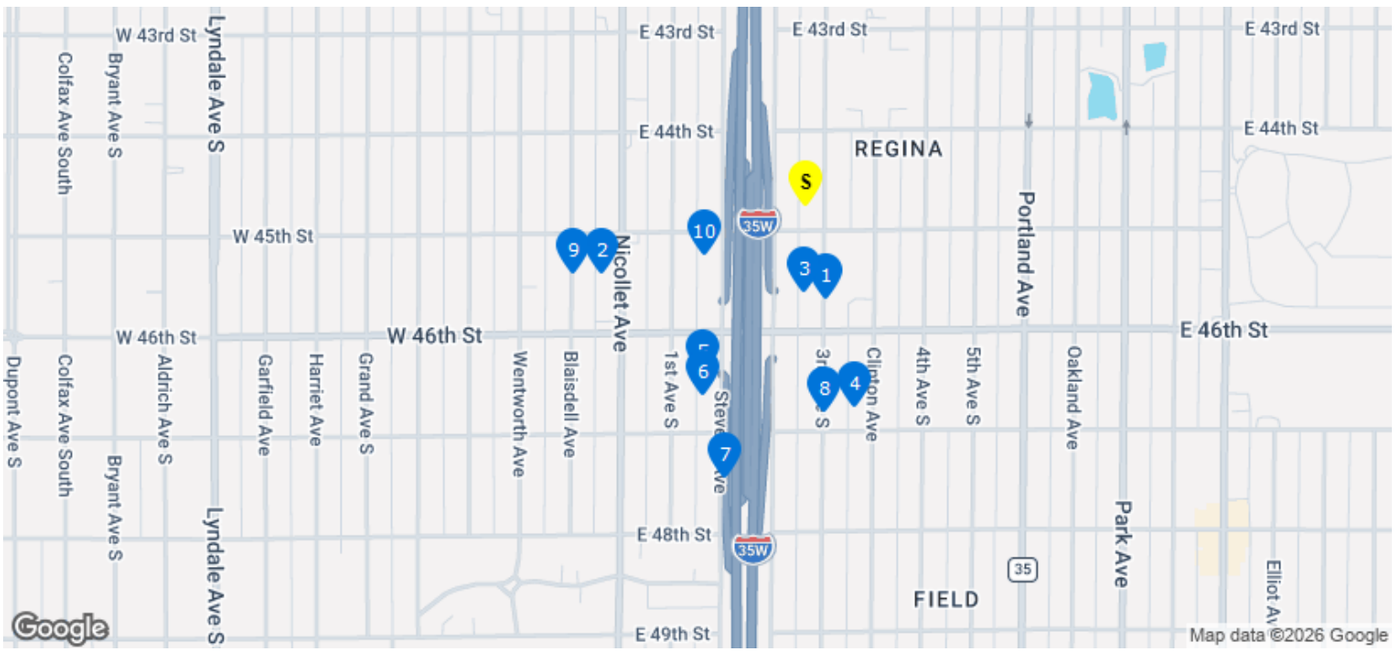
ICE SiteX Report

OrderID: 98761758

SiteX Property Information Report



Subject Property Location

4433 2ND AVE S, MINNEAPOLIS, MN 55419-5103

County:	**HENNEPIN MN**	Census Tract:	1109.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	10-028-24-43-0133	Thomas Bros Pg-Grid:	

Valuation

Value:	**$439,000**	FSD:	12	Common Confidence Score:	56
Value Range:	$386,320 - $491,680	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	74
Assd Land Value:	$90,000	Market Land Value:	$90,000	Tax Year:	2026
Assd Improvement:	$256,600	Market Improvment Value:	$256,600	Total Taxable Value:	$5,130
Total Assessed Value:	$346,600	Total Assessor Market Value:	$346,600	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 13 Block: 4 District: 01 Subdivision: TURNER & WARNOCKS 2ND ADDN TO MPLS Map Ref: MB:24530 Sec/Twnship/Range: SEC 10 QTR 43 TWN 028 RNG 24

Abbreviated Description: 013 004 TURNER & WARNOCKS 2ND ADDN TO MPLS 42.00 X 129.00

City/Muni/Twp: MINNEAPOLIS

Property Characteristics

Lot Size:	5,227 SF	Bedrooms:	3	Pool:	
Building Area:	1400 SF	Baths:	2	Fireplace:	
Year Built:	1920	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	Metal
Number of Units:		Garage Type:		Heating:	Forced air unit
Number of Stories:	1.7+B	Number of Cars:		A/C:	
Style:		Basement:	Basement (not specified)	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/28/2026	Sales Price:	N/A
Document #:	A11499692 BK-PG -	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Prior Transfer

Recording Date:	01/25/2021	Sales Price:	N/A
Document #:	A10904934 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	12/22/2020	Loan Amount:	N/A
Document #:	A10889830 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	12/15/2020		
TD Due Date:	01/01/2051	Type Finance:	

Legal Description:

Block: 4 Subdivision: TURNER & WARNOCKS SECOND ADDITION Map Ref: 0

City/Muni/Twp: MINNEAPOLIS

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Prior Transfer

Recording Date:	12/22/2020	Sales Price:	$300,000
Document #:	A10889829 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	12/15/2020		
Document Type:	Deed		

Legal Description:
Block: 4 Subdivision: TURNER & WARNOCKS SECOND ADDITION
City/Muni/Twp: MINNEAPOLIS

Mortgage Record

Recording Date:	07/02/2013	Loan Amount:	N/A
Document #:	A09974823 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	06/24/2013		
TD Due Date:	07/01/2043	Type Finance:	

Legal Description:
Block: 4 Subdivision: TURNER & WARNOCK 2ND ADDITION TO MINNEAPOLIS Map Ref: 0

Prior Transfer

Recording Date:	08/03/2007	Sales Price:	$233,000
Document #:	958348 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	07/18/2007		
Document Type:	Deed		

Legal Description:
Subdivision: TURNER & WARNOCKS 2ND ADDITION TO MINNEAPOLIS
Abbreviated Description: LOT13 BLK4

Prior Transfer

Recording Date:	09/08/2005	Sales Price:	$167,000
Document #:	903125 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	08/04/2005		
Document Type:	Deed		

Legal Description:
Subdivision: TURNER & WARNOCKS 2ND ADDITION TO MINNEAPOLIS
Abbreviated Description: LOT13 BLK4

Prior Transfer

Recording Date:	12/05/2003	Sales Price:	$98,615
Document #:	844419 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	09/01/2003		
Document Type:	Deed		

Legal Description:
Block: 4 Subdivision: TURNER & WARNOCKS 2ND ADDN TO MPLS

Prior Transfer

Recording Date:	02/07/2001	Sales Price:	$49,850
Document #:	758367 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	01/24/2001		
Document Type:	Deed		

Legal Description:
Block: 4 Subdivision: TURNER AND WARNOCKS 2ND TO MPLS

Prior Transfer

Recording Date:	02/24/1998	Sales Price:	$49,850
Document #:	660906 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	11/26/1997		
Document Type:	Deed		

Legal Description:
Block: 4 Subdivision: TURNER & WARNOCKS SECOND ADDN TO MINNEAPOLIS

Area Sales Analysis

Total Area Sales	$4,192,700	Median # of Bedrooms	3
Median Lot Size	5,227 SF	Median # of Baths	2
Median Living Area	1,353 SF	Median Year Built	1924
Price Range - 2 Yrs	$342,000 to $515,000	Age Range	73 years to 118 years
Median Value	$419,950	Median Age	102.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.11Mi.	**318 E 44TH ST** **MINNEAPOLIS, MN 55409-2130**	10/13/2026	$217,900	$191	1140	/3/1	1971	871 SF	
2	.14Mi.	**4501 1ST AVE S** **MINNEAPOLIS, MN 55419-5001**	09/04/2026	$342,000	$311	1100	/2/1	1920	6,098 SF	
3	.15Mi.	**4334 STEVENS AVE** **MINNEAPOLIS, MN 55409-2005**	09/01/2026	$222,000	$217	1024	/2/1	1914	5,227 SF	

APN: 10-028-24-41-0158 Document #: T6230721
Document Type: Warranty Deed Price Code: A
Land Use: Townhouse (Residential)
Legal: Lot: 2 Block: 7 Subdivision: TOWN OAKS FIRST ADDITION Abbreviated Description: Lot:2 Block:7 Subdivision:TOWN OAKS FIRST ADDITION Abbreviated Description:CIC NO 1964

APN: 10-028-24-43-0065 Document #: A11494577
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 14 Block: 5 Subdivision: TURNER AND WAMOCKS FIRST ADDITION Abbreviated Description: Lot:14 Block:5 Subdivision:TURNER AND WAMOCKS FIRST ADDITION City/Muni/Twp:MINNEAPOLIS City/Muni/Twp: MINNEAPOLIS

APN: 10-028-24-42-0055 Document #: A11493209
Document Type: Deed Price Code: A
Land Use: Single Family Residential

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Legal: Lot: 5 Block: 1 Subdivision: EDWIN PHILLIPS ADDITION Abbreviated Description: Lot:5 Block:1 Subdivision:EDWIN PHILLIPS ADDITION City/Muni/Twp:MINNEAPOLIS City/Muni/Twp: MINNEAPOLIS

4	.16Mi.	**4319 3RD AVE S** **MINNEAPOLIS, MN 55409-2107**	09/10/2026	$249,900	$219	1140	/3/1	1971	871 SF

APN: 10-028-24-41-0174 Document #: T6224509
Document Type: Warranty Deed Price Code: A
Land Use: Townhouse (Residential)
Legal: Lot: 6 Block: 9 Subdivision: TOWN OAKS FIRST ADDITION Abbreviated Description: Lot:6 Block:9 Subdivision:TOWN OAKS FIRST ADDITION

5	.17Mi.	**4337 3RD AVE S** **MINNEAPOLIS, MN 55409-2107**	09/25/2026	$220,000	$193	1140	/3/1	1971	871 SF

APN: 10-028-24-41-0139 Document #: T6227756
Document Type: Warranty Deed Price Code: A
Land Use: Townhouse (Residential)
Legal: Lot: 3 Block: 4 Subdivision: TOWN OAKS FIRST ADDITION Abbreviated Description: Lot:3 Block:4 Subdivision:TOWN OAKS FIRST ADDITION

6	.21Mi.	**4304 STEVENS AVE** **MINNEAPOLIS, MN 55409-2005**	09/22/2026	$575,000	$285	2016	/3/3	2013	4,792 SF

APN: 10-028-24-42-0164 Document #: A11499020
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 2 Block: 4 Subdivision: WILLIAM BERNSTEINS FIRST ADDITION Abbreviated Description: Lot:2 Block:4 Subdivision:WILLIAM BERNSTEINS FIRST ADDITION City/Muni/Twp:MINNEAPOLIS City/Muni/Twp: MINNEAPOLIS

7	.24Mi.	**4611 CLINTON AVE** **MINNEAPOLIS, MN 55419-5654**	09/29/2026	$375,000	$424	884	/2/1	1948	6,534 SF

APN: 15-028-24-11-0083 Document #: A11500765
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 27&28 Block: 11 Subdivision: F A SAVAGES PORTLAND AVE ADDITION Abbreviated Description: Block:11 Subdivision:F A SAVAGES PORTLAND AVE ADDITION Abbreviated Description:POR LOTS27&28 City/Muni/Twp:MINNEAPOLIS City/Muni/Twp: MINNEAPOLIS

8	.24Mi.	**4255 1ST AVE S** **MINNEAPOLIS, MN 55409-2008**	09/28/2026	$245,000	$281	872	/2/1	1916	4,356 SF

APN: 10-028-24-42-0115 Document #: A11500643
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 16 Block: 1 Subdivision: WILLIAM BERNSTEINS 1ST ADDITION Abbreviated Description: Lot:16 Block:1 Subdivision:WILLIAM BERNSTEINS 1ST ADDITION City/Muni/Twp:MINNEAPOLIS City/Muni/Twp: MINNEAPOLIS

9	.25Mi.	**4615 1ST AVE S** **MINNEAPOLIS, MN 55419-5601**	10/01/2026	$390,000	$259	1508	/4/2	1919	5,227 SF

APN: 15-028-24-12-0073 Document #: A11501820
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 11 Block: 3 Subdivision: FARNSWORTH ADDITION Abbreviated Description: Lot:11 Block:3 Subdivision:FARNSWORTH ADDITION City/Muni/Twp:MINNEAPOLIS City/Muni/Twp: MINNEAPOLIS

10	.25Mi.	**4522 NICOLLET AVE** **MINNEAPOLIS, MN 55419-5037**	09/08/2026	$303,000	$267	1136	/2/1	1916	5,227 SF

APN: 10-028-24-34-0122 Document #: A11494780
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 7 Block: 9 Subdivision: PLEASANT PARK ADDITION Abbreviated Description: Lot:7 Block:9 Subdivision:PLEASANT PARK ADDITION City/Muni/Twp:MINNEAPOLIS City/Muni/Twp: MINNEAPOLIS

11	.26Mi.	**4330 NICOLLET AVE** **MINNEAPOLIS, MN 55409-2033**	10/12/2026	$775,000	$215	3600	//	1959	5,227 SF

APN: 10-028-24-31-0205 Document #: A11503846
Document Type: Warranty Deed Price Code: A
Land Use: Office Bldg (General)
Legal: Lot: 2 Block: 16 Subdivision: CABLE LINE ADDITION Abbreviated Description: Lot:2 Block:16 Subdivision:CABLE LINE ADDITION City/Muni/Twp:MINNEAPOLIS City/Muni/Twp: MINNEAPOLIS

12	.26Mi.	**4330 5TH AVE S** **MINNEAPOLIS, MN 55409-2122**	09/08/2026	$810,000	$276	2932	/5/2	1925	5,227 SF

APN: 10-028-24-41-0068 Document #: A11495024
Document Type: Warranty Deed Price Code:
Land Use: Triplex (3 units, any combination)
Legal: Lot: 9 Block: 3 Subdivision: MONTGOMERY PARK ADDITION Abbreviated Description: Lot:9 Block:3 Subdivision:MONTGOMERY PARK ADDITION City/Muni/Twp:MINNEAPOLIS City/Muni/Twp: MINNEAPOLIS

13	.27Mi.	**4625 1ST AVE S** **MINNEAPOLIS, MN 55419-5601**	09/14/2026	$465,000	$359	1296	/3/1	1918	5,227 SF

APN: 15-028-24-12-0070 Document #: A11496402
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 8 Block: 3 Subdivision: FARNSWORTH ADDITION Abbreviated Description: Lot:8 Block:3 Subdivision:FARNSWORTH ADDITION City/Muni/Twp:MINNEAPOLIS City/Muni/Twp: MINNEAPOLIS

14	.29Mi.	**4454 BLAISDELL AVE** **MINNEAPOLIS, MN 55419-5029**	09/24/2026	$525,000	$405	1296	/4/1	1910	10,019 SF

APN: 10-028-24-34-0092 Document #: A11499603
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 7&8 Block: 7 Subdivision: PLEASANT PARK ADDITION Abbreviated Description: Lot:7&8 Block:7 Subdivision:PLEASANT PARK ADDITION City/Muni/Twp:MINNEAPOLIS City/Muni/Twp: MINNEAPOLIS

15	.35Mi.	**4549 WENTWORTH AVE** **MINNEAPOLIS, MN 55419-4943**	09/15/2026	$360,000	$267	1349	/2/1	1919	5,227 SF

APN: 10-028-24-34-0212 Document #: A11497152
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 11 Block: 15 Subdivision: PLEASANT PARK ADDITION Abbreviated Description: Lot:11 Block:15 Subdivision:PLEASANT PARK ADDITION City/Muni/Twp:MINNEAPOLIS City/Muni/Twp: MINNEAPOLIS

16	.35Mi.	**4712 STEVENS AVE** **MINNEAPOLIS, MN 55419-5620**	09/01/2026	$424,900	$308	1380	/3/2	1923	6,534 SF

APN: 15-028-24-12-0116 Document #: A11492871
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 4 Block: 3 Subdivision: WASHBURNDALE ADDITION Abbreviated Description: Lot:4 Block:3 Subdivision:WASHBURNDALE ADDITION City/Muni/Twp:MINNEAPOLIS City/Muni/Twp: MINNEAPOLIS

17	.38Mi.	**4711 NICOLLET AVE** **MINNEAPOLIS, MN 55419-5557**	10/07/2026	$235,000	$275	855	/2/1	1931	SF

APN: 15-028-24-12-0170 Document #: A11503155
Document Type: Warranty Deed Price Code: A
Land Use: Condominium Unit (Residential)

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Legal: Subdivision: THE CASABLANCA CONDOMINIUM Legal Unit: 301 Abbreviated Description: Subdivision:THE CASABLANCA CONDOMINIUM Legal Unit:301 Abbreviated Description:COMMON INTEREST COMMUNITY NUMBER 1046

18	.4Mi.	**4327 PILLSBURY AVE S** **MINNEAPOLIS, MN 55409-1917**	09/24/2026	$289,000	$347	832	/3/1	1905	4,792 SF

APN: 10-028-24-31-0188 Document #: A11499757
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 16 Block: 14 Subdivision: CABLE LINE ADDITION Abbreviated Description: Lot:16 Block:14 Subdivision:CABLE LINE ADDITION City/Muni/Twp:MINNEAPOLIS City/Muni/Twp: MINNEAPOLIS

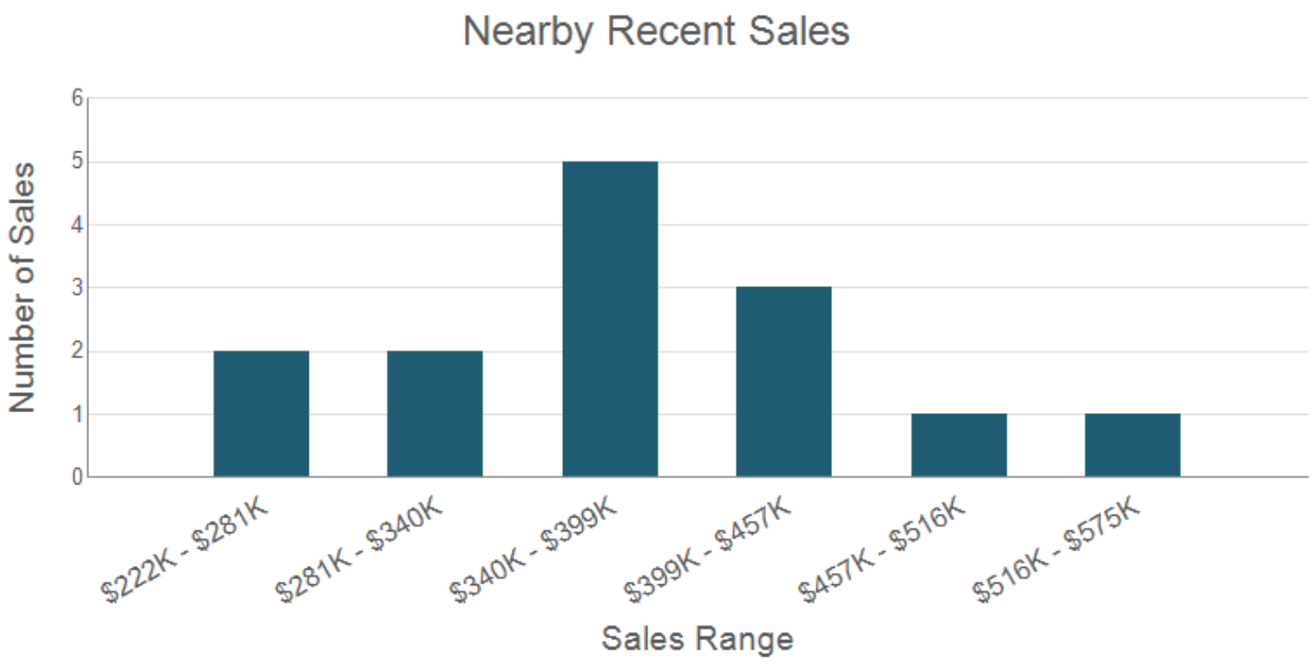
19	.4Mi.	**4231 WENTWORTH AVE** **MINNEAPOLIS, MN 55409-1923**	09/24/2026	$280,000	$283	988	/2/1	1905	5,227 SF

APN: 10-028-24-31-0090 Document #: A11499552
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 15 Block: 7 Subdivision: CABLE LINE ADDITION Abbreviated Description: Lot:15 Block:7 Subdivision:CABLE LINE ADDITION City/Muni/Twp:MINNEAPOLIS City/Muni/Twp: MINNEAPOLIS

20	.4Mi.	**4729 4TH AVE S** **MINNEAPOLIS, MN 55419-5633**	09/02/2026	$370,000	$250	1480	/5/2	1916	5,227 SF

APN: 15-028-24-11-0178 Document #: A11493903
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 23 Block: 2 Subdivision: LATHAMS PORTLAND AVE ADDITION Abbreviated Description: Lot:23 Block:2 Subdivision:LATHAMS PORTLAND AVE ADDITION

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.	**4433 2ND AVE S**	**12/00/2020**	$346,600	$346,600	1,400	/3/2	1920	5,227 SF	
.01Mi.	**4437 2ND AVE S**	**06/00/2017**	$209,500	$209,500	792	/1/1	1912	5,227 SF	
.01Mi.	**4429 2ND AVE S**		$192,500	$192,500	990	/2/1	1913	5,227 SF	
.02Mi.	**4441 2ND AVE S**	**04/00/2001**	$294,500	$294,500	1,004	/3/1	1938	5,227 SF	
.02Mi.	**4425 2ND AVE S**	**01/00/2008**	$259,000	$259,000	1,265	/3/3	1941	5,227 SF	
.02Mi.	**4445 2ND AVE S**	**08/00/1990**	$260,200	$260,200	1,372	/3/1	1928	5,227 SF	
.02Mi.	**4421 2ND AVE S**		$377,700	$377,700	2,130	/4/3	1923	5,227 SF	
.03Mi.	**4432 3RD AVE S**	**08/00/1987**	$179,900	$179,900	1,051	/2/1	1900	5,227 SF	
.03Mi.	**4436 3RD AVE S**	**03/00/1986**	$290,100	$290,100	962	/3/1	1986	5,227 SF	
.03Mi.	**4428 3RD AVE S**	**08/00/2006**	$260,000	$260,000	892	/2/1	1918	5,227 SF	
.03Mi.	**4440 3RD AVE S**	**06/00/2021**	$262,700	$262,700	924	/2/2	1922	5,227 SF	
.03Mi.	**4424 3RD AVE S**	**03/00/2021**	$243,900	$243,900	854	/2/1	1926	5,227 SF	
.03Mi.	**4449 2ND AVE S**	**02/00/1989**	$203,700	$203,700	732	/2/1	1920	5,227 SF	
.03Mi.	**4417 2ND AVE S**	**01/00/2004**	$303,000	$303,000	1,309	/3/1	1924	5,227 SF	
.04Mi.	**4444 3RD AVE S**	**12/00/2022**	$258,100	$258,100	1,161	/3/1	1948	5,227 SF	
.04Mi.	**4420 3RD AVE S**	**03/00/2000**	$340,000	$340,000	1,136	/3/1	1926	5,227 SF	

Rent vs. Own

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

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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
0.74Mi.	**Washburn High School** Number of Students: 1,521 Student-Teacher Ratio: 17.86 Advanced Placement: Yes	B	Public	9 - 12
0.32Mi.	**Field Community School** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	3 - 5
1.41Mi.	**Hale Community School** Number of Students: 326 Student-Teacher Ratio: 16.53	A+	Public	KG - 2
0.67Mi.	**Justice Page Community Middle School** Number of Students: 1,020 Student-Teacher Ratio: 21.86	B	Public	6 - 8

Flood Report

The Subject Property of **4433 2ND AVE S, MINNEAPOLIS, MN 55419-5103** 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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Data deemed reliable, but not guaranteed.
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