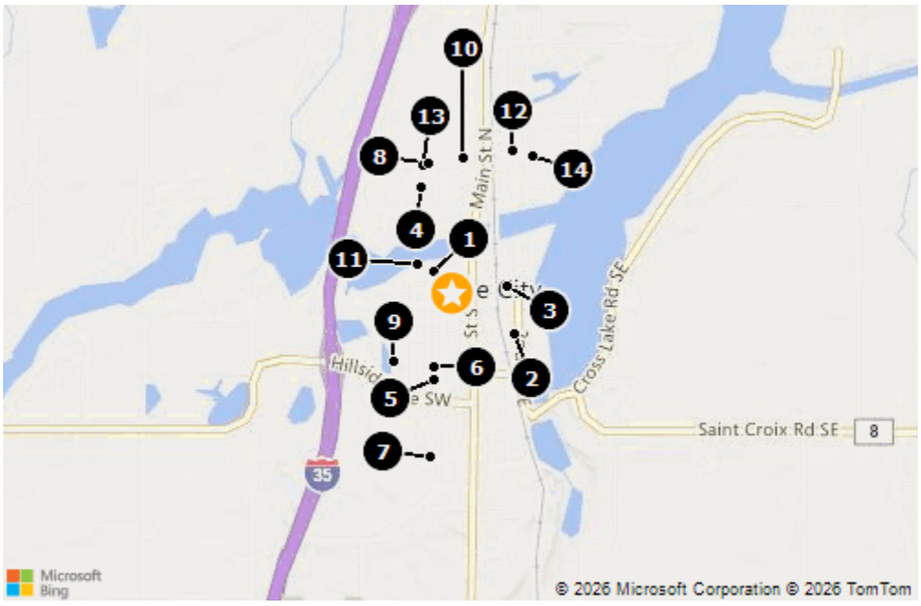
ICE SiteX Report

OrderID: 98738729

SiteX Property Information Report



Subject Property Location

710 3RD AVE SW, PINE CITY, MN 55063-1410

County:	**PINE MN**	Census Tract:	271159507.003032
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	42.5218.000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$238,000**	FSD:	12	Common Confidence Score:	61
Value Range:	$209,440 - $266,560	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	578
Assd Land Value:	$38,300	Market Land Value:	$38,300	Tax Year:	2025
Assd Improvement:	$189,100	Market Improvment Value:	$189,100	Total Taxable Value:	$2,354
Total Assessed Value:	$227,400	Total Assessor Market Value:	$227,400	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 11-12 District: 4201 Subdivision: TOWNSITE OF PINE CITY WEST 75 FT OF Sec/Twnship/Range: SEC 33 TWN 039 RNG 021

Abbreviated Description:	SECT-33 TWP-039 RANGE-021 TOWNSITE OF PINE CITY WEST 75 FT OF LOTS 11 & 12, BLOCK 26. SUBJECT TO SEPTIC LOAN MICRO
City/Muni/Twp:	CITY OF PINE CITY

Property Characteristics

Lot Size:	7,492 SF	Bedrooms:	3	Pool:	
Building Area:	1386 SF	Baths:	2	Fireplace:	
Year Built:	1900	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:		Ext Walls:	Stucco
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	2	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Stone	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/20/2023	Sales Price:	N/A
Document #:	576390 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	02/06/2023	Loan Amount:	N/A
Document #:	574521 BK-PG -	Loan Type:	New Conventional
TD Due Date:		Type Finance:	
Legal Description:			

Lot: 11 Block: 26

Mortgage Record

Recording Date:	04/21/2021	Loan Amount:	N/A
Document #:	560841 BK-PG -	Loan Type:	New Conventional
TD Due Date:		Type Finance:	FIX
Legal Description:			

Lot: 12 Block: 26 Subdivision: TOWNSITE OF PINE CITY

Mortgage Record

Recording Date:	10/01/2020	Loan Amount:	N/A

ICE SiteX Report

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Document #:	556021 BK-PG -	Loan Type:	VA
TD Due Date:	08/01/2050	Type Finance:	FIX

Legal Description:
Lot: 12 Block: 26 Subdivision: TOWNSITE OF PINE CITY

Prior Transfer

Recording Date:	10/20/2017	Sales Price:	$82,000
Document #:	536263 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	09/29/2017		
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/29/2017	Sales Price:	$123,765
Document #:	536263 BK-PG -	Type of Sale:	Qualified Sale
Document Type:			

Legal Description:
Lot: 11-12 District: 4201 Subdivision: TOWNSITE OF PINE CITY WEST 75 FT OF Sec/Twnship/Range: SEC 33 TWN 039 RNG 021
Abbreviated Description: SECT-33 TWP-039 RANGE-021 TOWNSITE OF PINE CITY WEST 75 FT OF LOTS 11 & 12, BLOCK 26. SUBJECT TO SEPTIC LOAN MICRO
City/Muni/Twp: CITY OF PINE CITY

Area Sales Analysis

Total Area Sales	$4,630,300	Median # of Bedrooms	3
Median Lot Size	15,726 SF	Median # of Baths	1
Median Living Area	1,261 SF	Median Year Built	1952
Price Range - 2 Yrs	$189,900 to $825,000	Age Range	30 years to 141 years
Median Value	$287,000	Median Age	74 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.13Mi.	**815 2ND AVE SW** **PINE CITY, MN 55063-1406**	06/17/2026	$237,000	$179	1320	6/3/1.5	1919	11,238 SF	
		APN: 42.5074.000 Document #: A594623 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 4-6 Block: 12 Subdivision: ORIGINAL TOWNSITE OF PINE CITY Abbreviated Description: Lot:4-6 Block:12 Subdivision:ORIGINAL TOWNSITE OF PINE CITY City/Muni/Twp:PINE CITY City/Muni/Twp: PINE CITY								
2	.33Mi.	**545 2ND ST SE** **PINE CITY, MN 55063-1741**	05/28/2026	$189,900	$127	1488	5/3/1	1900	14,985 SF	
		APN: 42.5335.000 Document #: A594249 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 9-11 Block: 41 Abbreviated Description: Lot:9-11 Block:41 City/Muni/Twp:PINE CITY City/Muni/Twp: PINE CITY								
3	.25Mi.	**245 3RD AVE SE** **PINE CITY, MN 55063-1531**	05/26/2026	$825,000	$771	1070	/2/	1900	24,350 SF	
		APN: 42.5163.000 Document #: A594178 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 3-6 Block: 20 Subdivision: ORIGINAL TOWNSITE OF PINE CITY Abbreviated Description: Lot:3-6 Block:20 Subdivision:ORIGINAL TOWNSITE OF PINE CITY City/Muni/Twp:PINE CITY City/Muni/Twp: PINE CITY								
4	.5Mi.	**930 3RD AVE NW** **PINE CITY, MN 55063-1017**	04/30/2026	$255,000	$239	1066	8/3/1.5	1970	10,498 SF	
		APN: 42.5592.000 Document #: A593760 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 5 Block: 1 Subdivision: HAZEL PARK ADDITION Abbreviated Description: Lot:5 Block:1 Subdivision:HAZEL PARK ADDITION City/Muni/Twp:PINE CITY City/Muni/Twp: PINE CITY								
5	.39Mi.	**830 8TH AVE SW** **PINE CITY, MN 55063-1818**	04/22/2026	$307,500	$227	1352	6/3/1	1954	16,466 SF	
		APN: 42.0254.000 Document #: A593585 Document Type: Price Code: R Land Use: Single Family Residential Legal: Sec/Twnship/Range: S2SW4 S33T39R21 Abbreviated Description: Sec/Twnship/Range:S2SW4 S33T39R21 City/Muni/Twp:PINE CITY City/Muni/Twp: PINE CITY								
6	.34Mi.	**720 9TH ST SW** **PINE CITY, MN 55063-1828**	04/15/2026	$294,000	$256	1144	/3/1	1984	7,492 SF	
		APN: 42.5563.000 Document #: A593465 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 10 Block: 17 Subdivision: PRINCES ADDITION TO PINE CITY Abbreviated Description: Lot:10 Block:17 Subdivision:PRINCES ADDITION TO PINE CITY City/Muni/Twp:PINE CITY City/Muni/Twp: PINE CITY								
7	.74Mi.	**1051 9TH ST SW** **PINE CITY, MN 55063-2200**	03/25/2026	$455,000	$145	3125	/3/1.5	1996	17,293 SF	
		APN: 42.5873.000 Document #: A593141 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Block: 2 Subdivision: TWIN PINES Abbreviated Description: Lot:1 Block:2 Subdivision:TWIN PINES City/Muni/Twp:PINE City/Muni/Twp: PINE								
8	.6Mi.	**840 5TH AVE NW** **PINE CITY, MN 55063-1023**	03/19/2026	$305,000	$209	1456	8/3/2	1965	42,863 SF	Yes
		APN: 42.5614.000 Document #: A593055 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 14 Block: 2 Subdivision: HAZEL PARK ADDITION Abbreviated Description: Lot:14 Block:2 Subdivision:HAZEL PARK ADDITION Abbreviated Description:EAST2 LOT14 City/Muni/Twp:PINE CITY City/Muni/Twp: PINE CITY								
9	.41Mi.	**655 11TH ST SW** **PINE CITY, MN 55063-1835**	03/13/2026	$335,000	$250	1339	/4/2	1983	28,488 SF	
		APN: 42.5582.000 Document #: A592948 Document Type: Price Code: R Land Use: Single Family Residential								

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Legal: Block: 9 Subdivision: PRINCES ADDITION Abbreviated Description: Block:9 Subdivision:PRINCES ADDITION Abbreviated Description:SOUTH50FT LOT9 City/Muni/Twp:PINE CITY City/Muni/Twp: PINE CITY

10 .59Mi. **660 5TH AVE NW** 01/05/2026 $224,900 $187 1201 8/4/1 1964 59,852 SF
PINE CITY, MN 55063-1019
APN: 42.5625.000 Document #: A591912
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 20 Block: 2 Subdivision: HAZEL PARK ADDITION TO PINE CITY Abbreviated Description: Lot:20 Block:2 Subdivision:HAZEL PARK ADDITION TO PINE CITY Abbreviated Description:EAST2 LOT20

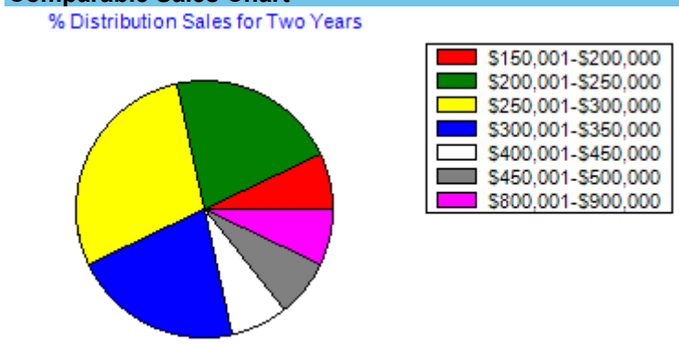
11 .21Mi. **100 10TH ST SW** 12/05/2025 $427,500 $308 1386 6/3/1.5 1939 13,460 SF
PINE CITY, MN 55063-1437
APN: 42.5081.000 Document #: A591458
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1&2 Block: 13 Subdivision: ORIGINAL TOWNSITE OF PINE CITY Abbreviated Description: Lot:1&2 Block:13 Subdivision:ORIGINAL TOWNSITE OF PINE CITY

12 .7Mi. **135 5TH AVE NE** 11/25/2025 $268,000 $265 1008 5/3/1 1951 14,898 SF
PINE CITY, MN 55063-1110
APN: 42.0068.000 Document #: A591326
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: NW4SE4 S28T39R21 Abbreviated Description: Sec/Twnship/Range:NW4SE4 S28T39R21 City/Muni/Twp:PINE CITY City/Muni/Twp: PINE CITY

13 .6Mi. **410 10TH ST NW** 11/25/2025 $226,500 $214 1056 /3/1 1930 29,011 SF
PINE CITY, MN 55063-1041
APN: 42.5611.000 Document #: A591311
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 13&14 Block: 2 Subdivision: HAZEL PARK ADDITION Abbreviated Description: Lot:13&14 Block:2 Subdivision:HAZEL PARK ADDITION City/Muni/Twp:PINE CITY City/Muni/Twp: PINE CITY

14 .71Mi. **300 5TH AVE NE** 10/29/2025 $280,000 $235 1190 /2/1 1885 14,985 SF
PINE CITY, MN 55063-1113
APN: 42.5666.000 Document #: A590748
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 6-8 Block: 3 Subdivision: VENHOVEN AND BRANDES FIRST ADDITION TO PINE CITY Abbreviated Description: Lot:6-8 Block:3 Subdivision:VENHOVEN AND BRANDES FIRST ADDITION TO PINE CITY Abbreviated Description:NORTH100FT LOTS6-8 City/Muni/Twp:PINE CITY City/Muni/Twp: PINE CITY

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.	**710 3RD AVE SW**	**09/29/2017**	$227,400	$227,400	1,386	/3/2	1900	7,492 SF	
.01Mi.	**305 7TH ST SW**	**08/28/2015**	$259,100	$259,100	1,908	8/3/1	1950	7,492 SF	
.01Mi.	**720 3RD AVE SW**	**11/01/2021**	$250,200	$250,200	2,108	/2/2	1943	7,492 SF	
.02Mi.	**325 7TH ST SW**		$168,100	$168,100	944	/2/1.25	1929	7,492 SF	
.02Mi.	**335 7TH ST SW**	**06/17/2015**	$185,900	$185,900	912	/3/2	1929	7,492 SF	
.03Mi.	**320 8TH ST SW**	**09/22/2014**	$238,400	$238,400	1,056	8/2/1	1958	14,985 SF	
.03Mi.	**730 3RD AVE SW**	**12/18/1980**	$200,900	$200,900	1,369	/3/1.5	1910	7,492 SF	
.03Mi.	**715 3RD AVE SW**	**12/09/2020**	$190,400	$190,400	1,268	6/3/1	1911	6,490 SF	
.04Mi.	**725 3RD AVE SW**		$239,600	$239,600	1,490	6/3/1	1948	8,494 SF	
.04Mi.	**350 8TH ST SW**	**09/30/2021**	$298,100	$298,100	2,211	/4/1	1920	14,985 SF	
.04Mi.	**225 7TH ST SW**	**03/29/2024**	$293,500	$293,500	2,390	8/5/2	1900	9,975 SF	
.05Mi.	**230 8TH ST SW**	**09/09/1997**	$124,500	$124,500	752	5/2/1	1921	4,966 SF	
.06Mi.	**305 8TH ST SW**	**05/13/1993**	$219,400	$219,400	1,325	/4/1	1890	10,585 SF	
.06Mi.	**315 8TH ST SW**		$11,900	$11,900				2,091 SF	
.06Mi.	**215 7TH ST SW**	**01/13/2021**	$248,100	$248,100	1,792	7/4/1	1900	13,460 SF	
.06Mi.	**220 8TH ST SW**	**07/27/2023**	$195,600	$195,600	1,208	5/2/1.5	1870	14,985 SF	

Rent vs. Own

Households Occupied by Renters:	13%	Households Occupied by Owners:	72%

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Demographics & Income

Median Age:	44.8 years old	Households:	3,997
Median Household Income:	$69,858	Households w/Family:	64%
Household Income Per Capita:	$37,650	Households w/Family Married:	53%
Most Common Education Level:	High School Graduate	Households w/Family Children:	26%

School District

School District Zone:	Pine City Public School District	Students:	1,582
Number of Schools:	8	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.24Mi.	**Early Childhood** Number of Students: 14 Student-Teacher Ratio: 6.57	NA	Public	EE - PK
0.24Mi.	**Pine City Elementary School** Number of Students: 863 Student-Teacher Ratio: 15	C+	Public	KG - 6
1.12Mi.	**Pine City Junior / Senior High School** Number of Students: 683 Student-Teacher Ratio: 19.26	C+	Public	7 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	90%	LOWER
BURGLARY	111%	HIGHER
MOTOR VEHICLE THEFT	89%	LOWER
FORCIBLE ROBBERY	128%	HIGHER
AGGRAVATED ASSAULT	104%	SIMILAR
FORCIBLE RAPE	134%	NOTABLY HIGHER
MURDER	119%	HIGHER
OVERALL	111%	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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