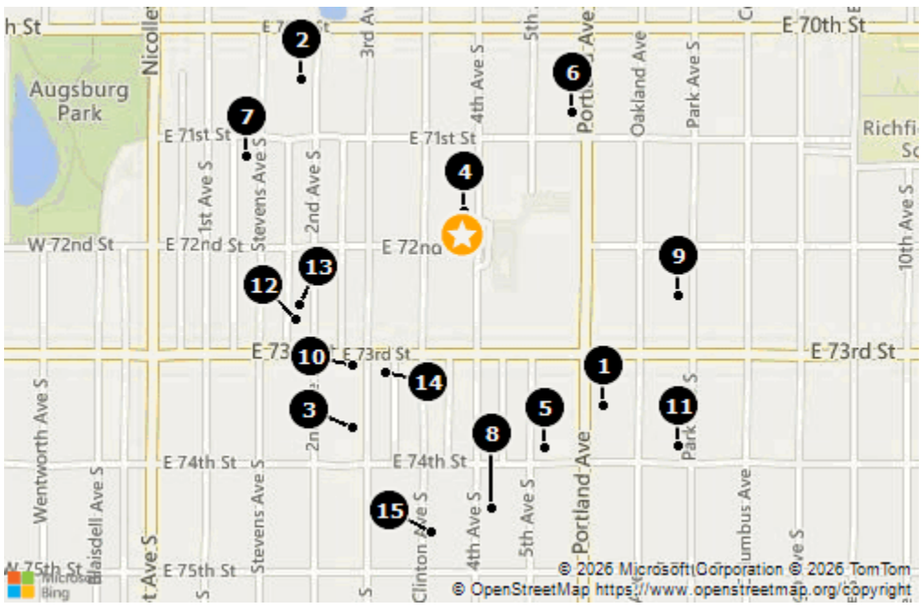
ICE SiteX Report

OrderID: 98299625

SiteX Property Information Report



Subject Property Location

7144 4TH AVE S, RICHFIELD, MN 55423-3242

County:	**HENNEPIN MN**	Census Tract:	270530248.012007
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	34-028-24-11-0044	Thomas Bros Pg-Grid:	

Valuation

Value:	**$380,000**	FSD:	9	Common Confidence Score:	70
Value Range:	$345,800 - $414,200	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$112,000	Market Land Value:	$112,000	Tax Year:	2026
Assd Improvement:	$265,300	Market Improvment Value:	$265,300	Total Taxable Value:	$6,956
Total Assessed Value:	$377,300	Total Assessor Market Value:	$377,300	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 8 Block: 2 District: 42 Subdivision: IRELAND ADDN Map Ref: MB:45575 Sec/Twnship/Range: SEC 34 QTR 11 TWN 028 RNG 24

Abbreviated Description:	008 002 IRELAND ADDN 73.7 X 134.65
City/Muni/Twp:	RICHFIELD

Property Characteristics

Lot Size:	10,019 SF	Bedrooms:	3	Pool:	
Building Area:	1286 SF	Baths:	2	Fireplace:	1
Year Built:	1947	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Stucco
Number of Units:	1	Garage Type:	Detached	Heating:	Floor/Wall
Number of Stories:		Number of Cars:		A/C:	K
Style:		Basement:	Unfinished	Roof Cover:	Asphalt
		Foundation:	Block	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	11/13/2023	Loan Amount:	N/A
Document #:	T6046334 BK-PG -	Loan Type:	FHA
TD Due Date:	12/01/2050	Type Finance:	

Legal Description:
Lot: 8 Block: 2 Subdivision: IRELAND ADDITION

Mortgage Record

Recording Date:	01/06/2021	Loan Amount:	N/A
Document #:	T05788542 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:		Type Finance:	

Legal Description:
Lot: 8 Block: 2 Subdivision: IRELAND ADDN

Prior Transfer

Recording Date:	11/13/2020	Sales Price:	$325,000
Document #:	T05769969 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	11/06/2020		
Document Type:			

Legal Description:
Lot: 8 Block: 2 Subdivision: IRELAND ADDITION

ICE SiteX Report

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Prior Transfer

Recording Date:	11/00/2020	Sales Price:	$325,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 8 Block: 2 District: 42 Subdivision: IRELAND ADDN Map Ref: MB:45575 Sec/Twnship/Range: SEC 34 QTR 11 TWN 028 RNG 24
Abbreviated Description: 008 002 IRELAND ADDN 73.7 X 134.65
City/Muni/Twp: RICHFIELD

Mortgage Record

Recording Date:	07/08/2020	Loan Amount:	N/A
Document #:	T05724551 BK-PG -	Loan Type:	Commercial
TD Due Date:	06/22/2021	Type Finance:	

Legal Description:
Lot: 8 Block: 2 Subdivision: IRELAND ADDITION

Prior Transfer

Recording Date:	02/05/2020	Sales Price:	$176,551
Document #:	T05683925 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	01/15/2020		
Document Type:			

Legal Description:
Lot: 8 Block: 2 Subdivision: IRELAND ADDITION

Prior Transfer

Recording Date:	11/02/2006	Sales Price:	$259,900
Document #:	940388 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	10/18/2006		
Document Type:			

Legal Description:
Subdivision: IRELAND ADDITION
Abbreviated Description: LOT8 BLK1

Area Sales Analysis

Total Area Sales	$5,705,400	Median # of Bedrooms	3
Median Lot Size	8,712 SF	Median # of Baths	1
Median Living Area	1,168 SF	Median Year Built	1952
Price Range - 2 Yrs	$280,000 to $490,000	Age Range	61 years to 87 years
Median Value	$375,000	Median Age	74 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.25Mi.	**7321 PORTLAND AVE** **RICHFIELD, MN 55423-3220**	08/24/2026	$385,000	$298	1290	7/3/1	1948	10,019 SF	
		APN: 35-028-24-23-0061 Document #: T6221088 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 9 Block: 2 Subdivision: BLAIRS WOODDALE PORTLAND FIFTH ADDITION Abbreviated Description: Lot:9 Block:2 Subdivision:BLAIRS WOODDALE PORTLAND FIFTH ADDITION								
2	.26Mi.	**7020 2ND AVE S** **RICHFIELD, MN 55423-3161**	08/19/2026	$315,000	$359	876	5/3/1	1951	10,019 SF	
		APN: 34-028-24-12-0048 Document #: T6220788 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 4 Block: 2 Subdivision: FIRST STEVENS SQUARE Abbreviated Description: Lot:4 Block:2 Subdivision:FIRST STEVENS SQUARE								
3	.25Mi.	**7332 3RD AVE S** **RICHFIELD, MN 55423-3201**	07/15/2026	$490,000	$258	1896	10/5/1	1950	10,019 SF	
		APN: 34-028-24-13-0018 Document #: A11479561 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 2 Block: 1 Subdivision: NICOLLET GARDEN LOTS SECOND ADDITION Abbreviated Description: Lot:2 Block:1 Subdivision:NICOLLET GARDEN LOTS SECOND ADDITION								
4	.03Mi.	**7132 4TH AVE S** **RICHFIELD, MN 55423-3242**	07/07/2026	$361,000	$321	1122	5/3/1	1956	10,019 SF	
		APN: 34-028-24-11-0042 Document #: T6211438 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 6 Block: 2 Subdivision: IRELAND ADDITION Abbreviated Description: Lot:6 Block:2 Subdivision:IRELAND ADDITION								
5	.26Mi.	**7341 5TH AVE S** **RICHFIELD, MN 55423-3206**	06/30/2026	$407,000	$278	1464	7/4/2	1965	5,663 SF	
		APN: 34-028-24-14-0028 Document #: A11475150 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 14 Block: 1 Subdivision: BLAIRS WOODDALE THIRD ADDITION Abbreviated Description: Lot:14 Block:1 Subdivision:BLAIRS WOODDALE THIRD ADDITION								
6	.19Mi.	**7036 PORTLAND AVE** **RICHFIELD, MN 55423-3261**	06/22/2026	$490,000	$307	1592	6/5/1	1953	10,454 SF	
		APN: 34-028-24-11-0076 Document #: A11473068 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 18-20 Block: 1 Subdivision: SAVAGES FIRST ADDITION Abbreviated Description: Lot:18-20 Block:1 Subdivision:SAVAGES FIRST ADDITION								
7	.26Mi.	**7104 STEVENS AVE** **RICHFIELD, MN 55423-3125**	06/02/2026	$375,000	$321	1168	6/4/1	1950	6,534 SF	
		APN: 34-028-24-12-0070 Document #: A11467264 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 2 Block: 1 Subdivision: SHELDON BLAIRS WOODDALE FOURTH ADDITION Abbreviated Description: Lot:2 Block:1 Subdivision:SHELDON BLAIRS WOODDALE FOURTH ADDITION								
8	.31Mi.	**7421 4TH AVE S** **RICHFIELD, MN 55423-4328**	06/01/2026	$335,000	$387	864	4/2/1	1951	10,454 SF	
		APN: 34-028-24-41-0047 Document #: T6203959								

ICE SiteX Report

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Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: W2W2NE4NE4SE4 S34T28R24W 4PM Abbreviated Description: Sec/Twnship/Range:W2W2NE4NE4SE4 S34T28R24W 4PM

9	.26Mi.	**7220 PARK AVE** **RICHFIELD, MN 55423-3230**	05/11/2026	$414,900	$352	1178	6/3/1	1952	10,019 SF

APN: 35-028-24-23-0092 Document #: T6200396
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 4 Block: 3 Subdivision: HENRY THERNELL ADDITION Abbreviated Description: Lot:4 Block:3 Subdivision:HENRY THERNELL ADDITION

10	.19Mi.	**7300 3RD AVE S** **RICHFIELD, MN 55423-3201**	04/28/2026	$280,000	$311	900	5/3/1	1939	8,276 SF

APN: 34-028-24-13-0001 Document #: A11458195
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: SW4NE4 S34T28R24 Abbreviated Description: Sec/Twnship/Range:SW4NE4 S34T28R24

11	.34Mi.	**7338 PARK AVE** **RICHFIELD, MN 55423-3232**	04/27/2026	$480,000	$216	2212	9/6/2	1953	7,841 SF

APN: 35-028-24-23-0125 Document #: T6198136
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: WALLACES SUNNYSIDE ACRES 7TH ADDITION Abbreviated Description: Lot:1 Subdivision:WALLACES SUNNYSIDE ACRES 7TH ADDITION

12	.21Mi.	**7232 2ND AVE S** **RICHFIELD, MN 55423-3156**	04/13/2026	$290,000	$517	560	3/3/1	1940	6,534 SF

APN: 34-028-24-13-0121 Document #: A11454447
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 9 Block: 5 Subdivision: WOODDALE SECOND ADDITION Abbreviated Description: Lot:9 Block:5 Subdivision:WOODDALE SECOND ADDITION

13	.2Mi.	**7224 2ND AVE S** **RICHFIELD, MN 55423-3156**	03/23/2026	$365,000	$309	1181	5/3/1	1954	6,534 SF

APN: 34-028-24-13-0119 Document #: A11449144
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 7 Block: 5 Subdivision: WOODDALE SECOND ADDITION Abbreviated Description: Lot:7 Block:5 Subdivision:WOODDALE SECOND ADDITION

14	.18Mi.	**7305 3RD AVE S** **RICHFIELD, MN 55423-3202**	02/09/2026	$317,500	$348	912	4/4/1	1955	6,534 SF

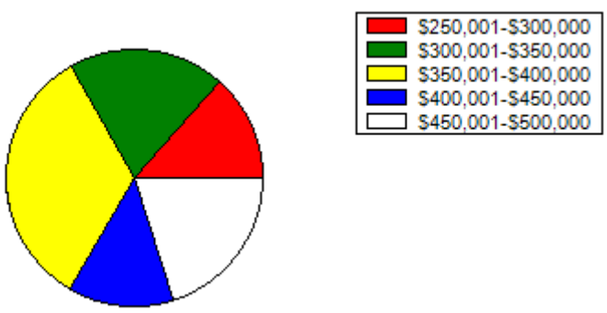
APN: 34-028-24-14-0101 Document #: A11438903
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 23 Block: 4 Subdivision: BLAIRS WOODDALE THIRD ADDITION Abbreviated Description: Lot:23 Block:4 Subdivision:BLAIRS WOODDALE THIRD ADDITION

15	.34Mi.	**7429 CLINTON AVE** **RICHFIELD, MN 55423-4339**	01/26/2026	$400,000	$357	1120	7/4/1	1953	8,712 SF

APN: 34-028-24-41-0063 Document #: T6182302
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: W2E2NW4NE4SE4 S34T28R24 Abbreviated Description: Sec/Twnship/Range:W2E2NW4NE4SE4 S34T28R24

Comparable Sales Chart

% Distribution Sales for Two Years



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: 98299625

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.	**7144 4TH AVE S**	**11/00/2020**	$377,300	$377,300	1,286	6/3/2	1947	10,019 SF	
.01Mi.	**7138 4TH AVE S**		$265,700	$265,700	1,266	6/3/1	1947	10,019 SF	
.02Mi.	**7200 4TH AVE S**		$311,900	$311,900	1,227	6/3/1	1955	8,276 SF	
.03Mi.	**7145 CLINTON AVE**	**07/00/1992**	$307,400	$307,400	1,285	7/4/1	1947	10,019 SF	
.03Mi.	**7132 4TH AVE S**	**04/00/2005**	$313,900	$313,900	1,122	5/3/1	1956	10,019 SF	
.03Mi.	**7139 CLINTON AVE**	**04/00/2020**	$312,500	$312,500	1,095	6/3/1	1947	10,019 SF	
.04Mi.	**7201 CLINTON AVE**	**06/00/2024**	$294,100	$294,100	1,173	6/2/1	1955	8,276 SF	
.04Mi.	**7204 4TH AVE S**	**06/00/2013**	$278,600	$278,600	776	4/2/2	1955	8,276 SF	
.04Mi.	**7133 CLINTON AVE**	**08/00/2024**	$337,600	$337,600	1,123	6/3/1	1947	10,019 SF	
.04Mi.	**7126 4TH AVE S**	**06/00/1989**	$336,500	$336,500	1,122	5/3/1	1957	10,019 SF	
.04Mi.	**7205 CLINTON AVE**	**03/00/2006**	$355,200	$355,200	1,292	7/4/3	1956	8,276 SF	
.05Mi.	**7210 4TH AVE S**	**08/00/2019**	$337,600	$337,600	970	5/3/1	1955	8,276 SF	
.05Mi.	**7127 CLINTON AVE**	**04/00/2019**	$315,600	$315,600	1,379	6/3/1	1947	10,019 SF	
.05Mi.	**7211 CLINTON AVE**	**08/00/2008**	$298,400	$298,400	933	5/4/1	1955	8,276 SF	
.06Mi.	**7120 4TH AVE S**	**02/00/1985**	$305,500	$305,500	986	5/4/1	1954	10,019 SF	
.06Mi.	**7214 4TH AVE S**	**07/00/1978**	$336,200	$336,200	1,330	5/3/2	1955	8,276 SF	

Rent vs. Own

Households Occupied by Renters:	37%	Households Occupied by Owners:	57%

Demographics & Income

Median Age:	39.0 years old	Households:	16,347
Median Household Income:	$83,739	Households w/Family:	57%
Household Income Per Capita:	$48,037	Households w/Family Married:	45%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	22%

School District

School District Zone:	Richfield Public School District	Students:	4,094
Number of Schools:	10	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.72Mi.	**Bloomington-Richfield Early Learning Services** Number of Students: 86 Student-Teacher Ratio: 7.7	NA	Public	EE - PK
1.73Mi.	**Richfield Middle School** Number of Students: 808 Student-Teacher Ratio: 11.71	C	Public	6 - 8
0.94Mi.	**Centennial Elementary** Number of Students: 303 Student-Teacher Ratio: 8.85	D-	Public	KG - 5
0.66Mi.	**Richfield High School** Number of Students: 1,183 Student-Teacher Ratio: 14.06	C+	Public	9 - 12

Flood Report

The Subject Property of **7144 4TH AVE S, RICHFIELD, MN 55423-3242** 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	105%	SIMILAR
BURGLARY	83%	LOWER
MOTOR VEHICLE THEFT	95%	SIMILAR
FORCIBLE ROBBERY	104%	SIMILAR
AGGRAVATED ASSAULT	102%	SIMILAR
FORCIBLE RAPE	99%	SIMILAR
MURDER	96%	SIMILAR
OVERALL	97%	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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