ICE SiteX Report

OrderID: 98761829

SiteX Property Information Report



Subject Property Location

9533 NICOLLET AVE S, BLOOMINGTON, MN 55420-4408

County:	**HENNEPIN MN**	Census Tract:	0254.03
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	15-027-24-12-0018	Thomas Bros Pg-Grid:	

Valuation

Value:	**$356,000**	FSD:	8	Common Confidence Score:	75
Value Range:	$327,520 - $384,480	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$105,000	Market Land Value:	$105,000	Tax Year:	2026
Assd Improvement:	$225,000	Market Improvment Value:	$225,000	Total Taxable Value:	$1,442
Total Assessed Value:	$330,000	Total Assessor Market Value:	$330,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 11 Block: 1 District: 20 Subdivision: MAPLEWOOD 1ST ADDN Map Ref: MB:71815 Sec/Twnship/Range: SEC 15 QTR 12 TWN 027 RNG 24

Abbreviated Description:	011 001 MAPLEWOOD 1ST ADDN 137 X 80.3
City/Muni/Twp:	BLOOMINGTON

Property Characteristics

Lot Size:	10,890 SF	Bedrooms:	3	Pool:	
Building Area:	1056 SF	Baths:	1	Fireplace:	
Year Built:	1961	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	5	Ext Walls:	
Number of Units:	1	Garage Type:		Heating:	Floor/Wall
Number of Stories:		Number of Cars:		A/C:	Packaged Unit
Style:		Basement:	Basement (not specified)	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/22/2017	Sales Price:	N/A
Document #:	T05430663 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	02/16/2017	Loan Amount:	N/A
Document #:	T05423275 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	02/07/2017		
TD Due Date:	03/01/2047	Type Finance:	

Legal Description:
Block: 1 Subdivision: MAPLEWOOD FIRST ADDITION

Prior Transfer

Recording Date:	02/16/2017	Sales Price:	$221,515
Document #:	T05423274 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	02/07/2017		
Document Type:	Deed		

Legal Description:
Block: 1 Subdivision: MAPLEWOOD FIRST ADDITION

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Prior Transfer

Recording Date:	02/00/2017	Sales Price:	$215,000
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Block: 1 District: 20 Subdivision: MAPLEWOOD 1ST ADDN Sec/Twnship/Range: SEC 15 QTR 12 TWN 027 RNG 24
Abbreviated Description: 011 001 MAPLEWOOD 1ST ADDN 137 X 80.3
City/Muni/Twp: BLOOMINGTON

Mortgage Record

Recording Date:	12/26/2013	Loan Amount:	N/A
Document #:	T05142118 BK-PG -	Loan Type:	Conventional
Contract Date:	12/09/2013		
TD Due Date:	01/01/2029	Type Finance:	

Legal Description:
Block: 1 Subdivision: MAPLEWOOD FIRST ADDIITON Map Ref: 0
Abbreviated Description: CT# 342599
City/Muni/Twp: BLOOMINGTON

Area Sales Analysis

Total Area Sales	$3,745,500	Median # of Bedrooms	3
Median Lot Size	11,326 SF	Median # of Baths	1
Median Living Area	1,073 SF	Median Year Built	1957
Price Range - 2 Yrs	$315,000 to $450,000	Age Range	63 years to 71 years
Median Value	$366,250	Median Age	69 years

Comparable Sales Data

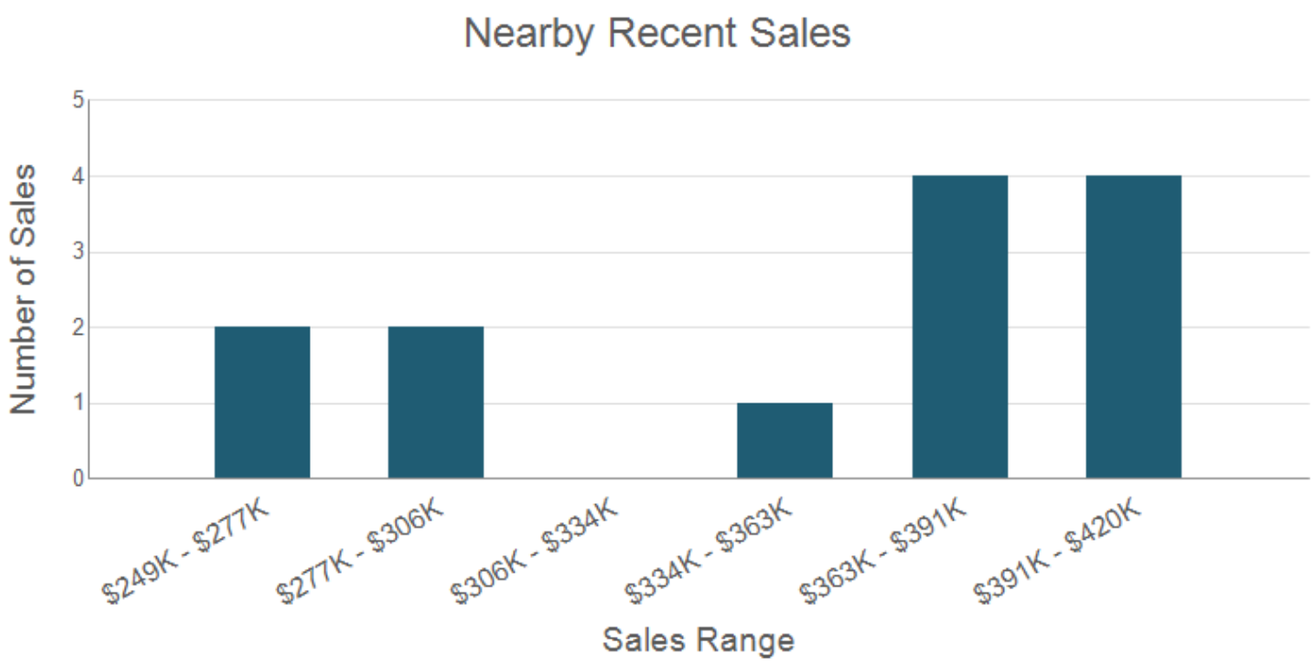
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.19Mi.	**201 W 95TH ST** **BLOOMINGTON, MN 55420-4308**	03/06/2026	$300,000	$230	1302	7/3/1	1940	13,939 SF	
		APN: 15-027-24-21-0047 Document #: A11445151 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 11 Block: 9 Subdivision: OXBORO HEATH Abbreviated Description: Block:9 Subdivision:OXBORO HEATH Abbreviated Description:PORTION LOT11								
2	.2Mi.	**9421 BLAISDELL AVE S** **BLOOMINGTON, MN 55420-4322**	10/02/2026	$248,500	$290	858	4/2/1	1951	16,553 SF	
		APN: 15-027-24-21-0025 Document #: A11502153 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 8 Block: 8 Subdivision: OXBORO HEATH Abbreviated Description: Lot:8 Block:8 Subdivision:OXBORO HEATH								
3	.28Mi.	**9600 CLINTON AVE S** **BLOOMINGTON, MN 55420-4433**	02/27/2026	$360,000	$341	1056	5/3/1	1959	10,019 SF	
		APN: 15-027-24-14-0063 Document #: T6187775 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 1 Block: 1 Subdivision: RUNNELS ADDITION Abbreviated Description: Lot:1 Block:1 Subdivision:RUNNELS ADDITION								
4	.3Mi.	**9306 STEVENS AVE S** **BLOOMINGTON, MN 55420-3748**	09/15/2026	$378,000	$315	1200	6/4/2	1955	11,326 SF	
		APN: 10-027-24-43-0056 Document #: T6225354 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 2 Block: 4 Subdivision: O T ELLINGSONS FIRST ADDITION Abbreviated Description: Lot:2 Block:4 Subdivision:O T ELLINGSONS FIRST ADDITION								
5	.3Mi.	**221 E 94TH ST** **BLOOMINGTON, MN 55420-4443**	06/09/2026	$395,000	$371	1066	5/2/1	1955	15,246 SF	
		APN: 15-027-24-12-0090 Document #: T6205968 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Tract No: N&O Abbreviated Description: Tract No:N&O								
6	.32Mi.	**9300 STEVENS AVE S** **BLOOMINGTON, MN 55420-3748**	05/21/2026	$295,000	$222	1329	6/3/1	1936	11,326 SF	
		APN: 10-027-24-43-0055 Document #: T6202482 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 1 Block: 4 Subdivision: O T ELLINGSONS FIRST ADDITION Abbreviated Description: Lot:1 Block:4 Subdivision:O T ELLINGSONS FIRST ADDITION								
7	.34Mi.	**9516 4TH AVE S** **BLOOMINGTON, MN 55420-4421**	12/02/2025	$362,500	$369	983	5/3/1	1956	11,326 SF	
		APN: 15-027-24-11-0076 Document #: T6173258 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 3 Block: 2 Subdivision: DON THORPS THIRD ADDITION Abbreviated Description: Lot:3 Block:2 Subdivision:DON THORPS THIRD ADDITION								
8	.34Mi.	**9600 4TH AVE S** **BLOOMINGTON, MN 55420-4423**	12/01/2025	$315,000	$312	1008	5/3/1	1956	11,326 SF	
		APN: 15-027-24-14-0015 Document #: T6173256 Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: 1 Subdivision: JOHN ENGBERGS 1ST ADDN Abbreviated Description: Lot:1 Block:1 Subdivision:JOHN ENGBERGS 1ST ADDN								
9	.35Mi.	**9720 PLEASANT AVE S** **BLOOMINGTON, MN 55420-4384**	05/22/2026	$323,000			//	1981	9,148 SF	
		APN: 15-027-24-23-0068 Document #: A11464874 Document Type: Warranty Deed Price Code: A Land Use: Zero Lot Line (Residential) Legal: Lot: 2 Block: 1 Subdivision: STROMS ADDITION Abbreviated Description: Lot:2 Block:1 Subdivision:STROMS ADDITION								
10	.37Mi.	**351 E 97 1/2 ST** **BLOOMINGTON, MN 55420-4426**	07/14/2026	$350,000	$328	1068	5/2/1	1956	11,761 SF	
		APN: 15-027-24-14-0050 Document #: T6212779 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 2 Block: 3 Subdivision: JOHN ENGBERGS 1ST ADDN Abbreviated Description: Lot:2 Block:3 Subdivision:JOHN ENGBERGS 1ST ADDN								
11	.4Mi.	**9637 4TH AVE S**	05/06/2026	$365,000	$287	1272	6/4/1	1956	11,326 SF	

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		BLOOMINGTON, MN 55420-4422								
	APN: 15-027-24-14-0041 Document #: T6199678 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 7 Block: 2 Subdivision: JOHN ENGBERGS 1ST ADDN Abbreviated Description: Lot:7 Block:2 Subdivision:JOHN ENGBERGS 1ST ADDN									
12	.4Mi.	**9852 BLAISDELL AVE S**	03/10/2026	$445,700				//	1968	16,117 SF
		BLOOMINGTON, MN 55420-4809								
	APN: 15-027-24-31-0011 Document #: A11446092 Document Type: Warranty Deed Price Code: Land Use: Duplex (2 units, any combination) Legal: Lot: 8 Block: 1 Subdivision: ESSEX GREEN Abbreviated Description: Block:1 Subdivision:ESSEX GREEN Abbreviated Description:PORTION LOT8									
13	.41Mi.	**101 W 93RD ST**	05/08/2026	$405,000	$389	1040	5/3/1		1963	12,197 SF
		BLOOMINGTON, MN 55420-3601								
	APN: 10-027-24-34-0004 Document #: A11461194 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 4,5&9 Block: 1 Subdivision: OXBORO HEATH Abbreviated Description: Block:1 Subdivision:OXBORO HEATH Abbreviated Description:PORTION LOTS4,5&9									
14	.43Mi.	**9600 PORTLAND AVE S**	08/10/2026	$163,000				//	1978	SF
		BLOOMINGTON, MN 55420-4566								
	APN: 15-027-24-14-0076 Document #: T6218233 Document Type: Warranty Deed Price Code: A Land Use: Condominium Unit (Residential) Legal: Subdivision: OLD SHAKOPEE PARK NORTH Legal Unit: 109 Abbreviated Description: Subdivision:OLD SHAKOPEE PARK NORTH Legal Unit:109									
15	.43Mi.	**9600 PORTLAND AVE S**	08/10/2026	$180,000				//	1978	SF
		BLOOMINGTON, MN 55420-4554								
	APN: 15-027-24-14-0108 Document #: T6218437 Document Type: Warranty Deed Price Code: A Land Use: Condominium Unit (Residential) Legal: Subdivision: SHAKOPEE PARK NORTH Legal Unit: 220 Abbreviated Description: Subdivision:SHAKOPEE PARK NORTH Legal Unit:220									
16	.43Mi.	**9600 PORTLAND AVE S**	07/20/2026	$130,000				//	1978	SF
		BLOOMINGTON, MN 55420-4566								
	APN: 15-027-24-14-0074 Document #: T6214017 Document Type: Warranty Deed Price Code: A Land Use: Condominium Unit (Residential) Legal: Subdivision: OLD SHAKOPEE PARK NORTH Legal Unit: 107 Abbreviated Description: Subdivision:OLD SHAKOPEE PARK NORTH Legal Unit:107									
17	.44Mi.	**9437 GARFIELD AVE S**	02/25/2026	$1,285,000				//	1967	25,700 SF
		BLOOMINGTON, MN 55420-4581								
	APN: 15-027-24-22-0026 Document #: A11442823 Document Type: Warranty Deed Price Code: Land Use: Industrial (General) Legal: Lot: 9&10 Block: 6 Subdivision: OXBORO HEATH Abbreviated Description: Block:6 Subdivision:OXBORO HEATH Abbreviated Description:PORTION LOTS9&10									
18	.45Mi.	**400 E OLD SHAKOPEE RD**	04/06/2026	$267,600	$268	1000	4/2/1		1956	13,068 SF
		BLOOMINGTON, MN 55420-4942								
	APN: 15-027-24-14-0048 Document #: T6194073 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 14 Block: 2 Subdivision: JOHN ENGBERGS 1ST ADDN Abbreviated Description: Lot:14 Block:2 Subdivision:JOHN ENGBERGS 1ST ADDN									
19	.45Mi.	**9909 NICOLLET AVE S**	11/24/2025	$260,000	$328	792	5/2/1		1948	15,682 SF
		BLOOMINGTON, MN 55420-4815								
	APN: 15-027-24-42-0073 Document #: A11421313 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 13 Block: 4 Subdivision: VALLEY ACRES Abbreviated Description: Lot:13 Block:4 Subdivision:VALLEY ACRES									
20	.46Mi.	**9325 4TH AVE S**	07/27/2026	$420,000	$365	1152	6/4/1		1955	11,326 SF
		BLOOMINGTON, MN 55420-3723								
	APN: 10-027-24-44-0082 Document #: T6215237 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 18 Block: 6 Subdivision: BRUCE ANDERSON 1ST ADDITION Abbreviated Description: Lot:18 Block:6 Subdivision:BRUCE ANDERSON 1ST ADDITION									

Comparable Sales Chart



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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.	**9533 NICOLLET AVE S**	**02/00/2017**	$330,000	$330,000	1,056	5/3/1	1961	10,890 SF	
.02Mi.	**9541 NICOLLET AVE S**	**02/00/2018**	$319,700	$319,700	1,656	7/4/2	1961	10,890 SF	
.02Mi.	**9525 NICOLLET AVE S**	**04/00/2021**	$338,700	$338,700	1,008	5/3/1	1960	10,890 SF	
.02Mi.	**9532 1ST AVE S**	**09/00/1978**	$309,500	$309,500	1,078	6/3/1	1961	10,890 SF	
.03Mi.	**9524 1ST AVE S**				1,008	5/4/1	1960	10,454 SF	
.03Mi.	**9517 NICOLLET AVE S**		$273,900	$273,900	1,152	6/3/1	1961	10,890 SF	
.04Mi.	**9540 1ST AVE S**	**08/00/2012**	$306,700	$306,700	1,008	5/4/2	1960	11,326 SF	
.04Mi.	**9516 1ST AVE S**	**06/00/2023**	$305,100	$305,100	960	5/2/1	1960	10,890 SF	
.04Mi.	**9524 NICOLLET AVE S**	**08/00/2019**	$278,500	$278,500	1,161	6/3/1	1955	17,860 SF	
.05Mi.	**9509 NICOLLET AVE S**	**09/00/1995**	$333,900	$333,900	1,472	6/2/1	1959	10,890 SF	
.05Mi.	**9540 NICOLLET AVE S**		$299,600	$299,600	1,386	6/3/1	1940	18,295 SF	
.05Mi.	**9514 NICOLLET AVE S**		$331,100	$331,100	1,564	6/4/2	1956	18,731 SF	
.05Mi.	**9508 1ST AVE S**	**02/00/1976**	$341,800	$341,800	1,008	5/3/1	1960	10,890 SF	
.05Mi.	**101 MAPLEWOOD DR E**	**11/00/2003**	$309,400	$309,400	1,008	5/3/1	1960	10,890 SF	
.06Mi.	**9500 NICOLLET AVE S**	**02/00/1997**	$339,900	$339,900	1,732	6/2/1	1958	18,295 SF	
.06Mi.	**9501 NICOLLET AVE S**	**04/00/1996**	$273,800	$273,800	1,152	6/3/1	1959	10,890 SF	

Rent vs. Own

Households Occupied by Renters:	34%	Households Occupied by Owners:	63%

Demographics & Income

Median Age:	39.9 years old	Households:	9,429
Median Household Income:	$78,481	Households w/Family:	61%
Household Income Per Capita:	$38,586	Households w/Family Married:	41%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	28%

School District

School District Zone:	Bloomington Public School District	Students:	10,442
Number of Schools:	25	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.35Mi.	**Normandale Hills Elementary School** Number of Students: 440 Student-Teacher Ratio: 14.98	B-	Public	KG - 5
0.97Mi.	**Valley View Middle School** Number of Students: 647 Student-Teacher Ratio: 14	D+	Public	6 - 8
0.19Mi.	**Kennedy High School** Number of Students: 1,578 Student-Teacher Ratio: 17.74 Advanced Placement: Yes	D+	Public	9 - 12
3.73Mi.	**Bloomington Ecse** Number of Students: 283 Student-Teacher Ratio: 11.05	NA	Public	PK - PK

Flood Report

The Subject Property of **9533 NICOLLET AVE S, BLOOMINGTON, MN 55420-4408** 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.

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	113%	HIGHER
BURGLARY	88%	LOWER
MOTOR VEHICLE THEFT	104%	SIMILAR
FORCIBLE ROBBERY	111%	HIGHER
AGGRAVATED ASSAULT	95%	SIMILAR
FORCIBLE RAPE	114%	HIGHER
MURDER	94%	SIMILAR
OVERALL	94%	SIMILAR

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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