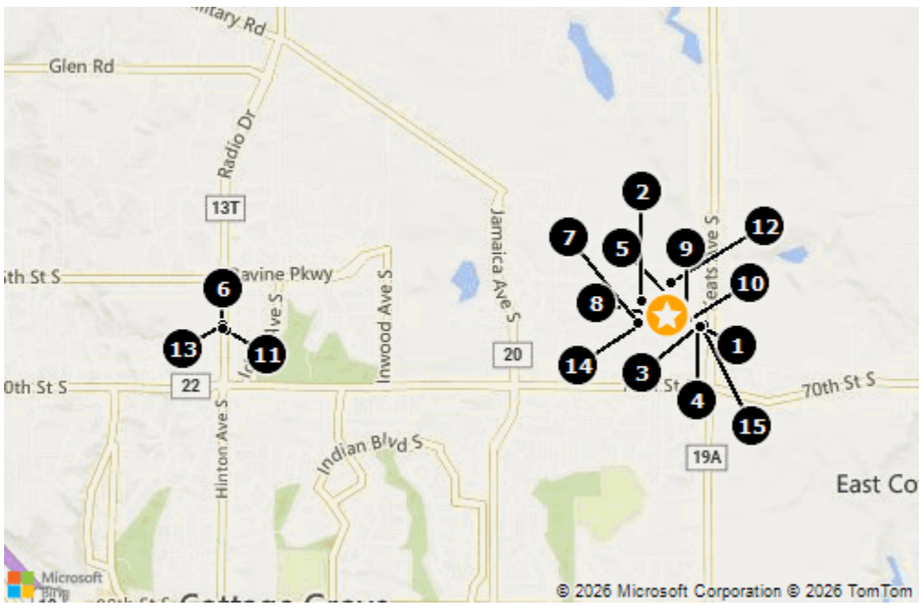
# ICE SiteX Report

**OrderID: 98382493**

## SiteX Property Information Report




## Subject Property Location

### 6645 JODY AVE S, COTTAGE GROVE, MN 55016-5064

| | | | |
|---|---|---|---|
| County: | **WASHINGTON MN** | Census Tract: | 271630712.072002 |
| Property Use: | Single Family Residential | Zoning: | |
| Parcel Number: | 03-027-21-41-0082 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$405,000** | FSD: | 7 | Common Confidence Score: | 81 |
| Value Range: | $376,650 - $433,350 | ICE Confidence Score: | 93 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2025 | Market Value Year: | 2025 | Tax Rate Code Area: | 1904 833 SWWS |
| Assd Land Value: | $96,000 | Market Land Value: | $96,000 | Tax Year: | 2026 |
| Assd Improvement: | $277,400 | Market Improvment Value: | $277,400 | Total Taxable Value: | $4,784 |
| Total Assessed Value: | $373,400 | Total Assessor Market Value: | $373,400 | Delinquent Year: | |
| | | | | Tax Account ID: | |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | D |

## Assessment Legal Description

Lot: 5 Block: 4 District: 2200 Subdivision: WOODWARD PONDS 2ND ADDITION Sec/Twnship/Range: SEC 03 TWN 27N RNG 21W

| | |
|---|---|
| Abbreviated Description: | BLOCK 4 LOT 5 SUBDIVISIONCD 3418 SUBDIVISIONNAME WOODWARD PONDS 2ND ADDITION |
| City/Muni/Twp: | CITY OF COTTAGE GROVE |

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | | Bedrooms: | 3 | Pool: | |
| Building Area: | 1976 SF | Baths: | 3 | Fireplace: | |
| Year Built: | 2021 | Partial Baths: | | Type Const: | |
| Number of Buildings: | | Number of Rooms: | | Ext Walls: | |
| Number of Units: | | Garage Type: | | Heating: | |
| Number of Stories: | 3+B | Number of Cars: | | A/C: | |
| Style: | | Basement: | Finished | Roof Cover: | |
| | | Foundation: | | Elevator: | |

## Subject Property Deed/Transfer History

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 07/20/2026 | Sales Price: | $391,000 |
| Document #: | 4513771 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |
| **Legal Description:** | | | |

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 10/24/2025 | Sales Price: | $289,000 |
| Document #: | 4486423 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |
| **Legal Description:** | | | |

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 10/22/2025 | Sales Price: | N/A |
| Document #: | 4486208 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |
| **Legal Description:** | | | |

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 09/24/2025 | Sales Price: | $389,900 |
| Document #: | 4483637 BK-PG - | Type of Sale: | Sales Price Rounded from Tax |
| Contract Date: | 09/17/2025 | | |

# ICE SiteX Report

**OrderID: 98382493**

Document Type:
**Legal Description:**
Lot: 5 Block: 4 Subdivision: WOODWARD PONDS 2ND ADDITION

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 05/15/2025 | Loan Amount: | N/A |
| Document #: | 4470493 BK-PG - | Loan Type: | Credit Line (Revolving) |
| TD Due Date: | | Type Finance: | VAR |

**Legal Description:**
Lot: 5 Block: 4 Subdivision: WOODWARD PONDS 2ND ADDITION

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 06/15/2022 | Sales Price: | $433,994 |
| Document #: | 4374926 BK-PG - | Type of Sale: | Sales Price Rounded from Tax |
| Contract Date: | 06/14/2022 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 5 Block: 4 Subdivision: WPPDWARD PONDS 2ND ADDTIION

## Prior Transfer

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

**Legal Description:**
Lot: 5 Block: 4 District: 2200 Subdivision: WOODWARD PONDS 2ND ADDITION Sec/Twnship/Range: SEC 03 TWN 27N RNG 21W
Abbreviated Description: BLOCK 4 LOT 5 SUBDIVISIONCD 3418 SUBDIVISIONNAME WOODWARD PONDS 2ND ADDITION
City/Muni/Twp: CITY OF COTTAGE GROVE

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | $6,162,103 | Median # of Bedrooms | 3 |
| Median Lot Size | SF | Median # of Baths | 3 |
| Median Living Area | 1,912 SF | Median Year Built | 2024 |
| Price Range - 2 Yrs | $357,776 to $615,000 | Age Range | 1 years to 11 years |
| Median Value | $386,500 | Median Age | 2 years |

## Comparable Sales Data

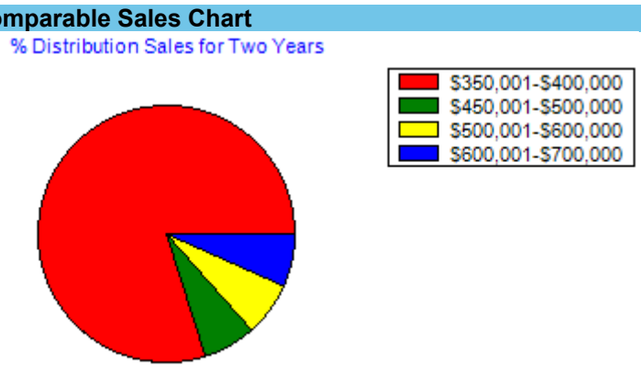
| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .16Mi. | **6733 JORGENSEN AVE S**<br>**COTTAGE GROVE, MN 55016-3673** | 05/18/2026 | $369,900 | $193 | 1912 | /3/3 | 2025 | SF | |
| | | APN: 03-027-21-41-0193 Document #: 4507046<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 27 Block: 2 Subdivision: GLACIAL VALLEY ESTATES 2ND ADDITION Abbreviated Description: Lot:27 Block:2 Subdivision:GLACIAL VALLEY ESTATES 2ND ADDITION | | | | | | | | |
| 2 | .13Mi. | **6575 JOCELYN AVE S**<br>**COTTAGE GROVE, MN 55016-3670** | 04/08/2026 | $395,000 | $179 | 2205 | /2/3 | 2023 | SF | |
| | | APN: 03-027-21-42-0138 Document #: 4503007<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 3 Block: 2 Subdivision: WOODWARD PONDS 3RD ADDITION Abbreviated Description: Lot:3 Block:2 Subdivision:WOODWARD PONDS 3RD ADDITION | | | | | | | | |
| 3 | .15Mi. | **6725 JORGENSEN AVE S**<br>**COTTAGE GROVE, MN 55016-3673** | 03/17/2026 | $369,900 | $193 | 1912 | /3/3 | 2025 | SF | |
| | | APN: 03-027-21-41-0192 Document #: 4501496<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 26 Block: 2 Subdivision: GLACIAL VALLEY ESTATES 2ND ADDITION Abbreviated Description: Lot:26 Block:2 Subdivision:GLACIAL VALLEY ESTATES 2ND ADDITION | | | | | | | | |
| 4 | .15Mi. | **6727 JORGENSEN AVE S**<br>**COTTAGE GROVE, MN 55016-3673** | 03/06/2026 | $369,900 | $193 | 1912 | /3/3 | 2025 | SF | |
| | | APN: 03-027-21-41-0191 Document #: 4500179<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 25 Block: 2 Subdivision: GLACIAL VALLEY ESTATES 2ND ADDITION Abbreviated Description: Lot:25 Block:2 Subdivision:GLACIAL VALLEY ESTATES 2ND ADDITION | | | | | | | | |
| 5 | .15Mi. | **6735 JORGENSEN AVE S**<br>**COTTAGE GROVE, MN 55016-3673** | 01/12/2026 | $372,261 | $194 | 1912 | /3/3 | 2025 | SF | |
| | | APN: 03-027-21-41-0194 Document #: 4494570<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 28 Block: 2 Subdivision: GLACIAL VALLEY ESTATES 2ND ADDITION Abbreviated Description: Lot:28 Block:2 Subdivision:GLACIAL VALLEY ESTATES 2ND ADDITION | | | | | | | | |
| 6 | .08Mi. | **6598 JODY AVE S**<br>**COTTAGE GROVE, MN 55016-5063** | 12/31/2025 | $386,500 | $168 | 2291 | /3/3 | 2024 | SF | |
| | | APN: 03-027-21-42-0159 Document #: 4493133<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 25 Block: 2 Subdivision: WOODWARD PONDS 3RD ADDITION Abbreviated Description: Lot:25 Block:2 Subdivision:WOODWARD PONDS 3RD ADDITION | | | | | | | | |
| 7 | .15Mi. | **9665 66TH ST S**<br>**COTTAGE GROVE, MN 55016-1387** | 12/02/2025 | $615,000 | $201 | 3048 | /5/3 | 2015 | SF | |
| | | APN: 03-027-21-42-0031 Document #: 1297490<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 11 Block: 3 Subdivision: EASTRIDGE WOODS 2ND ADDITION Abbreviated Description: Lot:11 Block:3 Subdivision:EASTRIDGE WOODS 2ND ADDITION | | | | | | | | |
| 8 | .17Mi. | **6721 JORGENSEN AVE S**<br>**COTTAGE GROVE, MN 55016-3673** | 11/18/2025 | $386,648 | $202 | 1912 | /3/3 | 2024 | SF | |
| | | APN: 03-027-21-41-0196 Document #: 4489205<br>Document Type: Price Code: R<br>Land Use: Single Family Residential | | | | | | | | |

# ICE SiteX Report

**OrderID: 98382493**

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Legal: Lot: 30 Block: 2 Subdivision: GLACIAL VALLEY ESTATES 2ND ADDITION Abbreviated Description: Lot:30 Block:2 Subdivision:GLACIAL VALLEY ESTATES 2ND ADDITION | | | | | | | | |
| 9 | .09Mi. | **6698 JORGENSEN AVE S**<br>**COTTAGE GROVE, MN 55016-3674** | 09/03/2025 | $397,645 | $210 | 1892 | /3/3 | 2025 | SF |
| | APN: 03-027-21-41-0146 Document #: 4481616<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 17 Block: 1 Subdivision: GLACIAL VALLEY ESTATES 2ND ADDITION Abbreviated Description: Lot:17 Block:1 Subdivision:GLACIAL VALLEY ESTATES 2ND ADDITION | | | | | | | | |
| 10 | .09Mi. | **6706 JORGENSEN AVE S**<br>**COTTAGE GROVE, MN 55016-3673** | 09/03/2025 | $392,000 | $207 | 1892 | /3/3 | 2025 | SF |
| | APN: 03-027-21-41-0149 Document #: 4481619<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 20 Block: 1 Subdivision: GLACIAL VALLEY ESTATES 2ND ADDITION Abbreviated Description: Lot:20 Block:1 Subdivision:GLACIAL VALLEY ESTATES 2ND ADDITION | | | | | | | | |
| 11 | .14Mi. | **6737 JODY AVE S**<br>**COTTAGE GROVE, MN 55016-5065** | 09/02/2025 | $357,821 | $210 | 1696 | /3/3 | 2023 | SF |
| | APN: 03-027-21-41-0164 Document #: 4481348<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 35 Block: 1 Subdivision: GLACIAL VALLEY ESTATES 2ND ADDITION Abbreviated Description: Lot:35 Block:1 Subdivision:GLACIAL VALLEY ESTATES 2ND ADDITION | | | | | | | | |
| 12 | .15Mi. | **9750 65TH ST S**<br>**COTTAGE GROVE, MN 55016-1136** | 08/07/2025 | $536,452 | $248 | 2157 | /4/4 | 2020 | SF |
| | APN: 03-027-21-41-0021 Document #: 4478628<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 19 Block: 1 Subdivision: WOODWARD PONDS Abbreviated Description: Lot:19 Block:1 Subdivision:WOODWARD PONDS | | | | | | | | |
| 13 | .11Mi. | **6566 JODY AVE S**<br>**COTTAGE GROVE, MN 55016-5063** | 07/31/2025 | $495,300 | $229 | 2157 | /4/4 | 2024 | SF |
| | APN: 03-027-21-42-0151 Document #: 4477925<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 17 Block: 2 Subdivision: WOODWARD PONS 3RD ADDITION Abbreviated Description: Lot:17 Block:2 Subdivision:WOODWARD PONS 3RD ADDITION | | | | | | | | |
| 14 | .05Mi. | **6547 JOLIET AVE S**<br>**COTTAGE GROVE, MN 55016-1137** | 07/29/2025 | $357,776 | $197 | 1814 | /3/3 | 2020 | SF |
| | APN: 03-027-21-41-0043 Document #: 4477595<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 4 Block: 4 Subdivision: WOODWARD PONDS Abbreviated Description: Lot:4 Block:4 Subdivision:WOODWARD PONDS | | | | | | | | |
| 15 | .17Mi. | **6731 JORGENSEN AVE S**<br>**COTTAGE GROVE, MN 55016-3673** | 06/12/2025 | $360,000 | $188 | 1912 | /3/3 | 2024 | SF |
| | APN: 03-027-21-41-0198 Document #: 4473039<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 32 Block: 2 Subdivision: GLACIAL VALLEY ESTATES 2ND ADDITION Abbreviated Description: Lot:32 Block:2 Subdivision:GLACIAL VALLEY ESTATES 2ND ADDITION | | | | | | | | |

## 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: 98382493**

## 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. | **6645 JODY AVE S** | | $373,400 | $373,400 | 1,976 | /3/3 | 2021 | | |
| .01Mi. | **6641 JODY AVE S** | | $341,100 | $341,100 | 1,814 | /3/3 | 2021 | | |
| .01Mi. | **6649 JODY AVE S** | | $373,400 | $373,400 | 1,976 | /3/3 | 2021 | | |
| .01Mi. | **6637 JODY AVE S** | | $330,500 | $330,500 | 1,738 | /3/3 | 2021 | | |
| .01Mi. | **6653 JODY AVE S** | | $341,100 | $341,100 | 1,814 | /3/3 | 2021 | | |
| .01Mi. | **6633 JODY AVE S** | | $341,100 | $341,100 | 1,814 | /3/3 | 2021 | | |
| .02Mi. | **6657 JODY AVE S** | | $330,500 | $330,500 | 1,738 | /3/3 | 2021 | | |
| .02Mi. | **6629 JODY AVE S** | | $373,400 | $373,400 | 1,976 | /3/3 | 2021 | | |
| .02Mi. | **6571 JOLIET AVE S** | | $373,400 | $373,400 | 1,976 | /3/3 | 2021 | | |
| .02Mi. | **6661 JODY AVE S** | | $341,100 | $341,100 | 1,814 | /3/3 | 2021 | | |
| .03Mi. | **6567 JOLIET AVE S** | | $341,100 | $341,100 | 1,814 | /3/3 | 2021 | | |
| .03Mi. | **6669 JODY AVE S** | | $373,400 | $373,400 | 1,976 | /3/3 | 2021 | | |
| .03Mi. | **6646 JODY AVE S** | | $346,500 | $346,500 | 1,814 | /3/3 | 2024 | | |
| .03Mi. | **6652 JODY AVE S** | | $376,300 | $376,300 | 1,976 | /3/3 | 2024 | | |
| .03Mi. | **6642 JODY AVE S** | | $345,000 | $345,000 | 1,738 | /3/3 | 2024 | | |
| .03Mi. | **6563 JOLIET AVE S** | | $330,500 | $330,500 | 1,738 | /3/3 | 2021 | | |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 13% | Households Occupied by Owners: | 85% |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 37.9 years old | Households: | 13,608 |
| Median Household Income: | $115,175 | Households w/Family: | 78% |
| Household Income Per Capita: | $45,257 | Households w/Family Married: | 64% |
| Most Common Education Level: | Bachelor's Degree | Households w/Family Children: | 38% |

## School District

| | | | |
|---|---|---|---|
| School District Zone: | South Washington County School District | Students: | 19,578 |
| Number of Schools: | 29 | Rating: | B+ |

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|
| 0.79Mi. | **Grey Cloud Elementary School**<br>Number of Students: 797<br>Student-Teacher Ratio: 15.81 | A | Public | PK - 5 |
| 2.59Mi. | **East Ridge High School**<br>Number of Students: 2,072<br>Student-Teacher Ratio: 24.3<br>Advanced Placement: Yes | A+ | Public | 9 - 12 |
| 0.91Mi. | **Cottage Grove Middle School**<br>Number of Students: 1,005<br>Student-Teacher Ratio: 16.27 | B- | Public | 6 - 8 |
| 2.75Mi. | **Ages 3-5 Early Childhood Special Education**<br>Number of Students: 591<br>Student-Teacher Ratio: 52.82 | NA | Public | PK - PK |

## Flood Report

The Subject Property of **6645 JODY AVE S, COTTAGE GROVE, MN 55016-5064** 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** | 69% | NOTABLY LOWER |
| **BURGLARY** | 31% | SIGNIFICANTLY LOWER |
| **MOTOR VEHICLE THEFT** | 70% | NOTABLY LOWER |
| **FORCIBLE ROBBERY** | 81% | LOWER |
| **AGGRAVATED ASSAULT** | 19% | SIGNIFICANTLY LOWER |
| **FORCIBLE RAPE** | 101% | SIMILAR |
| **MURDER** | 54% | NOTABLY LOWER |
| **OVERALL** | 57% | 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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# ICE SiteX Report

**OrderID: 98382493**

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