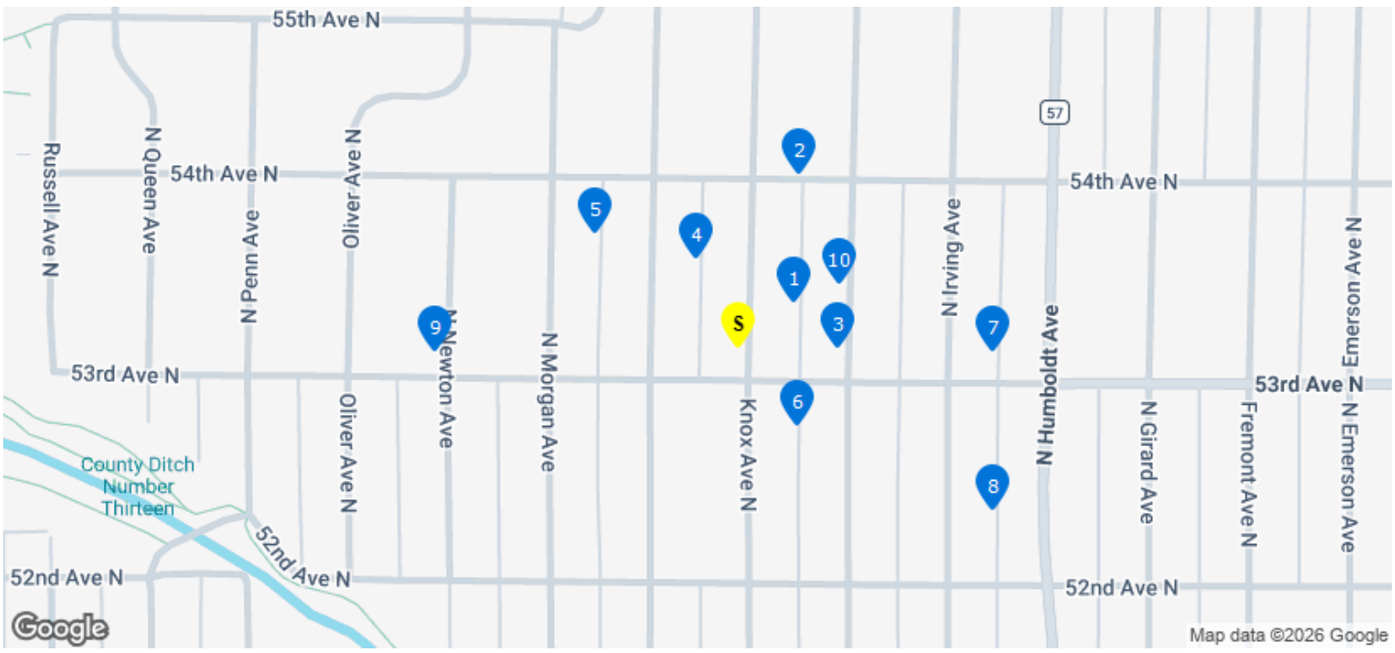
ICE SiteX Report

OrderID: 98798842

SiteX Property Information Report



Subject Property Location

5311 KNOX AVE N, BROOKLYN CENTER, MN 55430-3057

County:	**HENNEPIN MN**	Census Tract:	0205.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	02-118-21-44-0067	Thomas Bros Pg-Grid:	

Valuation

Value:	**$236,000**	FSD:	8	Common Confidence Score:	78
Value Range:	$217,120 - $254,880	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$77,000	Market Land Value:	$77,000	Tax Year:	2026
Assd Improvement:	$185,800	Market Improvment Value:	$185,800	Total Taxable Value:	$4,761
Total Assessed Value:	$262,800	Total Assessor Market Value:	$262,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 3 Block: 4 District: 22 Subdivision: HUMBOLT ADDN Map Ref: MB:89475 Sec/Twnship/Range: SEC 02 QTR 44 TWN 118 RNG 21

Abbreviated Description:	003 004 HUMBOLT ADDN 50 X 119
City/Muni/Twp:	BROOKLYN CENTER

Property Characteristics

Lot Size:	6,098 SF	Bedrooms:	1	Pool:	
Building Area:	975 SF	Baths:	1	Fireplace:	2
Year Built:	1943	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	4	Ext Walls:	Metal
Number of Units:	1	Garage Type:	Detached Garage	Heating:	Floor/Wall
Number of Stories:		Number of Cars:		A/C:	Packaged Unit
Style:		Basement:	Unfinished Basement	Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	07/06/2021	Loan Amount:	N/A
Document #:	T05853409 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	07/02/2021		
TD Due Date:	08/01/2025	Type Finance:	

Legal Description:
Block: 4 Subdivision: HUMBOLT ADDITION

Prior Transfer

Recording Date:	07/06/2021	Sales Price:	$250,000
Document #:	T05853408 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	07/02/2021		
Document Type:	Deed		

Legal Description:
Block: 4 Subdivision: HUMBOLT ADDITION

Prior Transfer

Recording Date:	03/20/2017	Sales Price:	N/A
Document #:	T05430002 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	03/20/2017		
Document Type:	Deed		

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Legal Description:
Block: 4 Subdivision: HUMBOLT ADDITION

Prior Transfer

Recording Date:	03/12/2013	Sales Price:	N/A
Document #:	T05051710 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	10/12/2012		
Document Type:	Deed		

Legal Description:
Block: 4 Subdivision: HUMBOLDT ADDITION
Abbreviated Description: CT# 1328473, 1364134

Prior Transfer

Recording Date:	09/01/2010	Sales Price:	$50,000
Document #:	022951 BK-PG -	Type of Sale:	Forced Sale
Contract Date:	05/17/2010		
Document Type:	Deed		

Legal Description:
Subdivision: HUMBOLDT ADDN
Abbreviated Description: LOT3 BLK4

Prior Transfer

Recording Date:	12/11/2000	Sales Price:	$76,900
Document #:	753069 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	10/31/2000		
Document Type:	Deed		

Legal Description:
Block: 4 Subdivision: HUMBOLT ADDITION

Area Sales Analysis

Total Area Sales	$2,780,800	Median # of Bedrooms	3
Median Lot Size	6,752 SF	Median # of Baths	1
Median Living Area	978 SF	Median Year Built	1954
Price Range - 2 Yrs	$194,000 to $390,000	Age Range	48 years to 87 years
Median Value	$274,950	Median Age	72.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.04Mi.	**5326 KNOX AVE N** **BROOKLYN CENTER, MN 55430-3058**	09/28/2026	$275,000	$292	942	5/4/1	1978	5,663 SF	
		APN: 02-118-21-44-0065 Document #: T6228673 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 12 Block: 3 Subdivision: HUMBOLT ADDITION Abbreviated Description: Lot:12 Block:3 Subdivision:HUMBOLT ADDITION								
2	.06Mi.	**5309 JAMES AVE N** **BROOKLYN CENTER, MN 55430-3049**	09/28/2026	$240,000	$267	900	4/2/1	1958	6,098 SF	
		APN: 02-118-21-44-0056 Document #: T6227863 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 3 Block: 3 Subdivision: HUMBOLT ADDITION Abbreviated Description: Lot:3 Block:3 Subdivision:HUMBOLT ADDITION								
3	.06Mi.	**5342 LOGAN AVE N** **BROOKLYN CENTER, MN 55430-3021**	08/10/2026	$194,000	$177	1093	5/3/1	1951	9,583 SF	
		APN: 02-118-21-44-0007 Document #: T6218203 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 5 Block: 1 Subdivision: C H DEANS ADDITION Abbreviated Description: Lot:5 Block:1 Subdivision:C H DEANS ADDITION								
4	.07Mi.	**5333 JAMES AVE N** **BROOKLYN CENTER, MN 55430-3049**	07/13/2026	$302,000	$328	921	5/3/2	1954	9,583 SF	
		APN: 02-118-21-44-0099 Document #: T6212598 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 4 Block: 4 Subdivision: MERI DALE ADDITION Abbreviated Description: Lot:4 Block:4 Subdivision:MERI DALE ADDITION								
5	.11Mi.	**5348 MORGAN AVE N** **BROOKLYN CENTER, MN 55430-3025**	08/24/2026	$315,000	$288	1093	5/3/1	1951	7,405 SF	
		APN: 02-118-21-43-0007 Document #: T6221103 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 3 Block: 2 Subdivision: C H DEANS ADDITION Abbreviated Description: Lot:3 Block:2 Subdivision:C H DEANS ADDITION								
6	.11Mi.	**5400 KNOX AVE N** **BROOKLYN CENTER, MN 55430-3060**	08/04/2026	$255,000	$274	930	5/3/1	1954	9,148 SF	
		APN: 02-118-21-44-0094 Document #: T6217203 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 3 Block: 3 Subdivision: MERI DALE ADDITION Abbreviated Description: Lot:3 Block:3 Subdivision:MERI DALE ADDITION								
7	.23Mi.	**5134 MORGAN AVE N** **MINNEAPOLIS, MN 55430-3455**	09/15/2026	$210,000	$185	1136	/3/2	1955	7,405 SF	
		APN: 11-118-21-12-0128 Document #: A11496951 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 5 Block: 9 Subdivision: CAMDEN GARDENS ADDITION Abbreviated Description: Block:9 Subdivision:CAMDEN GARDENS ADDITION Abbreviated Description:PORTION LOT5 City/Muni/Twp:MINNEAPOLIS City/Muni/Twp: MINNEAPOLIS								
8	.24Mi.	**5201 HUMBOLDT AVE N** **MINNEAPOLIS, MN 55430-3428**	09/09/2026	$370,000	$183	2024	/4/3	2003	5,227 SF	
		APN: 11-118-21-11-0243 Document #: T6225653 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 14 Block: 1 Subdivision: HUMBOLDT GREENWAY SECOND ADDITION Abbreviated Description: Lot:14 Block:1 Subdivision:HUMBOLDT GREENWAY SECOND ADDITION								
9	.25Mi.	**5214 OLIVER AVE N** **MINNEAPOLIS, MN 55430-3357**	08/19/2026	$330,000	$327	1008	/6/2	1961	5,227 SF	
		APN: 11-118-21-12-0067 Document #: T6220244								

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Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 8 Block: 4 Subdivision: CAMDEN GARDENS ADDITION Abbreviated Description: Block:4 Subdivision:CAMDEN GARDENS ADDITION Abbreviated Description:PORTION LOT8 City/Muni/Twp:MINNEAPOLIS City/Muni/Twp: MINNEAPOLIS

10	.27Mi.	**5517 JAMES AVE N** **BROOKLYN CENTER, MN 55430-3053**	09/01/2026	$315,000	$238	1322	6/3/1	1949	10,019 SF

APN: 02-118-21-41-0105 Document #: A11493156
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 6 Block: 5 Subdivision: MEADOWLARK GARDENS Abbreviated Description: Lot:6 Block:5 Subdivision:MEADOWLARK GARDENS

11	.36Mi.	**5456 GIRARD AVE N** **BROOKLYN CENTER, MN 55430-3166**	10/07/2026	$215,000	$204	1056	5/3/1	1967	5,663 SF

APN: 01-118-21-33-0053 Document #: A11503101
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 30 Block: 1 Subdivision: FAIRHAVEN PARK Abbreviated Description: Lot:30 Block:1 Subdivision:FAIRHAVEN PARK

12	.4Mi.	**2311 53RD AVE N** **MINNEAPOLIS, MN 55430-3373**	08/14/2026	$299,900	$217	1384	/4/2	1960	4,792 SF

APN: 11-118-21-21-0012 Document #: T6219353
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 29&30 Block: 2 Subdivision: ENGLEWOOD HENNEPIN CO MINN Abbreviated Description: Subdivision:ENGLEWOOD HENNEPIN CO MINN Abbreviated Description:PORTION LOTS29&30

13	.41Mi.	**5324 EMERSON AVE N** **BROOKLYN CENTER, MN 55430-3130**	09/18/2026	$245,000	$255	960	5/3/1	1953	7,841 SF

APN: 01-118-21-33-0149 Document #: A11497960
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 19&20 Block: 4 Subdivision: N AND E PERKINS ADDITION Abbreviated Description: Lot:19&20 Block:4 Subdivision:N AND E PERKINS ADDITION Abbreviated Description:PORTION LOT19 City/Muni/Twp:MINNEAPOLIS City/Muni/Twp: MINNEAPOLIS

14	.41Mi.	**5340 EMERSON AVE N** **BROOKLYN CENTER, MN 55430-3130**	08/20/2026	$165,000	$203	812	4/2/1	1922	5,227 SF

APN: 01-118-21-33-0153 Document #: A11490273
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 25 Block: 4 Subdivision: N & E PERKINS ADDITION Abbreviated Description: Lot:25 Block:4 Subdivision:N & E PERKINS ADDITION City/Muni/Twp:MINNEAPOLIS City/Muni/Twp: MINNEAPOLIS

15	.42Mi.	**4954 LOGAN AVE N** **MINNEAPOLIS, MN 55430-3749**	08/12/2026	$315,000	$312	1008	/3/1	1954	4,792 SF

APN: 11-118-21-14-0019 Document #: A11487788
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 1&2 Block: 20 Subdivision: CAMDEN GARDENS Abbreviated Description: Block:20 Subdivision:CAMDEN GARDENS Abbreviated Description:PORTION LOTS1&2

16	.42Mi.	**5546 GIRARD AVE N** **BROOKLYN CENTER, MN 55430-3168**	08/10/2026	$141,000	$140	1008	6/2/1	1941	9,583 SF

APN: 01-118-21-32-0036 Document #: A11486800
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal:

17	.43Mi.	**4955 LOGAN AVE N** **MINNEAPOLIS, MN 55430-3748**	10/15/2026	$303,000	$266	1140	/3/2	1954	4,792 SF

APN: 11-118-21-13-0109 Document #: T6231282
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 1&2 Block: 19 Subdivision: CAMDEN GARDENS Abbreviated Description: Block:19 Subdivision:CAMDEN GARDENS Abbreviated Description:PORTION LOTS1&2 City/Muni/Twp:MINNEAPOLIS City/Muni/Twp: MINNEAPOLIS

18	.43Mi.	**4959 MORGAN AVE N** **MINNEAPOLIS, MN 55430-3750**	08/18/2026	$163,900	$160	1024	/3/2	1954	7,841 SF

APN: 11-118-21-13-0087 Document #: A11489371
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 1 Block: 18 Subdivision: CAMDEN GARDENS ADDITION Abbreviated Description: Block:18 Subdivision:CAMDEN GARDENS ADDITION Abbreviated Description:PORTION LOT1 City/Muni/Twp:MINNEAPOLIS City/Muni/Twp: MINNEAPOLIS

19	.44Mi.	**4958 NEWTON AVE N** **MINNEAPOLIS, MN 55430-3706**	07/15/2026	$229,900	$211	1088	/3/1	1954	7,841 SF

APN: 11-118-21-13-0086 Document #: A11479681
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 1 Block: 18 Subdivision: CAMDEN GARDENS ADDITION Abbreviated Description: Block:18 Subdivision:CAMDEN GARDENS ADDITION Abbreviated Description:PORTION LOT1 City/Muni/Twp:MINNEAPOLIS City/Muni/Twp: MINNEAPOLIS

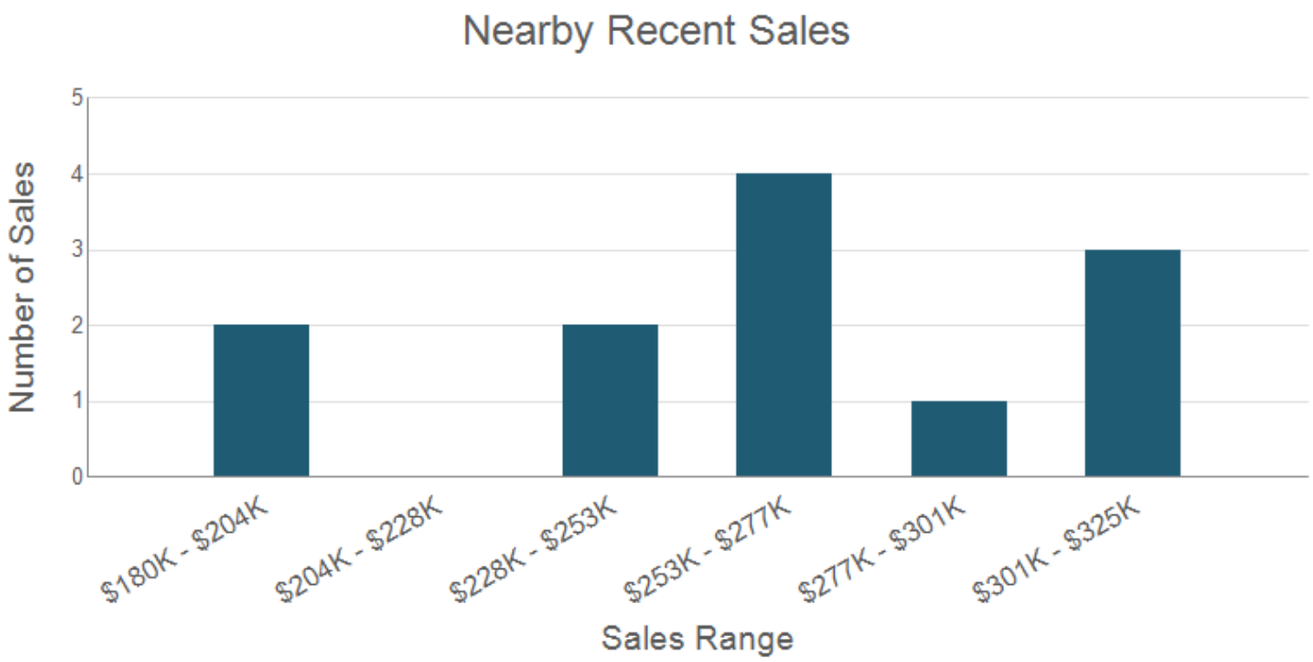
20	.47Mi.	**2300 BROOKVIEW DR** **BROOKLYN CENTER, MN 55430-2910**	09/28/2026	$277,000	$321	864	5/3/1	1954	10,019 SF

APN: 02-118-21-31-0004 Document #: T6227885
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Block: 3 Subdivision: RYDENS SECOND ADDITION Abbreviated Description: Lot:4 Block:3 Subdivision:RYDENS SECOND 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.	**5311 KNOX AVE N**	**07/00/2021**	$262,800	$262,800	975	4/1/1	1943	6,098 SF	
.01Mi.	**5315 KNOX AVE N**	**02/00/2016**	$234,800	$234,800	986	5/3/1	1954	6,098 SF	
.01Mi.	**5307 KNOX AVE N**	**08/00/2019**	$442,100	$442,100	2,320	9/4/3	2005	11,761 SF	
.02Mi.	**5319 KNOX AVE N**	**07/00/2012**	$180,300	$180,300	858	6/4/1	1940	6,098 SF	
.03Mi.	**5316 LOGAN AVE N**	**08/00/2014**	$232,600	$232,600	778	4/3/1	1951	6,098 SF	
.03Mi.	**5325 KNOX AVE N**	**01/00/2019**	$238,800	$238,800	988	5/3/1	1950	5,663 SF	
.03Mi.	**5322 LOGAN AVE N**		$239,100	$239,100	1,124	6/3/1	1951	6,098 SF	
.03Mi.	**5310 LOGAN AVE N**	**04/00/2004**	$193,000	$193,000	744	4/2/1	1940	6,098 SF	
.03Mi.	**5328 LOGAN AVE N**	**02/00/2016**	$255,300	$255,300	975	5/3/1	1951	6,098 SF	
.03Mi.	**5310 KNOX AVE N**	**03/00/2008**	$141,300	$141,300	572	4/2/1	1923	6,098 SF	
.03Mi.	**5300 LOGAN AVE N**	**08/00/2018**	$259,900	$259,900	1,008	5/3/1	1947	6,098 SF	
.04Mi.	**5306 KNOX AVE N**	**12/00/2017**	$266,800	$266,800	952	5/3/1	1959	6,098 SF	
.04Mi.	**5316 KNOX AVE N**	**12/00/2008**	$161,900	$161,900	846	5/2/1	1923	6,098 SF	
.04Mi.	**5300 KNOX AVE N**	**10/00/2021**	$277,800	$277,800	952	5/2/1	1960	6,098 SF	
.04Mi.	**5322 KNOX AVE N**	**02/00/2021**	$187,300	$187,300	728	4/2/1	1940	6,098 SF	
.04Mi.	**5331 KNOX AVE N**	**05/00/2000**	$252,800	$252,800	1,236	6/3/1	1951	9,583 SF	

Rent vs. Own

Households Occupied by Renters:	35%	Households Occupied by Owners:	61%

Demographics & Income

Median Age:	33.4 years old	Households:	8,428
Median Household Income:	$76,430	Households w/Family:	66%
Household Income Per Capita:	$31,584	Households w/Family Married:	37%
Most Common Education Level:	High School Graduate	Households w/Family Children:	34%

School District

School District Zone:	Brooklyn Center Community Schools	Students:	2,174
Number of Schools:	11	Rating:	F

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.57Mi.	**Brooklyn Center High School** Number of Students: 539 Student-Teacher Ratio: 15.81	D-	Public	9 - 12
0.79Mi.	**Brooklyn Center Elementary School** Number of Students: 708 Student-Teacher Ratio: 11.65	D-	Public	PK - 5

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0.80Mi.	**Early Childhood Special Education (**	NA	Public	PK - PK

Number of Students: 6
Student-Teacher Ratio: 6

Flood Report

The Subject Property of **5311 KNOX AVE N, BROOKLYN CENTER, MN 55430-3057** 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	106%	SIMILAR
BURGLARY	83%	LOWER
MOTOR VEHICLE THEFT	89%	LOWER
FORCIBLE ROBBERY	121%	HIGHER
AGGRAVATED ASSAULT	55%	NOTABLY LOWER
FORCIBLE RAPE	134%	NOTABLY HIGHER
MURDER	69%	NOTABLY LOWER
OVERALL	64%	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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