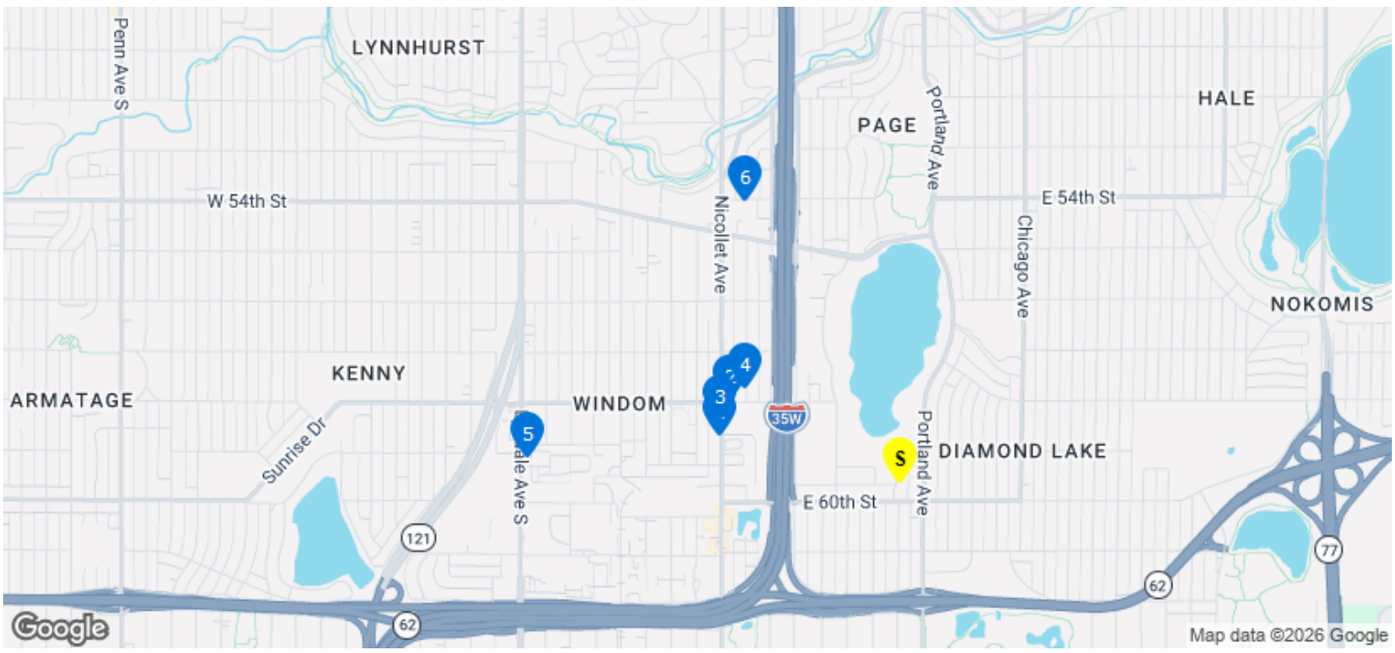
ICE SiteX Report

OrderID: 98798807

SiteX Property Information Report



Subject Property Location

406 CHESTER ST, MINNEAPOLIS, MN 55419-2533

County:	**HENNEPIN MN**	Census Tract:	0120.03
Property Use:	Duplex (2 units, any combination)	Zoning:	
Parcel Number:	22-028-24-41-0062	Thomas Bros Pg-Grid:	

Valuation

Value:	**$532,000**	FSD:	11	Common Confidence Score:	68
Value Range:	$473,480 - $590,520	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	82
Assd Land Value:	$384,000	Market Land Value:	$384,000	Tax Year:	2026
Assd Improvement:	$343,000	Market Improvment Value:	$343,000	Total Taxable Value:	$13,753
Total Assessed Value:	$727,000	Total Assessor Market Value:	$727,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 109 District: 01 Subdivision: DIAMOND LAKE ACRES Map Ref: MB:22220 Sec/Twnship/Range: SEC 22 QTR 41 TWN 028 RNG 24

Abbreviated Description:	109 DIAMOND LAKE ACRES S 370 FT 60.00 X 370.00
City/Muni/Twp:	MINNEAPOLIS

Property Characteristics

Lot Size:	22,216 SF	Bedrooms:	3	Pool:	
Building Area:	1448 SF	Baths:	2	Fireplace:	1
Year Built:	1950	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:		Heating:	Forced air unit
Number of Stories:	1+B	Number of Cars:		A/C:	
Style:		Basement:	Basement (not specified)	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/11/2026	Sales Price:	$441,849
Document #:	T6218429 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	07/18/2024	Loan Amount:	N/A
Document #:	T6085526 BK-PG -	Loan Type:	Commercial Loan
Contract Date:	06/04/2024		
TD Due Date:	06/04/2029	Type Finance:	
Legal Description:			

Subdivision: DIAMOND LAKE ACRES Map Ref: 0

Prior Transfer

Recording Date:	05/02/2022	Sales Price:	$240,000
Document #:	T5941365 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

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Mortgage Record

Recording Date:	04/18/2022	Loan Amount:	N/A
Document #:	T5937766 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	04/15/2022		
TD Due Date:	05/01/2052	Type Finance:	

Legal Description:
Lot: P Subdivision: DIAMOND LAKE ACRES
Abbreviated Description: PORTION LOT109; CT# 1542018

Prior Transfer

Recording Date:	04/18/2022	Sales Price:	$450,000
Document #:	T5937765 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	04/15/2022		
Document Type:	Deed		

Legal Description:
Lot: P Subdivision: DIAMOND LAKE ACRES
Abbreviated Description: PORTION LOT109; CT# 1542018

Mortgage Record

Recording Date:	06/22/2018	Loan Amount:	N/A
Document #:	T05540434 BK-PG -	Loan Type:	Credit Line (Revolving)
Contract Date:	06/15/2018		
TD Due Date:	06/20/2048	Type Finance:	VAR

Legal Description:
Subdivision: DIAMOND LAKE ACRES Map Ref: 0

Area Sales Analysis

Total Area Sales	$3,321,300	Median # of Bedrooms	4
Median Lot Size	6,752 SF	Median # of Baths	2
Median Living Area	1,836 SF	Median Year Built	1946
Price Range - 2 Yrs	$347,000 to $770,000	Age Range	47 years to 94 years
Median Value	$500,650	Median Age	80.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.14Mi.	**5940 CLINTON AVE MINNEAPOLIS, MN 55419-2537**	10/30/2026	$399,000	$340	1174	/3/2	1946	6,534 SF	
		APN: 22-028-24-41-0051 Document #: A11508736 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 101 Subdivision: DIAMOND LAKE ACRES Abbreviated Description: Subdivision:DIAMOND LAKE ACRES Abbreviated Description:PORTION LOT101								
2	.17Mi.	**6036 4TH AVE S MINNEAPOLIS, MN 55419-2511**	08/10/2026	$349,900	$306	1144	/3/1	1950	5,227 SF	
		APN: 22-028-24-44-0069 Document #: A11486688 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 10 Block: 3 Subdivision: DIAMOND LAKE HIGHLANDS Abbreviated Description: Lot:10 Block:3 Subdivision:DIAMOND LAKE HIGHLANDS								
3	.18Mi.	**5901 OAKLAND AVE MINNEAPOLIS, MN 55417-3115**	07/10/2026	$699,696	$314	2227	/3/2	1946	10,890 SF	
		APN: 23-028-24-32-0149 Document #: A11478493 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 21&22 Block: 12 Subdivision: DIAMOND LAKE TERRACE Abbreviated Description: Lot:21&22 Block:12 Subdivision:DIAMOND LAKE TERRACE								
4	.19Mi.	**5848 OAKLAND AVE MINNEAPOLIS, MN 55417-3114**	06/30/2026	$524,900	$351	1496	/3/1	1940	6,970 SF	
		APN: 23-028-24-32-0005 Document #: A11475234 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 11 Block: 2 Subdivision: DIAMOND LAKE TERRACE Abbreviated Description: Lot:11 Block:2 Subdivision:DIAMOND LAKE TERRACE								
5	.2Mi.	**6024 OAKLAND AVE MINNEAPOLIS, MN 55417-3118**	10/12/2026	$337,000	$330	1020	/2/1	1949	5,663 SF	
		APN: 23-028-24-33-0104 Document #: T6230429 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 6 Block: 14 Subdivision: TINGDALE BROS PORTLAND WAY Abbreviated Description: Lot:6 Block:14 Subdivision:TINGDALE BROS PORTLAND WAY								
6	.2Mi.	**6029 PORTLAND AVE MINNEAPOLIS, MN 55417-3129**	07/24/2026	$464,251	$253	1838	/4/2	1912	5,663 SF	
		APN: 23-028-24-33-0108 Document #: A11482224 Document Type: Warranty Deed Price Code: A Land Use: Duplex (2 units, any combination) Legal: Lot: 10 Block: 14 Subdivision: TINGDALE BROS PORTLAND WAY Abbreviated Description: Lot:10 Block:14 Subdivision:TINGDALE BROS PORTLAND WAY								
7	.22Mi.	**5961 2ND AVE S MINNEAPOLIS, MN 55419-2578**	08/13/2026	$335,000	$264	1270	/3/2	1937	9,148 SF	
		APN: 22-028-24-42-0076 Document #: A11488098 Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Lot: 33&34 Subdivision: DIAMOND LAKE ACRES Abbreviated Description: Subdivision:DIAMOND LAKE ACRES Abbreviated Description:PORTION LOTS33&34								
8	.25Mi.	**6117 4TH AVE S MINNEAPOLIS, MN 55419-2512**	06/10/2026	$440,000	$373	1180	/3/2	1948	5,227 SF	
		APN: 22-028-24-44-0120 Document #: T6206090 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 5 Block: 1 Subdivision: DIAMOND LAKE HIGHLANDS SECOND DIVISION Abbreviated Description: Lot:5 Block:1 Subdivision:DIAMOND LAKE HIGHLANDS SECOND DIVISION								
9	.29Mi.	**6133 CLINTON AVE MINNEAPOLIS, MN 55419-2540**	06/22/2026	$375,000	$338	1108	/3/1	1945	6,534 SF	
		APN: 22-028-24-44-0137 Document #: A11472734								

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Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 21&22 Block: 2 Subdivision: DIAMOND LAKE HIGHLANDS SECOND DIVISION Abbreviated Description: Lot:21&22 Subdivision:DIAMOND LAKE HIGHLANDS SECOND DIVISION Abbreviated Description:PORTION LOT21

10	.3Mi.	**5933 COLUMBUS AVE** **MINNEAPOLIS, MN 55417-3107**	08/27/2026	$594,400	$483	1230	/4/3	1947	6,098 SF

APN: 23-028-24-32-0101 Document #: A11491973
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 12 Block: 10 Subdivision: DIAMOND LAKE TERRACE Abbreviated Description: Lot:12 Block:10 Subdivision:DIAMOND LAKE TERRACE

11	.31Mi.	**5829 COLUMBUS AVE** **MINNEAPOLIS, MN 55417-3105**	07/24/2026	$595,000	$388	1532	/3/2	1942	6,970 SF

APN: 23-028-24-32-0080 Document #: A11482351
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 17 Block: 5 Subdivision: DIAMOND LAKE TERRACE Abbreviated Description: Lot:17 Block:5 Subdivision:DIAMOND LAKE TERRACE

12	.32Mi.	**5924 CHICAGO AVE** **MINNEAPOLIS, MN 55417-3148**	06/15/2026	$520,000	$293	1775	/4/2	1948	6,098 SF

APN: 23-028-24-32-0094 Document #: A11471136
Document Type: Warranty Deed Price Code: A
Land Use: Duplex (2 units, any combination)
Legal: Lot: 7 Block: 10 Subdivision: DIAMOND LAKE TERRACE Abbreviated Description: Lot:7 Block:10 Subdivision:DIAMOND LAKE TERRACE

13	.33Mi.	**6132 3RD AVE S** **MINNEAPOLIS, MN 55419-2509**	08/10/2026	$305,000	$489	624	/3/2	1941	6,098 SF

APN: 22-028-24-43-0097 Document #: A11486908
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 9 Block: 8 Subdivision: NICOLLET HEIGHTS Abbreviated Description: Lot:9 Block:8 Subdivision:NICOLLET HEIGHTS

14	.33Mi.	**709 E 61ST ST** **MINNEAPOLIS, MN 55417-3104**	05/18/2026	$330,000	$261	1264	/3/1	1956	8,712 SF

APN: 23-028-24-33-0032 Document #: A11463462
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 1&2 Block: 1 Subdivision: FRANKLIN NURSERYS FOURTH ADDITION Abbreviated Description: Subdivision:FRANKLIN NURSERYS FOURTH ADDITION Abbreviated Description:PORTION LOTS1&2 City/Muni/Twp:MINNEAPOLIS City/Muni/Twp: MINNEAPOLIS

15	.41Mi.	**5748 1ST AVE S** **MINNEAPOLIS, MN 55419-2406**	09/30/2026	$355,000	$329	1078	/3/1	1930	5,227 SF

APN: 22-028-24-13-0157 Document #: A11501471
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 11 Block: 3 Subdivision: VILLA PARK Abbreviated Description: Lot:11 Block:3 Subdivision:VILLA PARK

16	.41Mi.	**5816 ELLIOT AVE** **MINNEAPOLIS, MN 55417-3150**	07/23/2026	$546,000	$431	1268	/3/2	1940	6,098 SF

APN: 23-028-24-31-0006 Document #: A11482194
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 5 Block: 6 Subdivision: DIAMOND LAKE TERRACE Abbreviated Description: Lot:5 Block:6 Subdivision:DIAMOND LAKE TERRACE

17	.41Mi.	**5746 1ST AVE S** **MINNEAPOLIS, MN 55419-2406**	07/06/2026	$325,000	$308	1056	/2/1	1922	5,227 SF

APN: 22-028-24-13-0156 Document #: A11476608
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 10 Block: 3 Subdivision: VILLA PARK ADDITION Abbreviated Description: Lot:10 Block:3 Subdivision:VILLA PARK ADDITION City/Muni/Twp:MINNEAPOLIS City/Muni/Twp: MINNEAPOLIS

18	.42Mi.	**6100 1ST AVE S** **MINNEAPOLIS, MN 55419-2552**	10/05/2026	$317,000	$290	1094	/4/2	1963	5,227 SF

APN: 22-028-24-43-0058 Document #: A11502379
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 1 Block: 5 Subdivision: NICOLLET HEIGHTS Abbreviated Description: Lot:1 Block:5 Subdivision:NICOLLET HEIGHTS

19	.42Mi.	**6032 ELLIOT AVE** **MINNEAPOLIS, MN 55417-3154**	09/29/2026	$422,500	$353	1197	/2/2	1950	5,663 SF

APN: 23-028-24-34-0178 Document #: T6228113
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 8 Block: 10 Subdivision: TINGDALE BROS PORTLAND WAY Abbreviated Description: Lot:8 Block:10 Subdivision:TINGDALE BROS PORTLAND WAY

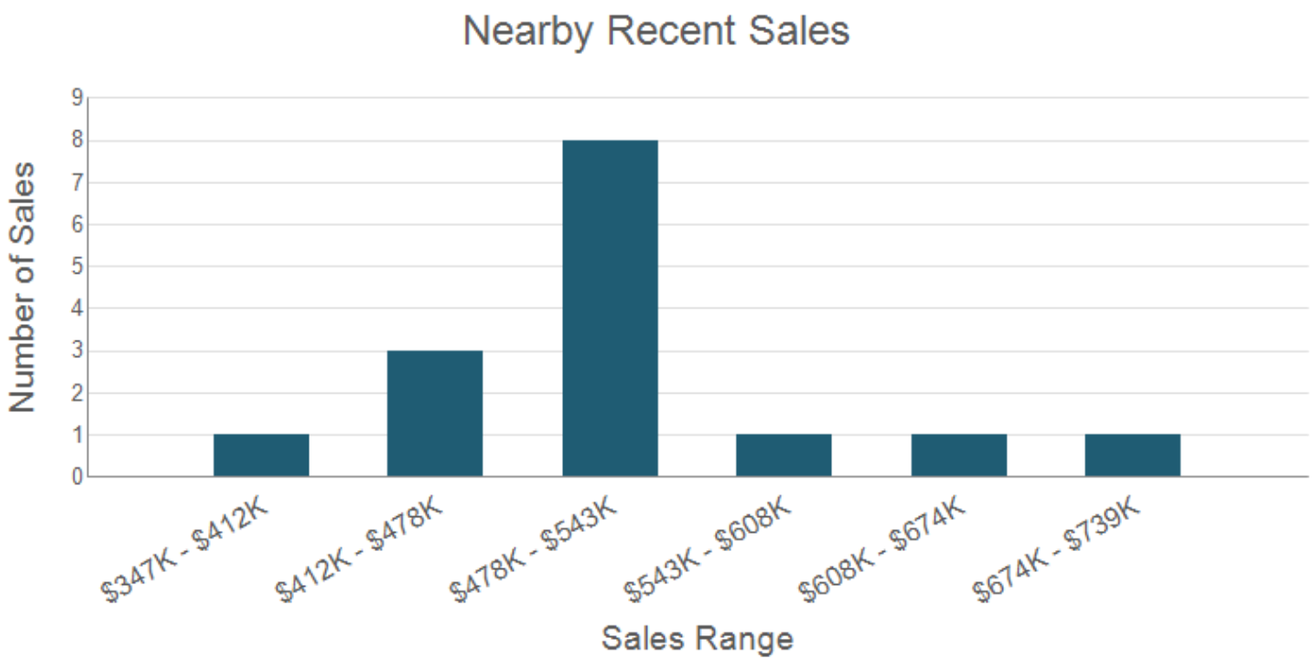
20	.42Mi.	**5804 ELLIOT AVE** **MINNEAPOLIS, MN 55417-3150**	06/16/2026	$605,000	$453	1336	/3/2	1940	6,098 SF

APN: 23-028-24-31-0003 Document #: A11471402
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 2 Block: 6 Subdivision: DIAMOND LAKE TERRACE Abbreviated Description: Lot:2 Block:6 Subdivision:DIAMOND LAKE TERRACE

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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.	**406 CHESTER ST**	**04/00/2022**	$727,000	$727,000	1,448	/3/2	1950	22,216 SF	
.06Mi.	**5940 DIAMOND LAKE LN**	**06/00/2018**	$518,300	$518,300	1,820	/6/3	1950	8,276 SF	
.07Mi.	**5933 DIAMOND LAKE LN**		$470,400	$470,400	1,900	/4/2	1955	6,970 SF	
.07Mi.	**5937 DIAMOND LAKE LN**	**05/00/2022**	$490,500	$490,500	2,168	/7/3	1954	6,970 SF	
.08Mi.	**5912 PORTLAND AVE**	**12/00/2006**	$455,700	$455,700	1,952	/4/2	1949	7,405 SF	
.08Mi.	**5916 PORTLAND AVE**	**12/00/2013**	$432,400	$432,400	1,768	/4/2	1948	7,405 SF	
.08Mi.	**5920 PORTLAND AVE**	**04/00/2016**	$440,200	$440,200	1,772	/4/2	1948	7,405 SF	
.08Mi.	**5926 PORTLAND AVE**		$481,800	$481,800	2,112	/5/4	1959	7,405 SF	
.1Mi.	**5850 PORTLAND AVE**		$573,800	$573,800	2,023	/4/2	1950	11,761 SF	
.15Mi.	**5918 CLINTON AVE**		$749,200	$749,200	2,141	/4/2	1934	12,632 SF	
.15Mi.	**5912 CLINTON AVE**	**06/00/1997**	$501,400	$501,400	1,660	/2/2	1959	11,761 SF	
.17Mi.	**6032 PORTLAND AVE**	**08/00/2009**	$374,800	$374,800	1,320	/2/2	1949	5,227 SF	
.18Mi.	**6021 PORTLAND AVE**	**01/00/1988**	$427,600	$427,600	1,744	/4/2	1951	5,663 SF	
.18Mi.	**6040 PORTLAND AVE**	**10/00/2004**	$428,200	$428,200	2,288	/4/2	1965	5,227 SF	
.19Mi.	**6044 PORTLAND AVE**	**09/00/2009**	$399,000	$399,000	1,885	/5/2	1958	5,227 SF	
.2Mi.	**6029 PORTLAND AVE**	**04/00/2022**	$406,100	$406,100	1,838	/4/2	1912	5,663 SF	

Rent vs. Own

Households Occupied by Renters:	21%	Households Occupied by Owners:	75%

Demographics & Income

Median Age:	38.2 years old	Households:	11,187
Median Household Income:	$140,536	Households w/Family:	65%
Household Income Per Capita:	$73,030	Households w/Family Married:	54%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	36%

School District

School District Zone:	Minneapolis Public School District	Students:	29,928
Number of Schools:	96	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.44Mi.	**Anthony Community Middle School**	A	Public	6 - 8
Number of Students: 727				
Student-Teacher Ratio: 19.73				
3.11Mi.	**Southwest High School**	NA	Public	9 - 12
Number of Students: 1				
Student-Teacher Ratio: NA				

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0.51Mi.	**Windom Community School**	A	Public	PK - 5

Number of Students: 369
Student-Teacher Ratio: 17.83

Flood Report

The Subject Property of **406 CHESTER ST, MINNEAPOLIS, MN 55419-2533** 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	83%	LOWER
BURGLARY	51%	NOTABLY LOWER
MOTOR VEHICLE THEFT	85%	LOWER
FORCIBLE ROBBERY	52%	NOTABLY LOWER
AGGRAVATED ASSAULT	59%	NOTABLY LOWER
FORCIBLE RAPE	39%	SIGNIFICANTLY LOWER
MURDER	59%	NOTABLY LOWER
OVERALL	54%	NOTABLY LOWER

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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