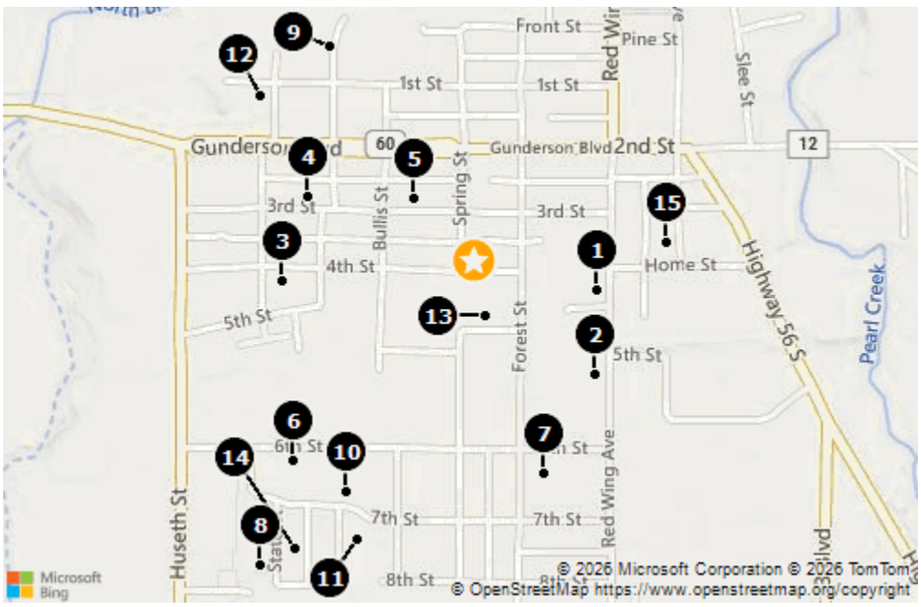
ICE SiteX Report

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SiteX Property Information Report



Subject Property Location

504 4TH ST, KENYON, MN 55946-1117

County:	**GOODHUE MN**	Census Tract:	270490807.003044
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	66.320.0040	Thomas Bros Pg-Grid:	

Valuation

Value:	**$208,000**	FSD:	9	Common Confidence Score:	67
Value Range:	$189,280 - $226,720	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	SEMMCHRA
Assd Land Value:	$35,600	Market Land Value:	$35,600	Tax Year:	2026
Assd Improvement:	$142,200	Market Improvment Value:	$142,200	Total Taxable Value:	$2,338
Total Assessed Value:	$177,800	Total Assessor Market Value:	$177,800	Delinquent Year:	
				Tax Account ID:	55213
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 1 Block: 27 District: 0600 Subdivision: BULLIS 2ND SO SIDE Map Ref: MB 66320
Abbreviated Description: BULLIS 2ND SO SIDE DOC#706010 LOT 1 BLK 27 EX N66FT ID# 16-0 300-00400
City/Muni/Twp: KENYON CITY

Property Characteristics

Lot Size:		Bedrooms:	4	Pool:	
Building Area:	1384 SF	Baths:	1	Fireplace:	
Year Built:	1890	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Wood Siding
Number of Units:		Garage Type:	Attached	Heating:	Forced Air
Number of Stories:	2+B	Number of Cars:		A/C:	Yes
Style:		Basement:	Finished	Roof Cover:	Asphalt
		Foundation:	Stone	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/02/2025	Sales Price:	$214,000
Document #:	A706010 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	05/30/2025		
Document Type:			

Legal Description:
Lot: 1 Block: 27 Subdivision: BULLIS SECOND SOUTH SIDE ADDITION

Prior Transfer

Recording Date:	05/30/2025	Sales Price:	$214,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 1 Block: 27 District: 0600 Subdivision: BULLIS 2ND SO SIDE Map Ref: MB 66320
Abbreviated Description: BULLIS 2ND SO SIDE DOC#706010 LOT 1 BLK 27 EX N66FT ID# 16-0 300-00400
City/Muni/Twp: KENYON CITY

Prior Transfer

Recording Date:	10/04/2017	Sales Price:	$92,000
Document #:	642430 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	10/02/2017		
Document Type:			

Legal Description:
Lot: 1 Block: 27 Subdivision: BULLIS SECOND SOUTH SIDE ADDITION

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Prior Transfer

Recording Date:	07/28/2016	Sales Price:	N/A
Document #:	632083 BK-PG -	Type of Sale:	Price Unconfirmed
Contract Date:	07/26/2016		
Document Type:			

Legal Description:
Lot: 1 Block: 27 Subdivision: BULLIS SECOND SOUTH SIDE ADDITION
City/Muni/Twp: KENYON

Area Sales Analysis

Total Area Sales	$3,800,584	Median # of Bedrooms	3
Median Lot Size	SF	Median # of Baths	1
Median Living Area	1,464 SF	Median Year Built	1945
Price Range - 2 Yrs	$115,000 to $407,084	Age Range	1 years to 126 years
Median Value	$264,900	Median Age	81 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.15Mi.	**408 RED WING AVE** **KENYON, MN 55946-1332**	07/21/2026	$115,000	$126	906	6/3/1	1900	SF	
		APN: 66.520.0280 Document #: A714734 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 13&14 Block: 3 Subdivision: OVERHOLTS ADDITION Abbreviated Description: Lot:13&14 Block:3 Subdivision:OVERHOLTS ADDITION Abbreviated Description:PORTION LOT14 City/Muni/Twp:KENYON City/Muni/Twp: KENYON								
2	.18Mi.	**510 RED WING AVE** **KENYON, MN 55946-1233**	07/09/2026	$269,900	$138	1944	8/4/1	1918	SF	
		APN: 66.520.0090 Document #: A714455 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1&10 Block: 2 Subdivision: OVERHOLDTS ADDITION Abbreviated Description: Lot:1&10 Block:2 Subdivision:OVERHOLDTS ADDITION City/Muni/Twp:KENYON City/Muni/Twp: KENYON								
3	.22Mi.	**207 4TH ST** **KENYON, MN 55946-1012**	07/02/2026	$242,500	$142	1702	6/3/1	1947	SF	
		APN: 66.360.0390 Document #: A714348 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 8&9 Block: 4 Subdivision: CLARKES ADDITION Abbreviated Description: Lot:8&9 Block:4 Subdivision:CLARKES ADDITION City/Muni/Twp:KENYON City/Muni/Twp: KENYON								
4	.2Mi.	**222 3RD ST** **KENYON, MN 55946-1007**	06/29/2026	$238,000	$252	944	5/2/1	1900	SF	
		APN: 66.300.0040 Document #: A714235 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 3 Block: 35 Subdivision: BULLIS SOUTH SIDE ADDITION Abbreviated Description: Lot:3 Block:35 Subdivision:BULLIS SOUTH SIDE ADDITION City/Muni/Twp:KENYON City/Muni/Twp: KENYON								
5	.1Mi.	**412 3RD ST** **KENYON, MN 55946-1109**	04/23/2026	$264,900	$158	1676	7/4/1	1922	SF	
		APN: 66.300.0130 Document #: A712661 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Block: 37 Subdivision: BULLIS SOUTH SIDE ADDITION Abbreviated Description: Lot:1 Block:37 Subdivision:BULLIS SOUTH SIDE ADDITION City/Muni/Twp:KENYON City/Muni/Twp: KENYON								
6	.32Mi.	**213 6TH ST** **KENYON, MN 55946-1036**	04/21/2026	$311,000	$212	1464	6/3/2	1992	SF	
		APN: 66.620.0060 Document #: A712597 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 6 Block: 1 Subdivision: VIKING ADDITION Abbreviated Description: Lot:6 Block:1 Subdivision:VIKING ADDITION								
7	.26Mi.	**609 FOREST ST** **KENYON, MN 55946-1228**	04/07/2026	$150,000	$95	1568	6/3/1	1920	SF	
		APN: 66.400.0040 Document #: A712269 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 4&7 Block: 1 Subdivision: H H HEWITTS FIRST ADDITION Abbreviated Description: Lot:4&7 Block:1 Subdivision:H H HEWITTS FIRST ADDITION City/Muni/Twp:KENYON City/Muni/Twp: KENYON								
8	.43Mi.	**724 STATE ST** **KENYON, MN 55946-1049**	01/21/2026	$327,500	$223	1467	5/2/2	2017	7,841 SF	
		APN: 66.365.0130 Document #: A710838 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 6 Block: 2 Subdivision: COUNTRYSIDE MEADOW Abbreviated Description: Block:2 Subdivision:COUNTRYSIDE MEADOW Abbreviated Description:PORTION LOT6								
9	.31Mi.	**30 WASHINGTON ST** **KENYON, MN 55946-1027**	01/16/2026	$179,900	$169	1059	5/2/1	1900	SF	
		APN: 66.380.0200 Document #: A710760 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 6 Block: 51 Subdivision: HEWITTS ADDITION Abbreviated Description: Lot:6 Block:51 Subdivision:HEWITTS ADDITION City/Muni/Twp:KENYON City/Muni/Twp: KENYON								
10	.31Mi.	**300 7TH ST** **KENYON, MN 55946-1275**	01/06/2026	$407,084	$407	1000	//2	2025	SF	
		APN: 66.365.0050 Document #: A710549 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 5 Block: 1 Subdivision: COUNTRYSIDE MEADOW Abbreviated Description: Lot:5 Block:1 Subdivision:COUNTRYSIDE MEADOW								
11	.35Mi.	**709 WASHINGTON ST** **KENYON, MN 55946-1274**	11/20/2025	$299,900	$262	1143	//1	2025	SF	
		APN: 66.365.0290 Document #: A709551 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 2 Block: 5 Subdivision: COUNTRYSIDE MEADOW Abbreviated Description: Lot:2 Block:5 Subdivision:COUNTRYSIDE MEADOW								
12	.31Mi.	**106 STATE ST**	10/30/2025	$300,000	$130	2304	7/3/2	1961	SF	

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KENYON, MN 55946-1019
APN: 66.380.0080 Document #: A709122
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 5&6 Block: 47 Subdivision: HEWITTS ADDITION Abbreviated Description: Lot:5&6 Block:47 Subdivision:HEWITTS ADDITION Abbreviated Description:PORTION LOT5 City/Muni/Twp:KENYON City/Muni/Twp: KENYON

13	.06Mi.	**508 5TH ST**	10/27/2025	$196,000	$122	1600	6/4/1	1945	SF

KENYON, MN 55946-1201
APN: 66.280.0020 Document #: A709036
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 5&6 Block: 1 Subdivision: SA BULLIS SECOND ADDITION Abbreviated Description: Block:1 Subdivision:SA BULLIS SECOND ADDITION Abbreviated Description:PORTION LOTS5&6 City/Muni/Twp:KENYON City/Muni/Twp: KENYON

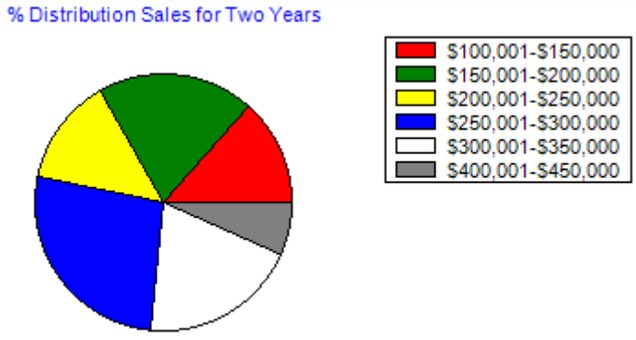
14	.39Mi.	**713 STATE ST**	10/06/2025	$309,000	$311	992	//1	2024	SF

KENYON, MN 55946-1050
APN: 66.365.0170 Document #: A708600
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 4 Block: 3 Subdivision: COUNTRYSIDE MEADOW Abbreviated Description: Lot:4 Block:3 Subdivision:COUNTRYSIDE MEADOW

15	.22Mi.	**314 LANGFORD AVE**	09/29/2025	$189,900	$173	1092	7/3/2	1908	SF

KENYON, MN 55946-1313
APN: 66.540.0960 Document #: A708458
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 25&26 Block: 12 Subdivision: SLEE AND LANGFORDS ADDITION Abbreviated Description: Lot:25&26 Block:12 Subdivision:SLEE AND LANGFORDS ADDITION Abbreviated Description:PORTION LOT25 City/Muni/Twp:KENYON City/Muni/Twp: KENYON

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.	**504 4TH ST**	**05/30/2025**	$177,800	$177,800	1,384	6/4/1	1890		
.01Mi.	**315 SPRING ST**	**09/15/2017**	$191,700	$191,700	1,120	5/2/2	1964		
.02Mi.	**510 4TH ST**	**03/28/2025**	$232,200	$232,200	1,504	6/3/1	1932		
.03Mi.	**432 4TH ST**	**07/15/2021**	$194,900	$194,900	1,160	5/3/1	1945		
.03Mi.	**308 SPRING ST**	**11/16/2021**	$151,400	$151,400	1,200	5/2/1	1930		
.04Mi.	**322 FOREST ST**		$253,900	$253,900	2,036	9/5/2	1900		
.04Mi.	**509 4TH ST**	**07/08/2022**	$177,400	$177,400	1,688	5/3/1	1925		
.04Mi.	**316 FOREST ST**	**04/16/2025**	$222,700	$222,700	1,656	7/3/1	1936		
.04Mi.	**509 3RD ST**		$239,000	$239,000	1,681	7/4/1	1880		
.04Mi.	**426 4TH ST**		$230,000	$230,000	1,656	6/3/1	1897		
.04Mi.	**503 3RD ST**	**01/20/2025**	$180,000	$180,000	960	5/2/1	1963		
.05Mi.	**404 FOREST ST**	**05/06/2022**	$460,100	$460,100	4,655	10/4/2	1908		
.05Mi.	**515 3RD ST**	**05/17/2023**	$228,100	$228,100	1,411	5/2/3	1970		
.05Mi.	**314 FOREST ST**	**09/25/2023**	$182,600	$182,600	1,232	5/2/1	1916		
.06Mi.	**425 3RD ST**		$199,200	$199,200	1,638	9/4/2	1890		
.06Mi.	**420 4TH ST**	**08/25/1988**	$187,200	$187,200	1,144	6/3/1	1900		

Rent vs. Own

Households Occupied by Renters:	11%	Households Occupied by Owners:	83%

Demographics & Income

Median Age:	46.4 years old	Households:	1,486
Median Household Income:	$80,949	Households w/Family:	64%
Household Income Per Capita:	$38,740	Households w/Family Married:	50%
Most Common Education Level:	High School Graduate	Households w/Family Children:	24%

School District

School District Zone:	Kenyon-Wanamingo School District	Students:	644
Number of Schools:	3	Rating:	C+

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.23Mi.	**Kenyon-Wanamingo Middle School** Number of Students: 216 Student-Teacher Ratio: 18.96 Advanced Placement: Yes	C+	Public	5 - 8
10.22Mi.	**Kenyon-Wanamingo Elementary School** Number of Students: 198 Student-Teacher Ratio: 14.85	C+	Public	PK - 4
0.23Mi.	**Kenyon-Wanamingo Senior High School** Number of Students: 230 Student-Teacher Ratio: 16.62 Advanced Placement: Yes	C+	Public	9 - 12

Flood Report

The Subject Property of **504 4TH ST, KENYON, MN 55946-1117** 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	96%	SIMILAR
BURGLARY	144%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	92%	SIMILAR
FORCIBLE ROBBERY	163%	NOTABLY HIGHER
AGGRAVATED ASSAULT	111%	HIGHER
FORCIBLE RAPE	122%	HIGHER
MURDER	144%	NOTABLY HIGHER
OVERALL	131%	NOTABLY HIGHER

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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