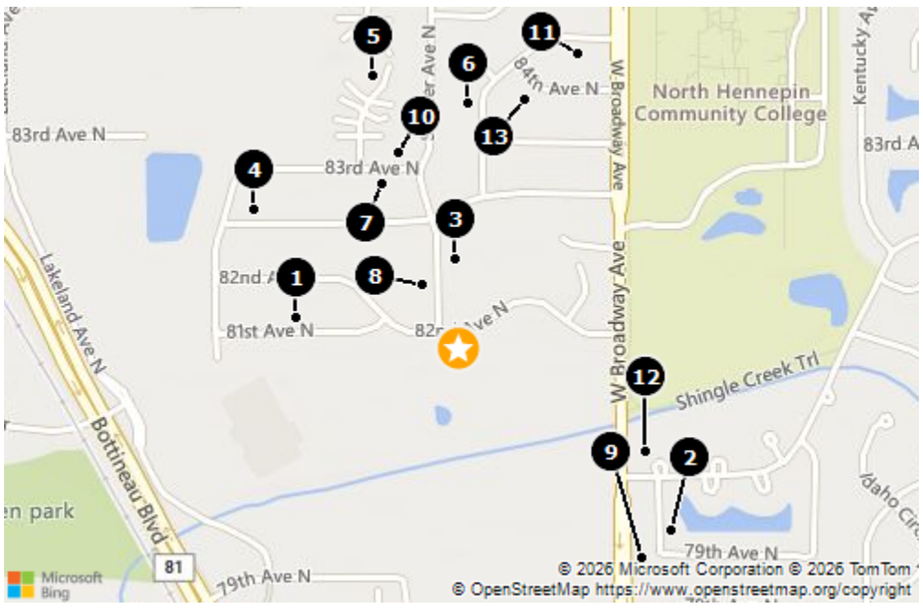
ICE SiteX Report

OrderID: 98134418

SiteX Property Information Report



Subject Property Location

7725 82ND AVE N, BROOKLYN PARK, MN 55445-2428

County:	**HENNEPIN MN**	Census Tract:	270530268.165007
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	20-119-21-23-0042	Thomas Bros Pg-Grid:	

Valuation

Value:	**$351,000**	FSD:	14	Common Confidence Score:	54
Value Range:	$301,860 - $400,140	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$125,000	Market Land Value:	$125,000	Tax Year:	2026
Assd Improvement:	$213,300	Market Improvment Value:	$213,300	Total Taxable Value:	$5,885
Total Assessed Value:	$338,300	Total Assessor Market Value:	$338,300	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 12 Block: 6 District: 48 Subdivision: PARKLAND WEST Map Ref: MB:88468 Sec/Twnship/Range: SEC 20 QTR 23 TWN 119 RNG 21

Abbreviated Description:	012 006 PARKLAND WEST N 76X142X95X138
City/Muni/Twp:	BROOKLYN PARK

Property Characteristics

Lot Size:	11,761 SF	Bedrooms:		Pool:	
Building Area:	1176 SF	Baths:		Fireplace:	
Year Built:	1979	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:	08/12/2021	Sales Price:	N/A
Document #:	A11006326 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	12/23/2020		
Document Type:			

Legal Description:

Lot: 12 Block: 6 Subdivision: PARKLAND WEST

Prior Transfer

Recording Date:	02/08/2021	Sales Price:	N/A
Document #:	A10912815 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/11/2020	Sales Price:	N/A
Document #:	A10797696 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/07/2020	Sales Price:	N/A
Document #:	A10783873 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"

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Contract Date: 04/24/2020
Document Type:
Legal Description:
Lot: 12 Block: 6 Subdivision: PARKLAND WEST

Prior Transfer

Recording Date: 09/17/2019 | Sales Price: $266,000
Document #: A10702822 BK-PG - | Type of Sale: Sales Price Rounded from Tax
Contract Date: 08/29/2019
Document Type:
Legal Description:
Lot: 12 Block: 6 Subdivision: PARKLAND WEST

Prior Transfer

Recording Date: 08/00/2019 | Sales Price: $266,000
Document #: BK-PG - | Type of Sale: Per Assessor Transaction History
Document Type:
Legal Description:
Lot: 12 Block: 6 District: 48 Subdivision: PARKLAND WEST Map Ref: MB:88468 Sec/Twnship/Range: SEC 20 QTR 23 TWN 119 RNG 21
Abbreviated Description: 012 006 PARKLAND WEST N 76X142X95X138
City/Muni/Twp: BROOKLYN PARK

Prior Transfer

Recording Date: 10/28/2010 | Sales Price: $137,000
Document #: 025464 BK-PG - | Type of Sale: Verified Sale Price
Contract Date: 10/08/2010
Document Type:
Legal Description:
Subdivision: PARKLAND WEST
Abbreviated Description: LOT12 BLK6

Prior Transfer

Recording Date: 10/25/2010 | Sales Price: N/A
Document #: A9576918 BK-PG - | Type of Sale: Full-Computed from Transfer Tax
Document Type:
Legal Description:

Mortgage Record

Recording Date: 10/25/2010 | Loan Amount: N/A
Document #: A9576917 BK-PG - | Loan Type: Unknown
TD Due Date: 11/01/2040 | Type Finance:
Legal Description:
Lot: 12 Block: 6 Subdivision: PARKALAND WEST

Mortgage Record

Recording Date: 10/25/2010 | Loan Amount: N/A
Document #: A9576916 BK-PG - | Loan Type: FHA
TD Due Date: 11/01/2040 | Type Finance: UNK
Legal Description:
Lot: 12 Block: 6 Subdivision: PARKLAND WEST

Mortgage Record

Recording Date: 08/20/2007 | Loan Amount: N/A
Document #: 19026949 BK-PG - | Loan Type: Credit Line (Revolving)
TD Due Date: 07/23/2047 | Type Finance: VAR
Legal Description:
Lot: 12 Block: 6 Subdivision: PARKLAND WEST

Prior Transfer

Recording Date: 06/28/2002 | Sales Price: $188,900
Document #: 798403 BK-PG - | Type of Sale: Full Amount on Deed
Contract Date: 05/31/2002
Document Type:
Legal Description:
Lot: 12 Block: 6 Subdivision: PARKLAND WEST

Area Sales Analysis

Total Area Sales	$4,420,500	Median # of Bedrooms	
Median Lot Size	10,454 SF	Median # of Baths	
Median Living Area	1,044 SF	Median Year Built	1978
Price Range - 2 Yrs	$200,000 to $405,500	Age Range	44 years to 50 years
Median Value	$362,500	Median Age	48 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.19Mi.	**8016 81ST AVE N** **BROOKLYN PARK, MN 55445-2421**	06/15/2026	$365,000	$359	1016	//	1978	10,890 SF	
		APN: 19-119-21-14-0043 Document #: A11471135 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 16 Block: 5 Subdivision: PARKLAND WEST Abbreviated Description: Lot:16 Block:5 Subdivision:PARKLAND WEST								
2	.32Mi.	**7908 OREGON AVE N** **BROOKLYN PARK, MN 55445-2622**	04/14/2026	$367,000	$348	1054	//	1976	8,276 SF	
		APN: 20-119-21-31-0069 Document #: A11454814 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 5 Block: 5 Subdivision: CANDLEWOOD Abbreviated Description: Lot:5 Block:5 Subdivision:CANDLEWOOD								

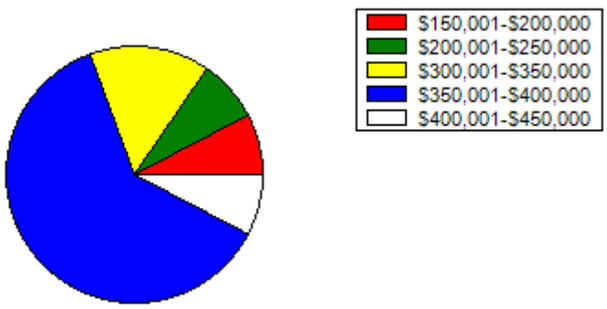
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3	.1Mi.	**8232 SUMTER AVE N** **BROOKLYN PARK, MN 55445-2451**	04/06/2026	$368,000	$332	1108	//	1978	11,326 SF
		APN: 20-119-21-23-0024 Document #: A11452570 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 7 Block: 2 Subdivision: PARKLAND WEST Abbreviated Description: Lot:7 Block:2 Subdivision:PARKLAND WEST							
4	.29Mi.	**8108 N COLLEGE PARK DR** **BROOKLYN PARK, MN 55445-2464**	04/01/2026	$320,000	$376	850	//	1980	9,583 SF
		APN: 19-119-21-14-0095 Document #: A11451579 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 16 Block: 3 Subdivision: COLLEGE PARK 3RD ADDITION Abbreviated Description: Lot:16 Block:3 Subdivision:COLLEGE PARK 3RD ADDITION							
5	.33Mi.	**7860 83RD CT N** **BROOKLYN PARK, MN 55445-2164**	03/11/2026	$225,000			//	1981	1,742 SF
		APN: 19-119-21-11-0038 Document #: A11446260 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 2 Block: 9 Subdivision: SUNRISE ESTATES 4TH ADDITION Abbreviated Description: Lot:2 Block:9 Subdivision:SUNRISE ESTATES 4TH ADDITION							
6	.28Mi.	**8317 RHODE ISLAND DR N** **BROOKLYN PARK, MN 55445-2256**	03/05/2026	$365,000	$312	1168	//	1977	10,454 SF
		APN: 20-119-21-22-0058 Document #: T6188608 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 26 Block: 3 Subdivision: COLLEGE PARK Abbreviated Description: Lot:26 Block:3 Subdivision:COLLEGE PARK							
7	.21Mi.	**7817 83RD AVE N** **BROOKLYN PARK, MN 55445-2133**	11/20/2025	$362,500	$344	1051	//	1981	9,583 SF
		APN: 19-119-21-14-0082 Document #: A11420299 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 3 Block: 3 Subdivision: COLLEGE PARK 3RD ADDITION Abbreviated Description: Lot:3 Block:3 Subdivision:COLLEGE PARK 3RD ADDITION							
8	.08Mi.	**8217 SUMTER AVE N** **BROOKLYN PARK, MN 55445-2450**	10/28/2025	$357,500	$299	1194	//	1978	10,890 SF
		APN: 20-119-21-23-0027 Document #: A11413899 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 3 Block: 3 Subdivision: PARKLAND WEST Abbreviated Description: Lot:3 Block:3 Subdivision:PARKLAND WEST							
9	.32Mi.	**7901 OREGON AVE N** **BROOKLYN PARK, MN 55445-2621**	10/20/2025	$335,000	$338	991	//	1977	10,890 SF
		APN: 20-119-21-31-0083 Document #: A11411387 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 7 Block: 6 Subdivision: CANDLEWOOD Abbreviated Description: Lot:7 Block:6 Subdivision:CANDLEWOOD							
10	.24Mi.	**7808 83RD AVE N** **BROOKLYN PARK, MN 55445-2134**	10/16/2025	$200,000	$210	949	//	1982	10,019 SF
		APN: 19-119-21-14-0062 Document #: A11411002 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 2 Block: 1 Subdivision: COLLEGE PARK 3RD ADDITION Abbreviated Description: Lot:2 Block:1 Subdivision:COLLEGE PARK 3RD ADDITION							
11	.36Mi.	**8424 RHODE ISLAND DR N** **BROOKLYN PARK, MN 55445-2259**	09/30/2025	$355,000	$354	1001	//	1978	10,019 SF
		APN: 20-119-21-22-0024 Document #: T6161589 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 3 Block: 2 Subdivision: COLLEGE PARK Abbreviated Description: Lot:3 Block:2 Subdivision:COLLEGE PARK							
12	.24Mi.	**7424 CANDLEWOOD DR** **BROOKLYN PARK, MN 55445-2506**	09/26/2025	$405,500	$243	1667	//	1976	12,197 SF
		APN: 20-119-21-31-0063 Document #: A11405648 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 16 Block: 4 Subdivision: CANDLEWOOD Abbreviated Description: Lot:16 Block:4 Subdivision:CANDLEWOOD							
13	.29Mi.	**7625 84TH AVE N** **BROOKLYN PARK, MN 55445-2252**	09/23/2025	$395,000	$378	1044	//	1978	13,068 SF
		APN: 20-119-21-22-0008 Document #: T6160330 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 7 Block: 1 Subdivision: COLLEGE PARK Abbreviated Description: Lot:7 Block:1 Subdivision:COLLEGE PARK							

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.

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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.	**7725 82ND AVE N**	**08/00/2019**	$338,300	$338,300	1,176		1979	11,761 SF	
.02Mi.	**7733 82ND AVE N**	**08/00/2012**	$316,100	$316,100	1,064		1978	10,890 SF	
.02Mi.	**7717 82ND AVE N**	**07/00/2002**	$328,500	$328,500	1,064		1978	14,375 SF	
.03Mi.	**7801 82ND AVE N**	**04/00/2021**	$366,900	$366,900	1,313		1979	10,890 SF	
.04Mi.	**7709 82ND AVE N**	**06/00/2020**	$385,000	$385,000	1,254		1978	19,166 SF	
.04Mi.	**7724 82ND AVE N**	**11/00/2023**	$365,300	$365,300	1,525		1978	13,504 SF	
.04Mi.	**7716 82ND AVE N**		$336,000	$336,000	1,048		1978	11,326 SF	
.05Mi.	**7809 82ND AVE N**	**10/00/2020**	$329,700	$329,700	1,204		1978	11,326 SF	
.05Mi.	**7708 82ND AVE N**	**04/00/1978**	$433,900	$433,900	3,901		1978	10,890 SF	
.05Mi.	**7701 82ND AVE N**	**05/00/2003**	$365,400	$365,400	1,063		1978	24,829 SF	
.05Mi.	**7800 82ND AVE N**	**08/00/2019**	$322,300	$322,300	1,095		1978	13,504 SF	
.06Mi.	**8208 SUMTER AVE N**	**05/00/2004**	$329,300	$329,300	1,040		1978	11,326 SF	
.06Mi.	**7817 82ND AVE N**	**11/00/1999**	$326,600	$326,600	1,256		1978	12,197 SF	
.07Mi.	**7808 82ND AVE N**	**09/00/2006**	$295,900	$295,900	1,160		1978	10,454 SF	
.07Mi.	**7625 82ND AVE N**	**04/00/2019**	$306,400	$306,400	936		1978	26,136 SF	
.07Mi.	**7700 82ND AVE N**	**06/00/2002**	$309,500	$309,500	1,064		1979	10,890 SF	

Rent vs. Own

Households Occupied by Renters:	23%	Households Occupied by Owners:	72%

Demographics & Income

Median Age:	36.0 years old	Households:	4,733
Median Household Income:	$98,008	Households w/Family:	70%
Household Income Per Capita:	$41,628	Households w/Family Married:	46%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	35%

School District

School District Zone:	Osseo Area Schools Isd 279	Students:	21,138
Number of Schools:	34	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.05Mi.	**North View Middle School** Number of Students: 509 Student-Teacher Ratio: 12.59	D-	Public	6 - 8
1.77Mi.	**Osseo Senior High School** Number of Students: 2,289 Student-Teacher Ratio: 19.56	C	Public	9 - 12
2.27Mi.	**Early Childhood Special Education** Number of Students: 404 Student-Teacher Ratio: 12.53	NA	Public	PK - PK
3.69Mi.	**Rice Lake Elementary School** Number of Students: 623 Student-Teacher Ratio: 16.14	C+	Public	PK - 5

Flood Report

The Subject Property of **7725 82ND AVE N, BROOKLYN PARK, MN 55445-2428** 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	70%	NOTABLY LOWER
BURGLARY	73%	NOTABLY LOWER
MOTOR VEHICLE THEFT	61%	NOTABLY LOWER
FORCIBLE ROBBERY	89%	LOWER
AGGRAVATED ASSAULT	33%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	108%	SIMILAR
MURDER	37%	SIGNIFICANTLY LOWER
OVERALL	39%	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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ICE SiteX Report

OrderID: 98134418

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