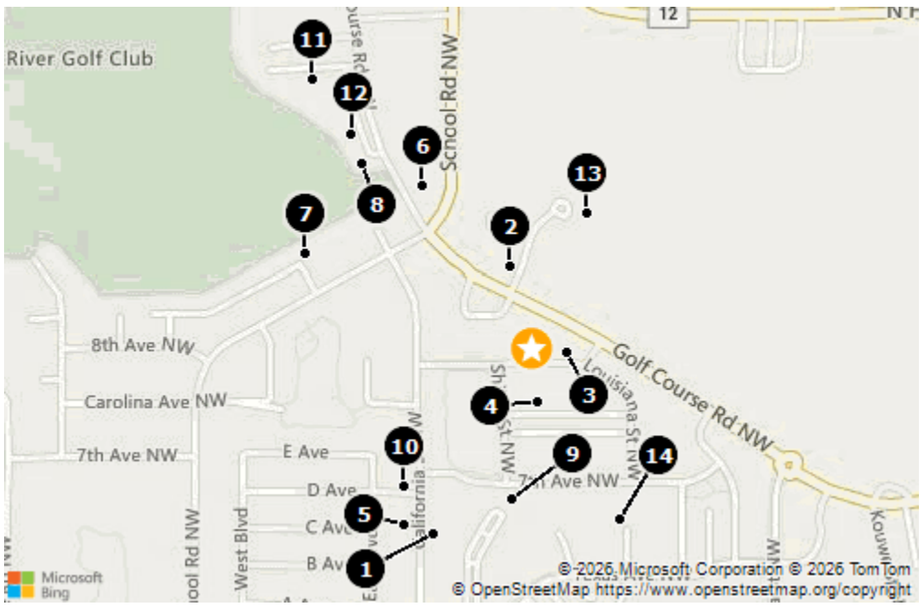
ICE SiteX Report

OrderID: 97875636

SiteX Property Information Report



Subject Property Location

945 8TH AVE NW, HUTCHINSON, MN 55350-3414

County:	**MCLEOD MN**	Census Tract:	270859504.013005
Property Use:	Single Family Residential (Assumed)	Zoning:	
Parcel Number:	23.436.0020	Thomas Bros Pg-Grid:	

Valuation

Value:	**$310,000**	FSD:	14	Common Confidence Score:	48
Value Range:	$266,600 - $353,400	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$56,000	Market Land Value:	$56,000	Tax Year:	2026
Assd Improvement:	$219,900	Market Improvment Value:	$219,900	Total Taxable Value:	$3,688
Total Assessed Value:	$275,900	Total Assessor Market Value:	$275,900	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 2 Block: 1 Subdivision: FIRST ADD TO ROLLING MEADOWS
Abbreviated Description: FIRST ADD TO ROLLING MEADOWS LOT-002 BLOCK-001
City/Muni/Twp: CITY OF HUTCHINSON

Property Characteristics

Lot Size:	8,349 SF	Bedrooms:	2	Pool:	
Building Area:	1094 SF	Baths:	1	Fireplace:	
Year Built:	2002	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	4
Number of Units:		Garage Type:	Z	Heating:	Hot Water
Number of Stories:	1.1+B	Number of Cars:	4	A/C:	Central
Style:		Basement:	Finished	Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/17/2002	Sales Price:	$139,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 2 Block: 1 Subdivision: FIRST ADD TO ROLLING MEADOWS
Abbreviated Description: FIRST ADD TO ROLLING MEADOWS LOT-002 BLOCK-001
City/Muni/Twp: CITY OF HUTCHINSON

Area Sales Analysis

Total Area Sales	$3,859,600	Median # of Bedrooms	2.5
Median Lot Size	7,512 SF	Median # of Baths	2
Median Living Area	1,240 SF	Median Year Built	1997
Price Range - 2 Yrs	$57,500 to $415,000	Age Range	20 years to 43 years
Median Value	$279,500	Median Age	29 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.24Mi.	**493 CALIFORNIA ST NW HUTCHINSON, MN 55350-1529**	04/27/2026	$260,000	$194	1335	/3/1	1997	7,524 SF	

APN: 23.312.0040 Document #: 73808
Document Type: Price Code: R

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Land Use: Single Family Residential (Assumed)
Legal: Lot: 4 Block: 1 Subdivision: CALIFORNIA SECOND ADD Abbreviated Description: Lot:4 Block:1 Subdivision:CALIFORNIA SECOND ADD

2	.1Mi.	**800 GREENSVIEW CT NW** **HUTCHINSON, MN 55350-4387**	04/13/2026	$269,600	$243	1107	/2/1	2000	3,478 SF

APN: 23.309.0040 Document #: 477349
Document Type: Price Code: R
Land Use: Single Family Residential (Assumed)
Legal: Lot: 1 Block: 1 Subdivision: COMMON INTEREST COMMUNITY NUMBER 12 Abbreviated Description: Lot:1 Block:1 Subdivision:COMMON INTEREST COMMUNITY NUMBER 12

3	.04Mi.	**915 8TH AVE NW** **HUTCHINSON, MN 55350-3414**	04/09/2026	$230,000	$220	1045	/4/1	2000	8,308 SF

APN: 23.436.0050 Document #: 73760
Document Type: Price Code: R
Land Use: Single Family Residential (Assumed)
Legal: Lot: 5 Block: 1 Subdivision: FIRST ADD Abbreviated Description: Lot:5 Block:1 Subdivision:FIRST ADD

4	.06Mi.	**961 CAROLINA PKWY NW** **HUTCHINSON, MN 55350-3418**	12/31/2025	$274,000	$270	1013	/3/2	2001	7,500 SF

APN: 23.442.0020 Document #: 73482
Document Type: Price Code: R
Land Use: Single Family Residential (Assumed)
Legal: Lot: 2 Block: 1 Subdivision: THIRD ADD Abbreviated Description: Lot:2 Block:1 Subdivision:THIRD ADD

5	.25Mi.	**490 CALIFORNIA ST NW** **HUTCHINSON, MN 55350-1500**	12/16/2025	$155,000	$128	1210	/3/2	1997	8,928 SF

APN: 23.310.0090 Document #: 73422
Document Type: Price Code: R
Land Use: Single Family Residential (Assumed)
Legal: Lot: 3 Block: 2 Subdivision: CALIFORNIA ADD Abbreviated Description: Lot:3 Block:2 Subdivision:CALIFORNIA ADD

6	.23Mi.	**951 GOLF COURSE RD NW** **HUTCHINSON, MN 55350-4365**	11/24/2025	$250,000			//		369,390 SF

APN: 23.036.5750 Document #: 475425
Document Type: Price Code: R
Land Use: Single Family Residential (Assumed)
Legal: Section: 36 Sec/Twnship/Range: S36 T117 R30 Abbreviated Description: Section:36 Sec/Twnship/Range:S36 T117 R30

7	.28Mi.	**1137 FAIRWAY AVE NW** **HUTCHINSON, MN 55350-1438**	10/31/2025	$295,000	$230	1282	/2/2	1990	SF

APN: 23.414.0130 Document #: 73284
Document Type: Price Code: R
Land Use: Single Family Residential (Assumed)
Legal: Lot: 13 Block: 1 Subdivision: COUNTRY CLUB ESTATES Abbreviated Description: Lot:13 Block:1 Subdivision:COUNTRY CLUB ESTATES

8	.29Mi.	**960 ROLLING GREENS LN NW** **HUTCHINSON, MN 55350-3402**	10/09/2025	$380,000	$282	1344	/3/2	1983	SF

APN: 23.286.0050 Document #: 474762
Document Type: Price Code: R
Land Use: Single Family Residential (Assumed)
Legal: Lot: 5 Block: 1 Subdivision: BETHKES ROLLING GREENS TOWNHOUSE ADD Abbreviated Description: Lot:5 Block:1 Subdivision:BETHKES ROLLING GREENS TOWNHOUSE ADD

9	.17Mi.	**996 7TH AVE NW** **HUTCHINSON, MN 55350-3411**	10/08/2025	$290,000	$255	1135	/4/2	2000	9,120 SF

APN: 23.431.0190 Document #: 73189
Document Type: Price Code: R
Land Use: Single Family Residential (Assumed)
Legal: Lot: 7 Block: 4 Subdivision: ROLLING MEADOWS Abbreviated Description: Lot:7 Block:4 Subdivision:ROLLING MEADOWS

10	.22Mi.	**500 CALIFORNIA ST NW** **HUTCHINSON, MN 55350-1510**	10/06/2025	$57,500	$61	938	/2/1	1985	9,360 SF

APN: 23.310.0060 Document #: 73170
Document Type: Price Code: R
Land Use: Single Family Residential (Assumed)
Legal: Lot: 5 Block: 1 Subdivision: CALIFORNIA ADD Abbreviated Description: Lot:5 Block:1 Subdivision:CALIFORNIA ADD

11	.4Mi.	**1004 ROLLING GREENS LN NW** **HUTCHINSON, MN 55350-3406**	09/16/2025	$415,000	$308	1344	/2/3	1984	SF

APN: 23.288.0070 Document #: 474403
Document Type: Price Code: R
Land Use: Single Family Residential (Assumed)
Legal: Lot: 7 Block: 1 Subdivision: BETHKES ROLLING GREENS THIRD TOWNHOUSE ADD Abbreviated Description: Lot:7 Block:1 Subdivision:BETHKES ROLLING GREENS THIRD TOWNHOUSE ADD

12	.32Mi.	**968 ROLLING GREENS LN NW** **HUTCHINSON, MN 55350-3402**	09/11/2025	$363,500	$270	1344	/2/2	1983	SF

APN: 23.287.0090 Document #: 474316
Document Type: Price Code: R
Land Use: Single Family Residential (Assumed)
Legal: Lot: 9 Block: 1 Subdivision: BETHKES ROLLING GREENS SECOND TOWNHOUSE ADD Abbreviated Description: Lot:9 Block:1 Subdivision:BETHKES ROLLING GREENS SECOND TOWNHOUSE ADD

13	.17Mi.	**841 GREENSVIEW CT NW** **HUTCHINSON, MN 55350-4395**	09/02/2025	$285,000	$222	1283	/2/2	2004	3,478 SF

APN: 23.309.0290 Document #: 474155
Document Type: Price Code: R
Land Use: Single Family Residential (Assumed)
Legal: Lot: 2 Block: 13 Subdivision: THE MEADOWS Abbreviated Description: Lot:2 Block:13 Subdivision:THE MEADOWS

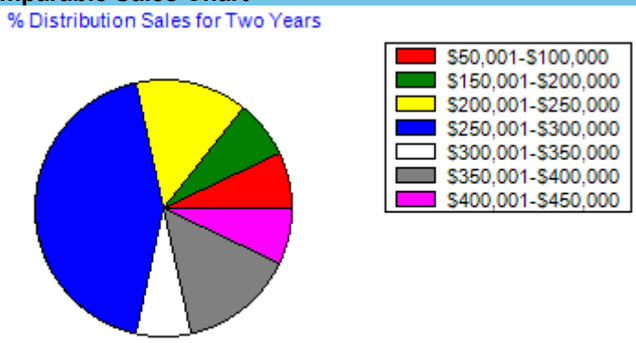
14	.22Mi.	**853 TEXAS CT NW** **HUTCHINSON, MN 55350-1583**	09/02/2025	$335,000	$263	1270	/5/2	2006	15,000 SF

APN: 23.468.0150 Document #: 474136
Document Type: Price Code: R
Land Use: Single Family Residential (Assumed)
Legal: Lot: 15 Block: 1 Subdivision: PARK MEADOWS Abbreviated Description: Lot:15 Block:1 Subdivision:PARK MEADOWS

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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.	**945 8TH AVE NW**	**10/17/2002**	$275,900	$275,900	1,094	/2/1	2002	8,349 SF	
.01Mi.	**935 8TH AVE NW**	**09/10/2025**	$263,600	$263,600	1,145	/3/1	2002	8,418 SF	
.01Mi.	**955 8TH AVE NW**	**08/16/2000**	$225,200	$225,200	1,007	/2/1	2000	8,400 SF	
.03Mi.	**925 8TH AVE NW**	**01/28/2020**	$238,800	$238,800	1,023	/3/2	2002	8,364 SF	
.03Mi.	**993 8TH AVE NW**	**06/10/2022**	$262,000	$262,000	999	/4/2	2001	10,004 SF	
.03Mi.	**910 GOLF COURSE RD NW**	**05/16/2025**	$234,900	$234,900	1,342	/3/1	1956	7,900 SF	
.03Mi.	**920 GOLF COURSE RD NW**	**10/03/2022**	$317,400	$317,400	1,113	/4/1	1967	19,000 SF	
.04Mi.	**940 8TH AVE NW**	**07/12/2016**	$236,100	$236,100	1,019	/3/2	2002	7,500 SF	
.04Mi.	**950 8TH AVE NW**	**05/19/2022**	$224,000	$224,000	999	/3/2	2000	7,500 SF	
.04Mi.	**930 8TH AVE NW**	**05/27/2010**	$234,000	$234,000	1,059	/4/2	2000	7,500 SF	
.04Mi.	**915 8TH AVE NW**	**07/17/2020**	$238,800	$238,800	1,045	/4/1	2000	8,308 SF	
.04Mi.	**795 SHILOH ST NW**	**11/27/2001**	$256,400	$256,400	1,065	/3/1	2001	9,690 SF	
.04Mi.	**1015 8TH AVE NW**	**09/11/2000**	$250,600	$250,600	1,044	/4/1	2000	10,033 SF	
.04Mi.	**925 LUDTKE LN NW**		$251,300	$251,300	1,500	/3/2	1969	11,100 SF	
.04Mi.	**920 8TH AVE NW**	**04/14/2022**	$247,900	$247,900	1,045	/5/1	2000	8,000 SF	
.05Mi.	**785 SHILOH ST NW**	**07/01/2022**	$258,800	$258,800	1,064	/3/2	2000	8,400 SF	

Rent vs. Own

Households Occupied by Renters:	25%	Households Occupied by Owners:	71%

Demographics & Income

Median Age:	42.1 years old	Households:	7,662
Median Household Income:	$77,684	Households w/Family:	61%
Household Income Per Capita:	$41,458	Households w/Family Married:	51%
Most Common Education Level:	High School Graduate	Households w/Family Children:	24%

School District

School District Zone:	Hutchinson Public School District	Students:	2,722
Number of Schools:	10	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.20Mi.	**Hutchinson High School** Number of Students: 863 Student-Teacher Ratio: 17.23 Advanced Placement: Yes	A-	Public	9 - 12
1.55Mi.	**Hutchinson Middle School** Number of Students: 535 Student-Teacher Ratio: 15.21	B+	Public	6 - 8
1.03Mi.	**Hutchinson Park Elementary** Number of Students: 371 Student-Teacher Ratio: 13.63	A	Public	2 - 5
1.52Mi.	**Hutchinson West Elementary** Number of Students: 431 Student-Teacher Ratio: 12.19	NA	Public	PK - 1

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Flood Report

The Subject Property of **945 8TH AVE NW, HUTCHINSON, MN 55350-3414** 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	135%	NOTABLY HIGHER
BURGLARY	121%	HIGHER
MOTOR VEHICLE THEFT	139%	NOTABLY HIGHER
FORCIBLE ROBBERY	102%	SIMILAR
AGGRAVATED ASSAULT	101%	SIMILAR
FORCIBLE RAPE	101%	SIMILAR
MURDER	122%	HIGHER
OVERALL	112%	HIGHER

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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