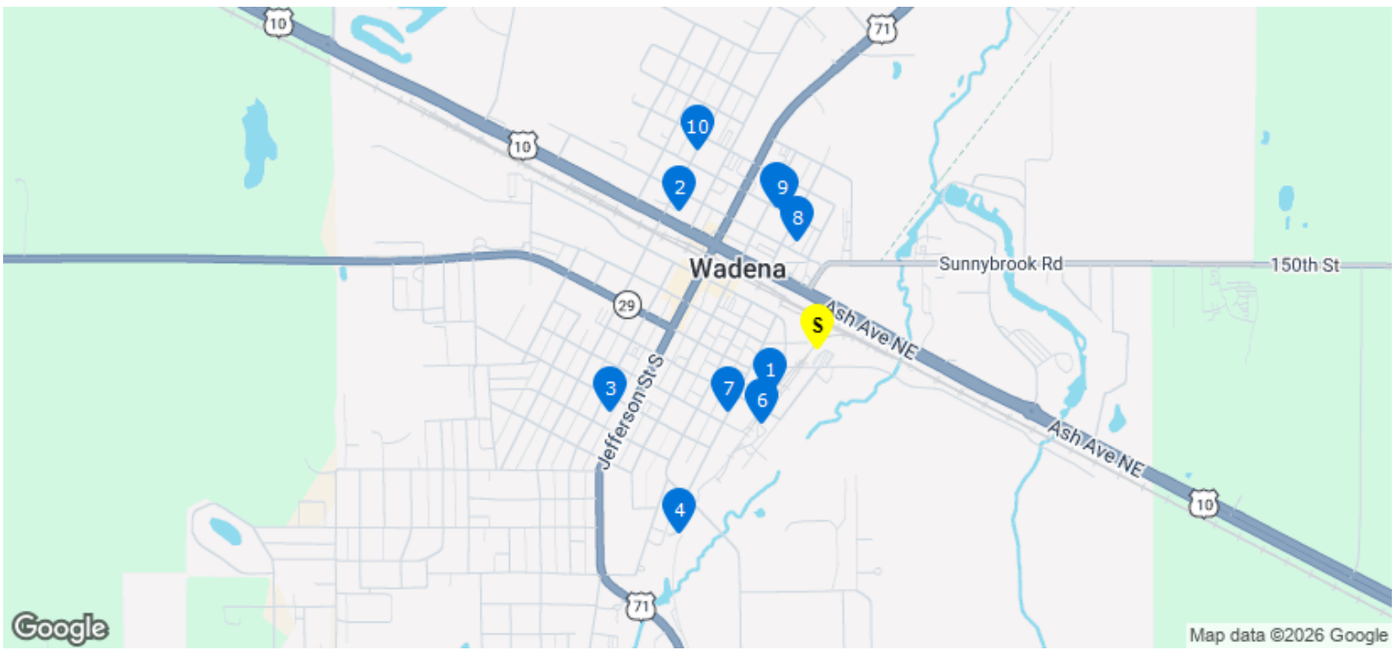
ICE SiteX Report

OrderID: 98775448

SiteX Property Information Report



Subject Property Location

414 BRYANT AVE SE, WADENA, MN 56482-1640

County:	**WADENA MN**	Census Tract:	4803.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	22-360-0120	Thomas Bros Pg-Grid:	

Valuation

Value:	**$102,000**	FSD:	18	Common Confidence Score:	40
Value Range:	$83,640 - $120,360	ICE Confidence Score:	82		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$11,700	Market Land Value:	$11,700	Tax Year:	2025
Assd Improvement:	$74,900	Market Improvment Value:	$74,900	Total Taxable Value:	$790
Total Assessed Value:	$86,600	Total Assessor Market Value:	$86,600	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 10 Block: 2 District: 2155 Subdivision: WHITNEY'S
Abbreviated Description: WHITNEY'S

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	775 SF	Baths:		Fireplace:	
Year Built:	1900	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Detached Garage	Heating:	
Number of Stories:		Number of Cars:	2	A/C:	
Style:		Basement:	Basement (not specified)	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	10/30/2024	Loan Amount:	N/A
Document #:	268312 BK-PG -	Loan Type:	Conventional
Contract Date:	10/25/2024		
TD Due Date:	11/01/2054	Type Finance:	

Legal Description:
Block: 2 Subdivision: WHITNEY S FIRST ADDITION

Prior Transfer

Recording Date:	10/30/2024	Sales Price:	$112,000
Document #:	268311 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	10/25/2024		
Document Type:	Deed		

Legal Description:
Block: 2 Subdivision: WHITNEY S FIRST ADDITION

Prior Transfer

Recording Date:	10/02/2024	Sales Price:	$72,500
Document #:	268109 BK-PG -	Type of Sale:	Non Residential Transfer
Contract Date:	09/27/2024		
Document Type:	Deed		

Legal Description:
Block: 2 Subdivision: FIRST ADDITION TO WADENA

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Area Sales Analysis

Total Area Sales	$1,075,600	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	738 SF	Median Year Built	1940
Price Range - 2 Yrs	$79,800 to $130,000	Age Range	23 years to 136 years
Median Value	$117,500	Median Age	86.5 years

Comparable Sales Data

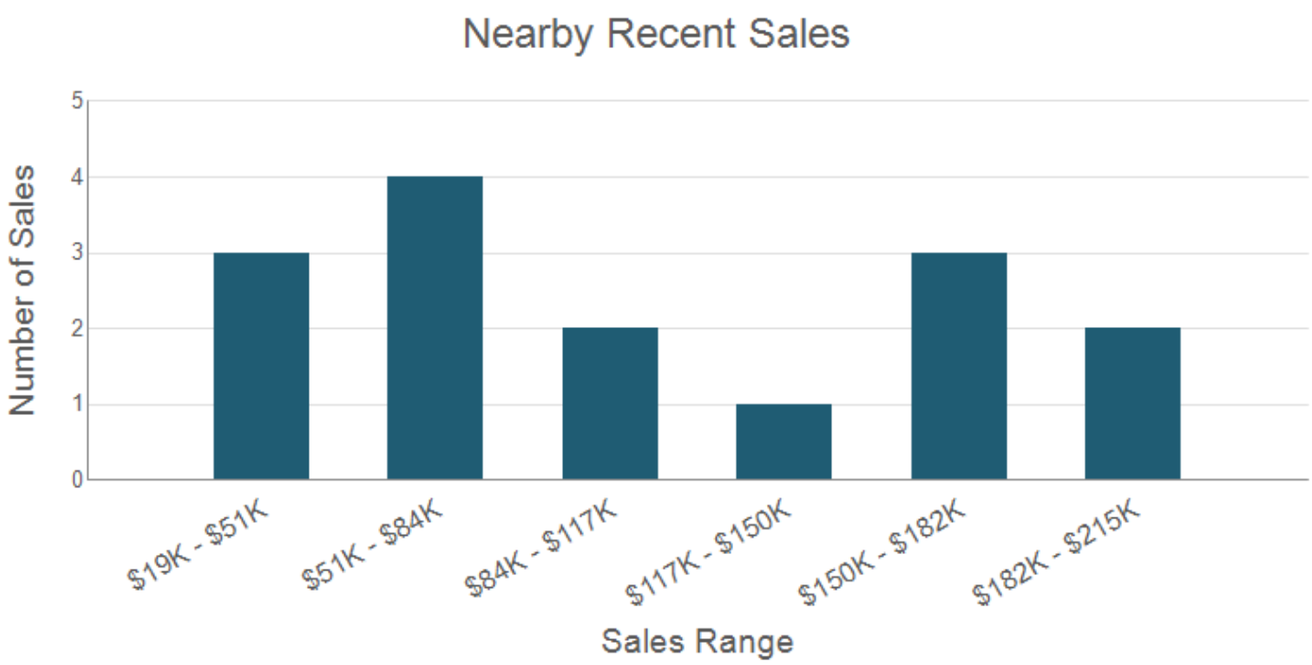
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.2Mi.	**124 2ND ST NE** **WADENA, MN 56482-1306**	07/17/2026	$165,000	$176	936	//	1964	SF	
		APN: 22-005-3340 Document #: 272945 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Section: 5 Sec/Twnship/Range: SW4 S5 T134N R35W Abbreviated Description: Section:5 Sec/Twnship/Range:SW4 S5 T134N R35W								
2	.21Mi.	**410 SUNNYBROOK RD** **WADENA, MN 56482-2418**	10/08/2025	$89,000	$125	712	//	1910	SF	
		APN: 22-510-0140 Document #: 270665 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 9-10 Subdivision: SCHWARTZ SUB Abbreviated Description: Lot:9-10 Subdivision:SCHWARTZ SUB								
3	.24Mi.	**315 2ND ST SE** **WADENA, MN 56482-1509**	07/02/2026	$215,000	$147	1462	//		SF	
		APN: 22-300-2770 Document #: 272819 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 4 Block: 6 Abbreviated Description: Lot:4 Block:6								
4	.26Mi.	**410 2ND ST SE** **WADENA, MN 56482-1512**	07/28/2026	$85,000	$95	892	//	2003	SF	
		APN: 22-310-0730 Document #: 273043 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 10 Block: 32 Subdivision: NORTHERN PACIFIC ADD Abbreviated Description: Lot:10 Block:32 Subdivision:NORTHERN PACIFIC ADD								
5	.27Mi.	**118 JEFFERSON ST S** **WADENA, MN 56482-1546**	10/21/2026	$70,000			//		SF	
		APN: 22-300-1290 Document #: 273728 Document Type: Warranty Deed Price Code: A Land Use: Commercial (General) Legal: Lot: 8 Block: 7 Abbreviated Description: Lot:8 Block:7								
6	.27Mi.	**215 2ND ST NE** **WADENA, MN 56482-1324**	07/02/2025	$120,000	$163	736	//	1930	SF	
		APN: 22-460-0630 Document #: 269993 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 2 Block: 11 Subdivision: CASE & GARDNERS ADD Abbreviated Description: Lot:2 Block:11 Subdivision:CASE & GARDNERS ADD								
7	.28Mi.	**208 JEFFERSON ST S** **WADENA, MN 56482-1532**	05/21/2025	$100,000			//		SF	
		APN: 22-300-1810 Document #: 269700 Document Type: Warranty Deed Price Code: A Land Use: Apartments (generic) Legal:								
8	.29Mi.	**216 1ST ST NE** **WADENA, MN 56482-1375**	08/11/2026	$20,000	$22	918	//		SF	
		APN: 22-460-0680 Document #: 273189 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 5 Block: 11 Subdivision: CASE & GARDNERS SUB Abbreviated Description: Lot:5 Block:11 Subdivision:CASE & GARDNERS SUB								
9	.29Mi.	**422 2ND ST SE** **WADENA, MN 56482-1512**	06/12/2026	$36,000	$49	736	//	1900	SF	
		APN: 22-310-0700 Document #: 272677 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 7 Block: 32 Subdivision: NORTHERN PACIFIC ADD Abbreviated Description: Lot:7 Block:32 Subdivision:NORTHERN PACIFIC ADD								
10	.29Mi.	**220 1ST ST NE** **WADENA, MN 56482-1375**	06/03/2026	$169,000	$155	1091	//	1930	SF	
		APN: 22-460-0710 Document #: 272587 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 6 Block: 11 Subdivision: CASE & GARDNERS ADD Abbreviated Description: Lot:6 Block:11 Subdivision:CASE & GARDNERS ADD								
11	.32Mi.	**614 ASH AVE NE** **WADENA, MN 56482-2400**	06/26/2026	$115,000	$124	924	//	1977	SF	
		APN: 22-008-2070 Document #: 272771 Document Type: Warranty Deed Price Code: A Land Use: Commercial (General) Legal: Section: 8 Sec/Twnship/Range: NE4 NW4 SE4 SW4 S8 T134N R35 Abbreviated Description: Section:8 Sec/Twnship/Range:NE4 NW4 SE4 SW4 S8 T134N R35								
12	.32Mi.	**8 DAYTON AVE SE** **WADENA, MN 56482-1526**	02/26/2026	$120,000	$120	1000	//	1944	SF	
		APN: 22-300-2660 Document #: 271814 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 7 Block: 15 Abbreviated Description: Lot:7 Block:15								
13	.35Mi.	**218 DEERWOOD AVE NE** **WADENA, MN 56482-1251**	08/07/2026	$18,600	$39	480	//		SF	
		APN: 22-460-0050 Document #: 273161 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 2 Block: 2 Subdivision: CASE & GARDNERS SUB Abbreviated Description: Lot:2 Block:2 Subdivision:CASE & GARDNERS SUB								
14	.35Mi.	**303 1ST ST NE** **WADENA, MN 56482-1314**	05/05/2026	$80,800	$115	704	//	1930	SF	
		APN: 22-460-0260 Document #: 272356 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 3 Block: 7 Subdivision: CASE & GARDNERS ADD Abbreviated Description: Lot:3 Block:7 Subdivision:CASE & GARDNERS ADD								

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15	.4Mi.	**305 1ST ST SW** **WADENA, MN 56482-1416**	05/21/2025	$260,000	$141	1845	//	1997	SF
	APN: 22-300-2200 Document #: 269693 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 1&2 Block: 13 Subdivision: TOWNSITE OF WADENA Abbreviated Description: Lot:1&2 Block:13 Subdivision:TOWNSITE OF WADENA								
16	.42Mi.	**200 2ND ST SW** **WADENA, MN 56482-1421**	02/19/2026	$183,000	$147	1242	//	1945	SF
	APN: 22-300-2180 Document #: 271723 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 11 & 12 Block: 12 Abbreviated Description: Lot:11 & 12 Block:12								
17	.44Mi.	**215 1ST ST NW** **WADENA, MN 56482-1318**	06/18/2026	$140,000	$95	1478	//		SF
	APN: 22-440-0270 Document #: 272721 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 2-3 Block: 14 Subdivision: WHITES SUB 1ST ADD Abbreviated Description: Lot:2-3 Block:14 Subdivision:WHITES SUB 1ST ADD								
18	.45Mi.	**113 2ND ST SW** **WADENA, MN 56482-1418**	06/15/2026	$226,000	$121	1871	//	1900	SF
	APN: 22-332-0040 Document #: 272696 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 4-6 Block: 1 Subdivision: EDNA I DOWERS SUB Abbreviated Description: Lot:4-6 Block:1 Subdivision:EDNA I DOWERS SUB								
19	.45Mi.	**622 1ST ST SE** **WADENA, MN 56482-1805**	02/23/2026	$139,900	$227	616	//	2004	SF
	APN: 22-310-2610 Document #: 271785 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 7 Block: 47 Subdivision: NORTHERN PACIFIC ADD Abbreviated Description: Lot:7 Block:47 Subdivision:NORTHERN PACIFIC ADD								
20	.47Mi.	**111 2ND ST NW** **WADENA, MN 56482-1328**	05/04/2026	$125,000	$169	740	//	1939	SF
	APN: 22-440-0620 Document #: 272341 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 3 Block: 18 Subdivision: TOWNSITE SUB 1ST ADD Abbreviated Description: Lot:3 Block:18 Subdivision:TOWNSITE SUB 1ST 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.

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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.	**414 BRYANT AVE SE**	**10/28/2024**	$86,600	$86,600	775		1900		
.01Mi.	**418 BRYANT AVE SE**	**07/23/2018**	$64,600	$64,600	714				
.02Mi.	**412 BRYANT AVE SE**	**06/27/2022**	$129,900	$129,900	1,179		1920		
.03Mi.	**402 BRYANT AVE SE**	**07/20/2020**	$182,000	$182,000	972		1889		
.04Mi.	**413 BRYANT AVE SE**		$119,300	$119,300	961		1900		
.04Mi.	**407 BRYANT AVE SE**	**08/01/2020**	$41,900	$41,900	600		1920		
.05Mi.	**204 4TH ST SE**		$187,700	$187,700	1,614				
.05Mi.	**312 BRYANT AVE SE**	**04/08/2024**	$99,300	$99,300	636		1900		
.06Mi.	**104 3RD ST SE**	**10/09/2024**	$89,900	$89,900	743		1940		
.06Mi.	**216 4TH ST SE**	**04/10/2025**	$47,600	$47,600	1,088		1930		
.07Mi.	**304 BRYANT AVE SE**	**01/20/2021**	$263,100	$263,100	1,112		2004		
.07Mi.	**203 4TH ST SE**		$158,800	$158,800	924		1900		
.08Mi.	**324 COLFAX AVE SE**	**07/14/2023**	$80,500	$80,500	780		1910		
.08Mi.	**311 BRYANT AVE SE**	**08/05/2015**	$120,900	$120,900	920		1947		
.09Mi.	**316 COLFAX AVE SE**	**04/08/2013**	$182,700	$182,700	1,408		1960		
.09Mi.	**202 3RD ST SE**	**12/01/2011**	$123,300	$123,300	1,116		1890		

Rent vs. Own

Households Occupied by Renters:	35%	Households Occupied by Owners:	56%

Demographics & Income

Median Age:	39.5 years old	Households:	2,991
Median Household Income:	$57,504	Households w/Family:	64%
Household Income Per Capita:	$31,415	Households w/Family Married:	49%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

School District

School District Zone:	Wadena-Deer Creek School District	Students:	1,079
Number of Schools:	3	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.81Mi.	**Wadena-Deer Creek 5th and 6th Grade** Number of Students: 159 Student-Teacher Ratio: 21.31	B-	Public	5 - 6
0.81Mi.	**Wadena-Deer Creek Senior High School** Number of Students: 470 Student-Teacher Ratio: 19.76	C+	Public	7 - 12
0.53Mi.	**Wadena-Deer Creek Elementary School** Number of Students: 450 Student-Teacher Ratio: 11.13	C	Public	PK - 4

Flood Report

The Subject Property of **414 BRYANT AVE SE, WADENA, MN 56482-1640** 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	132%	NOTABLY HIGHER
BURGLARY	107%	SIMILAR
MOTOR VEHICLE THEFT	128%	HIGHER
FORCIBLE ROBBERY	116%	HIGHER
AGGRAVATED ASSAULT	101%	SIMILAR
FORCIBLE RAPE	126%	HIGHER
MURDER	118%	HIGHER
OVERALL	99%	SIMILAR

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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ICE SiteX Report

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