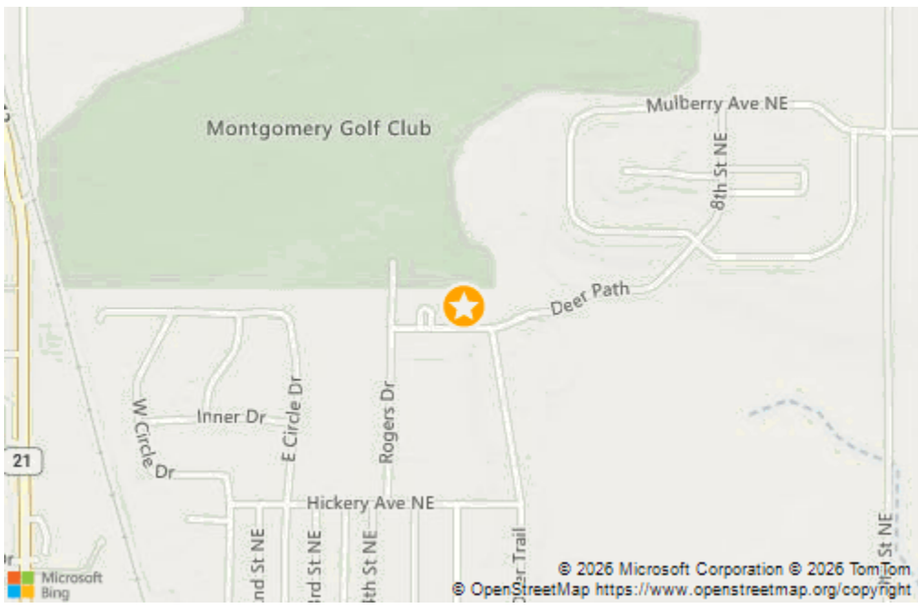
ICE SiteX Report

OrderID: 97944921

SiteX Property Information Report



Subject Property Location

811 DEER PATH, MONTGOMERY, MN 56069-1449

County:	**LE SUEUR MN**	Census Tract:	270799503.003006
Property Use:	Townhouse (Residential)	Zoning:	
Parcel Number:	22.724.0010	Thomas Bros Pg-Grid:	

Valuation

Value:	**$284,000**	FSD:	10	Common Confidence Score:	64
Value Range:	$255,600 - $312,400	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$59,100	Market Land Value:	$59,100	Tax Year:	2025
Assd Improvement:	$271,700	Market Improvment Value:	$271,700	Total Taxable Value:	$5,384
Total Assessed Value:	$330,800	Total Assessor Market Value:	$330,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 1 Block: 1 District: 2201 Subdivision: PRESERVE 4TH ADDN

Abbreviated Description:	PRESERVE 4TH ADDN BLOCK-001 THAT PART OF LOT 1, BLK 1, BEG AT NW COR OF LOT 1,TH E 64 FT, S 209.50 FT, W 64 FT, N 209.96 FT
City/Muni/Twp:	MONT CITY

Property Characteristics

Lot Size:		Bedrooms:	2	Pool:	
Building Area:	1531 SF	Baths:	3	Fireplace:	
Year Built:	2005	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	4
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	1+B	Number of Cars:	2	A/C:	Central
Style:		Basement:	Finished	Roof Cover:	Asphalt
		Foundation:	Block	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	10/28/2019	Loan Amount:	N/A
Document #:	A424293 BK-PG -	Loan Type:	FHA
TD Due Date:	11/01/2049	Type Finance:	

Legal Description:
City/Muni/Twp: MONTGOMERY

Prior Transfer

Recording Date:	10/28/2019	Sales Price:	$223,000
Document #:	A424292 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	10/24/2019		
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/24/2019	Sales Price:	$223,000
Document #:	424292 BK-PG -	Type of Sale:	Qualified Sale
Document Type:			

Legal Description:
Lot: 1 Block: 1 District: 2201 Subdivision: PRESERVE 4TH ADDN
Abbreviated Description: PRESERVE 4TH ADDN BLOCK-001 THAT PART OF LOT 1, BLK 1, BEG AT NW COR OF LOT 1,TH E 64 FT, S 209.50 FT, W 64 FT, N 209.96 FT
City/Muni/Twp: MONT CITY

ICE SiteX Report

OrderID: 97944921

Prior Transfer

Recording Date:	11/07/2005	Sales Price:	$228,054
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

No Comparable Sales Found

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.	**811 DEER PATH**	**10/24/2019**	$330,800	$330,800	1,531	/2/3	2005		
.01Mi.	**813 DEER PATH**	**04/28/2009**	$322,700	$322,700	1,489	/2/2	2005		
.02Mi.	**843 DEER CT NE**	**12/06/2024**	$325,600	$325,600	1,723	/3/2	2002		
.02Mi.	**845 DEER CT NE**	**10/15/2003**	$322,700	$322,700	1,723	/2/2	2002		
.03Mi.	**831 DEER CT NE**	**03/22/2024**	$262,500	$262,500	1,355	/1/1.5	2002		
.04Mi.	**833 DEER CT NE**	**09/10/2003**	$264,000	$264,000	1,355		2002		
.05Mi.	**835 DEER CT NE**	**07/12/2013**	$266,400	$266,400	1,355	/2/2	2004		
.06Mi.	**837 DEER CT NE**	**07/12/2022**	$267,300	$267,300	1,355	/2/2	2004		
.07Mi.	**839 DEER CT NE**	**11/15/2021**	$264,100	$264,100	1,355	/2/2	2002		
.07Mi.	**841 DEER CT NE**	**09/29/2014**	$264,100	$264,100	1,355		2002		
.33Mi.	**900 KATELYN CIR**	**10/29/2021**	$314,600	$314,600	1,523	/2/2	2021	11,761 SF	
.34Mi.	**902 KATELYN CIR**	**04/14/2022**	$296,200	$296,200	1,460	/2/2	2021	6,534 SF	
.35Mi.	**904 KATELYN CIR**	**01/24/2022**	$335,300	$335,300	1,629	/2/2	2021	9,583 SF	
.38Mi.	**910 KATELYN CIR**	**07/29/2024**	$337,500	$337,500	1,641	/3/	2023	9,583 SF	
.39Mi.	**908 KATELYN CIR**	**12/26/2024**	$270,900	$270,900	1,310	/2/1.5	2023	6,098 SF	
.39Mi.	**906 KATELYN CIR**	**07/31/2024**	$338,400	$338,400	1,642	/3/	2023	9,583 SF	

Rent vs. Own

Households Occupied by Renters:	15%	Households Occupied by Owners:	77%

Demographics & Income

Median Age:	40.0 years old	Households:	2,151
Median Household Income:	$80,196	Households w/Family:	65%
Household Income Per Capita:	$37,876	Households w/Family Married:	49%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

School District Zone:	Tri-City United School District	Students:	1,927
Number of Schools:	4	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.62Mi.	**Montgomery Elementary - Middle School** Number of Students: 608 Student-Teacher Ratio: 13.59	B-	Public	EE - 8
0.61Mi.	**Tri - City United High School** Number of Students: 603 Student-Teacher Ratio: 19.17	C	Public	9 - 12

Flood Report

The Subject Property of **811 DEER PATH, MONTGOMERY, MN 56069-1449** 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	124%	HIGHER
BURGLARY	142%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	114%	HIGHER
FORCIBLE ROBBERY	150%	NOTABLY HIGHER
AGGRAVATED ASSAULT	104%	SIMILAR
FORCIBLE RAPE	133%	NOTABLY HIGHER
MURDER	135%	NOTABLY HIGHER
OVERALL	117%	HIGHER

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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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