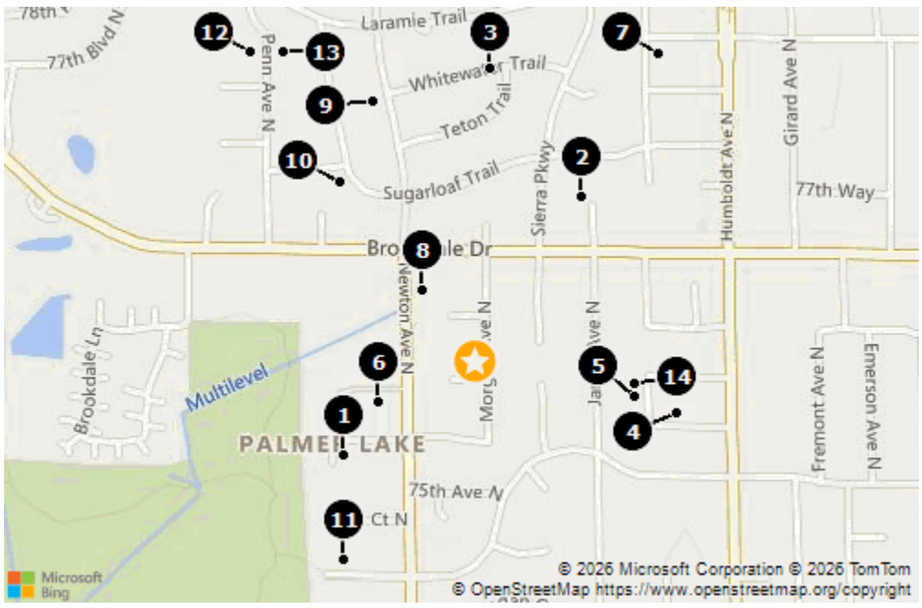
ICE SiteX Report

OrderID: 98703421

SiteX Property Information Report



Subject Property Location

7649 MORGAN AVE N, BROOKLYN PARK, MN 55444-2427

County:	**HENNEPIN MN**	Census Tract:	270530268.141004
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	26-119-21-12-0053	Thomas Bros Pg-Grid:	

Valuation

Value:	**$346,000**	FSD:	7	Common Confidence Score:	77
Value Range:	$321,780 - $370,220	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$123,500	Market Land Value:	$123,500	Tax Year:	2026
Assd Improvement:	$166,700	Market Improvment Value:	$166,700	Total Taxable Value:	$5,216
Total Assessed Value:	$290,200	Total Assessor Market Value:	$290,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 1 Block: 2 District: 48 Subdivision: SUNNY TERRACE ESTATES 2ND ADDN Map Ref: MB:88876 Sec/Twnship/Range: SEC 26 QTR 12 TWN 119 RNG 21

Abbreviated Description: 001 002 SUNNY TERRACE ESTATES 2ND ADDN 80X16X147X90X160

City/Muni/Twp: BROOKLYN PARK

Property Characteristics

Lot Size:	14,375 SF	Bedrooms:		Pool:	
Building Area:	1009 SF	Baths:		Fireplace:	
Year Built:	1977	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:	1	Garage Type:		Heating:	
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/21/2010	Sales Price:	$116,900
Document #:	016806 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	03/02/2010		
Document Type:			

Legal Description:

Subdivision: SUNNY TERRACE ESTATES 2ND ADDITION

Abbreviated Description: LOT1 BLK2

Prior Transfer

Recording Date:	03/00/2010	Sales Price:	$116,900
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Lot: 1 Block: 2 District: 48 Subdivision: SUNNY TERRACE ESTATES 2ND ADDN Map Ref: MB:88876 Sec/Twnship/Range: SEC 26 QTR 12 TWN 119 RNG 21

Abbreviated Description: 001 002 SUNNY TERRACE ESTATES 2ND ADDN 80X16X147X90X160

City/Muni/Twp: BROOKLYN PARK

Prior Transfer

Recording Date:	05/24/2006	Sales Price:	$225,000
Document #:	926443 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	05/05/2006		

ICE SiteX Report

OrderID: 98703421

Document Type:
Legal Description:
Subdivision: SUNNY TERRACE ESTATES 2ND ADDITION
Abbreviated Description: LOT1 BLK2

Mortgage Record

Recording Date:	05/19/2006	Loan Amount:	N/A
Document #:	24261734 BK-PG -	Loan Type:	New Conventional
TD Due Date:	05/01/2036	Type Finance:	

Legal Description:
Lot: 1 Block: 2 Subdivision: SUNNY TERRACE ESTATES 2ND ADDITION

Mortgage Record

Recording Date:	05/19/2006	Loan Amount:	N/A
Document #:	24261733 BK-PG -	Loan Type:	ARM (Adjustable Rate Mortgage)
TD Due Date:	05/01/2036	Type Finance:	ADJ

Legal Description:
Lot: 1 Block: 2 Subdivision: SUNNY TERRACE ESTATES 2ND ADDITION

Prior Transfer

Recording Date:	09/11/2000	Sales Price:	$135,000
Document #:	745100 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	01/28/2000		
Document Type:			

Legal Description:
Lot: 1 Block: 2 Subdivision: SUNNY TERRACE ESTATES 2ND ADDITION

Area Sales Analysis

Total Area Sales	$4,629,500	Median # of Bedrooms	
Median Lot Size	10,890 SF	Median # of Baths	
Median Living Area	1,099 SF	Median Year Built	1977
Price Range - 2 Yrs	$200,000 to $420,000	Age Range	37 years to 68 years
Median Value	$345,200	Median Age	49 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.19Mi.	**2133 76TH CT N** **BROOKLYN PARK, MN 55444-2334**	10/14/2026	$390,000	$199	1958	//	1978	10,890 SF	
		APN: 26-119-21-12-0079 Document #: T6230790 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Block: 2 Subdivision: HOLSTENS PARKVIEW TERRACE 6TH Abbreviated Description: Lot:1 Block:2 Subdivision:HOLSTENS PARKVIEW TERRACE 6TH								
2	.23Mi.	**7725 PEARSON CT** **BROOKLYN PARK, MN 55444-1957**	10/08/2026	$200,000	$174	1144	//	1962	15,246 SF	
		APN: 23-119-21-44-0033 Document #: T6229911 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 14 Block: 6 Subdivision: PEARSON PARK 3RD ADDITION Abbreviated Description: Lot:14 Block:6 Subdivision:PEARSON PARK 3RD ADDITION								
3	.35Mi.	**1908 WHITEWATER TRL** **BROOKLYN PARK, MN 55444-1943**	10/05/2026	$252,500	$216	1164	//	1964	10,890 SF	
		APN: 23-119-21-43-0072 Document #: T6229431 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 7 Block: 2 Subdivision: PEARSON PARK 4TH ADDITION Abbreviated Description: Lot:7 Block:2 Subdivision:PEARSON PARK 4TH ADDITION								
4	.24Mi.	**7518 HUMBOLDT CIR N** **BROOKLYN PARK, MN 55444-2400**	09/03/2026	$365,000	$389	936	//	1980	9,148 SF	
		APN: 26-119-21-11-0099 Document #: T6223486 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 7 Block: 3 Subdivision: BROOKDALE ESTATES Abbreviated Description: Lot:7 Block:3 Subdivision:BROOKDALE ESTATES								
5	.19Mi.	**7535 HUMBOLDT CIR N** **BROOKLYN PARK, MN 55444-2461**	07/27/2026	$392,000	$354	1106	//	1980	8,276 SF	
		APN: 26-119-21-11-0086 Document #: T6215354 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 23 Block: 2 Subdivision: BROOKDALE ESTATES Abbreviated Description: Lot:23 Block:2 Subdivision:BROOKDALE ESTATES								
6	.12Mi.	**7527 NEWTON AVE N** **BROOKLYN PARK, MN 55444-2431**	06/05/2026	$277,000	$248	1116	//	1958	39,204 SF	
		APN: 26-119-21-12-0012 Document #: T6205710 Document Type: Price Code: R Land Use: Single Family Residential Legal: Sec/Twnship/Range: E2W2S3/4NW4NE4 S26T119R21 Abbreviated Description: Sec/Twnship/Range:E2W2S3/4NW4NE4 S26T119R21								
7	.41Mi.	**1533 79TH AVE N** **BROOKLYN PARK, MN 55444-1990**	06/03/2026	$339,900	$348	976	//	1982	12,632 SF	
		APN: 23-119-21-44-0076 Document #: T6204895 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 5 Block: 1 Subdivision: SUGARLOAF PARK Abbreviated Description: Lot:5 Block:1 Subdivision:SUGARLOAF PARK								
8	.1Mi.	**7680 NEWTON AVE N** **BROOKLYN PARK, MN 55444-2434**	05/22/2026	$355,000	$407	872	//	1977	10,890 SF	
		APN: 26-119-21-12-0036 Document #: T6202774 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 13 Block: 2 Subdivision: SUNNY TERRACE ESTATES Abbreviated Description: Lot:13 Block:2 Subdivision:SUNNY TERRACE ESTATES								
9	.32Mi.	**7825 NEWTON AVE N** **BROOKLYN PARK, MN 55444-1913**	05/12/2026	$330,000	$332	992	//	1965	10,890 SF	
		APN: 23-119-21-43-0103 Document #: T6200686 Document Type: Price Code: R Land Use: Single Family Residential								

ICE SiteX Report

OrderID: 98703421

Legal: Lot: 1 Block: 5 Subdivision: PEARSON PARK 4TH ADDITION Abbreviated Description: Lot:1 Block:5 Subdivision:PEARSON PARK 4TH ADDITION

10	.26Mi.	**7733 SUGARLOAF TRL** **BROOKLYN PARK, MN 55444-1932**	04/10/2026	$290,000	$265	1092	//	1967	13,068 SF

APN: 23-119-21-43-0014 Document #: T6194889
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 3 Block: 5 Subdivision: LYNBROOK PLAT NO 1 Abbreviated Description: Lot:3 Block:5 Subdivision:LYNBROOK PLAT NO 1

11	.27Mi.	**2200 74TH AVE N** **BROOKLYN PARK, MN 55444-2304**	04/09/2026	$350,500	$364	962	//	1975	10,890 SF

APN: 26-119-21-13-0042 Document #: A11453434
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 5 Block: 1 Subdivision: HOLSTENS PARKVIEW TERRACE 4TH ADDITION Abbreviated Description: Lot:5 Block:1 Subdivision:HOLSTENS PARKVIEW TERRACE 4TH ADDITION

12	.44Mi.	**7865 PENN AVE N** **BROOKLYN PARK, MN 55444-1867**	03/24/2026	$375,000	$355	1056	//	1977	11,326 SF

APN: 23-119-21-34-0046 Document #: A11449439
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2 Block: 2 Subdivision: PHEASANT RUN Abbreviated Description: Lot:2 Block:2 Subdivision:PHEASANT RUN

13	.42Mi.	**7864 PENN AVE N** **BROOKLYN PARK, MN 55444-1847**	03/10/2026	$420,000	$297	1414	//	1989	11,326 SF

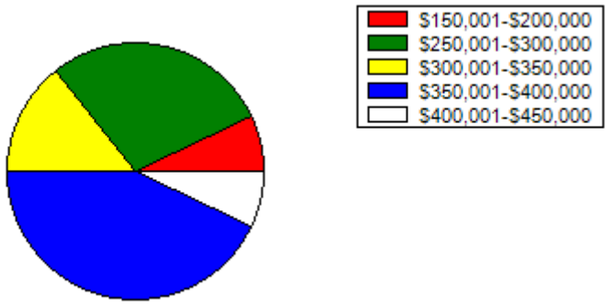
APN: 23-119-21-34-0036 Document #: A11446065
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2 Block: 1 Subdivision: PHEASANT RUN Abbreviated Description: Lot:2 Block:1 Subdivision:PHEASANT RUN

14	.18Mi.	**7539 HUMBOLDT CIR N** **BROOKLYN PARK, MN 55444-2461**	03/03/2026	$292,600	$264	1106	//	1980	8,712 SF

APN: 26-119-21-11-0085 Document #: T6188121
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 22 Block: 2 Subdivision: BROOKDALE ESTATES Abbreviated Description: Lot:22 Block:2 Subdivision:BROOKDALE ESTATES

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.

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.	**7649 MORGAN AVE N**	**03/00/2010**	$290,200	$290,200	1,009		1977	14,375 SF	
.02Mi.	**7641 MORGAN AVE N**	**04/00/2024**	$308,900	$308,900	976		1977	16,553 SF	
.03Mi.	**7657 MORGAN AVE N**	**07/00/2023**	$305,900	$305,900	912		1977	14,375 SF	
.03Mi.	**7648 MORGAN AVE N**	**05/00/1994**	$282,500	$282,500	976		1977	10,890 SF	
.03Mi.	**7665 MORGAN AVE N**	**07/00/2004**	$328,300	$328,300	1,225		1977	16,553 SF	
.03Mi.	**7640 MORGAN AVE N**	**07/00/2013**	$298,000	$298,000	1,132		1977	10,890 SF	
.04Mi.	**7656 MORGAN AVE N**	**11/00/2002**	$304,900	$304,900	1,236		1977	10,890 SF	
.04Mi.	**7633 MORGAN AVE N**	**04/00/1990**	$353,500	$353,500	1,226		1977	16,553 SF	
.04Mi.	**7609 MORGAN AVE N**	**06/00/2003**	$289,600	$289,600	1,028		1977	13,068 SF	
.04Mi.	**7632 MORGAN AVE N**	**08/00/2022**	$344,800	$344,800	1,052		1977	10,890 SF	
.05Mi.	**7664 MORGAN AVE N**	**01/00/2003**	$352,300	$352,300	1,528		1977	10,890 SF	
.05Mi.	**7617 MORGAN AVE N**	**07/00/1994**	$341,700	$341,700	1,236		1977	14,375 SF	
.05Mi.	**7625 MORGAN AVE N**	**09/00/1998**	$353,600	$353,600	1,404		1977	15,682 SF	
.05Mi.	**7673 MORGAN AVE N**	**03/00/1986**	$360,700	$360,700	1,226		1977	16,553 SF	
.05Mi.	**7624 MORGAN AVE N**	**04/00/2018**	$318,900	$318,900	1,050		1977	10,890 SF	
.06Mi.	**1831 BROOKDALE CT**		$336,400	$336,400	1,290		1982	13,068 SF	

Rent vs. Own

Households Occupied by Renters:	10%	Households Occupied by Owners:	88%

ICE SiteX Report

OrderID: 98703421

Demographics & Income

Median Age:	37.5 years old	Households:	5,488
Median Household Income:	$110,325	Households w/Family:	77%
Household Income Per Capita:	$43,116	Households w/Family Married:	58%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	41%

School District

School District Zone:	Anoka-Hennepin School District	Students:	38,354
Number of Schools:	53	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.62Mi.	**Champlin Park High School** Number of Students: 2,978 Student-Teacher Ratio: 19.38 Advanced Placement: Yes	B-	Public	9 - 12
0.89Mi.	**Evergreen Park Elementary School** Number of Students: 422 Student-Teacher Ratio: 11.31	D+	Public	PK - 5
4.71Mi.	**Jackson Middle School** Number of Students: 2,037 Student-Teacher Ratio: 18	B+	Public	6 - 8

Flood Report

The Subject Property of **7649 MORGAN AVE N, BROOKLYN PARK, MN 55444-2427** 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	66%	NOTABLY LOWER
BURGLARY	47%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	55%	NOTABLY LOWER
FORCIBLE ROBBERY	164%	NOTABLY HIGHER
AGGRAVATED ASSAULT	13%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	164%	NOTABLY HIGHER
MURDER	36%	SIGNIFICANTLY LOWER
OVERALL	21%	SIGNIFICANTLY 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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