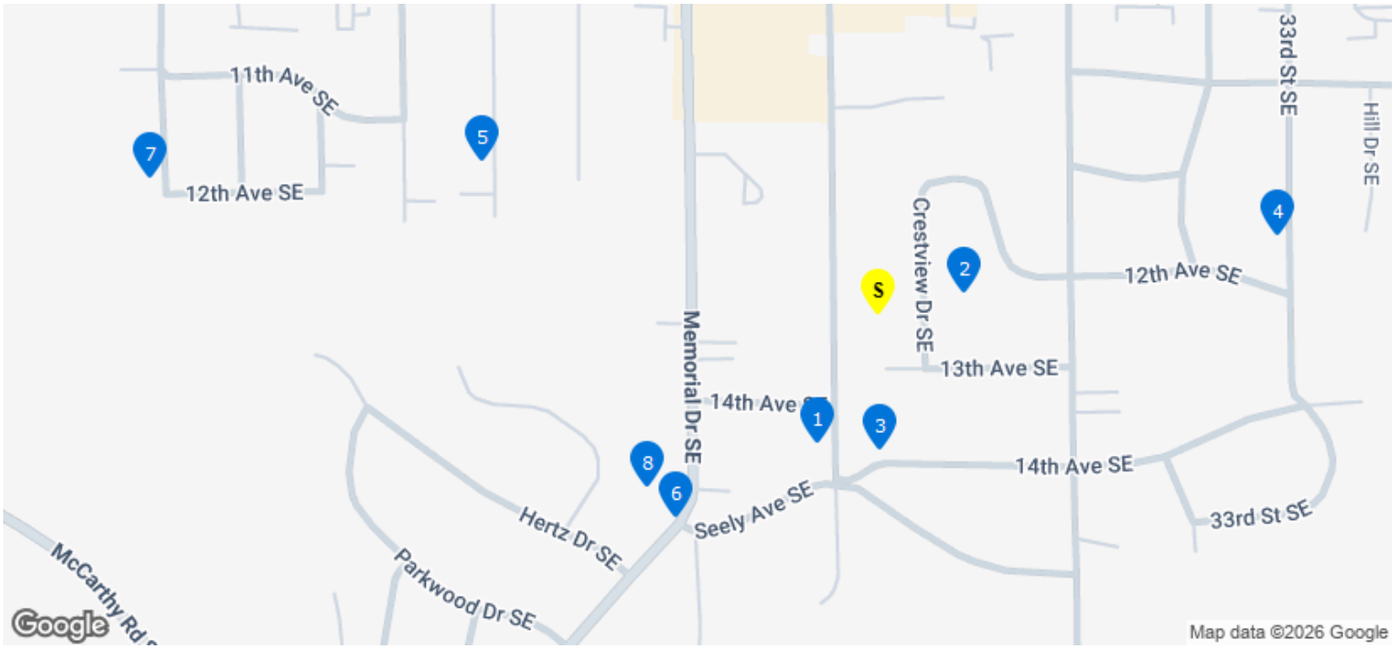
ICE SiteX Report

OrderID: 98798866

SiteX Property Information Report



Subject Property Location

1158 28TH ST SE, CEDAR RAPIDS, IA 52403-3531

County:	**LINN IA**	Census Tract:	0028.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	14-26-1-26-032-0-0000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$153,000**	FSD:	17	Common Confidence Score:	45
Value Range:	$126,990 - $179,010	ICE Confidence Score:	83		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	CEDAR RAPIDS CITY/
Assd Land Value:	$31,500	Market Land Value:	$31,500	Tax Year:	2025
Assd Improvement:	$109,700	Market Improvment Value:	$109,700	Total Taxable Value:	$2,786
Total Assessed Value:	$141,200	Total Assessor Market Value:	$141,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 13 Subdivision: STUART'S 1ST Sec/Twnship/Range: SEC 26 TWN 83N RNG 07W
Abbreviated Description: STUART'S 1ST LOT 13
City/Muni/Twp: CEDAR RAPIDS

Property Characteristics

Lot Size:	7,405 SF	Bedrooms:	3	Pool:	
Building Area:	1144 SF	Baths:	1	Fireplace:	
Year Built:	1910	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Vinyl siding
Number of Units:		Garage Type:		Heating:	Forced air unit
Number of Stories:	2+B	Number of Cars:		A/C:	Yes
Style:		Basement:	Full Basement	Roof Cover:	Asphalt
		Foundation:	Concrete Block	Elevator:	

Subject Property Deed/Transfer History
Prior Transfer

Recording Date:	07/22/2025	Sales Price:	N/A
Document #:	BK-PG 11521-24838	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	03/15/2023	Loan Amount:	N/A
Document #:	11521/24838 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	03/10/2023		
TD Due Date:	04/01/2053	Type Finance:	

Legal Description:
Subdivision: STUARTS FIRST ADDITION
City/Muni/Twp: CEDAR RAPIDS

Mortgage Record

Recording Date:	03/15/2023	Loan Amount:	N/A
Document #:	BK-PG 11521-24850	Loan Type:	Stand Alone Second
Contract Date:	03/14/2023		
TD Due Date:	04/01/2033	Type Finance:	

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Legal Description:
Subdivision: STUARTS FIRST ADDITION Map Ref: 0
City/Muni/Twp: CEDAR RAPIDS

Prior Transfer

Recording Date:	03/15/2023	Sales Price:	$135,000
Document #:	BK-PG 11521-24836	Type of Sale:	Distressed Sale
Contract Date:	03/10/2023		
Document Type:	Deed		

Legal Description:
Subdivision: STUARTS FIRST ADDITION
City/Muni/Twp: CEDAR RAPIDS

Prior Transfer

Recording Date:	01/15/2019	Sales Price:	N/A
Document #:	BK-PG 9559-100	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	06/09/2016	Loan Amount:	N/A
Document #:	BK-PG 9559-100	Loan Type:	Commercial Loan
Contract Date:	06/06/2016		
TD Due Date:		Type Finance:	

Legal Description:
Subdivision: STUARTS FIRST ADDITION Map Ref: 0

Prior Transfer

Recording Date:	04/21/2016	Sales Price:	$205,000
Document #:	BK-PG 9516-489	Type of Sale:	Lender Sold
Contract Date:	03/18/2016		
Document Type:	Deed		

Legal Description:
Subdivision: STUART 1ST ADDITION

Prior Transfer

Recording Date:	03/18/2016	Sales Price:	$20,500
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Subdivision: STUART'S 1ST Sec/Twnship/Range: SEC 26 TWN 83N RNG 07W
Abbreviated Description: STUART'S 1ST LOT 13
City/Muni/Twp: CEDAR RAPIDS

Area Sales Analysis

Total Area Sales	$1,499,000	Median # of Bedrooms	3
Median Lot Size	7,405 SF	Median # of Baths	1
Median Living Area	1,121 SF	Median Year Built	1955
Price Range - 2 Yrs	$128,000 to $242,000	Age Range	69 years to 96 years
Median Value	$188,500	Median Age	71.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.09Mi.	**1246 28TH ST SE** **CEDAR RAPIDS, IA 52403-3533**	07/09/2026	$182,000	$221	824	4/2/1	1954	8,276 SF	
		APN: 14-26-1-51-013-0-0000 Document #: 2026-019725 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 4 Subdivision: RUTH THOMPSONS SECOND ADDITION Abbreviated Description: Lot:4 Subdivision:RUTH THOMPSONS SECOND ADDITION City/Muni/Twp:CEDAR RAPIDS City/Muni/Twp: CEDAR RAPIDS								
2	.15Mi.	**2822 HILLHAVEN CT SE** **CEDAR RAPIDS, IA 52403-3542**	06/12/2026	$255,000	$129	1978	7/3/2	1958	7,841 SF	
		APN: 14-26-1-26-012-0-0000 Document #: 2026-016521 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 3 Subdivision: HILLHAVEN FIRST ADDITION Abbreviated Description: Lot:3 Subdivision:HILLHAVEN FIRST ADDITION City/Muni/Twp:CITY OF CEDAR RAPIDS City/Muni/Twp: CITY OF CEDAR RAPIDS								
3	.15Mi.	**1217 MEMORIAL DR SE** **CEDAR RAPIDS, IA 52403-3543**	06/10/2026	$180,000	$224	804	5/2/1	1930	19,602 SF	
		APN: 14-26-2-01-017-0-0000 Document #: 2026-016167 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 2 Subdivision: AUDITORS PLAT NO 127 MapRef: MB 9819 PG 306 Abbreviated Description: Subdivision:AUDITORS PLAT NO 127 Map Ref:MB 9819 PG 306Abbreviated Description:LOT: THE NORTH ONE-HALF (N 1/2) OF THE SOUTH ONE (1) ACRE OF LOT TWO (2) City/Muni/Twp:CITY OF CEDAR RAPIDS City/Muni/Twp: CITY OF CEDAR RAPIDS								
4	.19Mi.	**1012 30TH ST SE** **CEDAR RAPIDS, IA 52403-3508**	07/29/2026	$184,500	$175	1056	6/3/2.3	1952	6,098 SF	
		APN: 14-26-1-06-006-0-0000 Document #: 2026-022014 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 26,25 Subdivision: EAST HIGHLANDS Abbreviated Description: Lot:26,25 Subdivision:EAST HIGHLANDS Abbreviated Description:LOT: WEST 87 FEET OF LOT 26 AND THE SOUTH 18 FEET OF THE WEST 87 FEET OF LOT 25 City/Muni/Twp:CEDAR RAPIDS City/Muni/Twp: CEDAR RAPIDS								
5	.22Mi.	**3000 HENDERSON AVE SE** **CEDAR RAPIDS, IA 52403-3633**	07/23/2026	$223,000	$175	1272	5/3/2	1947	6,534 SF	
		APN: 14-26-1-03-010-0-0000 Document #: 2026-021398 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 23 Subdivision: EAST HIGHLANDS Abbreviated Description: Lot:23 Subdivision:EAST HIGHLANDS City/Muni/Twp:CEDAR RAPIDS City/Muni/Twp: CEDAR RAPIDS								

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6	.22Mi.	**1021 NORWOOD DR SE** **CEDAR RAPIDS, IA 52403-3427**	06/30/2026	$208,500	$175	1190	6/3/1.5	1954	10,019 SF

APN: 14-26-2-02-021-0-0000 Document #: 2026-018458
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 11 Subdivision: PEARSONS FIRST ADDITION Sec/Twnship/Range: NE4NW4S26837 Abbreviated Description: Lot:11 Subdivision:PEARSONS FIRST ADDITION Sec/Twnship/Range:NE4NW4S26837 City/Muni/Twp:CEDAR RAPIDS City/Muni/Twp: CEDAR RAPIDS

7	.23Mi.	**1416 NORWOOD DR SE** **CEDAR RAPIDS, IA 52403-3459**	09/25/2026	$315,000	$158	1999	8/3/3	1957	8,276 SF

APN: 14-26-2-76-013-0-0000 Document #: 2026-028792
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 22 Subdivision: PARK FOREST THIRD ADDITION Abbreviated Description: Lot:22 Subdivision:PARK FOREST THIRD ADDITION City/Muni/Twp:CITY OF CEDAR RAPIDS City/Muni/Twp: CITY OF CEDAR RAPIDS

8	.27Mi.	**2629 MOUNT VERNON RD SE** **CEDAR RAPIDS, IA 52403-3423**	07/17/2026	$249,000	$238	1047	7/3/3	1900	5,663 SF

APN: 14-26-2-02-001-0-0000 Document #: 2026-020843
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: PEARSONS FIRST ADDITON Abbreviated Description: Lot:1 Subdivision:PEARSONS FIRST ADDITON City/Muni/Twp:CEDAR RAPIDS City/Muni/Twp: CEDAR RAPIDS

9	.28Mi.	**1017 26TH ST SE** **CEDAR RAPIDS, IA 52403-3415**	08/06/2026	$198,000	$152	1299	7/3/1.5	1930	7,405 SF

APN: 14-26-2-03-024-0-0000 Document #: 2026-023083
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 10 Subdivision: AUDITORS PLAT NO 174 Abbreviated Description: Lot:10 Subdivision:AUDITORS PLAT NO 174

10	.28Mi.	**1472 PARKWOOD DR SE** **CEDAR RAPIDS, IA 52403-3463**	06/17/2026	$243,000	$224	1086	8/4/2.3	1959	10,454 SF

APN: 14-26-2-79-024-0-0000 Document #: 2026-017000
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 73 Subdivision: PARK FOREST FOURTH ADDITION Abbreviated Description: Lot:73 Subdivision:PARK FOREST FOURTH ADDITION City/Muni/Twp:CITY OF CEDAR RAPIDS City/Muni/Twp: CITY OF CEDAR RAPIDS

11	.33Mi.	**2933 DALEWOOD AVE SE** **CEDAR RAPIDS, IA 52403-3032**	08/24/2026	$182,500	$150	1218	8/4/1.3	1950	6,098 SF

APN: 14-23-4-56-002-0-0000 Document #: 2026-025041
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 24 Subdivision: AUDITORS PLAT NO 2522 Abbreviated Description: Lot:24 Subdivision:AUDITORS PLAT NO 2522

12	.34Mi.	**1001 25TH ST SE** **CEDAR RAPIDS, IA 52403-3409**	07/30/2026	$250,000	$173	1444	8/3/1.8	1942	6,534 SF

APN: 14-26-2-04-007-0-0000 Document #: 2026-022194
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 9 Subdivision: AUDITORS PLAT NO 236 Abbreviated Description: Lot:9 Subdivision:AUDITORS PLAT NO 236

13	.34Mi.	**1442 26TH ST SE** **CEDAR RAPIDS, IA 52403-3446**	06/12/2026	$169,000	$124	1362	5/2/1	1958	7,405 SF

APN: 14-26-2-81-004-0-0000 Document #: 2026-016573
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 58 Subdivision: PARK FOREST FOURTH ADDITION Abbreviated Description: Lot:58 Subdivision:PARK FOREST FOURTH ADDITION City/Muni/Twp:CITY OF CEDAR RAPIDS City/Muni/Twp: CITY OF CEDAR RAPIDS

14	.35Mi.	**705 GRANT WOOD DR SE** **CEDAR RAPIDS, IA 52403-2922**	07/10/2026	$248,500	$224	1110	7/4/2.5	1958	7,405 SF

APN: 14-23-3-79-014-0-0000 Document #: 2026-019859
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 13 Subdivision: RUSHS THIRD ADDITION Abbreviated Description: Lot:13 Subdivision:RUSHS THIRD ADDITION City/Muni/Twp:CITY OF CEDAR RAPIDS City/Muni/Twp: CITY OF CEDAR RAPIDS

15	.35Mi.	**714 31ST ST SE** **CEDAR RAPIDS, IA 52403-3023**	07/02/2026	$110,000	$149	736	5/2/1	1900	8,276 SF

APN: 14-23-4-85-004-0-0000 Document #: 2026-018849
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 10 Subdivision: AUDITORS PLAT NO 182 Abbreviated Description: Lot:10 Subdivision:AUDITORS PLAT NO 182

16	.35Mi.	**1229 HERTZ DR SE** **CEDAR RAPIDS, IA 52403-3449**	06/25/2026	$225,000	$208	1084	7/3/2.3	1959	8,712 SF

APN: 14-26-2-78-002-0-0000 Document #: 2026-017996
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 87 Subdivision: PARK FOREST FIFTH ADDITION Abbreviated Description: Lot:87 Subdivision:PARK FOREST FIFTH ADDITION City/Muni/Twp:CITY OF CEDAR RAPIDS City/Muni/Twp: CITY OF CEDAR RAPIDS

17	.37Mi.	**2429 MOUNT VERNON RD SE** **CEDAR RAPIDS, IA 52403-3419**	10/26/2026	$135,000	$156	864	6/3/1	1954	7,405 SF

APN: 14-26-2-04-001-0-0000 Document #: 2026-032046
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 14 Subdivision: AUDITORS NO 236 Abbreviated Description: Lot:14 Subdivision:AUDITORS NO 236

18	.37Mi.	**646 MEMORIAL DR SE** **CEDAR RAPIDS, IA 52403-2938**	09/10/2026	$106,000	$96	1100	5/2/1.3	1948	9,148 SF

APN: 14-23-4-53-030-0-0000 Document #: 2026-027000
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: AUDITORS PLAT NO 285 LINN COUNTY IOWA Abbreviated Description: Lot:2 Subdivision:AUDITORS PLAT NO 285 LINN COUNTY IOWA

19	.39Mi.	**3104 DALEWOOD AVE SE** **CEDAR RAPIDS, IA 52403-3126**	10/22/2026	$210,000	$195	1076	5/3/1	1947	8,712 SF

APN: 14-23-4-78-009-0-0000 Document #: 2026-031608
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 13 Subdivision: AUDITORS PLAT NO 270 Abbreviated Description: Lot:13 Subdivision:AUDITORS PLAT NO 270

20	.4Mi.	**1449 25TH ST SE** **CEDAR RAPIDS, IA 52403-3441**	09/15/2026	$221,500	$213	1040	6/3/1.8	1967	7,841 SF

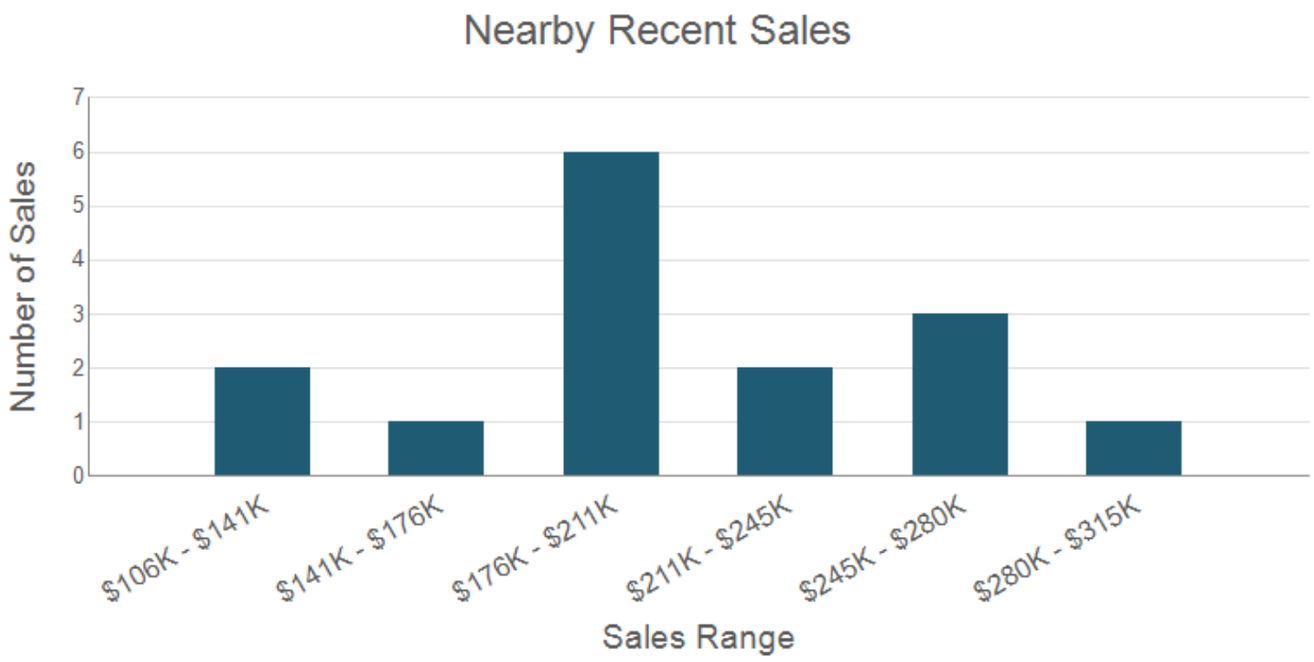
APN: 14-26-2-78-014-0-0000 Document #: 2026-027483
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential

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Legal: Lot: 113 Subdivision: PARK FOREST SIXTH ADDITION Abbreviated Description: Lot:113 Subdivision:PARK FOREST SIXTH ADDITION City/Muni/Twp:CITY OF CEDAR RAPIDS City/Muni/Twp: CITY OF CEDAR RAPIDS

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.

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.	**1158 28TH ST SE**	**03/10/2023**	$141,200	$141,200	1,144	6/3/1	1910	7,405 SF	
.01Mi.	**1200 28TH ST SE**	**01/29/2021**	$135,800	$135,800	1,390	6/3/1	1910	7,405 SF	
.01Mi.	**1152 28TH ST SE**	**04/17/2026**	$152,100	$152,100	981	7/3/1	1955	7,405 SF	
.02Mi.	**1146 28TH ST SE**	**04/30/2003**	$141,700	$141,700	780	5/2/1	1951	7,405 SF	
.02Mi.	**1201 CRESTVIEW DR SE**	**09/20/2012**	$125,400	$125,400	780	4/2/1	1955	7,405 SF	
.02Mi.	**1207 CRESTVIEW DR SE**	**10/12/2010**	$165,400	$165,400	1,092	6/2/1.8	1955	7,405 SF	
.03Mi.	**1139 CRESTVIEW DR SE**	**03/24/2011**	$135,200	$135,200	780	4/2/1.3	1955	7,405 SF	
.03Mi.	**1211 CRESTVIEW DR SE**	**04/24/2025**	$182,200	$182,200	1,274	6/3/1.3	1955	7,405 SF	
.03Mi.	**1142 28TH ST SE**	**02/24/2004**	$174,100	$174,100	1,050	6/3/2.3	1951	7,405 SF	
.04Mi.	**1153 28TH ST SE**	**05/09/2011**	$170,800	$170,800	1,040	8/4/2	1964	8,712 SF	
.04Mi.	**1135 CRESTVIEW DR SE**	**12/08/2025**	$175,800	$175,800	864	7/3/2	1955	7,405 SF	
.04Mi.	**1147 28TH ST SE**	**12/20/1993**	$207,500	$207,500	1,350	6/3/1.8	1964	8,276 SF	
.04Mi.	**1217 CRESTVIEW DR SE**	**10/25/2017**	$165,200	$165,200	864	6/2/2	1955	8,276 SF	
.04Mi.	**1201 28TH ST SE**	**05/26/2016**	$191,800	$191,800	1,040	6/3/2	1964	9,583 SF	
.04Mi.	**1136 28TH ST SE**	**08/15/2017**	$202,700	$202,700	1,503	6/4/2.3	1955	7,405 SF	
.04Mi.	**1141 28TH ST SE**	**05/13/1994**	$135,600	$135,600	1,218	6/3/1.3	1956	8,276 SF	

Rent vs. Own

Households Occupied by Renters:	25%	Households Occupied by Owners:	67%

Demographics & Income

Median Age:	40.5 years old	Households:	10,518
Median Household Income:	$79,386	Households w/Family:	59%
Household Income Per Capita:	$50,018	Households w/Family Married:	45%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	25%

School District

School District Zone:	Cedar Rapids Community School District	Students:	15,224
Number of Schools:	31	Rating:	F

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.48Mi.	**McKinley STEAM Academy**	D-	Public	6 - 8

Number of Students: 426

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Student-Teacher Ratio: 13.44

1.63Mi. **Washington High School** Number of Students: 1,182 Student-Teacher Ratio: 15.27		D	Public	9 - 12
0.45Mi. **Grant Wood Elementary School** Number of Students: 356 Student-Teacher Ratio: 14.75		D	Public	PK - 5

Flood Report

The Subject Property of **1158 28TH ST SE, CEDAR RAPIDS, IA 52403-3531** 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	112%	HIGHER
BURGLARY	103%	SIMILAR
MOTOR VEHICLE THEFT	99%	SIMILAR
FORCIBLE ROBBERY	91%	LOWER
AGGRAVATED ASSAULT	116%	HIGHER
FORCIBLE RAPE	93%	SIMILAR
MURDER	102%	SIMILAR
OVERALL	110%	HIGHER

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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