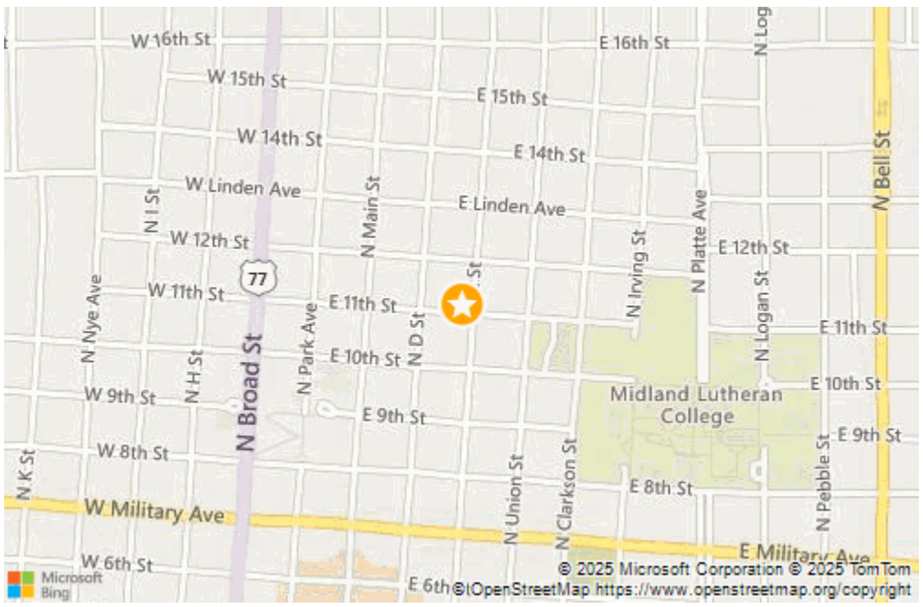
ICE SiteX Report

OrderID: 96281446

SiteX Property Information Report



Subject Property Location

1105 N C ST, FREMONT, NE 68025-4249

County:	**DODGE NE**	Census Tract:	310539640.004026
Property Use:	Single Family Residential	Zoning:	SINGLE-FAMILY
Parcel Number:	270000518	Thomas Bros Pg-Grid:	

Valuation

Value:	**$217,000**	FSD:	25
Value Range:	$162,750 - $271,250	Confidence Score:	75

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	FREMONT CITY
Assd Land Value:	$18,720	Market Land Value:	$18,720	Tax Year:	2024
Assd Improvement:	$134,394	Market Improvment Value:	$134,394	Total Taxable Value:	$1,811
Total Assessed Value:	$153,114	Total Assessor Market Value:	$153,114	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 7-8 Block: 57 Subdivision: ORIGINAL TOWN
Abbreviated Description: OT S46-2/3'E100' LOTS 7 & 8 BLK 57; MAP NUMBER: 2391-14-3-00000-057-0000

Property Characteristics

Lot Size:	4,792 SF	Bedrooms:	3	Pool:	
Building Area:	1240 SF	Baths:	2.25	Fireplace:	
Year Built:	1927	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood Siding
Number of Units:		Garage Type:	Detached	Heating:	Yes
Number of Stories:	2+B	Number of Cars:	2	A/C:	Yes
Style:		Basement:	Full	Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/29/2022	Sales Price:	N/A
Document #:	BK-PG 2022 -4764	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 7-8 Block: 57 Subdivision: ORIGINAL TOWN
Abbreviated Description: OT S46-2/3'E100' LOTS 7 & 8 BLK 57; MAP NUMBER: 2391-14-3-00000-057-0000

Prior Transfer

Recording Date:	05/26/2020	Sales Price:	$143,500
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

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.

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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.	**1105 N C ST**	**07/29/2022**	$153,114	$153,114	1,240	/3/2.25	1927	4,792 SF	
.01Mi.	**1115 N C ST**	**05/17/2018**	$141,942	$141,942	1,240	/3/1.75	1927	4,792 SF	
.02Mi.	**330 E 11TH ST**		$66,290	$66,290	560	/1/1.5	1905	6,534 SF	
.02Mi.	**1125 N C ST**	**11/05/2009**	$114,137	$114,137	908	/2/1.5	1920	4,792 SF	
.02Mi.	**1049 N C ST**	**09/20/2021**	$293,641	$293,641	610	/2/1.5	1890	11,326 SF	
.03Mi.	**308 E 11TH ST**		$123,517	$123,517	1,550	/3/2.5	1897	9,148 SF	
.03Mi.	**1104 N C ST**	**01/29/2021**	$144,372	$144,372	1,611	/5/2.25	1890	4,792 SF	
.03Mi.	**1143 N C ST**	**10/25/2019**	$200,952	$200,952	1,774	/3/2	1923	10,019 SF	
.03Mi.	**1122 N C ST**	**02/09/2024**	$120,983	$120,983	1,044	/3/1.5	1930	4,356 SF	
.04Mi.	**306 E 11TH ST**	**11/05/2007**	$89,086	$89,086	810	/2/1.5	1900	5,227 SF	
.04Mi.	**1037 N C ST**	**10/09/2013**	$179,574	$179,574	1,456	/3/2.25	1928	8,276 SF	
.04Mi.	**325 E 11TH ST**		$230,286	$230,286	1,508	/2/2.75	1958	10,454 SF	
.04Mi.	**416 E 11TH ST**	**12/28/2021**	$166,358	$166,358	1,488	/3/2	1890	5,663 SF	
.04Mi.	**1122 N D ST**	**08/18/2021**	$95,554	$95,554	1,690	/3/1.5	1900	4,356 SF	
.04Mi.	**407 E 11TH ST**	**04/26/1996**	$209,194	$209,194	1,829	/3/2.75	1917	10,019 SF	
.04Mi.	**1147 N C ST**	**10/13/2016**	$162,318	$162,318	1,443	/3/1.5	1900	10,019 SF	

Rent vs. Own

Households Occupied by Renters:	29%	Households Occupied by Owners:	62%

Demographics & Income

Median Age:	39.3 years old	Households:	13,168
Median Household Income:	$69,473	Households w/Family:	61%
Household Income Per Capita:	$34,569	Households w/Family Married:	46%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

School District

School District Zone:	Fremont Public Schools	Students:	4,868
Number of Schools:	14	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.25Mi.	**Fremont Middle School** Number of Students: 661 Student-Teacher Ratio: 15.36	C	Public	7 - 8
0.65Mi.	**Bell Field Elementary School** Number of Students: 290 Student-Teacher Ratio: 13.73	C+	Public	PK - 4
0.97Mi.	**Fremont Senior High School** Number of Students: 1,493 Student-Teacher Ratio: 17.99 Advanced Placement: Yes	F	Public	9 - 12
2.20Mi.	**Johnson Crossing Academic Center (5-6)** Number of Students: 699 Student-Teacher Ratio: 14.52	D	Public	5 - 6

Flood Report

The Subject Property of **1105 N C ST, FREMONT, NE 68025-4249** is in **Zone X500** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 0.2% ANNUAL CHANCE FLOODING; AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; OR AN AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOODING.

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	127%	HIGHER
BURGLARY	108%	SIMILAR
MOTOR VEHICLE THEFT	126%	HIGHER
FORCIBLE ROBBERY	107%	SIMILAR
AGGRAVATED ASSAULT	93%	SIMILAR
FORCIBLE RAPE	89%	LOWER
MURDER	106%	SIMILAR
OVERALL	97%	SIMILAR

Disaster Alerts

5/20/2024 - Severe Tornados, Flooding 3/18/2025 - Severe Winter Storm

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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