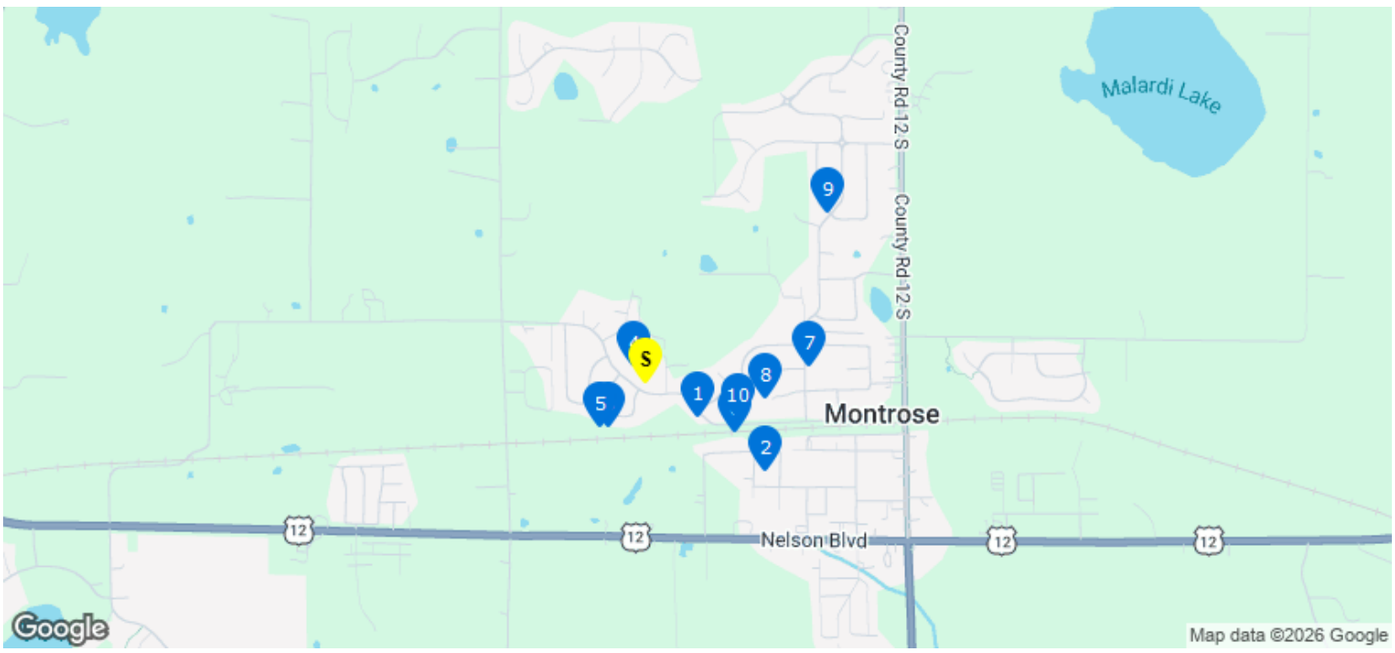
ICE SiteX Report

OrderID: 98761780

SiteX Property Information Report



Subject Property Location

529 1ST ST N, MONTROSE, MN 55363-8537

County:	**WRIGHT MN**	Census Tract:	1011.01
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	112-023-002130	Thomas Bros Pg-Grid:	

Valuation

Value:	**$337,000**	FSD:	5	Common Confidence Score:	95
Value Range:	$320,150 - $353,850	ICE Confidence Score:	95		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	1201
Assd Land Value:	$62,000	Market Land Value:	$62,000	Tax Year:	2026
Assd Improvement:	$245,500	Market Improvment Value:	$245,500	Total Taxable Value:	$3,686
Total Assessed Value:	$307,500	Total Assessor Market Value:	$307,500	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 13 Block: 2 District: 1201 Subdivision: PARK VIEW Sec/Twnship/Range: SEC 35 TWN 119 RNG 026

Abbreviated Description:	SECT-35 TWP-119 RANGE-026 PARK VIEW LOT-013 BLOCK-002
City/Muni/Twp:	CITY OF MONTROSE

Property Characteristics

Lot Size:		Bedrooms:	4	Pool:	
Building Area:	1280 SF	Baths:	5	Fireplace:	
Year Built:	2002	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Vinyl siding
Number of Units:		Garage Type:	Attached Garage	Heating:	Forced air unit
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:	Dome	Basement:	Improved Basement (Finished)	Roof Cover:	Wood Shake/Shingles
		Foundation:	Concrete Block	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	01/25/2024	Loan Amount:	N/A
Document #:	A1546478 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	12/29/2023		
TD Due Date:	01/01/2054	Type Finance:	

Legal Description:
Block: 2 Subdivision: PARK VIEW

Prior Transfer

Recording Date:	01/25/2024	Sales Price:	$315,000
Document #:	A1546477 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	12/29/2023		
Document Type:	Deed		

Legal Description:
Block: 2 Subdivision: PARK VIEW

Mortgage Record

Recording Date:	12/08/2021	Loan Amount:	N/A
Document #:	1492679 BK-PG -	Loan Type:	Conventional
Contract Date:	10/22/2021		
TD Due Date:	11/01/2051	Type Finance:	

ICE SiteX Report

OrderID: 98761780

Legal Description:
Block: 2 Subdivision: PARKVIEW

Prior Transfer

Recording Date:	12/08/2021	Sales Price:	$295,000
Document #:	1492678 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	10/22/2021		
Document Type:	Deed		

Legal Description:
Block: 2 Subdivision: PARKVIEW

Mortgage Record

Recording Date:	10/17/2019	Loan Amount:	N/A
Document #:	1408455 BK-PG -	Loan Type:	USDA Loan
Contract Date:	09/10/2019		
TD Due Date:	11/01/2049	Type Finance:	

Legal Description:
Block: 2 Subdivision: PARKVIEW

Prior Transfer

Recording Date:	10/17/2019	Sales Price:	$233,400
Document #:	1408454 BK-PG -	Type of Sale:	Lender Sold
Contract Date:	09/10/2019		
Document Type:	Deed		

Legal Description:
Block: 2 Subdivision: PARKVIEW

Prior Transfer

Recording Date:	03/01/2018	Sales Price:	N/A
Document #:	1364949 BK-PG -	Type of Sale:	Distressed Sale
Contract Date:	02/28/2018		
Document Type:	Deed		

Legal Description:
Block: 2 Subdivision: PARKVIEW

Prior Transfer

Recording Date:	02/14/2018	Sales Price:	$113,999
Document #:	1364046 BK-PG -	Type of Sale:	Lender Owned
Contract Date:	02/09/2018		
Document Type:	Deed		

Legal Description:
Block: 2 Subdivision: PARKVIEW

Prior Transfer

Recording Date:	09/18/2002	Sales Price:	$174,903
Document #:	080267 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	08/29/2002		
Document Type:	Deed		

Legal Description:
Block: 2 Subdivision: PARKVIEW

Area Sales Analysis

Total Area Sales	$3,224,800	Median # of Bedrooms	3
Median Lot Size	SF	Median # of Baths	2
Median Living Area	1,078 SF	Median Year Built	2002
Price Range - 2 Yrs	$239,000 to $370,000	Age Range	22 years to 25 years
Median Value	$325,000	Median Age	24 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.05Mi.	**146 GARNER CIR** **MONTROSE, MN 55363-8598**	08/27/2026	$250,000	$207	1210	/2/1	2002	SF	
		APN: 112-026-002020 Document #: A1610930 Document Type: Warranty Deed Price Code: Land Use: Townhouse (Residential) Legal: Lot: 2 Block: 2 Subdivision: PARKVIEW TOWNHOMES Abbreviated Description: Lot:2 Block:2 Subdivision:PARKVIEW TOWNHOMES Abbreviated Description:CIC NO 50								
2	.06Mi.	**151 GARNER CIR** **MONTROSE, MN 55363-8598**	02/27/2026	$252,000	$172	1465	/2/2	2004	SF	
		APN: 112-026-001270 Document #: A1596697 Document Type: Deed Price Code: A Land Use: Townhouse (Residential) Legal: Lot: 27 Block: 1 Subdivision: PARKVIEW TOWNHOME Abbreviated Description: Lot:27 Block:1 Subdivision:PARKVIEW TOWNHOME								
3	.07Mi.	**105 GARNER CIR** **MONTROSE, MN 55363-8598**	05/28/2026	$226,000	$192	1176	/2/1	2002	SF	
		APN: 112-026-002120 Document #: A1603609 Document Type: Deed Price Code: A Land Use: Townhouse (Residential) Legal: Lot: 12 Block: 2 Subdivision: PARK VIEW TOWNHOMES Abbreviated Description: Lot:12 Block:2 Subdivision:PARK VIEW TOWNHOMES								
4	.08Mi.	**107 GARNER CIR** **MONTROSE, MN 55363-8598**	02/02/2026	$235,000	$200	1176	/2/1	2002	SF	
		APN: 112-026-002110 Document #: A1594971 Document Type: Deed Price Code: Land Use: Townhouse (Residential) Legal: Lot: 11 Block: 2 Subdivision: PARK VIEW TOWNHOMES Abbreviated Description: Lot:11 Block:2 Subdivision:PARK VIEW TOWNHOMES Abbreviated Description:CIC 50								
5	.08Mi.	**140 GARNER CIR** **MONTROSE, MN 55363-8598**	01/09/2026	$239,200	$203	1176	/2/1	2003	SF	
		APN: 112-026-002050 Document #: A1593496								

ICE SiteX Report

OrderID: 98761780

Document Type: Warranty Deed Price Code: A
Land Use: Townhouse (Residential)
Legal: Lot: 5 Block: 2 Subdivision: PARK VIEW TOWNHOMES Abbreviated Description: Lot:5 Block:2 Subdivision:PARK VIEW TOWNHOMES

6	.09Mi.	**136 GARNER CIR** **MONTROSE, MN 55363-8598**	10/17/2025	$250,000	$167	1497	/2/2	2005	SF

APN: 112-026-002070 Document #: A1587717
Document Type: Warranty Deed Price Code: A
Land Use: Townhouse (Residential)
Legal: Lot: 7 Block: 2 Subdivision: PARK VIEW TOWNHOMES Abbreviated Description: Lot:7 Block:2 Subdivision:PARK VIEW TOWNHOMES

7	.1Mi.	**139 GARNER CIR** **MONTROSE, MN 55363-8598**	08/11/2026	$250,000	$203	1232	/2/1	2004	SF

APN: 112-026-001210 Document #: A1609675
Document Type: Warranty Deed Price Code: A
Land Use: Townhouse (Residential)
Legal: Lot: 21 Block: 1 Subdivision: PARK VIEW TOWNHOMES Abbreviated Description: Lot:21 Block:1 Subdivision:PARK VIEW TOWNHOMES Abbreviated Description:CIC NO 50

8	.14Mi.	**116 HILL ST** **MONTROSE, MN 55363-8597**	07/15/2026	$358,500	$246	1456	/3/3	2004	SF

APN: 112-027-001080 Document #: A1607576
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 8 Block: 1 Subdivision: PARK VIEW SECOND ADDITION Abbreviated Description: Lot:8 Block:1 Subdivision:PARK VIEW SECOND ADDITION

9	.16Mi.	**510 1ST ST N** **MONTROSE, MN 55363-8537**	06/24/2026	$330,000	$341	968	/4/2	2001	SF

APN: 112-017-003060 Document #: A1605764
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 6 Block: 3 Subdivision: PARKSIDE MEADOWS Abbreviated Description: Lot:6 Block:3 Subdivision:PARKSIDE MEADOWS

10	.25Mi.	**425 1ST ST N** **MONTROSE, MN 55363-8591**	05/11/2026	$319,900	$330	968	/3/2	2001	SF

APN: 112-017-002070 Document #: A1602264
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 7 Block: 2 Subdivision: PARKSIDE MEADOWS Abbreviated Description: Lot:7 Block:2 Subdivision:PARKSIDE MEADOWS

11	.25Mi.	**1935 55TH ST SW** **MONTROSE, MN 55363-5409**	12/30/2025	$793,500	$319	2484	/3/5	2001	SF

APN: 211-028-001020 Document #: A1592827
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 2 Block: 1 Subdivision: THE NISKA WOODS Abbreviated Description: Lot:2 Block:1 Subdivision:THE NISKA WOODS

12	.3Mi.	**218 CRYSTAL LN** **MONTROSE, MN 55363-8586**	08/11/2026	$306,500	$326	940	/3/2	2001	SF

APN: 112-017-001100 Document #: A1609617
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 10 Block: 1 Subdivision: PARKSIDE MEADOWS Abbreviated Description: Lot:10 Block:1 Subdivision:PARKSIDE MEADOWS

13	.3Mi.	**305 GARFIELD AVE S** **MONTROSE, MN 55363-8534**	02/11/2026	$319,900	$264	1214	/3/2	2003	SF

APN: 112-032-005010 Document #: A1595516
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 1 Block: 5 Subdivision: MONTROSE MEADOWS 2ND ADDITION Abbreviated Description: Lot:1 Block:5 Subdivision:MONTROSE MEADOWS 2ND ADDITION

14	.31Mi.	**1766 US HIGHWAY 12 SW** **MONTROSE, MN 55363-8621**	12/30/2025	$490,000	$239	2048	/4/1	2004	764,042 SF

APN: 211-000-353300 Document #: A1592745
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: E2SW4SW4 S35T119R26 Abbreviated Description: Sec/Twnship/Range:E2SW4SW4 S35T119R26

15	.32Mi.	**517 2ND ST S** **MONTROSE, MN 55363-5447**	11/25/2025	$340,000	$221	1538	/3/3	2005	SF

APN: 112-032-001030 Document #: A1590534
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 3 Block: 1 Subdivision: MONTROSE MEADOWS 2ND ADDITION Abbreviated Description: Lot:3 Block:1 Subdivision:MONTROSE MEADOWS 2ND ADDITION

16	.32Mi.	**520 2ND ST S** **MONTROSE, MN 55363-5447**	09/04/2025	$312,000	$249	1255	/3/2	2004	SF

APN: 112-032-004010 Document #: A1584738
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 1 Block: 4 Subdivision: MONTROSE MEADOWS 2ND ADDITION Abbreviated Description: Lot:1 Block:4 Subdivision:MONTROSE MEADOWS 2ND ADDITION

17	.35Mi.	**411 1ST ST N** **MONTROSE, MN 55363-8591**	07/25/2025	$318,000	$321	990	/3/2	2001	SF

APN: 112-021-001010 Document #: A1581819
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 1 Block: 1 Subdivision: PARKSIDE MEADOWS SECOND ADDITION Abbreviated Description: Lot:1 Block:1 Subdivision:PARKSIDE MEADOWS SECOND ADDITION

18	.36Mi.	**509 2ND ST S** **MONTROSE, MN 55363-5447**	08/25/2025	$325,000	$284	1146	/4/2	2005	SF

APN: 112-032-001070 Document #: A1583955
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 7 Block: 1 Subdivision: MONTROSE MEADOWS 2ND ADDITION Abbreviated Description: Lot:7 Block:1 Subdivision:MONTROSE MEADOWS 2ND ADDITION

19	.37Mi.	**259 FIELDCREST AVE** **MONTROSE, MN 55363-8574**	08/14/2026	$320,000	$250	1281	/3/2	2004	SF

APN: 112-032-004050 Document #: A1609972
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 5 Block: 4 Subdivision: MONTROSE MEADOWS 2ND ADDITION Abbreviated Description: Lot:5 Block:4 Subdivision:MONTROSE MEADOWS 2ND ADDITION

20	.37Mi.	**208 CRYSTAL LN** **MONTROSE, MN 55363-8586**	09/26/2025	$290,000	$267	1088	/3/2	2002	SF

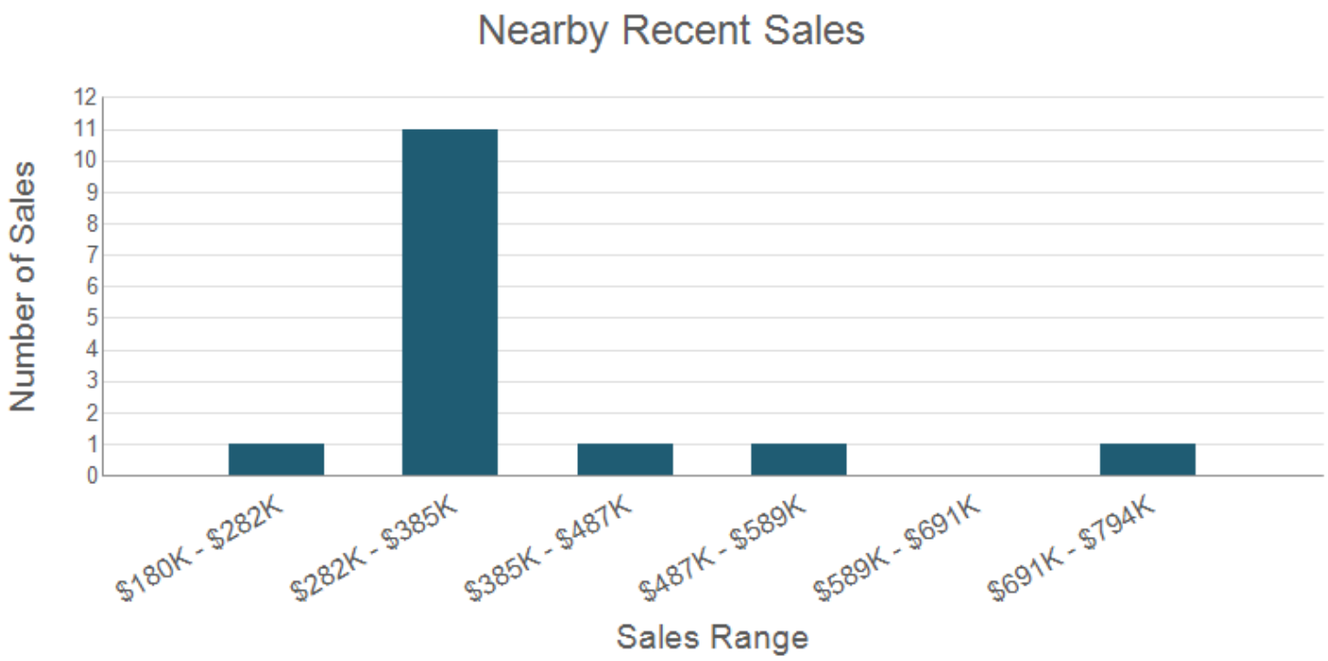
APN: 112-017-001050 Document #: A1586243

ICE SiteX Report

OrderID: 98761780

Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 5 Block: 1 Subdivision: PARKSIDE MEADOWS Abbreviated Description: Lot:5 Block:1 Subdivision:PARKSIDE MEADOWS

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.	**529 1ST ST N**	**12/29/2023**	$307,500	$307,500	1,280	/4/5	2002		
.01Mi.	**531 1ST ST N**	**06/13/2024**	$308,300	$308,300	1,456	/3/5	2003		
.01Mi.	**527 1ST ST N**	**06/21/2022**	$260,700	$260,700	988	/3/2	2002		
.03Mi.	**533 1ST ST N**	**04/02/2004**	$312,700	$312,700	1,098	/3/2	2003		
.03Mi.	**525 1ST ST N**	**04/14/2006**	$298,600	$298,600	982	/3/5	2002		
.04Mi.	**535 1ST ST N**	**09/26/2024**	$303,100	$303,100	1,070	//1	2003		
.04Mi.	**523 1ST ST N**	**09/15/2006**	$293,400	$293,400	968	/3/2	2002		
.05Mi.	**537 1ST ST N**	**11/19/2024**	$294,300	$294,300	1,075	/3/2	2002		
.06Mi.	**100 HILL ST**	**08/28/2009**	$268,400	$268,400	996	/3/1	2002		
.06Mi.	**521 1ST ST N**	**11/14/2019**	$315,900	$315,900	1,116	/3/2	2002		
.07Mi.	**211 GARFIELD AVE N**	**12/29/2020**	$290,400	$290,400	1,072	//2	2002		
.07Mi.	**539 1ST ST N**	**06/08/2021**	$272,800	$272,800	926	/3/2	2003		
.07Mi.	**302 HOGAN DR**	**04/30/2004**	$302,800	$302,800	1,262	/3/2	2003		
.08Mi.	**304 HOGAN DR**	**05/15/2020**	$289,400	$289,400	1,272	/3/2	2002		
.08Mi.	**213 GARFIELD AVE N**	**06/04/2020**	$295,200	$295,200	1,080	/3/2	2002		
.08Mi.	**101 HILL ST**	**06/16/2016**	$297,600	$297,600	966	/3/2	2002		

Rent vs. Own

Households Occupied by Renters:	16%	Households Occupied by Owners:	81%

Demographics & Income

Median Age:	36.1 years old	Households:	1,645
Median Household Income:	$93,900	Households w/Family:	70%
Household Income Per Capita:	$35,064	Households w/Family Married:	57%
Most Common Education Level:	High School Graduate	Households w/Family Children:	47%

School District

School District Zone:	Buffalo-Hanover-Montrose Schools	Students:	5,175
Number of Schools:	11	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
8.62Mi.	**Buffalo Community Middle School**	B+	Public	6 - 8

Number of Students: 1,160

ICE SiteX Report

OrderID: 98761780

Student-Teacher Ratio: 21.37

7.63Mi. **Buffalo Early Childhood Special Education Program** Number of Students: 150 Student-Teacher Ratio: 16.67	NA	Public	PK - PK
0.84Mi. **Montrose Elementary School of Innovation** Number of Students: 363 Student-Teacher Ratio: 14.42	B-	Public	KG - 5
8.97Mi. **Buffalo High School** Number of Students: 1,681 Student-Teacher Ratio: 23.73 Advanced Placement: Yes	B+	Public	9 - 12

Flood Report

The Subject Property of **529 1ST ST N, MONTROSE, MN 55363-8537** 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	135%	NOTABLY HIGHER
BURGLARY	99%	SIMILAR
MOTOR VEHICLE THEFT	142%	NOTABLY HIGHER
FORCIBLE ROBBERY	146%	NOTABLY HIGHER
AGGRAVATED ASSAULT	98%	SIMILAR
FORCIBLE RAPE	159%	NOTABLY HIGHER
MURDER	149%	NOTABLY HIGHER
OVERALL	143%	NOTABLY HIGHER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.