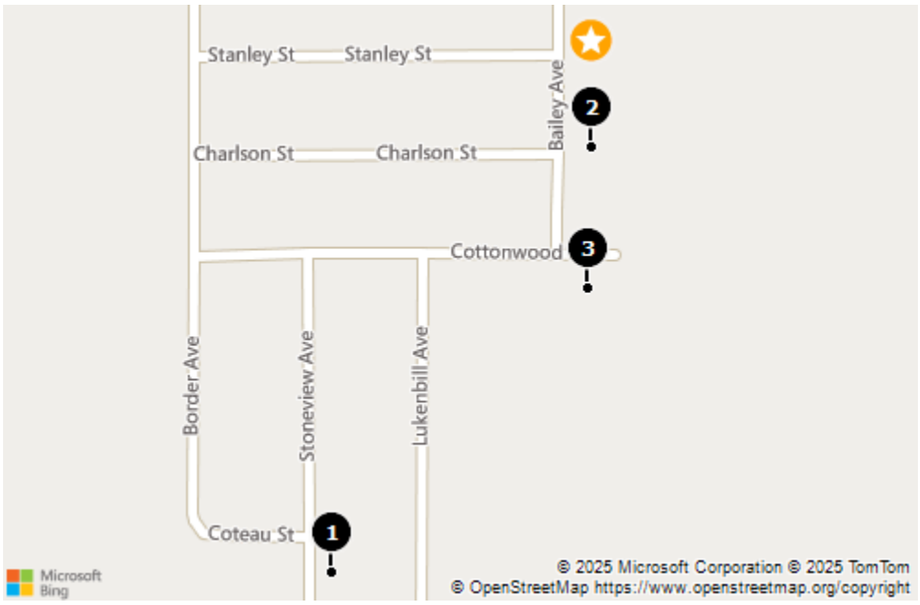
ICE SiteX Report

OrderID: 95960831

SiteX Property Information Report



Subject Property Location

5632 BAILEY AVE, WILLISTON, ND 58801-8508

County:	**WILLIAMS ND**	Census Tract:	381059535.001539
Property Use:	Single Family Residential (Assumed)	Zoning:	
Parcel Number:	46-155-01-23-02-015	Thomas Bros Pg-Grid:	

Valuation

Value:	**$273,000**	FSD:	14
Value Range:	$234,780 - $311,220	Confidence Score:	86

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	
Assd Land Value:	$15,200	Market Land Value:	$30,400	Tax Year:	2024
Assd Improvement:	$82,675	Market Improvment Value:	$165,350	Total Taxable Value:	$1,377
Total Assessed Value:	$97,875	Total Assessor Market Value:	$195,750	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 3 Block: 2 Subdivision: LUKENBILL SUB

Abbreviated Description:	MISSOURI RIDGE TWP LUKENBILL SUB L 3 B 2
City/Muni/Twp:	MISSOURI RIDGE TWP

Property Characteristics

Lot Size:	7,579 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

Mortgage Record

Recording Date:	12/27/2023	Loan Amount:	N/A
Document #:	912677 BK-PG -	Loan Type:	FHA
TD Due Date:	07/01/2045	Type Finance:	

Legal Description:
Lot: 3 Block: 2 Subdivision: LUKENBILL SUBDIVISION Sec/Twnship/Range: W2SE4 S21T155NR101W 5PM

Mortgage Record

Recording Date:	11/29/2021	Loan Amount:	N/A
Document #:	890866 BK-PG -	Loan Type:	FHA
TD Due Date:	07/01/2046	Type Finance:	

Legal Description:
Lot: 3 Block: 2 Subdivision: LUKENBILL SUBDIVISION Sec/Twnship/Range: W2SE4 S21T155NR101W 5PM

Prior Transfer

Recording Date:	04/15/2015	Sales Price:	N/A
Document #:	804661 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/04/2015		
Document Type:	Quit Claim Deed		

Legal Description:
Lot: 3 Block: 2 Subdivision: LUKENBILL SUBDIVISION Sec/Twnship/Range: W2SE4 S21T155NR101W 5PM

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Prior Transfer

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

Legal Description:
Lot: 3 Block: 2 Subdivision: LUKENBILL SUB
Abbreviated Description: MISSOURI RIDGE TWP LUKENBILL SUB L 3 B 2
City/Muni/Twp: MISSOURI RIDGE TWP

Area Sales Analysis

Total Area Sales	$835,000	Median # of Bedrooms	
Median Lot Size	7,579 SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs	$240,000 to $345,000	Age Range	
Median Value	$250,000	Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.32Mi.	**5604 STONEVIEW AVE** **WILLISTON, ND 58801-8941**	11/08/2024	$240,000			//		8,930 SF	
		APN: 46-155-01-23-04-010 Document #: 921668 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential (Assumed) Legal: Lot: 2 Block: 4 Subdivision: LUKENBILL SUBDIVISION Sec/Twnship/Range: W2SE4 S21T155NR101W 5PM Abbreviated Description: Lot:2 Block:4 Subdivision:LUKENBILL SUBDIVISION Sec/Twnship/Range:W2SE4 S21T155NR101W 5PM								
2	.06Mi.	**5624 BAILEY AVE** **WILLISTON, ND 58801-8508**	09/24/2024	$345,000			//		7,579 SF	
		APN: 46-155-01-23-02-035 Document #: 920179 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential (Assumed) Legal: Lot: 7 Block: 2 Subdivision: LUKENBILL SUBDIVISION Sec/Twnship/Range: W2SE4 S21T155NE101W 5PM Abbreviated Description: Lot:7 Block:2 Subdivision:LUKENBILL SUBDIVISION Sec/Twnship/Range:W2SE4 S21T155NE101W 5PM								
3	.13Mi.	**13826 COTTONWOOD ST** **WILLISTON, ND 58801-8965**	08/19/2024	$250,000			//		7,536 SF	
		APN: 46-155-01-23-03-085 Document #: 919032 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential (Assumed) Legal: Lot: 17 Block: 3 Subdivision: LUKENBILL SUBDIVISION Abbreviated Description: Lot:17 Block:3 Subdivision:LUKENBILL SUBDIVISION								

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.	**5632 BAILEY AVE**		$195,750	$97,875				7,579 SF	
.01Mi.	**5630 BAILEY AVE**		$187,230	$93,615				7,579 SF	
.03Mi.	**5628 BAILEY AVE**		$292,360	$146,180				7,579 SF	
.04Mi.	**5626 BAILEY AVE**		$284,980	$142,490				7,579 SF	
.06Mi.	**5624 BAILEY AVE**		$287,890	$143,945				7,579 SF	
.07Mi.	**5622 BAILEY AVE**		$196,640	$98,320				7,579 SF	
.08Mi.	**13834 STANLEY ST**		$290,190	$145,095				10,629 SF	
.09Mi.	**13830 CHARLSON ST**		$208,710	$104,355				10,716 SF	
.09Mi.	**5620 BAILEY AVE**		$228,290	$114,145				7,579 SF	
.09Mi.	**13833 CHARLSON ST**		$241,850	$120,925				10,629 SF	
.1Mi.	**13832 CHARLSON ST**		$213,030	$106,515				10,629 SF	
.1Mi.	**13836 STANLEY ST**		$220,050	$110,025				10,629 SF	
.1Mi.	**5618 BAILEY AVE**		$194,010	$97,005				7,579 SF	
.1Mi.	**13831 COTTONWOOD ST**		$262,040	$131,020				10,716 SF	
.11Mi.	**13835 CHARLSON ST**		$218,230	$109,115				10,629 SF	
.11Mi.	**13834 CHARLSON ST**		$222,570	$111,285				10,629 SF	

Rent vs. Own

Households Occupied by Renters:	43%	Households Occupied by Owners:	41%

Demographics & Income

Median Age:	31.7 years old	Households:	15,254
Median Household Income:	$86,139	Households w/Family:	63%
Household Income Per Capita:	$53,824	Households w/Family Married:	47%
Most Common Education Level:	High School Graduate	Households w/Family Children:	35%

School District

School District Zone:	New Public School District 8	Students:	729
Number of Schools:	3	Rating:	NA

Assigned Schools

Proxim.	Name	Rating	Type	Grade

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13.70Mi. **Round Prairie Elementary School** Number of Students: 54 Student-Teacher Ratio: 16.77		NA	Public	PK - 5
4.53Mi. **Garden Valley Elementary School** Number of Students: 228 Student-Teacher Ratio: 17.54		NA	Public	PK - 2

Flood Report

The Subject Property of **5632 BAILEY AVE, WILLISTON, ND 58801-8508** is in **Zone ANI** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS LOCATED WITHIN A COMMUNITY OR COUNTY THAT IS NOT MAPPED ON ANY PUBLISHED FIRM.
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	130%	NOTABLY HIGHER
BURGLARY	100%	SIMILAR
MOTOR VEHICLE THEFT	137%	NOTABLY HIGHER
FORCIBLE ROBBERY	106%	SIMILAR
AGGRAVATED ASSAULT	87%	LOWER
FORCIBLE RAPE	114%	HIGHER
MURDER	120%	HIGHER
OVERALL	105%	SIMILAR

Disaster Alerts

10/5/2024 - Fire

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