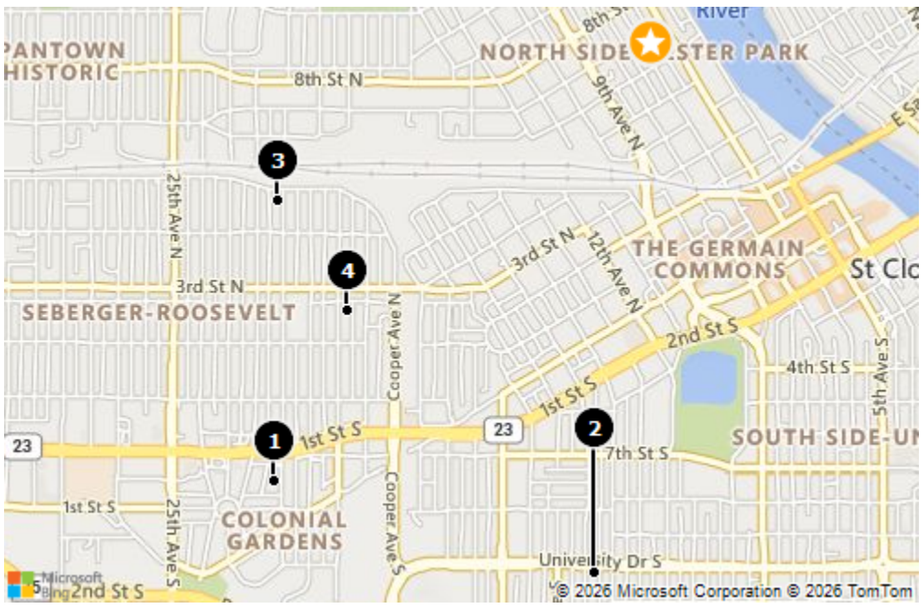
ICE SiteX Report

OrderID: 98472215

SiteX Property Information Report



Subject Property Location

620 7TH AVE N, SAINT CLOUD, MN 56303-3525

County:	**STEARNS MN**	Census Tract:	271450008.014019
Property Use:	Single Family Residential	Zoning:	R5
Parcel Number:	82.48131.0000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$210,000**	FSD:	10	Common Confidence Score:	73
Value Range:	$189,000 - $231,000	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$30,000	Market Land Value:	$30,000	Tax Year:	2026
Assd Improvement:	$132,000	Market Improvment Value:	$132,000	Total Taxable Value:	$4
Total Assessed Value:	$162,000	Total Assessor Market Value:	$162,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 2 Block: 92 District: 8201 Subdivision: LOWRYS ADD Sec/Twnship/Range: SEC 11 TWN 124N RNG 28W
Abbreviated Description: LOT 002 BLK 092 LOWRY'S ADD SECTION 11 TOWNSHIP 124 RANGE 028 SECTION 11 TOWNSHIP 124 RANGE 028
City/Muni/Twp: ST CLOUD CITY

Property Characteristics

Lot Size:	8,276 SF	Bedrooms:	3	Pool:	
Building Area:	1232 SF	Baths:	1	Fireplace:	
Year Built:	1910	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Metal
Number of Units:		Garage Type:	Garage	Heating:	Yes
Number of Stories:	2	Number of Cars:	3	A/C:	N
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/17/2024	Sales Price:	N/A
Document #:	A1675410 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	06/21/2024		
Document Type:			

Legal Description:
City/Muni/Twp: SAINT CLOUD

Prior Transfer

Recording Date:	07/17/2024	Sales Price:	N/A
Document #:	A1675409 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	06/21/2024		
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/01/2024	Sales Price:	N/A
Document #:	1675409 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 2 Block: 92 District: 8201 Subdivision: LOWRYS ADD Sec/Twnship/Range: SEC 11 TWN 124N RNG 28W
Abbreviated Description: LOT 002 BLK 092 LOWRY'S ADD SECTION 11 TOWNSHIP 124 RANGE 028 SECTION 11 TOWNSHIP 124 RANGE 028
City/Muni/Twp: ST CLOUD CITY

ICE SiteX Report

OrderID: 98472215

Prior Transfer

Recording Date:	12/15/2004	Sales Price:	$113,900
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

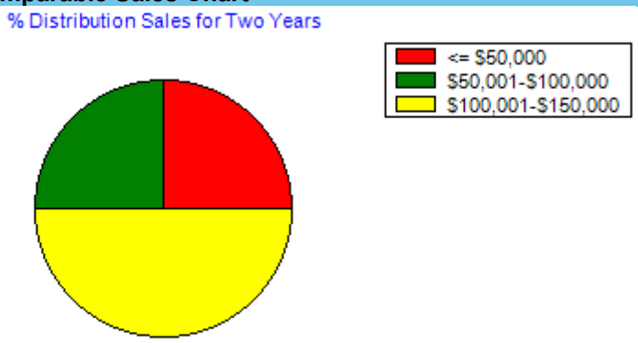
Area Sales Analysis

Total Area Sales	$322,747	Median # of Bedrooms	2
Median Lot Size	6,317 SF	Median # of Baths	1
Median Living Area	870 SF	Median Year Built	1933
Price Range - 2 Yrs	$376 to $115,900	Age Range	67 years to 121 years
Median Value	$103,236	Median Age	93 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.31Mi.	**25 21ST AVE S** **SAINT CLOUD, MN 56301-3951**	03/06/2026	$376		780	4/2/1	1959	6,970 SF	
		APN: 82.46035.0000 Document #: A1709208 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:SAINT CLOUD City/Muni/Twp: SAINT CLOUD								
2	1.21Mi.	**1000 15TH AVE S** **SAINT CLOUD, MN 56301-5208**	08/21/2025	$115,900	$120	959	4/2/2	1950	4,356 SF	
		APN: 82.48530.0000 Document #: A1698204 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
3	.92Mi.	**435 21ST AVE N** **SAINT CLOUD, MN 56303-3841**	07/25/2025	$115,371	$94	1218	5/3/1	1905	11,326 SF	
		APN: 82.52422.0000 Document #: A1696504 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
4	.92Mi.	**234 19 1/2 AVE N** **SAINT CLOUD, MN 56303-4427**	05/19/2025	$91,100	$118	768	5/2/1	1916	5,663 SF	
		APN: 82.50357.0000 Document #: A1692219 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:ST CLOUD City/Muni/Twp: ST CLOUD								

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.

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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.	**620 7TH AVE N**	**07/01/2024**	$162,000	$162,000	1,232	6/3/1	1910	8,276 SF	
.01Mi.	**614 7TH AVE N**	**04/12/2021**	$179,100	$179,100	1,584	7/4/2	1900	8,276 SF	
.01Mi.	**624 7TH AVE N**	**05/09/2018**	$176,200	$176,200	1,436	6/3/2	1911	8,276 SF	
.03Mi.	**610 7TH AVE N**	**06/01/2005**	$254,500	$254,500	2,161	8/5/2	1885	8,276 SF	
.03Mi.	**623 6TH AVE N**	**01/01/1998**	$200,500	$200,500	1,708	6/3/2	1880	8,276 SF	
.03Mi.	**615 6TH AVE N**	**06/30/2020**	$247,800	$247,800	1,660	5/2/2	1995	8,276 SF	
.03Mi.	**625 6TH AVE N**	**01/01/1998**	$221,000	$221,000	1,493	7/4/1	1885	8,276 SF	
.04Mi.	**609 6TH AVE N**	**06/20/2023**	$156,500	$156,500	1,032	7/3/1	1909	8,276 SF	
.04Mi.	**702 7TH AVE N**	**11/16/2018**	$203,700	$203,700	1,304	7/4/2	1923	8,276 SF	
.04Mi.	**621 7TH AVE N**	**01/01/2002**	$215,000	$215,000	2,065	7/4/3	1895	8,276 SF	
.04Mi.	**615 7TH AVE N**	**10/01/2020**	$222,500	$222,500	1,924	8/4/3	1919	8,276 SF	
.04Mi.	**627 7TH AVE N**	**07/19/2021**	$224,800	$224,800	1,810	7/4/2	1926	8,276 SF	
.04Mi.	**701 6TH AVE N**	**11/28/2023**	$182,200	$182,200	1,232	6/4/1	1910	4,356 SF	
.05Mi.	**603 6TH ST N**	**05/17/2024**	$128,900	$128,900	1,077	4/2/1	1890	8,712 SF	
.05Mi.	**611 7TH AVE N**	**01/01/1998**	$201,000	$201,000	2,004	6/3/1	1892	8,276 SF	
.05Mi.	**605 7TH AVE N**	**09/29/2023**	$316,000	$316,000	2,848	7/4/2	1892	8,276 SF	

Rent vs. Own

Households Occupied by Renters:	41%	Households Occupied by Owners:	55%

Demographics & Income

Median Age:	37.8 years old	Households:	12,349
Median Household Income:	$64,899	Households w/Family:	52%
Household Income Per Capita:	$34,975	Households w/Family Married:	37%
Most Common Education Level:	Some College	Households w/Family Children:	24%

School District

School District Zone:	St. Cloud Area School District	Students:	9,940
Number of Schools:	27	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.37Mi.	**North Junior High School** Number of Students: 720 Student-Teacher Ratio: 16.03	D	Public	6 - 8
3.55Mi.	**Early Childhood Special Education at Quarryview Education Center** Number of Students: 245 Student-Teacher Ratio: 6.6	NA	Public	PK - PK
2.19Mi.	**Apollo High School** Number of Students: 1,264 Student-Teacher Ratio: 16.7 Advanced Placement: Yes	D+	Public	9 - 12
1.28Mi.	**Madison Elementary School** Number of Students: 704 Student-Teacher Ratio: 13.64	C-	Public	PK - 5

Flood Report

The Subject Property of **620 7TH AVE N, SAINT CLOUD, MN 56303-3525** 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	152%	NOTABLY HIGHER
BURGLARY	109%	SIMILAR
MOTOR VEHICLE THEFT	148%	NOTABLY HIGHER
FORCIBLE ROBBERY	88%	LOWER
AGGRAVATED ASSAULT	97%	SIMILAR
FORCIBLE RAPE	54%	NOTABLY LOWER
MURDER	124%	HIGHER
OVERALL	105%	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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ICE SiteX Report

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