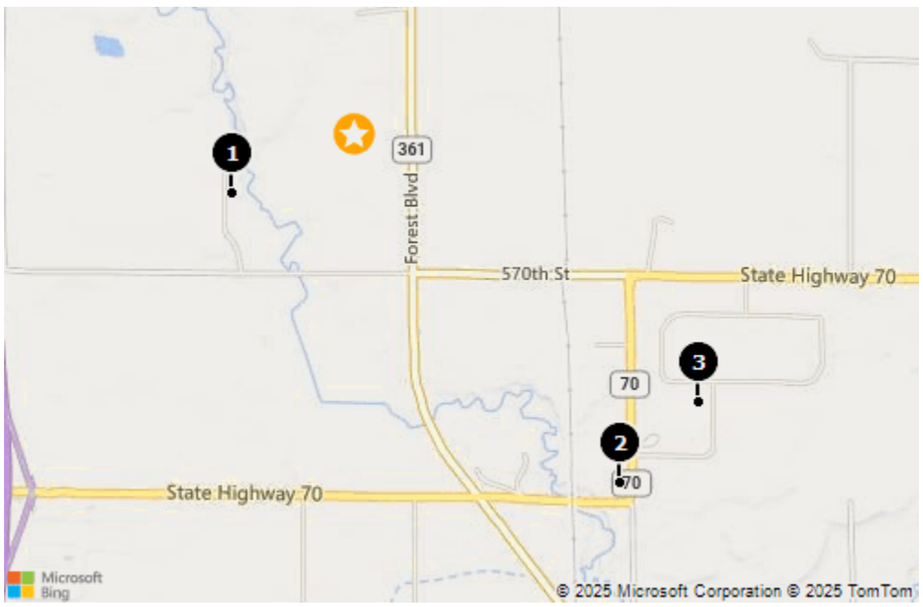
ICE SiteX Report

OrderID: 95294254

SiteX Property Information Report



Subject Property Location

57300 FOREST BLVD, PINE CITY, MN 55063-9043

County:	**PINE MN**	Census Tract:	271159506.001061
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	43.0276.000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$480,000**	FSD:	42
Value Range:	$278,400 - $681,600	Confidence Score:	58

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	578
Assd Land Value:	$85,500	Market Land Value:	$85,500	Tax Year:	2024
Assd Improvement:	$329,200	Market Improvment Value:	$329,200	Total Taxable Value:	$3,196
Total Assessed Value:	$414,700	Total Assessor Market Value:	$414,700	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

District: 4302 Sec/Twnship/Range: SEC 16 TWN 038 RNG 021

Abbreviated Description:	SECT-16 TWP-038 RANGE-021 12.94 AC SOUTH 635 FT OF EAST 1200 FT OF NORTHEAST 1/4 OF SOUTHWEST 1/4 LESS SOUTH 300 FT OF EAST
City/Muni/Twp:	CITY OF ROCK CREEK

Property Characteristics

Lot Size:	12.940 AC	Bedrooms:	3	Pool:	
Building Area:	1816 SF	Baths:	1	Fireplace:	
Year Built:	1905	Partial Baths:		Type Const:	Steel
Number of Buildings:		Number of Rooms:	6	Ext Walls:	4
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	2	Number of Cars:		A/C:	Central
Style:		Basement:	Finished	Roof Cover:	Comp Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/28/2020	Sales Price:	N/A
Document #:	555221 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	08/26/2020		
Document Type:	Land Contract		

Legal Description:
Lot: 19 Block: 4 Subdivision: HAZEL PARK ADD

Prior Transfer

Recording Date:	07/15/2020	Sales Price:	$349,900
Document #:	554233 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/26/2020		
Document Type:	Warranty Deed		

Legal Description:
Section: 16
Abbreviated Description: SW4 S16 T38 R21

Prior Transfer

Recording Date:	06/26/2020	Sales Price:	$349,900
Document #:	554233 BK-PG -	Type of Sale:	Qualified Sale
Document Type:			

ICE SiteX Report

OrderID: 95294254

Legal Description:
District: 4302 Sec/Twnship/Range: SEC 16 TWN 038 RNG 021
Abbreviated Description: SECT-16 TWP-038 RANGE-021 12.94 AC SOUTH 635 FT OF EAST 1200 FT OF NORTHEAST 1/4 OF SOUTHWEST 1/4 LESS SOUTH 300 FT OF EAST
City/Muni/Twp: CITY OF ROCK CREEK

Prior Transfer

Recording Date:	11/07/2018	Sales Price:	N/A
Document #:	543320 BK-PG -000	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/31/2018	Sales Price:	N/A
Document #:	543207 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/22/2018		
Document Type:	Warranty Deed		
Legal Description:			

Prior Transfer

Recording Date:	10/22/2018	Sales Price:	$300,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	05/19/2008	Loan Amount:	N/A
Document #:	472601 BK-PG -	Loan Type:	ARM (Adjustable Rate Mortgage)
TD Due Date:	03/01/2039	Type Finance:	VAR
Legal Description:			

Sec/Twnship/Range: N2SW4 S16T38R21

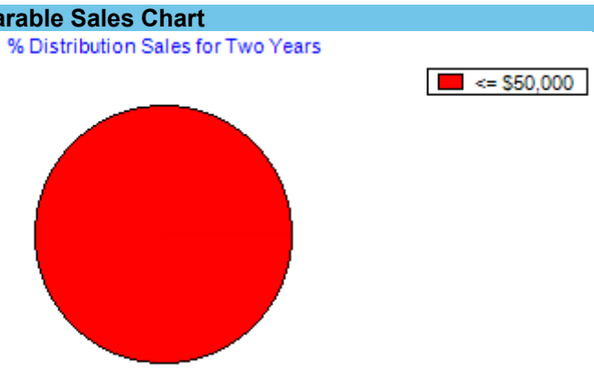
Area Sales Analysis

Total Area Sales	$775,009	Median # of Bedrooms	3
Median Lot Size	89,995 SF	Median # of Baths	1
Median Living Area	1,470 SF	Median Year Built	2005
Price Range - 2 Yrs	$38,500 to $369,509	Age Range	2 years to 120 years
Median Value	$367,000	Median Age	20 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.27Mi.	**57165 HICKORY LN** **PINE CITY, MN 55063-3600**	06/02/2025	$367,000	$215	1704	/3/2.25	2005	89,995 SF	
		APN: 43.5205.000 Document #: 587902 Document Type: Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 2 Block: 2 Subdivision: HICKORY ESTATES 1ST ADD Abbreviated Description: Lot:2 Block:2 Subdivision:HICKORY ESTATES 1ST ADD								
2	.98Mi.	**56720 STATE HIGHWAY 70** **PINE CITY, MN 55063-9066**	09/10/2024	$38,500	$26	1470	/3/1	1905	185,566 SF	
		APN: 43.0358.000 Document #: 583679 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Section: 21 MapRef: DOC 545079 Sec/Twnship/Range: SE4 S21 T38 R21 Abbreviated Description: Section:21 Map Ref:DOC 545079Sec/Twnship/Range:SE4 S21 T38 R21								
3	.98Mi.	**7497 566TH ST** **PINE CITY, MN 55063-5902**	08/01/2024	$369,509	$256	1440	/3/1	2023	77,973 SF	
		APN: 43.5209.000 Document #: 582983 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 2 Block: 1 Subdivision: ROLLING MEADOWS Abbreviated Description: Lot:2 Block:1 Subdivision:ROLLING 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.

ICE SiteX Report

OrderID: 95294254

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.	**57300 FOREST BLVD**	**06/26/2020**	$414,700	$414,700	1,816	6/3/1	1905	13 SF	
.08Mi.	**57250 FOREST BLVD**	**04/15/1994**	$313,900	$313,900	1,197	/2/1	2002	5 SF	
.12Mi.	**57198 FOREST BLVD**	**11/14/2001**	$89,100	$89,100	1,056	/3/1.5	2002	5 SF	
.18Mi.	**57148 FOREST BLVD**	**06/04/2002**	$437,000	$437,000	1,526	/3/3	2003	5 SF	
.19Mi.	**57301 FOREST BLVD**		$360,000	$360,000	1,890	/4/2	1993	2 SF	
.2Mi.	**57323 FOREST BLVD**	**08/06/2019**	$211,300	$211,300	1,463	/3/1.25	1900	2 SF	
.24Mi.	**57221 HICKORY LN**	**07/20/2018**	$374,100	$374,100	1,304	/4/1	2018	2 SF	
.25Mi.	**57483 FOREST BLVD**	**02/19/2021**	$265,200	$265,200	1,201	7/2/1	1978	5 SF	
.27Mi.	**57165 HICKORY LN**	**05/30/2025**	$358,000	$358,000	1,704	/3/2.25	2005	2 SF	
.28Mi.	**57249 FOREST BLVD**	**07/14/1994**	$674,800	$674,800	3,556	/4/2.5	2002	14 SF	
.3Mi.	**57107 HICKORY LN**	**12/30/2020**	$482,600	$482,600	1,500	/4/2	2004	1 SF	
.34Mi.	**57045 HICKORY LN**	**07/11/2018**	$489,500	$489,500	1,463	/5/2	2005		
.35Mi.	**6708 570TH ST**	**06/01/2021**	$328,200	$328,200	1,584	/4/2.5	1972	2 SF	
.35Mi.	**57220 HICKORY LN**	**08/05/2005**	$374,600	$374,600	1,419	/4/2	2005		
.36Mi.	**56956 FOREST BLVD**	**08/31/2020**	$446,500	$446,500	2,618	/3/1	1949	2 SF	
.38Mi.	**6953 570TH ST**	**10/20/2010**	$388,500	$388,500	2,156	/3/2.5	2002	5 SF	

Rent vs. Own

Households Occupied by Renters:	15%	Households Occupied by Owners:	68%

Demographics & Income

Median Age:	44.6 years old	Households:	3,939
Median Household Income:	$65,782	Households w/Family:	61%
Household Income Per Capita:	$35,834	Households w/Family Married:	50%
Most Common Education Level:	High School Graduate	Households w/Family Children:	24%

School District

School District Zone:	Pine City Public School District	Students:	1,538
Number of Schools:	4	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.05Mi.	**Early Childhood** Number of Students: 16 Student-Teacher Ratio: 8	NA	Public	EE - PK
3.05Mi.	**Pine City Elementary School** Number of Students: 764 Student-Teacher Ratio: 14.41	C-	Public	KG - 6
2.20Mi.	**Pine City Junior / Senior High School** Number of Students: 719 Student-Teacher Ratio: 13.36	B	Public	7 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	93%	SIMILAR
BURGLARY	113%	HIGHER
MOTOR VEHICLE THEFT	90%	LOWER
FORCIBLE ROBBERY	127%	HIGHER
AGGRAVATED ASSAULT	108%	SIMILAR
FORCIBLE RAPE	137%	NOTABLY HIGHER
MURDER	122%	HIGHER
OVERALL	114%	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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