ICE SiteX Report

OrderID: 97524165

SiteX Property Information Report



Subject Property Location

9003 HIGHWAY 1, ANGORA, MN 55703-8123

County:	**ST LOUIS MN**	Census Tract:	271370152.004092
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	215-0010-01513	Thomas Bros Pg-Grid:	

Valuation

Value:	**$307,000**	FSD:	37	Common Confidence Score:	18
Value Range:	$193,410 - $420,590	ICE Confidence Score:	63		

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	TOWN OF ANGORA
Assd Land Value:	$60,100	Market Land Value:	$60,100	Tax Year:	2026
Assd Improvement:	$125,500	Market Improvment Value:	$125,500	Total Taxable Value:	$2,162
Total Assessed Value:	$185,600	Total Assessor Market Value:	$185,600	Delinquent Year:	
				Tax Account ID:	1141724
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 215 Sec/Twnship/Range: SEC 09 TWN 61N RNG 18W
Abbreviated Description: PART OF E1/2 OF SE1/4 OF SW1/4 LYING SOF RICE RIVER & N OF N R/W OF CNTY HWY22 SERIAL #
City/Muni/Twp: TOWN OF ANGORA

Property Characteristics

Lot Size:	6.000 AC	Bedrooms:	3	Pool:	
Building Area:	1038 SF	Baths:	2	Fireplace:	Yes
Year Built:		Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Log
Number of Units:		Garage Type:	Garage	Heating:	
Number of Stories:	1+B	Number of Cars:		A/C:	
Style:	Ranch	Basement:	Finished	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/01/2025	Sales Price:	N/A
Document #:	1519247 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/20/2022	Sales Price:	N/A
Document #:	1458864 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/09/2022	Sales Price:	$249,000
Document #:	1458324 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	12/02/2022		
Document Type:			
Legal Description:			
Sec/Twnship/Range: E2SE4SW4 S09T61NR18W 4PM			

Prior Transfer

Recording Date:	12/07/2022	Sales Price:	N/A

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Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
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Mortgage Record

Recording Date:	07/16/2009	Loan Amount:	N/A
Document #:	1112938 BK-PG -	Loan Type:	Unknown
TD Due Date:	07/01/2024	Type Finance:	

Legal Description:
Sec/Twnship/Range: E2SE4SW4 S09T61NR18W 4PM

Prior Transfer

Recording Date:	07/09/2009	Sales Price:	N/A
Document #:	1112127 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/24/2006	Loan Amount:	N/A
Document #:	1027813 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	08/01/2021	Type Finance:	

Legal Description:
Sec/Twnship/Range: POR E2SE4SW4 S09T61NR18W 4PM

Area Sales Analysis

Total Area Sales	$45,000	Median # of Bedrooms	2
Median Lot Size	SF	Median # of Baths	1
Median Living Area	990 SF	Median Year Built	1988
Price Range - 2 Yrs	$45,000 to $45,000	Age Range	38 years to 38 years
Median Value	$45,000	Median Age	38 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.46Mi.	**8924 HIGHWAY 1 ANGORA, MN 55703-8118**	06/12/2025	$45,000	$45	990	2/2/1	1988	SF	

APN: 215-0020-00550 Document #: 1511912
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1-14 Block: 5 Subdivision: NORDVILLE Abbreviated Description: Lot:1-14 Block:5 Subdivision:NORDVILLE

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.

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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.	**9003 HIGHWAY 1**	**12/07/2022**	$185,600	$185,600	1,038	5/3/2		6 SF	
.1Mi.	**9055 HIGHWAY 1**		$319,100	$319,100	1,680	2/2/3	2006	15 SF	
.12Mi.	**9006 HIGHWAY 1**	**02/06/2015**	$193,900	$193,900	1,536	5/3/1	1982	4 SF	
.15Mi.	**9122 TEE RD**		$169,100	$169,100	1,136	5/1/2	2000	6 SF	
.18Mi.	**9055 HIGHWAY 1**		$43,800	$43,800				11 SF	
.19Mi.	**8945 HIGHWAY 1**	**04/26/2024**	$216,000	$216,000	2,324	5/5/1	1910	54 SF	
.23Mi.	**8984 HIGHWAY 1**		$78,400	$78,400	818	5/2/1		10 SF	
.23Mi.	**9122 TEE RD**	**09/01/1999**	$22,600	$22,600	1,500	/1/2	2000	2 SF	
.25Mi.	**8976 HIGHWAY 1**	**03/23/2023**	$141,200	$141,200	1,512	3/3/2	2003	6 SF	
.27Mi.	**8972 HIGHWAY 1**	**03/01/1993**	$212,000	$212,000	1,920	2/2/2		5 SF	
.3Mi.	**9119 TEE RD**		$206,200	$206,200	1,209	3/3/1.5		13 SF	
.3Mi.	**8946 HIGHWAY 1**		$20,700	$20,700	1,944		2001		
.32Mi.	**8946 HIGHWAY 1**		$169,300	$169,300	1,152	5/3/1	1960	19 SF	
.46Mi.	**8924 HIGHWAY 1**	**06/05/2025**	$55,100	$55,100	990	2/2/1	1988		
.49Mi.	**9028 TEE RD**		$569,900	$569,900	2,657	5/2/2	2006	76 SF	
.54Mi.	**9094 HIGHWAY 53**		$143,400	$143,400	1,188	5/4/1		14 SF	

Rent vs. Own

Households Occupied by Renters:	7%	Households Occupied by Owners:	58%

Demographics & Income

Median Age:	47.8 years old	Households:	410
Median Household Income:	$64,478	Households w/Family:	62%
Household Income Per Capita:	$37,227	Households w/Family Married:	48%
Most Common Education Level:	High School Graduate	Households w/Family Children:	24%

School District

School District Zone:	St. Louis County School District	Students:	1,914
Number of Schools:	9	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
9.91Mi.	**North Woods Elementary School** Number of Students: 234 Student-Teacher Ratio: 12.28	C	Public	PK - 6
9.91Mi.	**North Woods Secondary School** Number of Students: 245 Student-Teacher Ratio: 13.85	A-	Public	7 - 12

Flood Report

The Subject Property of **9003 HIGHWAY 1, ANGORA, MN 55703-8123** is in **Zone A** and is considered to be IN of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING, FOR WHICH NO BFES HAVE BEEN DETER-MINED.
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	22%	SIGNIFICANTLY LOWER
BURGLARY	162%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	50%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	160%	NOTABLY HIGHER
AGGRAVATED ASSAULT	155%	NOTABLY HIGHER
FORCIBLE RAPE	147%	NOTABLY HIGHER
MURDER	117%	HIGHER
OVERALL	155%	NOTABLY HIGHER

Disaster Alerts

6/16/2024 - Severe Storms And Flooding 5/12/2025 - Munger Shaw Fire

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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