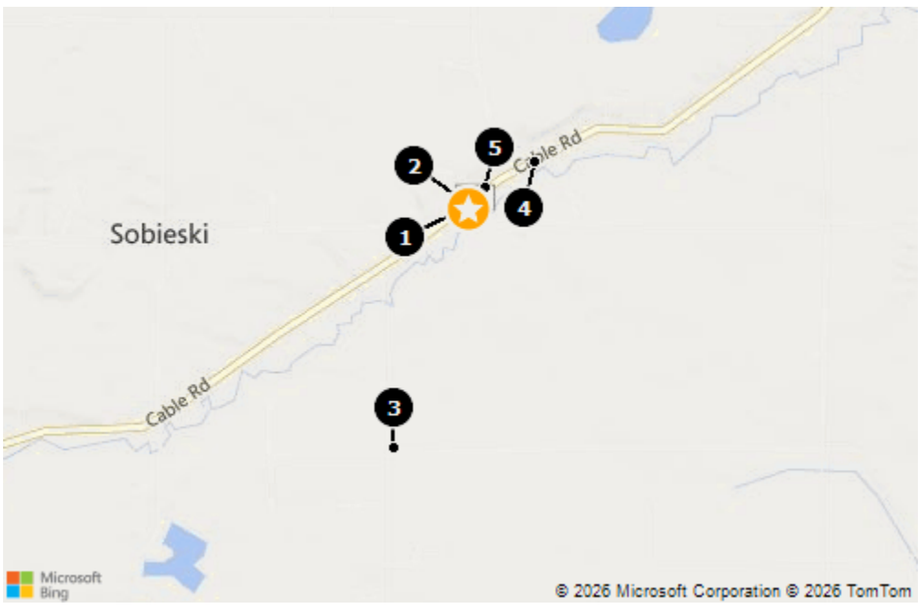
ICE SiteX Report

OrderID: 97524688

SiteX Property Information Report



Subject Property Location

9361 CABLE RD, LITTLE FALLS, MN 56345-4342

County:	**MORRISON MN**	Census Tract:	270977808.001024
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	45.0101.000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$102,000**	FSD:	19	Common Confidence Score:	36
Value Range:	$82,620 - $121,380	ICE Confidence Score:	81		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	SOBIESKI
Assd Land Value:	$11,000	Market Land Value:	$11,000	Tax Year:	2026
Assd Improvement:	$72,600	Market Improvment Value:	$72,600	Total Taxable Value:	$538
Total Assessed Value:	$83,600	Total Assessor Market Value:	$83,600	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 3 Block: 1 District: 45 Subdivision: SWAN RIVER ADDN
Abbreviated Description: LOT 003 BLOCK 001 OF SWAN RIVER ADDN
City/Muni/Twp: CITY OF SOBIESKI

Property Characteristics

Lot Size:		Bedrooms:	2	Pool:	
Building Area:	544 SF	Baths:	1	Fireplace:	
Year Built:	1954	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Metal
Number of Units:		Garage Type:	Detached	Heating:	Central
Number of Stories:	1+B	Number of Cars:	1	A/C:	Yes
Style:		Basement:	Full	Roof Cover:	Asphalt
		Foundation:	Block	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/30/2025	Sales Price:	N/A
Document #:	609373 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/31/2024	Sales Price:	$104,000
Document #:	602791 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	12/06/2024		
Document Type:			

Legal Description:
Lot: 3 Block: 1 Subdivision: SWAN RIVER ADD

Prior Transfer

Recording Date:	12/31/2024	Sales Price:	$97,760
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 3 Block: 1 District: 45 Subdivision: SWAN RIVER ADDN
Abbreviated Description: LOT 003 BLOCK 001 OF SWAN RIVER ADDN
City/Muni/Twp: CITY OF SOBIESKI

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Prior Transfer

Recording Date:	10/31/2024	Sales Price:	N/A
Document #:	601737 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/17/2024	Sales Price:	$80,000
Document #:	601452 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	10/15/2024		
Document Type:			

Legal Description:
Lot: 3 Block: 1 Subdivision: SWAN RIVER ADD

Prior Transfer

Recording Date:	10/15/2024	Sales Price:	$74,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/20/2024	Sales Price:	N/A
Document #:	600470 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/19/2018	Loan Amount:	N/A
Document #:	556539 BK-PG -	Loan Type:	New Conventional
TD Due Date:	06/01/2048	Type Finance:	FIX

Legal Description:
Lot: 3 Block: 1 Subdivision: SWAN RIVER ADD

Prior Transfer

Recording Date:	06/19/2018	Sales Price:	$43,500
Document #:	556538 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/07/2018		
Document Type:			

Legal Description:
Lot: 3 Block: 1 Subdivision: SWAN RIVER ADD

Prior Transfer

Recording Date:	03/22/2018	Sales Price:	N/A
Document #:	554890 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	03/22/2018		
Document Type:			

Legal Description:
Lot: 3 Block: 1 Subdivision: SWAN RIVER ADD

Prior Transfer

Recording Date:	08/31/2007	Sales Price:	$47,500
Document #:	479052 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	08/31/2007		
Document Type:			

Legal Description:
Lot: 3 Block: 1 Subdivision: SWAN RIVER ADDITION

Prior Transfer

Recording Date:	12/19/2006	Sales Price:	$50,671
Document #:	472680 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	12/19/2006		
Document Type:			

Legal Description:
Lot: 3 Block: 1 Subdivision: SWAN RIVER ADDITION

Area Sales Analysis

Total Area Sales	$836,500	Median # of Bedrooms	3
Median Lot Size	SF	Median # of Baths	1
Median Living Area	952 SF	Median Year Built	1951
Price Range - 2 Yrs	$61,000 to $387,000	Age Range	49 years to 135 years
Median Value	$145,000	Median Age	75 years

Comparable Sales Data

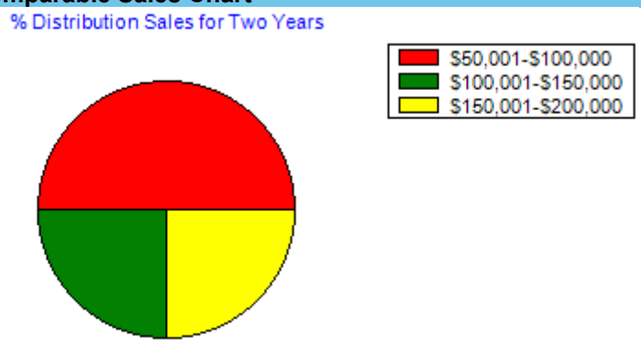
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.01Mi.	**9373 CABLE RD** **LITTLE FALLS, MN 56345-4342**	04/01/2026	$157,500	$165	952	/3/1	1951	SF	
		APN: 45.0100.000 Document #: 610971 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 2 Block: 1 Subdivision: SWAN RIVER ADDITION Abbreviated Description: Lot:2 Block:1 Subdivision:SWAN RIVER ADDITION								
2	.02Mi.	**9391 CABLE RD** **LITTLE FALLS, MN 56345-4342**	09/15/2025	$145,000	$180	803	/3/1	1946	SF	
		APN: 45.0099.000 Document #: 607413 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Block: 1 Subdivision: SWAN RIVER ADDITION Abbreviated Description: Lot:1 Block:1 Subdivision:SWAN RIVER ADDITION								
3	1.13Mi.	**9052 100TH ST**	06/26/2025	$61,000	$34	1773	/5/2	1970	174,241 SF	

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		LITTLE FALLS, MN 56345-4351								
	APN: 30.0106.000 Document #: 605825 Document Type: Price Code: R Land Use: Single Family Residential Legal: Sec/Twnship/Range: SW4 S15T40R32 Abbreviated Description: Sec/Twnship/Range:SW4 S15T40R32									
4	.36Mi.	**9685 CABLE RD**	05/01/2025	$387,000	$249	1551	/3/3	1977	54,886 SF	
		LITTLE FALLS, MN 56345-4338								
	APN: 45.0019.002 Document #: 604726 Document Type: Price Code: R Land Use: Single Family Residential Legal: Section: 4 MapRef: DOC 342567 Sec/Twnship/Range: SE4 S4 T128 R30 Abbreviated Description: Section:4 Map Ref:DOC 342567Sec/Twnship/Range:SE4 S4 T128 R30									
5	.13Mi.	**9424 CABLE RD**	04/28/2025	$86,000	$90	950	/2/1	1891	SF	
		LITTLE FALLS, MN 56345-4340								
	APN: 45.0090.000 Document #: 604664 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 4 Block: 1 Subdivision: SOBIESKI Abbreviated Description: Lot:4 Block:1 Subdivision:SOBIESKI									

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.

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.	**9361 CABLE RD**	**12/31/2024**	$83,600	$83,600	544	/2/1	1954		
.01Mi.	**9347 CABLE RD**		$65,700	$65,700	472	/1/1	1950		
.01Mi.	**9373 CABLE RD**	**10/20/2008**	$121,600	$121,600	952	/3/1	1951		
.02Mi.	**9343 CABLE RD**	**03/27/1998**	$72,200	$72,200	440	/1/1	1956		
.02Mi.	**9391 CABLE RD**	**04/02/2021**	$124,500	$124,500	803	/3/1	1946		
.03Mi.	**9401 CABLE RD**	**01/08/1996**	$63,700	$63,700	576	/1/1	1921	10,890 SF	
.03Mi.	**9331 CABLE RD**	**08/31/2004**	$124,900	$124,900	1,040	/4/1	1973	10,890 SF	
.04Mi.	**9403 CABLE RD**	**07/27/2022**	$94,700	$94,700	816	/2/1	1915	6,970 SF	
.05Mi.	**9344 CHURCH CIR**	**12/28/2004**	$153,500	$153,500	1,478	/3/1	1900		
.06Mi.	**9406 CHURCH CIR**		$759,200	$759,200	3,184	/5/2	1965	22 SF	
.07Mi.	**9405 CABLE RD**	**06/05/2003**	$140,500	$140,500	3,228	/3/2	1900	4 SF	
.07Mi.	**9346 CHURCH CIR**	**10/12/2017**	$124,000	$124,000	800	/2/1	1962	20,038 SF	
.07Mi.	**9330 CABLE RD**	**12/15/2018**	$119,000	$119,000	832	/2/1	1964		
.1Mi.	**9270 CABLE RD**		$146,100	$146,100	1,206	/3/1	1978	2 SF	
.11Mi.	**9420 CABLE RD**	**06/27/2024**	$115,000	$115,000	897	/4/1	1914	7,841 SF	
.11Mi.	**11127 HILL AVE**	**10/13/2006**	$233,900	$233,900	1,352	/3/1	1978	35,284 SF	

Rent vs. Own

Households Occupied by Renters:	21%	Households Occupied by Owners:	74%

Demographics & Income

Median Age:	40.7 years old	Households:	6,376
Median Household Income:	$59,604	Households w/Family:	61%
Household Income Per Capita:	$32,427	Households w/Family Married:	43%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	Little Falls Public School District	Students:	2,424
Number of Schools:	7	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
6.62Mi.	**Little Falls Senior High School**	B-	Public	9 - 12
Number of Students: 747				

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Student-Teacher Ratio: 15.69

6.77Mi. **Community Middle School** Number of Students: 496 Student-Teacher Ratio: 14.71		C-	Public	6 - 8
5.54Mi. **Lincoln Elementary School** Number of Students: 477 Student-Teacher Ratio: 11.73		A-	Public	PK - 2

Flood Report

The Subject Property of **9361 CABLE RD, LITTLE FALLS, MN 56345-4342** 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	137%	NOTABLY HIGHER
BURGLARY	111%	HIGHER
MOTOR VEHICLE THEFT	134%	NOTABLY HIGHER
FORCIBLE ROBBERY	122%	HIGHER
AGGRAVATED ASSAULT	111%	HIGHER
FORCIBLE RAPE	130%	NOTABLY HIGHER
MURDER	135%	NOTABLY HIGHER
OVERALL	113%	HIGHER

Disaster Alerts

No alerts noted

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