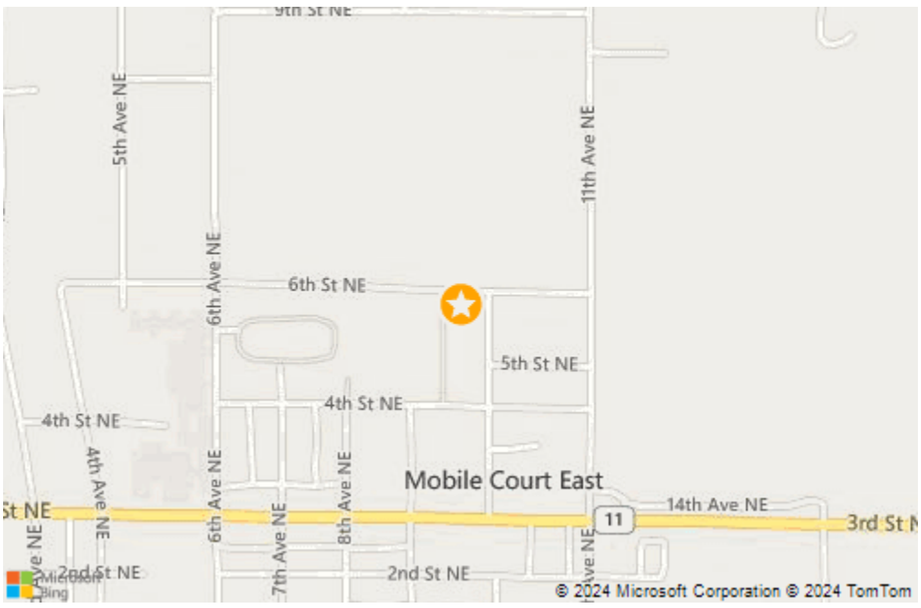
SiteX™ Report

OrderID: 91080469

SiteX Property Information Report



Subject Property Location

902 6TH ST NE, ROSEAU, MN 56751-1272

County:	**ROSEAU MN**	Census Tract:	271359703.002015
Property Use:	Mobile/Manufactured Home (regardless of Land ownership)	Zoning:	
Parcel Number:	54.0236800	Thomas Bros Pg-Grid:	

Valuation

Value:	**$111,000**	FSD:	25
Value Range:	$83,250 - $138,750	Confidence Score:	75

County Tax & Assessment

Assessment Year:	2023	Market Value Year:	2023	Tax Rate Code Area:	
Assd Land Value:	$19,100	Market Land Value:	$19,100	Tax Year:	2023
Assd Improvement:	$116,900	Market Improvment Value:	$116,900	Total Taxable Value:	$1,482
Total Assessed Value:	$136,000	Total Assessor Market Value:	$136,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 6 Block: 5 District: 5401 Subdivision: MEADES 3RD AD-ROSEAU
Abbreviated Description: LOT 6 BLK 5; MEADES 3RD ADDITION
City/Muni/Twp: CITY OF ROSEAU

Property Characteristics

Lot Size:	20,081 SF	Bedrooms:		Pool:	
Building Area:	1776 SF	Baths:		Fireplace:	
Year Built:	1990	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Detached	Heating:	
Number of Stories:		Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/22/2016	Sales Price:	$112,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 6 Block: 5 District: 5401 Subdivision: MEADES 3RD AD-ROSEAU
Abbreviated Description: LOT 6 BLK 5; MEADES 3RD ADDITION
City/Muni/Twp: CITY OF ROSEAU

Prior Transfer

Recording Date:	05/23/2014	Sales Price:	$94,000
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.	**902 6TH ST NE**	**04/22/2016**	$136,000	$136,000	1,776		1990	20,081 SF	
.03Mi.	**810 6TH ST NE**		$188,300	$188,300	1,862		1990	11,892 SF	
.05Mi.	**808 6TH ST NE**	**05/15/2015**	$110,100	$110,100	1,404		1990	11,238 SF	
.05Mi.	**501 10TH AVE NE**		$102,500	$102,500	1,620		1988	20,560 SF	
.06Mi.	**502 10TH AVE NE**	**10/24/2014**	$134,000	$134,000	1,782		1991	17,555 SF	
.1Mi.	**1003 4TH ST NE**		$108,500	$108,500	1,532		1988	17,337 SF	
.12Mi.	**505 11TH AVE NE**		$148,700	$148,700	1,809		1996	18,208 SF	
.13Mi.	**1007 4TH ST NE**		$96,900	$96,900	1,269		1995	17,337 SF	
.15Mi.	**1009 4TH ST NE**	**06/15/2021**	$128,600	$128,600	1,620		1995	17,598 SF	
.18Mi.	**306 ALPHA PL**		$163,000	$163,000	1,494		2000	24,394 SF	
.32Mi.	**1012 2ND ST NE**	**12/01/2009**	$2,500	$2,500	854		1972		
.34Mi.	**911 CENTER ST E**	**08/01/2004**	$26,900	$26,900	1,036		1971	5,837 SF	
.39Mi.	**502 3RD ST NE**	**08/01/2002**	$81,100	$81,100	1,152		1979	9,583 SF	
.4Mi.	**907 2ND ST SE**	**01/09/2012**	$103,000	$103,000	1,552		1987	20,996 SF	
.41Mi.	**811 2ND ST SE**	**04/03/2020**	$29,500	$29,500	840		1972	7,013 SF	
.41Mi.	**803 2ND ST SE**	**12/13/2012**	$27,800	$27,800	924		1974	10,498 SF	

Rent vs. Own

Households Occupied by Renters:	20%	Households Occupied by Owners:	70%

Demographics & Income

Median Age:	42.7 years old	Households:	2,474
Median Household Income:	$71,676	Households w/Family:	63%
Household Income Per Capita:	$39,840	Households w/Family Married:	52%
Most Common Education Level:	High School Graduate	Households w/Family Children:	25%

School District

School District Zone:	Roseau Public School District	Students:	1,156
Number of Schools:	3	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.30Mi.	**Roseau Elementary School** Number of Students: 601 Student-Teacher Ratio: 14.93	C+	Public	PK - 6
0.36Mi.	**Roseau Secondary School** Number of Students: 555 Student-Teacher Ratio: 27.48	C+	Public	7 - 12

Flood Report

The Subject Property of **902 6TH ST NE, ROSEAU, MN 56751-1272** is in **Zone AE** and is considered to be IN of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING, FOR WHICH 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	114%	HIGHER
BURGLARY	122%	HIGHER
MOTOR VEHICLE THEFT	112%	HIGHER
FORCIBLE ROBBERY	118%	HIGHER
AGGRAVATED ASSAULT	119%	HIGHER
FORCIBLE RAPE	139%	NOTABLY HIGHER
MURDER	128%	HIGHER
OVERALL	121%	HIGHER

Disaster Alerts

4/22/2022 - Severe Storm, Flooding 4/11/2023 - Severe Storms And Flooding

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

OrderID: 91080469

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