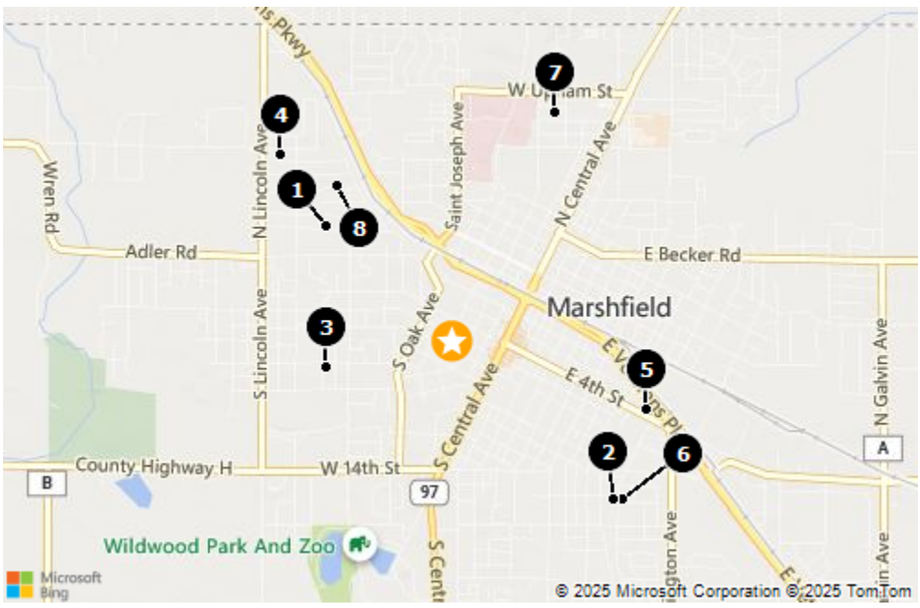
ICE SiteX Report

OrderID: 95380688

SiteX Property Information Report



Subject Property Location

505 S SPRUCE AVE, MARSHFIELD, WI 54449-3610

County:	**WOOD WI**	Census Tract:	551410106.005033
Property Use:	Single Family Residential (Assumed)	Zoning:	
Parcel Number:	3301262	Thomas Bros Pg-Grid:	

Valuation

Value:	**$153,000**	FSD:	26
Value Range:	$113,220 - $192,780	Confidence Score:	74

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	
Assd Land Value:	$13,200	Market Land Value:		Tax Year:	2024
Assd Improvement:	$117,800	Market Improvment Value:		Total Taxable Value:	$2,230
Total Assessed Value:	$131,000	Total Assessor Market Value:	$140,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 1,2 Block: 108 District: 251 Map Ref: 108-1.2-2.2

Abbreviated Description:	C-MFLD SLY 50' OF LOTS 1 & 2 BLK 108
City/Muni/Twp:	CITY OF MARSHFIELD

Property Characteristics

Lot Size:	4,356 SF	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

Prior Transfer

Recording Date:	05/21/2025	Sales Price:	N/A
Document #:	2025R03550 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	11/06/2023	Loan Amount:	N/A
Document #:	2023R08319 BK-PG -	Loan Type:	FHA
TD Due Date:	11/01/2053	Type Finance:	
Legal Description:			
City/Muni/Twp: MARSHFIELD			

Prior Transfer

Recording Date:	03/01/2018	Sales Price:	N/A
Document #:	2018R01444 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	02/15/2018		
Document Type:	Warranty Deed		
Legal Description:			

Prior Transfer

Recording Date:	11/15/2017	Sales Price:	$10,500
Document #:	2017R10022 BK-PG -	Type of Sale:	Sales Price Rounded from Tax

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Contract Date: 09/18/2017
Document Type: Warranty Deed
Legal Description:
Lot: 1&2 Block: 108 Subdivision: FIRST ADDITION
Abbreviated Description: SOUTHERLY 50 FEET OF LOTS 1&2
City/Muni/Twp: MARSHFIELD

Prior Transfer

Recording Date:
Document #: BK-PG -
Document Type:
Sales Price: N/A
Type of Sale: Per Assessor Transaction History
Legal Description:
Lot: 1,2 Block: 108 District: 251 Map Ref: 108-1.2-2.2
Abbreviated Description: C-MFLD SLY 50' OF LOTS 1 & 2 BLK 108
City/Muni/Twp: CITY OF MARSHFIELD

Area Sales Analysis

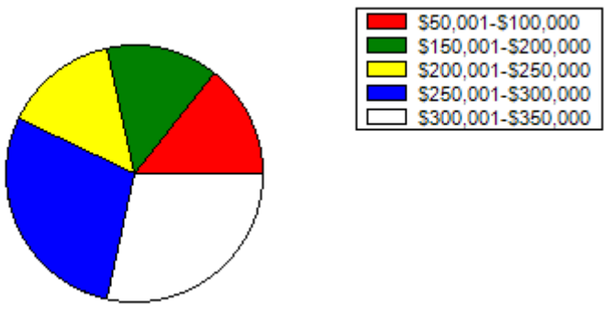
Total Area Sales	$2,151,000	Median # of Bedrooms	
Median Lot Size	13,286 SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs	$95,000 to $490,000	Age Range	
Median Value	$271,000	Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.79Mi.	**1125 W STATE ST** **MARSHFIELD, WI 54449-1752**	07/21/2025	$303,000			//		13,504 SF	
		APN: 3306064 Document #: 2025R05512 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential (Assumed) Legal: Abbreviated Description: City/Muni/Twp:MARSHFIELD City/Muni/Twp: MARSHFIELD								
2	1.04Mi.	**1110 E 15TH ST** **MARSHFIELD, WI 54449-5117**	06/04/2025	$95,000			//		8,276 SF	
		APN: 3304199 Document #: 2025R03948 Document Type: Personal Representatives Deed Price Code: R Land Use: Single Family Residential (Assumed) Legal:								
3	.59Mi.	**1210 W 8TH ST** **MARSHFIELD, WI 54449-3521**	06/04/2025	$289,900			//		13,068 SF	
		APN: 3302602 Document #: 2025R03944 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential (Assumed) Legal:								
4	1.17Mi.	**1216 W IVES ST** **MARSHFIELD, WI 54449-1213**	06/03/2025	$490,000			//		13,504 SF	
		APN: 3306450 Document #: 2025R03899 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential (Assumed) Legal: Abbreviated Description: City/Muni/Twp:MARSHFIELD City/Muni/Twp: MARSHFIELD								
5	.94Mi.	**1103 E 4TH ST** **MARSHFIELD, WI 54449-4548**	06/02/2025	$240,000			//		12,197 SF	
		APN: 3300168 Document #: 2025R03833 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential (Assumed) Legal: Abbreviated Description: City/Muni/Twp:MARSHFIELD City/Muni/Twp: MARSHFIELD								
6	1.06Mi.	**1419 S FELKER AVE** **MARSHFIELD, WI 54449-5148**	05/30/2025	$252,100			//		18,295 SF	
		APN: 3304638 Document #: 2025R03791 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential (Assumed) Legal:								
7	1.16Mi.	**410 W LEONHARD ST** **MARSHFIELD, WI 54449-1447**	01/03/2025	$170,000			//		8,712 SF	
		APN: 3304104 Document #: 2025R00087 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential (Assumed) Legal:								
8	.89Mi.	**1109 FAIRVIEW DR** **MARSHFIELD, WI 54449-1721**	12/20/2024	$311,000			//		13,939 SF	
		APN: 3305115 Document #: 2024R09807 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential (Assumed) Legal:								

Comparable Sales Chart

% Distribution Sales for Two Years



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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.	**505 S SPRUCE AVE**		$140,000	$131,000				4,356 SF	
.01Mi.	**509 S SPRUCE AVE**		$140,400	$131,300				6,098 SF	
.02Mi.	**310 W 5TH ST**		$236,400	$221,100				13,504 SF	
.02Mi.	**311 W 6TH ST**		$150,500	$140,700				8,276 SF	
.03Mi.	**401 W 6TH ST**		$171,900	$160,800				6,098 SF	
.03Mi.	**306 W 5TH ST**		$157,600	$147,400				6,970 SF	
.04Mi.	**403 W 6TH ST**		$153,800	$143,900				9,148 SF	
.04Mi.	**307 W 6TH ST**		$173,600	$162,400				10,019 SF	
.05Mi.	**406 W 5TH ST**		$146,700	$137,200				6,098 SF	
.05Mi.	**504 S WALNUT AVE**		$151,700	$141,900				6,970 SF	
.05Mi.	**313 W 5TH ST**		$148,300	$138,700				6,970 SF	
.05Mi.	**311 W 5TH ST**		$182,300	$170,500				6,970 SF	
.06Mi.	**401 W 5TH ST**		$180,900	$169,200				12,197 SF	
.06Mi.	**307 W 5TH ST**		$157,400	$147,200				6,970 SF	
.06Mi.	**408 W 5TH ST**		$213,800	$200,000				12,197 SF	
.06Mi.	**409 W 6TH ST**		$124,800	$116,700				9,148 SF	

Rent vs. Own

Households Occupied by Renters:	29%	Households Occupied by Owners:	65%

Demographics & Income

Median Age:	44.0 years old	Households:	12,035
Median Household Income:	$66,350	Households w/Family:	61%
Household Income Per Capita:	$39,937	Households w/Family Married:	46%
Most Common Education Level:	High School Graduate	Households w/Family Children:	24%

School District

School District Zone:	Marshfield School District	Students:	3,929
Number of Schools:	8	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.27Mi.	**Marshfield High School** Number of Students: 1,220 Student-Teacher Ratio: 15.47 Advanced Placement: Yes	C+	Public	9 - 12
0.88Mi.	**Marshfield Middle School** Number of Students: 606 Student-Teacher Ratio: 16.88	C-	Public	7 - 8
0.92Mi.	**Washington Elementary School** Number of Students: 332 Student-Teacher Ratio: 16.44	B-	Public	PK - 6

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	107%	SIMILAR
BURGLARY	117%	HIGHER
MOTOR VEHICLE THEFT	115%	HIGHER
FORCIBLE ROBBERY	101%	SIMILAR
AGGRAVATED ASSAULT	97%	SIMILAR
FORCIBLE RAPE	104%	SIMILAR
MURDER	118%	HIGHER
OVERALL	106%	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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