ICE SiteX Report

OrderID: 98775516

SiteX Property Information Report



Subject Property Location

4758 8TH STREET LOOP NE, SAINT CLOUD, MN 56304-4664

County:	**BENTON MN**	Census Tract:	0203.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	17.02253.00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$418,000**	FSD:	11	Common Confidence Score:	62
Value Range:	$372,020 - $463,980	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$60,000	Market Land Value:	$60,000	Tax Year:	2026
Assd Improvement:	$270,800	Market Improvment Value:	$270,800	Total Taxable Value:	$6,936
Total Assessed Value:	$330,800	Total Assessor Market Value:	$330,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 6 Block: 10 District: 1701 Subdivision: WATERS EDGE AT DON LK 4TH ADDN Sec/Twnship/Range: SEC 33 TWN 036 RNG 030

Abbreviated Description:	SECT-33 TWP-036 RANGE-030 WATERS EDGE AT DON LK 4TH ADDN LOT-006 BLOCK-010
City/Muni/Twp:	ST CLOUD/ISD 47

Property Characteristics

Lot Size:	Bedrooms:	Pool:
Building Area:	Baths:	Fireplace:
Year Built:	Partial Baths:	Type Const:
Number of Buildings:	Number of Rooms:	Ext Walls:
Number of Units:	Garage Type:	Heating:
Number of Stories:	Number of Cars:	A/C:
Style:	Basement:	Roof Cover:
	Foundation:	Elevator:

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	06/24/2024	Loan Amount:	N/A
Document #:	472291 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	06/18/2024		
TD Due Date:		Type Finance:	

Legal Description:
Block: 10 Subdivision: WATERS EDGE AT DONOVAN LAKE 4TH ADDITION Map Ref: 0

Mortgage Record

Recording Date:	05/14/2024	Loan Amount:	N/A
Document #:	471736 BK-PG -	Loan Type:	Stand Alone Second
Contract Date:	05/14/2024		
TD Due Date:	06/01/2034	Type Finance:	

Legal Description:
Block: 10 Subdivision: WATERS EDGE AT DONOVAN LAKE 4TH ADDITION Map Ref: 0

Mortgage Record

Recording Date:	05/14/2024	Loan Amount:	N/A
Document #:	471735 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	05/14/2024		
TD Due Date:	06/01/2054	Type Finance:	

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Legal Description:
Block: 10 Subdivision: WATERS EDGE AT DONOVAN LAKE 4TH ADDITION

Prior Transfer

Recording Date:	05/14/2024	Sales Price:	$347,000
Document #:	471734 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	05/14/2024		
Document Type:	Deed		

Legal Description:
Block: 10 Subdivision: WATERS EDGE AT DONOVAN LAKE 4TH ADDITION

Prior Transfer

Recording Date:	11/28/2023	Sales Price:	$90,000 Multiple Parcels Involved in this transaction
Document #:	469309 BK-PG -	Type of Sale:	Non Residential Transfer
Contract Date:	11/22/2023		
Document Type:	Deed		

Legal Description:
Block: 10 Subdivision: WATERS EDGE AT DONOVAN LAKE 4TH ADDITION

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Block: 10 District: 1701 Subdivision: WATERS EDGE AT DON LK 4TH ADDN Sec/Twnship/Range: SEC 33 TWN 036 RNG 030
Abbreviated Description: SECT-33 TWP-036 RANGE-030 WATERS EDGE AT DON LK 4TH ADDN LOT-006 BLOCK-010
City/Muni/Twp: ST CLOUD/ISD 47

Area Sales Analysis

Total Area Sales	$3,709,800	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs	$350,000 to $387,000	Age Range	
Median Value	$373,950	Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.06Mi.	**4727 8TH STREET LOOP NE** **SAINT CLOUD, MN 56304-4664**	09/15/2026	$50,000			//		SF	
	APN: 17.02243.00 Document #: 485637 Document Type: Warranty Deed Price Code: Land Use: Multi-Family Dwellings (Generic, any combination 2+) Legal: Lot: 5 Block: 9 Subdivision: WATERS EDGE AT DONOVAN LAKE 4TH ADDITION Abbreviated Description: Lot:5 Block:9 Subdivision:WATERS EDGE AT DONOVAN LAKE 4TH ADDITION									
2	.09Mi.	**4719 6TH ST NE** **SAINT CLOUD, MN 56304-4671**	06/02/2026	$380,000			//		SF	
	APN: 17.01911.00 Document #: 483646 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 4 Block: 9 Subdivision: WATERS EDGE AT DONOVAN LAKE Abbreviated Description: Lot:4 Block:9 Subdivision:WATERS EDGE AT DONOVAN LAKE									
3	.09Mi.	**4735 5TH ST NE** **SAINT CLOUD, MN 56304-4672**	04/16/2026	$364,900			//		SF	
	APN: 17.01902.00 Document #: 482796 Document Type: Warranty Deed Price Code: Land Use: Multi-Family Dwellings (Generic, any combination 2+) Legal: Lot: 8 Block: 8 Subdivision: WATERS EDGE AT DONOVAN LEKE Abbreviated Description: Lot:8 Block:8 Subdivision:WATERS EDGE AT DONOVAN LEKE									
4	.11Mi.	**4658 9TH ST NE** **SAINT CLOUD, MN 56304-9452**	07/02/2026	$380,000			//		SF	
	APN: 17.02221.00 Document #: 484323 Document Type: Warranty Deed Price Code: Land Use: Multi-Family Dwellings (Generic, any combination 2+) Legal: Lot: 5 Block: 7 Subdivision: WATERS EDGE AT DONOVAN LAKE 4TH ADDITION Abbreviated Description: Lot:5 Block:7 Subdivision:WATERS EDGE AT DONOVAN LAKE 4TH ADDITION									
5	.15Mi.	**4653 8TH ST NE** **SAINT CLOUD, MN 56304-4665**	04/09/2026	$347,500			//		SF	
	APN: 17.02237.00 Document #: 482664 Document Type: Warranty Deed Price Code: Land Use: Multi-Family Dwellings (Generic, any combination 2+) Legal: Lot: 7 Block: 8 Subdivision: WATERS EDGE AT DONOVAN LAKE 4TH ADDITION Abbreviated Description: Lot:7 Block:8 Subdivision:WATERS EDGE AT DONOVAN LAKE 4TH ADDITION									
6	.15Mi.	**4724 5TH ST NE** **SAINT CLOUD, MN 56304-4672**	02/25/2026	$369,900			//		SF	
	APN: 17.01891.00 Document #: 482008 Document Type: Warranty Deed Price Code: Land Use: Multi-Family Dwellings (Generic, any combination 2+) Legal: Lot: 12 Block: 7 Subdivision: WATERS EDGE AT DONOVAN LAKE Abbreviated Description: Lot:12 Block:7 Subdivision:WATERS EDGE AT DONOVAN LAKE									
7	.19Mi.	**4631 9TH ST NE** **SAINT CLOUD, MN 56304-9452**	07/30/2026	$358,000			//		SF	
	APN: 17.02206.00 Document #: 484833 Document Type: Warranty Deed Price Code: Land Use: Multi-Family Dwellings (Generic, any combination 2+) Legal: Lot: 1 Block: 5 Subdivision: WATERS EDGE AT DONOVAN LAKE 4TH ADDITION Abbreviated Description: Lot:1 Block:5 Subdivision:WATERS EDGE AT DONOVAN LAKE 4TH ADDITION									
8	.19Mi.	**4712 5TH ST NE** **SAINT CLOUD, MN 56304-4672**	07/30/2026	$379,900			//		SF	
	APN: 17.01888.00 Document #: 484851 Document Type: Warranty Deed Price Code:									

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Land Use: Multi-Family Dwellings (Generic, any combination 2+)
Legal: Lot: 9 Block: 7 Subdivision: WATERS EDGE AT DONOVAN LAKE Abbreviated Description: Lot:9 Block:7 Subdivision:WATERS EDGE AT DONOVAN LAKE

9 .19Mi. **4605 8TH ST NE** 06/03/2026 $390,800 // SF
SAINT CLOUD, MN 56304-4665
APN: 17.02233.00 Document #: 483674
Document Type: Warranty Deed Price Code:
Land Use: Multi-Family Dwellings (Generic, any combination 2+)
Legal: Lot: 3 Block: 8 Subdivision: WATERS EDGE AT DONOVAN LAKE 4TH ADDITION Abbreviated Description: Lot:3 Block:8 Subdivision:WATERS EDGE AT DONOVAN LAKE 4TH ADDITION

10 .19Mi. **4617 8TH ST NE** 05/18/2026 $380,000 // SF
SAINT CLOUD, MN 56304-4665
APN: 17.02234.00 Document #: 483376
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Block: 8 Subdivision: WATERS EDGE AT DONOVAN LAKE 4TH ADDITION Abbreviated Description: Lot:4 Block:8 Subdivision:WATERS EDGE AT DONOVAN LAKE 4TH ADDITION

11 .19Mi. **4629 8TH ST NE** 05/08/2026 $385,000 // SF
SAINT CLOUD, MN 56304-4665
APN: 17.02235.00 Document #: 483217
Document Type: Warranty Deed Price Code:
Land Use: Multi-Family Dwellings (Generic, any combination 2+)
Legal: Lot: 5 Block: 8 Subdivision: WATERS EDGE AT DONOVAN LAKE 4TH ADDITION Abbreviated Description: Lot:5 Block:8 Subdivision:WATERS EDGE AT DONOVAN LAKE 4TH ADDITION

12 .2Mi. **4704 5TH ST NE** 07/02/2026 $385,000 // SF
SAINT CLOUD, MN 56304-4672
APN: 17.01886.00 Document #: 484305
Document Type: Warranty Deed Price Code:
Land Use: Multi-Family Dwellings (Generic, any combination 2+)
Legal: Lot: 7 Block: 7 Subdivision: WATERS EDGE AT DONOVAN LAKE Abbreviated Description: Lot:7 Block:7 Subdivision:WATERS EDGE AT DONOVAN LAKE

13 .2Mi. **4622 9TH ST NE** 06/09/2026 $385,000 // SF
SAINT CLOUD, MN 56304-9452
APN: 17.02232.00 Document #: 483783
Document Type: Warranty Deed Price Code:
Land Use: Multi-Family Dwellings (Generic, any combination 2+)
Legal: Lot: 2 Block: 8 Subdivision: WATERS EDGE AT DONOVAN LAKE 4TH ADDITION Abbreviated Description: Lot:2 Block:8 Subdivision:WATERS EDGE AT DONOVAN LAKE 4TH ADDITION

14 .21Mi. **609 47TH AVE NE** 08/10/2026 $349,900 // SF
SAINT CLOUD, MN 56304-4663
APN: 17.01939.00 Document #: 485012
Document Type: Warranty Deed Price Code:
Land Use: Multi-Family Dwellings (Generic, any combination 2+)
Legal: Lot: 3 Block: 14 Subdivision: WATERS EDGE AT DON LAKE Abbreviated Description: Lot:3 Block:14 Subdivision:WATERS EDGE AT DON LAKE

15 .22Mi. **664 47TH AVE NE** 05/20/2026 $329,900 // SF
SAINT CLOUD, MN 56304-4663
APN: 17.02262.00 Document #: 483444
Document Type: Warranty Deed Price Code:
Land Use: Multi-Family Dwellings (Generic, any combination 2+)
Legal: Lot: 1 Block: 12 Subdivision: WATERS EDGE AT DON LK 4TH ADDITION Abbreviated Description: Lot:1 Block:12 Subdivision:WATERS EDGE AT DON LK 4TH ADDITION

16 .22Mi. **4616 9TH ST NE** 03/19/2026 $403,000 // SF
SAINT CLOUD, MN 56304-9452
APN: 17.02231.00 Document #: 482321
Document Type: Warranty Deed Price Code:
Land Use: Multi-Family Dwellings (Generic, any combination 2+)
Legal: Lot: 1 Block: 8 Subdivision: WATERS EDGE AT DONOVAN LAKE 4TH ADDITION Abbreviated Description: Lot:1 Block:8 Subdivision:WATERS EDGE AT DONOVAN LAKE 4TH ADDITION

17 .23Mi. **666 47TH AVE NE** 06/26/2026 $289,900 // SF
SAINT CLOUD, MN 56304-4663
APN: 17.02263.00 Document #: 484164
Document Type: Warranty Deed Price Code:
Land Use: Multi-Family Dwellings (Generic, any combination 2+)
Legal: Lot: 2 Block: 12 Subdivision: WATERS EDGE AT DONOVAN LAKE 4TH ADDITION Abbreviated Description: Lot:2 Block:12 Subdivision:WATERS EDGE AT DONOVAN LAKE 4TH ADDITION

18 .24Mi. **672 47TH AVE NE** 06/04/2026 $309,900 // SF
SAINT CLOUD, MN 56304-4663
APN: 17.02264.00 Document #: 483722
Document Type: Warranty Deed Price Code:
Land Use: Multi-Family Dwellings (Generic, any combination 2+)
Legal: Lot: 3 Block: 12 Subdivision: WATERS EDGE AT DONOVAN LAKE 4TH ADDITION Abbreviated Description: Lot:3 Block:12 Subdivision:WATERS EDGE AT DONOVAN LAKE 4TH ADDITION

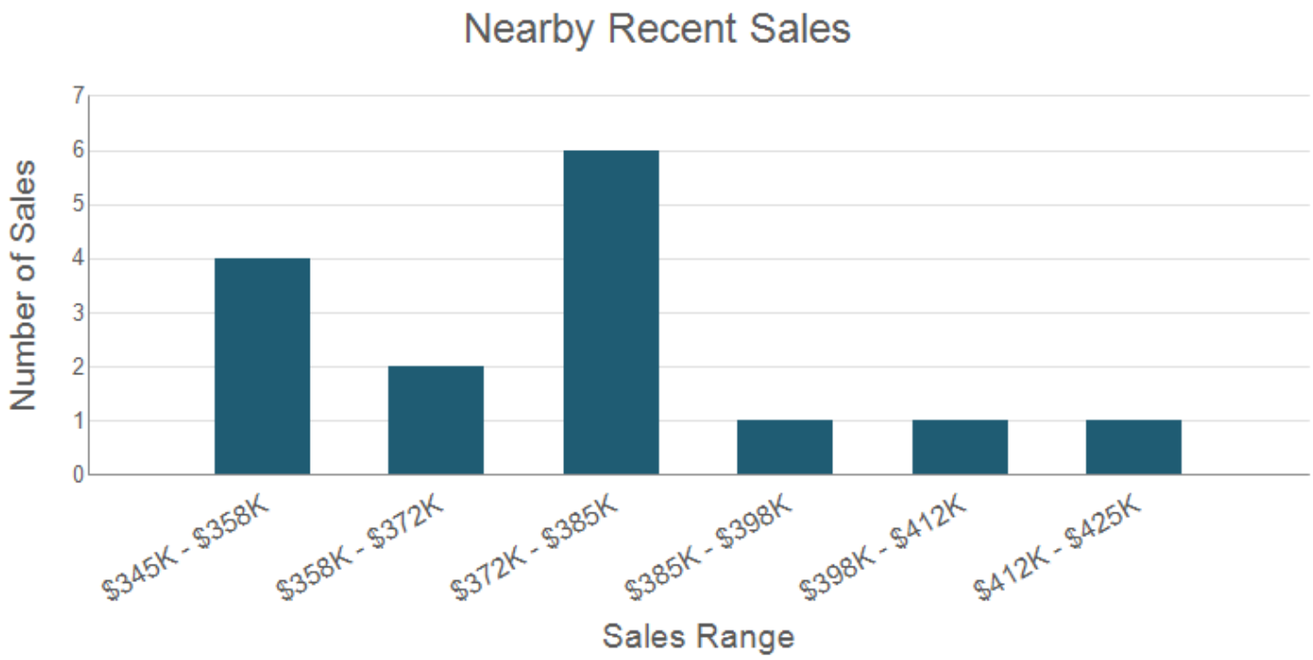
19 .27Mi. **671 47TH AVE NE** 08/05/2026 $344,900 // SF
SAINT CLOUD, MN 56304-4663
APN: 17.02276.00 Document #: 484928
Document Type: Warranty Deed Price Code:
Land Use: Multi-Family Dwellings (Generic, any combination 2+)
Legal: Lot: 11 Block: 13 Subdivision: WATERS EDGE AT DONVAN LK 4TH ADDITION Abbreviated Description: Lot:11 Block:13 Subdivision:WATERS EDGE AT DONVAN LK 4TH ADDITION

20 .28Mi. **673 47TH AVE NE** 05/01/2026 $354,900 // SF
SAINT CLOUD, MN 56304-4663
APN: 17.02277.00 Document #: 483105
Document Type: Warranty Deed Price Code:
Land Use: Multi-Family Dwellings (Generic, any combination 2+)
Legal: Lot: 12 Block: 13 Subdivision: WATERS EDGE AT DONOVAN LAKE 4TH ADDITION Abbreviated Description: Lot:12 Block:13 Subdivision:WATERS EDGE AT DONOVAN LAKE 4TH ADDITION

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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.	**4758 8TH STREET LOOP NE**		$330,800	$330,800					
.02Mi.	**4742 8TH STREET LOOP NE**		$356,300	$356,300					
.02Mi.	**4780 8TH STREET LOOP NE**		$353,700	$353,700					
.03Mi.	**4736 8TH STREET LOOP NE**		$365,400	$365,400					
.04Mi.	**4786 8TH STREET LOOP NE**		$355,800	$355,800					
.04Mi.	**4765 8TH STREET LOOP NE**		$353,700	$353,700					
.04Mi.	**4777 8TH STREET LOOP NE**		$365,400	$365,400					
.05Mi.	**4730 8TH STREET LOOP NE**		$353,200	$353,200					
.05Mi.	**4721 7TH ST NE**		$331,700	$331,700					
.06Mi.	**4725 7TH ST NE**		$362,000	$362,000					
.06Mi.	**4729 7TH ST NE**		$354,200	$354,200					
.06Mi.	**4717 7TH ST NE**		$356,300	$356,300					
.06Mi.	**4789 8TH STREET LOOP NE**		$365,400	$365,400					
.06Mi.	**4718 8TH STREET LOOP NE**		$416,700	$416,700					
.08Mi.	**4688 9TH ST NE**		$337,800	$337,800					
.08Mi.	**4682 9TH ST NE**		$365,700	$365,700					

Rent vs. Own

Households Occupied by Renters:	53%	Households Occupied by Owners:	39%

Demographics & Income

Median Age:	33.6 years old	Households:	6,964
Median Household Income:	$61,905	Households w/Family:	50%
Household Income Per Capita:	$31,141	Households w/Family Married:	28%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	Sauk Rapids-Rice Public Schools	Students:	4,331
Number of Schools:	8	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.23Mi.	**Sauk Rapids-Rice Middle School** Number of Students: 1,055 Student-Teacher Ratio: 19.6	C	Public	6 - 8
4.61Mi.	**Sauk Rapids Ecfe** Number of Students: NA Student-Teacher Ratio: 0	NA	Public	PK - PK

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3.97Mi. **Mississippi Heights Elementary School** Number of Students: 808 Student-Teacher Ratio: 15.07		B-	Public	KG - 5
3.69Mi. **Sauk Rapids-Rice High School** Number of Students: 1,319 Student-Teacher Ratio: 19.14 Advanced Placement: Yes		B-	Public	9 - 12

Flood Report

The Subject Property of **4758 8TH STREET LOOP NE, SAINT CLOUD, MN 56304-4664** 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	156%	NOTABLY HIGHER
BURGLARY	156%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	151%	NOTABLY HIGHER
FORCIBLE ROBBERY	139%	NOTABLY HIGHER
AGGRAVATED ASSAULT	157%	NOTABLY HIGHER
FORCIBLE RAPE	144%	NOTABLY HIGHER
MURDER	162%	NOTABLY HIGHER
OVERALL	157%	NOTABLY HIGHER

Disaster Alerts

No alerts noted

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Data deemed reliable, but not guaranteed.
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