

**Subject Property -30 Report**
**SAMPLE**

 Reference # 123456789-01  
 Process Date 11/6/2013

Input Data		Property Identified	
<b>Street</b>	1900 N Knox Ave	<b>Site Address</b>	1900 N Knox Ave
<b>Zip</b>	55408	<b>Site City/ State/ Zip</b>	Minneapolis, MN 55408
		<b>APN</b>	233-6754-001-101

Current Owner			
<b>Primary Owner</b>	Melvin Frost	<b>Mailing Address</b>	1900 N Knox Ave
<b>Secondary Owner</b>		<b>Mailing City</b>	Minneapolis
<b>Use Code</b>	Single family	<b>Mailing State</b>	MN
		<b>Mailing Zip</b>	55408
		<b>Phone</b>	612.888.3322

Tax Information			
Total Assessment Value	\$200,000	<b>Tax Amount</b>	\$2,844
Improvement Value	\$150,000	<b>Delinquent Year(s)</b>	No delinquent payments
Land Value	\$50,000	<b>Assessor Market Value</b>	\$220,000

Prior Sale/ Refinance History					
Recording Date / Type	Buyer / Seller	Sale Amount	Lender / Title Co	Lien Type/ Amount	
1/20/2010	Melvin Frost		Mortgage Central	First	
Second Lien				Second	\$ 42,000
1/20/2010	Melvin Frost	\$255,000	Mortgage Central	First	\$228,000
Purchase	David Cook III			Second	
10/1/1960	David Cook III	\$90,000	Summit CU	First	\$72,000
Purchase	Scott Briggs		First American	Second	

**Legal Brief Description**  
 Lot: 82 Subdivision: Indian Hills Sec/Township/Range: Sec 18 QTR 4 TWN 07N RNG 09E  
 Abbreviated Description: Ward Number: 74, Assessment Area: 7, Census Block: 212.00, Indian Hills,  
 Lot 82. City/Muni/Twp: City of Minneapolis  
**Parcel Number** 233-6754-001-101

Property Identified	
Site Address	1900 N Knox Ave
Site City/ State/ Zip	Minneapolis, MN 55408
APN	233-6754-001-101

Property Characteristics	Subject Property	Neighborhood 1	Neighborhood 2	Neighborhood 3
Site Address	1900 N Knox Ave	2801 Pumpkin Ave S	2700 Harbor CT	5106 Spring Ct
Site City	Minneapolis	Minneapolis	Minneapolis	Minneapolis
Site State	MN	MN	MN	MN
Site Zip	55408	55406	55396	55366
Recording Date	1/20/2010	11/1/2013	11/1/2013	10/30/2013
Buyer One First Name	Bonneau, Laura	Bonneau, Laura	Ozel, Bora	Twesme, James
Proximity (miles)	n/a	0.49	0.34	0.32
Sale Price	\$255,000	\$190,000	\$410,000	\$322,000
Assessment Value	\$300,000	\$225,000	\$450,000	\$350,000
Price/ sq ft	<b>\$180</b>	<b>\$126</b>	<b>\$205</b>	<b>\$155</b>
Year Built	1955	1970	1969	1966
Building Area sgft	1,668	1,500	2,000	1,600
Lot Size sgft	10,990	10,000	12,000	11,000
Total Rooms	8	8	12	8
Bedrooms	4	3	4	3
Baths	1	2	2	2
Pool				
Fireplace	1			
Garage Type	Carport			

Property Characteristics	Subject Property	Neighborhood 4	Neighborhood 5
Site Address	1900 N Knox Ave	1107 Spring Ct	306 N Whitney Way
Site City	Minneapolis	Minneapolis	Minneapolis
Site State	MN	MN	MN
Site Zip	55408	55366	55556
Recording Date	10/29/2013	10/27/2013	10/27/2013
Buyer One First Name	Bonneau, Laura	Walsh, Patrick	Schaefer, Stacey
Proximity (miles)	n/a	0.24	0.41
Sale Price	\$255,000	\$167,000	\$199,900
Assessment Value	\$300,000	\$190,000	\$220,000
Price/ sq ft	<b>\$180</b>	<b>\$189</b>	<b>\$131</b>
Year Built	1955	1959	1975
Building Area sgft	1,668	885	1,532
Lot Size sgft	10,990	7,887	14,100
Total Rooms	8	7	9
Bedrooms	4	2	3
Baths	1	1	2
Pool			
Fireplace	1		
Garage Type	Carport		

--END OF REPORT--

Disclaimer: The information in this REPORT is provided to supplement The authorized recipients other processes to identify potential misrepresentations. The data is gathered from multiple public sources and is based the input data. The accuracy of the data can not be guaranteed. Not all data elements are available for all properties.



**Property Identified**

**Site Address**

1900 N Knox Ave

**Site City/ State/ Zip**

Minneapolis, MN 55408

**APN**

233-6754-001-101

