1958	7,405 SF	
.05Mi.	**2712 FRANCE AVE N**	**04/00/2016**	$292,700	$292,700	1,175	6/3/1	1950	10,454 SF	
.05Mi.	**3726 26 1/2 AVE N**	**09/00/2022**	$299,000	$299,000	1,170	5/3/1	1951	5,227 SF	
.05Mi.	**2713 EWING AVE N**	**10/00/2024**	$328,400	$328,400	1,344	6/4/1	1947	5,663 SF	
.05Mi.	**3714 27TH AVE N**	**01/00/2020**	$242,700	$242,700	890	5/2/1	1949	6,098 SF	
.06Mi.	**3719 27TH AVE N**	**12/00/1984**	$287,600	$287,600	1,105	5/3/1	1950	9,583 SF	

Rent vs. Own

Households Occupied by Renters:	24%	Households Occupied by Owners:	72%

Demographics & Income

Median Age:	41.4 years old	Households:	12,773
Median Household Income:	$95,089	Households w/Family:	55%
Household Income Per Capita:	$54,597	Households w/Family Married:	42%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	24%

School District

School District Zone:	Robbinsdale Area School District	Students:	10,810
Number of Schools:	28	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade

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0.58Mi. **Noble Elementary School** Number of Students: 262 Student-Teacher Ratio: 10.99		C-	Public	KG - 5
4.48Mi. **Armstrong High School** Number of Students: 1,840 Student-Teacher Ratio: 23.89 Advanced Placement: Yes		B	Public	9 - 12
3.60Mi. **Early Childhood Special Education** Number of Students: 271 Student-Teacher Ratio: 12.3		NA	Public	PK - KG
3.90Mi. **Plymouth Middle School** Number of Students: 749 Student-Teacher Ratio: 17.97		D+	Public	6 - 8

Flood Report

The Subject Property of **3815 27TH AVE N, ROBBINSDALE, MN 55422-3712** 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	107%	SIMILAR
BURGLARY	78%	LOWER
MOTOR VEHICLE THEFT	84%	LOWER
FORCIBLE ROBBERY	76%	NOTABLY LOWER
AGGRAVATED ASSAULT	102%	SIMILAR
FORCIBLE RAPE	67%	NOTABLY LOWER
MURDER	86%	LOWER
OVERALL	84%	LOWER

Disaster Alerts

No alerts noted

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