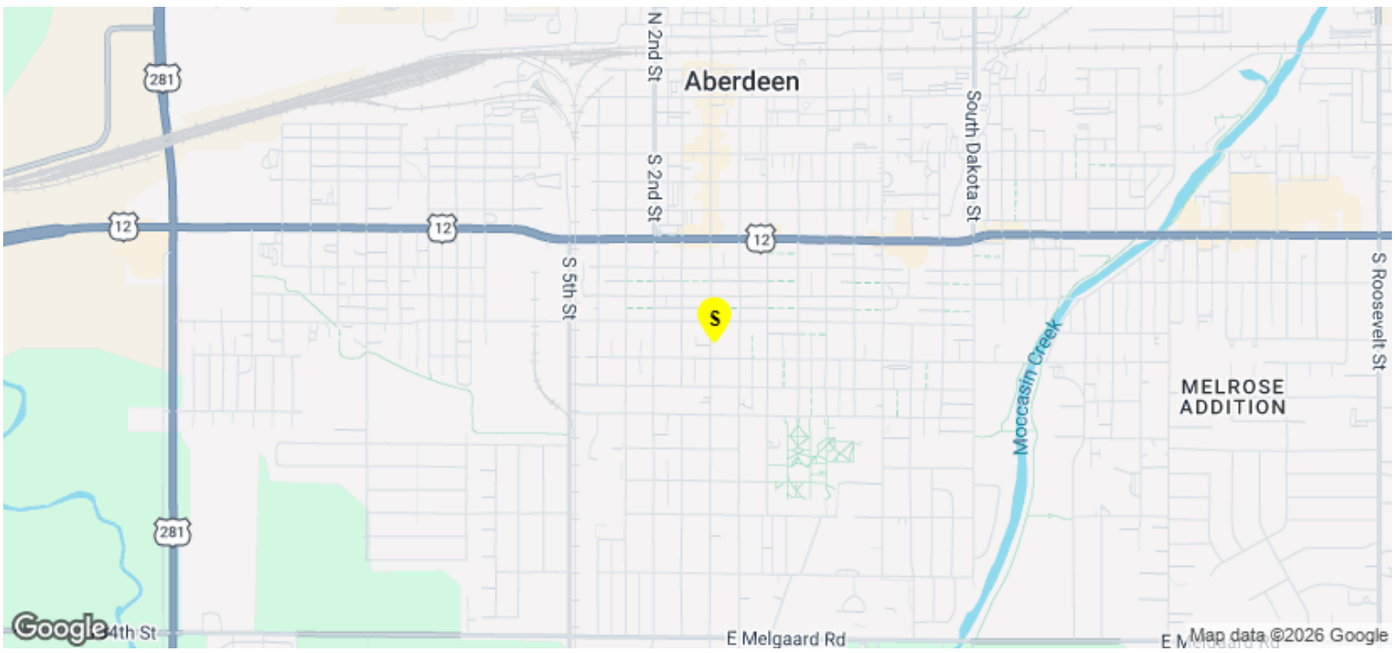
ICE SiteX Report

OrderID: 98768553

SiteX Property Information Report



Subject Property Location

9 9TH AVE SW, ABERDEEN, SD 57401-6011

County:	**BROWN SD**	Census Tract:	9516.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	9285	Thomas Bros Pg-Grid:	

Valuation

Value:	**$169,000**	FSD:	10	Common Confidence Score:	76
Value Range:	$152,100 - $185,900	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	326100
Assd Land Value:	$13,764	Market Land Value:		Tax Year:	2025
Assd Improvement:	$117,484	Market Improvment Value:		Total Taxable Value:	$2,052
Total Assessed Value:	$131,248	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	32002053001800
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 18 Block: 53 District: 32
Abbreviated Description: LT 18 BK 53 2ND ADD

Property Characteristics

Lot Size:		Bedrooms:	4	Pool:	
Building Area:	1380 SF	Baths:		Fireplace:	
Year Built:	1915	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	1	Ext Walls:	Siding (Alum/Vinyl)
Number of Units:		Garage Type:		Heating:	Forced air unit
Number of Stories:	2+B	Number of Cars:		A/C:	
Style:		Basement:	Basement (not specified)	Roof Cover:	Asbestos
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/27/2018	Sales Price:	$110,000
Document #:	BK-PG 302-474	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Block: 53 District: 32
Abbreviated Description: LT 18 BK 53 2ND ADD

Mortgage Record

Recording Date:	08/30/2012	Loan Amount:	N/A
Document #:	0656/0744 BK-PG -	Loan Type:	Conventional
Contract Date:	08/29/2012		
TD Due Date:	09/01/2042	Type Finance:	

Legal Description:
Block: 53 Subdivision: SECOND ADDITION TO ABERDEEN
City/Muni/Twp: ABERDEEN

Prior Transfer

Recording Date:	08/30/2012	Sales Price:	$129,000
Document #:	BK-PG 0293-0846	Type of Sale:	Arms-Length Transfer
Contract Date:	08/29/2012		
Document Type:	Deed		

ICE SiteX Report

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Legal Description:
Block: 53 Subdivision: SECOND ADDITION TO ABERDEEN
City/Muni/Twp: ABERDEEN

Prior Transfer

Recording Date:	05/01/2012	Sales Price:	N/A
Document #:	BK-PG 0642-0524	Type of Sale:	
Document Type:	Release		

Legal Description:

Prior Transfer

Recording Date:	03/25/2010	Sales Price:	$81,813
Document #:	BK-PG 0614-0978	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	03/08/2010	Loan Amount:	N/A
Document #:	BK-PG 0642-0524	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	03/03/2010		
TD Due Date:	04/01/2040	Type Finance:	

Legal Description:
Block: 53 Subdivision: SECOND ADDITION Map Ref: 0
City/Muni/Twp: ABERDEEN

Prior Transfer

Recording Date:	03/08/2010	Sales Price:	$95,136
Document #:	BK-PG 0642-0524	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Prior Transfer

Recording Date:	03/08/2010	Sales Price:	$81,813
Document #:	BK-PG 0614-0978	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	06/28/2005	Loan Amount:	N/A
Document #:	BK-PG 0614-0978	Loan Type:	Conventional
Contract Date:	06/23/2005		
TD Due Date:	07/01/2035	Type Finance:	

Legal Description:
Block: 53 Subdivision: SECOND ADDITION Map Ref: 0
City/Muni/Twp: ABERDEEN

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.	**9 9TH AVE SW**	**04/27/2018**		$131,248	1,380	1/4/	1915		
.01Mi.	**15 9TH AVE SW**	**05/13/2016**		$170,044	1,123	1/3/	1905		
.01Mi.	**7 9TH AVE SW**	**10/01/2018**		$143,977	1,186	/2/	1930		
.02Mi.	**17 9TH AVE SW**	**06/14/2019**		$210,472	1,472	2/3/	1890		
.02Mi.	**911 S 1ST ST**	**07/31/2006**		$81,752	936	/2/	1916		
.03Mi.	**916 S MAIN ST**	**07/17/2023**		$90,720	1,648	/3/	1900		
.03Mi.	**21 9TH AVE SW**			$98,305	1,750	1/5/	1910		
.03Mi.	**917 S 1ST ST**	**12/03/2020**		$158,899	1,193	/3/	1947		
.03Mi.	**10 9TH AVE SW**	**10/31/2023**		$1,045,048	31,200	/4/	1904		
.04Mi.	**18 9TH AVE SW**	**11/08/2023**		$127,553	1,290	1/3/	1918		
.04Mi.	**919 S 1ST ST**	**01/10/2023**		$119,004	1,142	/2/	1925		
.04Mi.	**24 9TH AVE SW**	**01/30/2004**		$85,717	1,552	3/2/	1910		
.05Mi.	**101 9TH AVE SW**	**03/10/2015**		$5,397	1,008	1/1/	1885		
.05Mi.	**904 S 1ST ST**	**07/28/2006**		$66,827	768	2/2/	1904		
.06Mi.	**105 9TH AVE SW**	**06/08/2017**		$107,615	1,146	/3/	1900		
.06Mi.	**910 S 1ST ST**	**10/26/2020**		$166,339	1,248	/3/	1906		

Rent vs. Own

Households Occupied by Renters:	32%	Households Occupied by Owners:	58%

ICE SiteX Report

OrderID: 98768553

Demographics & Income

Median Age:	38.7 years old	Households:	14,266
Median Household Income:	$70,177	Households w/Family:	53%
Household Income Per Capita:	$38,862	Households w/Family Married:	42%
Most Common Education Level:	High School Graduate	Households w/Family Children:	25%

School District

School District Zone:	Aberdeen School District 06-1	Students:	4,233
Number of Schools:	9	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.38Mi.	**Simmons Middle School - 03** Number of Students: 464 Student-Teacher Ratio: 14.97	C-	Public	6 - 8
1.76Mi.	**Central High School - 01** Number of Students: 1,384 Student-Teacher Ratio: 17.22 Advanced Placement: Yes	C	Public	9 - 12
0.53Mi.	**Simmons Elementary - 10** Number of Students: 386 Student-Teacher Ratio: 12.66	D+	Public	KG - 5

Flood Report

The Subject Property of **9 9TH AVE SW, ABERDEEN, SD 57401-6011** 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	120%	HIGHER
BURGLARY	106%	SIMILAR
MOTOR VEHICLE THEFT	128%	HIGHER
FORCIBLE ROBBERY	103%	SIMILAR
AGGRAVATED ASSAULT	103%	SIMILAR
FORCIBLE RAPE	115%	HIGHER
MURDER	118%	HIGHER
OVERALL	105%	SIMILAR

Disaster Alerts

No alerts noted

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