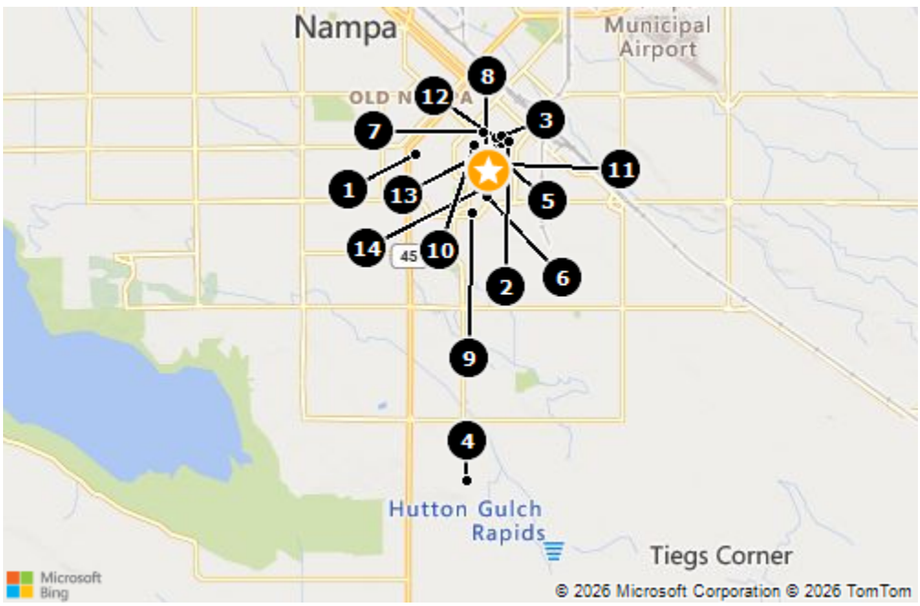
ICE SiteX Report

OrderID: 98444488

SiteX Property Information Report



Subject Property Location

1112 E SHERMAN AVE, NAMPA, ID 83686-5332

County:	**CANYON ID**	Census Tract:	160270204.052020
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	10807000 0	Thomas Bros Pg-Grid:	

Valuation

Value:	**$282,000**	FSD:	10	Common Confidence Score:	70
Value Range:	$253,800 - $310,200	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	002-00
Assd Land Value:	$108,000	Market Land Value:	$108,000	Tax Year:	2025
Assd Improvement:	$168,500	Market Improvment Value:	$168,500	Total Taxable Value:	$885
Total Assessed Value:	$276,500	Total Assessor Market Value:	$276,500	Delinquent Year:	2021
				Tax Account ID:	R1080700000
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 4-6 Block: 32 District: 676 Subdivision: KURTZ ADD Sec/Twnship/Range: SEC 27 TWN 03N RNG 02W
Abbreviated Description: 27-3N-2W SE KURTZ ADD E 50' OF LTS 4,5&6 BLK 32
City/Muni/Twp: CITY OF NAMPA

Property Characteristics

Lot Size:	7,405 SF	Bedrooms:	2	Pool:	
Building Area:	896 SF	Baths:	1	Fireplace:	
Year Built:	1940	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	3
Number of Units:	1	Garage Type:	Detached	Heating:	
Number of Stories:	1	Number of Cars:	1	A/C:	N
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	02/13/2025	Loan Amount:	N/A
Document #:	2025-004834 BK-PG -	Loan Type:	FHA
TD Due Date:	04/01/2025	Type Finance:	

Legal Description:
Lot: 4-6 Block: 32 Subdivision: KURTZ ADDITION
Abbreviated Description: EAST50FT LOTS4-6

Prior Transfer

Recording Date:	03/12/2024	Sales Price:	$269,527
Document #:	2024-007276 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/16/2022	Sales Price:	N/A
Document #:	2022-051262 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/16/2022		
Document Type:			

Legal Description:
Lot: 5-6 Block: 32 Subdivision: AMENDED PLAT KURTZ ADDITION
Abbreviated Description: EAST 50 FT OF LOTS 4-6

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Prior Transfer

Recording Date:	12/07/2021	Sales Price:	N/A
Document #:	2021-083289 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/19/2021	Sales Price:	N/A
Document #:	2021-079917 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/16/2012		
Document Type:			

Legal Description:
Lot: 4-6 Block: 32 Subdivision: AMENDED PLAT KURTZ ADDITION
Abbreviated Description: EAST 50 FT OF LOTS 4-6

Prior Transfer

Recording Date:	07/15/2021	Sales Price:	$80,000
Document #:	2021-049804 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/18/2018	Sales Price:	N/A
Document #:	2018-031340 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/03/2018	Sales Price:	N/A
Document #:	2018-029158 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/03/2018		
Document Type:			

Legal Description:
Lot: 4-6 Block: 32
Abbreviated Description: E50FTLOS4-6

Mortgage Record

Recording Date:	02/18/2005	Loan Amount:	N/A
Document #:	200508633 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	03/01/2030	Type Finance:	

Legal Description:
Lot: 4-6 Block: 32 Subdivision: AMENDED PLAT KURTZ ADDITION
Abbreviated Description: EAST50 FT LOTS4-6

Prior Transfer

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

Legal Description:
Lot: 4-6 Block: 32 District: 676 Subdivision: KURTZ ADD Sec/Twnship/Range: SEC 27 TWN 03N RNG 02W
Abbreviated Description: 27-3N-2W SE KURTZ ADD E 50' OF LTS 4,5&6 BLK 32
City/Muni/Twp: CITY OF NAMPA

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	2
Median Lot Size	4,574 SF	Median # of Baths	1
Median Living Area	1,063 SF	Median Year Built	1943
Price Range - 2 Yrs		Age Range	45 years to 116 years
Median Value		Median Age	83 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.23Mi.	**115 S ALMOND ST** **NAMPA, ID 83686-5427**	08/28/2026			1181	/2/1	1947	6,970 SF	
		APN: 10467000 0 Document #: 2026-034987 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 9 Block: 2 Subdivision: KURTZ ADDITION MapRef: MB 2 PG 37 Abbreviated Description: Lot:9 Block:2 Subdivision:KURTZ ADDITION Map Ref:MB 2 PG 37City/Muni/Twp:NAMPA City/Muni/Twp: NAMPA								
2	.33Mi.	**419 21ST AVE S** **NAMPA, ID 83651-5406**	07/13/2026			1308	/1/1	1937	6,970 SF	
		APN: 09919000 0 Document #: 2026-027696 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 8 Block: 12 Subdivision: INTERSTATE ADDITION MapRef: MB 1 PG 16 Abbreviated Description: Lot:8 Block:12 Subdivision:INTERSTATE ADDITION Map Ref:MB 1 PG 16City/Muni/Twp:NAMPA City/Muni/Twp: NAMPA								
3	.35Mi.	**1912 5TH ST S** **NAMPA, ID 83651-5342**	05/14/2026			1424	/4/2	1930	3,485 SF	
		APN: 09890000 0 Document #: 2026-018733 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 6 Block: 10 Subdivision: INTERSTATE ADDITION MapRef: MB 1 PG 16 Abbreviated Description: Lot:6 Block:10 Subdivision:INTERSTATE ADDITION Map Ref:MB 1 PG 16City/Muni/Twp:NAMPA City/Muni/Twp: NAMPA								
4	.26Mi.	**103 S FERN ST** **NAMPA, ID 83686-5219**	04/30/2026			1568	/2/1	1941	3,920 SF	
		APN: 10538000 0 Document #: 2026-016617 Document Type: Price Code: Land Use: Single Family Residential								

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Legal: Lot: 12 Block: 7 Subdivision: KURTZ ADDITION MapRef: MB 2 PG 37 Abbreviated Description: Block:7 Subdivision:KURTZ ADDITION Map Ref:MB 2 PG 37Abbreviated Description:EAST80FT LOT12

5	.18Mi.	**1115 E ROOSEVELT AVE** **NAMPA, ID 83686-5351**	04/29/2026	867	/2/1	1981	3,049 SF

APN: 10496010 0 Document #: 2026-016503
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 12 Block: 4 Subdivision: KURTZ ADDITION MapRef: MB 2 PG 37 Abbreviated Description: Lot:12 Block:4 Subdivision:KURTZ ADDITION Map Ref:MB 2 PG 37City/Muni/Twp:NAMPA City/Muni/Twp: NAMPA

6	.25Mi.	**1103 E CLARK AVE** **NAMPA, ID 83686-5519**	04/23/2026	730	/2/1	1950	3,485 SF

APN: 11349010 0 Document #: 2026-015571
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Block: 88 Subdivision: KURTZ ADDITION TO NAMPA IDAHO MapRef: MB 2 PG 37 Abbreviated Description: Block:88 Subdivision:KURTZ ADDITION TO NAMPA IDAHO Map Ref:MB 2 PG 37Abbreviated Description:PORTION LOT1 City/Muni/Twp:NAMPA City/Muni/Twp: NAMPA

7	.36Mi.	**1711 6TH ST S** **NAMPA, ID 83651-4753**	04/21/2026	984	/2/1	1970	4,792 SF

APN: 09859000 0 Document #: 2026-015235
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 1&2 Block: 8 Subdivision: INTERSTATE ADDITION TO NAMPA MapRef: MB 1 PG 16 Abbreviated Description: Lot:1&2 Block:8 Subdivision:INTERSTATE ADDITION TO NAMPA Map Ref:MB 1 PG 16City/Muni/Twp:NAMPA City/Muni/Twp: NAMPA

8	.18Mi.	**1105 E ROOSEVELT AVE** **NAMPA, ID 83686-5351**	03/23/2026	870	/2/1	1977	3,920 SF

APN: 10483000 0 Document #: 2026-010561
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Block: 4 Subdivision: KURTZ ADDITION MapRef: MB 2 PG 37 Abbreviated Description: Lot:1 Block:4 Subdivision:KURTZ ADDITION Map Ref:MB 2 PG 37

9	.21Mi.	**215 S FERN ST** **NAMPA, ID 83686-5221**	03/16/2026	792	/2/1	1951	6,970 SF

APN: 10694000 0 Document #: 2026-009525
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 9 Block: 22 Subdivision: KURTZ ADDITION MapRef: MB 2 PG 37 Abbreviated Description: Lot:9 Block:22 Subdivision:KURTZ ADDITION Map Ref:MB 2 PG 37City/Muni/Twp:NAMPA City/Muni/Twp: NAMPA

10	.28Mi.	**1719 8TH ST S** **NAMPA, ID 83651-4721**	03/11/2026	1136	/2/1	1936	4,792 SF

APN: 09976000 0 Document #: 2026-009006
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 11&12 Block: 18 Subdivision: INTERSTATE ADDITION MapRef: MB 1 PG 16 Abbreviated Description: Block:18 Subdivision:INTERSTATE ADDITION Map Ref:MB 1 PG 16Abbreviated Description:PORTION LOTS11&12 City/Muni/Twp:NAMPA City/Muni/Twp: NAMPA

11	.13Mi.	**223 S ELDER ST** **NAMPA, ID 83686-5203**	02/25/2026	1008	/2/1	1910	3,485 SF

APN: 10704000 0 Document #: 2026-006652
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 7 Block: 23 Subdivision: AMENDED PLAT OF KURTZ ADDITION MapRef: MB 2 PG 37 Abbreviated Description: Block:23 Subdivision:AMENDED PLAT OF KURTZ ADDITION Map Ref:MB 2 PG 37Abbreviated Description:EATS70FT LOT7

12	.31Mi.	**512 19TH AVE S** **NAMPA, ID 83651-5346**	02/20/2026	1118	/1/1	1938	6,970 SF

APN: 09927000 0 Document #: 2026-006080
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 3 Block: 13 Subdivision: INTERSTATE ADDITION MapRef: MB 1 PG 16 Abbreviated Description: Lot:3 Block:13 Subdivision:INTERSTATE ADDITION Map Ref:MB 1 PG 16City/Muni/Twp:NAMPA City/Muni/Twp: NAMPA

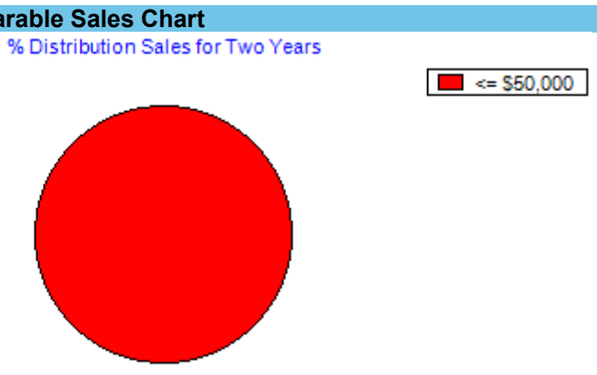
13	.28Mi.	**516 20TH AVE S** **NAMPA, ID 83651-5359**	02/04/2026	852	/2/1	1930	6,970 SF

APN: 10010000 0 Document #: 2026-003953
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Block: 21 Subdivision: INTERSTATE ADDITION MapRef: MB 1 PG 16 Abbreviated Description: Lot:4 Block:21 Subdivision:INTERSTATE ADDITION Map Ref:MB 1 PG 16City/Muni/Twp:NAMPA City/Muni/Twp: NAMPA

14	.13Mi.	**1207 E SHERIDAN AVE** **NAMPA, ID 83686-5329**	01/21/2026	1520	/4/2	1945	4,356 SF

APN: 11122000 0 Document #: 2026-002247
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 1&2 Block: 59 Subdivision: KURTZ ADDITION MapRef: MB 3 PG 34A Abbreviated Description: Lot:1&2 Block:59 Subdivision:KURTZ ADDITION Map Ref:MB 3 PG 34AAbbreviated Description:EAST60FT LOT1&E60FTN2 LOT2 City/Muni/Twp:NAMPA City/Muni/Twp: NAMPA

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.

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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.	**1112 E SHERMAN AVE**		$276,500	$276,500	896	/2/1	1940	7,405 SF	
.01Mi.	**1108 E SHERMAN AVE**		$263,200	$263,200	1,040	/1/1	1947	6,534 SF	
.02Mi.	**324 S DIAMOND ST**		$331,500	$331,500	1,176	/3/1	1948	6,970 SF	
.02Mi.	**1116 E SHERMAN AVE**	**12/07/2015**	$267,500	$267,500	1,026	/2/2	1948	3,485 SF	
.02Mi.	**319 S CHESTNUT ST**		$208,200	$208,200	1,008	/2/1	1945	6,970 SF	
.02Mi.	**312 S DIAMOND ST**		$385,300	$385,300	2,016	/4/2	1950	8,276 SF	
.02Mi.	**315 S CHESTNUT ST**		$296,000	$296,000	1,492	/3/2	1941	6,970 SF	
.03Mi.	**311 S CHESTNUT ST**		$269,600	$269,600	1,535	/4/2	1937	6,970 SF	
.03Mi.	**323 S CHESTNUT ST**	**08/17/2021**	$185,700	$185,700	680	/1/1	1925	3,485 SF	
.03Mi.	**1111 E LINCOLN AVE**		$212,200	$212,200	928	/1/1	1941	6,970 SF	
.04Mi.	**404 S DIAMOND ST**		$269,500	$269,500	846	/2/1	1951	6,970 SF	
.04Mi.	**307 S CHESTNUT ST**		$319,000	$319,000	1,626	/3/2	1935	6,970 SF	
.04Mi.	**1103 E LINCOLN AVE**		$255,000	$255,000	1,338	/4/2	1947	5,663 SF	
.04Mi.	**1119 E SHERMAN AVE**		$327,100	$327,100	1,640	/4/2	1948	6,970 SF	
.04Mi.	**1115 E LINCOLN AVE**	**02/26/2016**	$301,000	$301,000	1,632	/4/2	1979	3,485 SF	
.04Mi.	**408 S DIAMOND ST**		$329,500	$329,500	1,276	/3/1	1950	6,970 SF	

Rent vs. Own

Households Occupied by Renters:	20%	Households Occupied by Owners:	77%

Demographics & Income

Median Age:	36.5 years old	Households:	22,138
Median Household Income:	$79,370	Households w/Family:	79%
Household Income Per Capita:	$31,837	Households w/Family Married:	63%
Most Common Education Level:	High School Graduate	Households w/Family Children:	38%

School District

School District Zone:	Nampa School District 131	Students:	12,689
Number of Schools:	22	Rating:	D

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.90Mi.	**Nampa High School**	D	Public	9 - 12
Number of Students: 1,288 Student-Teacher Ratio: 22.33				
0.41Mi.	**Sherman Elementary School**	D-	Public	KG - 5
Number of Students: 468 Student-Teacher Ratio: 16.15				

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	98%	SIMILAR
BURGLARY	79%	LOWER
MOTOR VEHICLE THEFT	106%	SIMILAR
FORCIBLE ROBBERY	99%	SIMILAR
AGGRAVATED ASSAULT	87%	LOWER
FORCIBLE RAPE	96%	SIMILAR
MURDER	73%	NOTABLY LOWER
OVERALL	81%	LOWER

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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