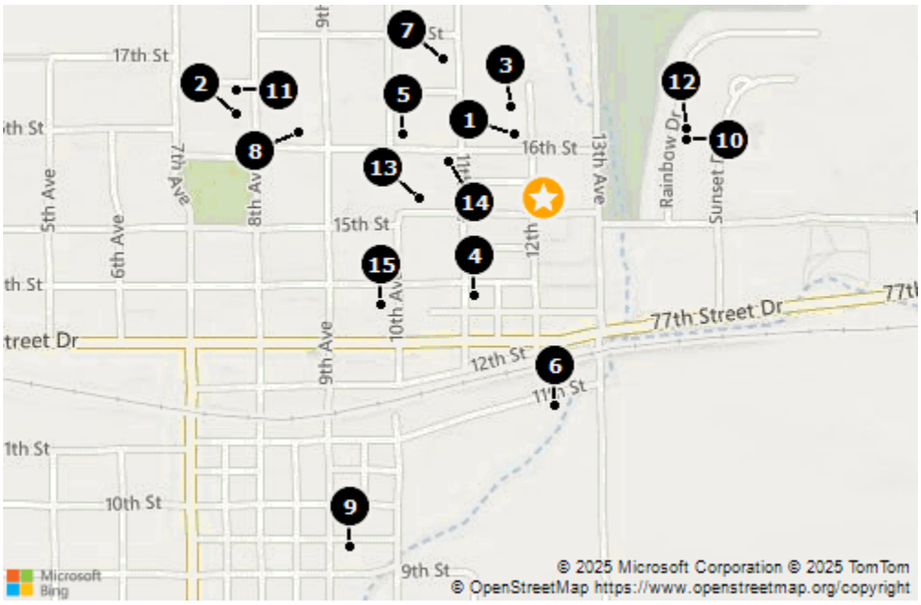
ICE SiteX Report

OrderID: 94822141

SiteX Property Information Report



Subject Property Location

1202 15TH ST, BELLE PLAINE, IA 52208-1661

County:	**BENTON IA**	Census Tract:	190119607.002060
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	03018150	Thomas Bros Pg-Grid:	

Valuation

Value:	**$166,000**	FSD:	23
Value Range:	$127,820 - $204,180	Confidence Score:	77

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2023	Tax Rate Code Area:	030
Assd Land Value:	$16,700	Market Land Value:	$16,700	Tax Year:	2023
Assd Improvement:	$135,100	Market Improvment Value:	$135,100	Total Taxable Value:	$2,806
Total Assessed Value:	$151,800	Total Assessor Market Value:	$151,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 4 Block: 3 Subdivision: SNYDER BROTHERS Map Ref: PM 3018150
Abbreviated Description: SNYDER & BROS ADD LOT 4 BLK 3
City/Muni/Twp: BELLE PLAINE

Property Characteristics

Lot Size:	16,335 SF	Bedrooms:	5	Pool:	
Building Area:	2858 SF	Baths:	2	Fireplace:	
Year Built:	1880	Partial Baths:	1	Type Const:	Steel
Number of Buildings:		Number of Rooms:	10	Ext Walls:	Metal
Number of Units:		Garage Type:	Detached	Heating:	Hot Water
Number of Stories:	2+B	Number of Cars:	3	A/C:	Central
Style:		Basement:	Partial	Roof Cover:	Asphalt
		Foundation:	I	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/13/2025	Sales Price:	$151,515
Document #:	25-0419 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/20/2023	Sales Price:	$150,000
Document #:	23-0821 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	03/15/2023		
Document Type:	Warranty Deed		

Legal Description:
Lot: 4 Block: 3

Prior Transfer

Recording Date:	03/15/2023	Sales Price:	$150,000
Document #:	BK-PG 23 -0821	Type of Sale:	Qualified Sale
Document Type:			

Legal Description:
Lot: 4 Block: 3 Subdivision: SNYDER BROTHERS Map Ref: PM 3018150
Abbreviated Description: SNYDER & BROS ADD LOT 4 BLK 3
City/Muni/Twp: BELLE PLAINE

ICE SiteX Report

OrderID: 94822141

Prior Transfer

Recording Date:	07/22/2022	Sales Price:	N/A
Document #:	22-3340 BK-PG E16-1966	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/06/2016	Loan Amount:	N/A
Document #:	BK-PG E16-1966	Loan Type:	Credit Line (Revolving)
TD Due Date:	10/30/2036	Type Finance:	VAR

Legal Description:
Lot: 4 Block: 3 Subdivision: SNYDER AND BROS ADDITION
City/Muni/Twp: BELLE PLAINE

Prior Transfer

Recording Date:	05/20/1994	Sales Price:	$42,000
Document #:		Type of Sale:	Qualified Sale
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$2,288,000	Median # of Bedrooms	3
Median Lot Size	10,800 SF	Median # of Baths	1
Median Living Area	1,518 SF	Median Year Built	1910
Price Range - 2 Yrs	$63,000 to $342,000	Age Range	34 years to 135 years
Median Value	$136,500	Median Age	115 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.08Mi.	**1112 16TH ST** **BELLE PLAINE, IA 52208-1241**	05/08/2025	$110,000	$65	1682	10/4/1	1920	10,230 SF	
		APN: 03035125 Document #: 25-1597 Document Type: Special Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Block: 6 Subdivision: SNYDER AND BROS ADDITION Abbreviated Description: Block:6 Subdivision:SNYDER AND BROS ADDITION Abbreviated Description:EAST12FTW98FTE2 BLK6 City/Muni/Twp:BELLE PLAINE City/Muni/Twp: BELLE PLAINE								
2	.38Mi.	**1610 8TH AVE** **BELLE PLAINE, IA 52208-1202**	04/14/2025	$195,000	$92	2098	8/4/1	1903	9,400 SF	
		APN: 03045125 Document #: 25-1219 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 11 Subdivision: SUB DIVISION L Sec/Twnship/Range: SW4NW4 S20T82NR12W 5PM Abbreviated Description: Lot:11 Subdivision:SUB DIVISION L Sec/Twnship/Range:SW4NW4 S20T82NR12W 5PM								
3	.12Mi.	**1604 12TH AVE** **BELLE PLAINE, IA 52208-1229**	12/16/2024	$342,000	$148	2304	7/4/2	1991	37,720 SF	
		APN: 03030580 Document #: 24-4333 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 2 MapRef: MB 19 PG 2537 Sec/Twnship/Range: SE4NW4 S20T82NR12W 5PM Abbreviated Description: Lot:2 Map Ref:MB 19 PG 2537Sec/Twnship/Range:SE4NW4 S20T82NR12W 5PM								
4	.14Mi.	**1311 11TH AVE** **BELLE PLAINE, IA 52208-1623**	11/21/2024	$126,000	$102	1232	6/3/1	1918	5,395 SF	
		APN: 03022225 Document #: 24-4079 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 13&14 Block: 4 Subdivision: WILSONS ADDITION Abbreviated Description: Lot:13&14 Block:4 Subdivision:WILSONS ADDITION City/Muni/Twp:BELLE PLAINE City/Muni/Twp: BELLE PLAINE								
5	.19Mi.	**1004 16TH ST** **BELLE PLAINE, IA 52208-1239**	09/24/2024	$115,000	$66	1719	7/4/1	1899	16,335 SF	
		APN: 03045425 Document #: 24-3319 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 4 Block: 7 Subdivision: SNYDER AND BROTHERS ADDITION Abbreviated Description: Lot:4 Block:7 Subdivision:SNYDER AND BROTHERS ADDITION City/Muni/Twp:BELLE PLAINE City/Muni/Twp: BELLE PLAINE								
6	.26Mi.	**1205 11TH ST** **BELLE PLAINE, IA 52208-1706**	08/26/2024	$148,000	$110	1344	8/4/1	1981	30,024 SF	
		APN: 03020400 Document #: 24-2917 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 1-4 Block: 2 Subdivision: BAILEY & SNYDERS ADDITION Abbreviated Description: Lot:1-4 Block:2 Subdivision:BAILEY & SNYDERS ADDITION								
7	.21Mi.	**1706 11TH AVE** **BELLE PLAINE, IA 52208-1225**	07/17/2024	$93,000	$94	989	6/2/1	1900	11,781 SF	
		APN: 03011075 Document #: 24-2416 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 3 Block: 4 Subdivision: F E SNYDERS ADDITION Abbreviated Description: Lot:3 Block:4 Subdivision:F E SNYDERS ADDITION City/Muni/Twp:BELLE PLAINE City/Muni/Twp: BELLE PLAINE								
8	.31Mi.	**810 16TH ST** **BELLE PLAINE, IA 52208-1235**	07/02/2024	$210,000	$105	1982	6/3/1	1890	16,781 SF	
		APN: 03012925 Document #: 24-2227 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 5 Block: 1 Sec/Twnship/Range: SW4NW4 S20T82NR12W 5PM Abbreviated Description: Lot:5 Block:1 Sec/Twnship/Range:SW4NW4 S20T82NR12W 5PM								
9	.48Mi.	**905 9TH AVE** **BELLE PLAINE, IA 52208-1728**	06/28/2024	$101,000	$86	1172	5/3/1	1890	10,800 SF	
		APN: 03028475 Document #: 24-2177 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 8 Block: 5 Subdivision: HUTTONS SECOND ADDITION Abbreviated Description: Lot:8 Block:5 Subdivision:HUTTONS SECOND ADDITION City/Muni/Twp:BELLE PLAINE City/Muni/Twp: BELLE PLAINE								

ICE SiteX Report

OrderID: 94822141

10	.19Mi.	**1513 RAINBOW DR** **BELLE PLAINE, IA 52208-1337**	06/25/2024	$152,000	$139	1088	4/2/1	1981	10,400 SF

APN: 03041675 Document #: 24-2131
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 7 Block: 2 Subdivision: COUNTRY CLUB ADDITION Abbreviated Description: Lot:7 Block:2 Subdivision:COUNTRY CLUB ADDITION City/Muni/Twp:BELLE PLAINE City/Muni/Twp: BELLE PLAINE

11	.39Mi.	**1616 8TH AVE** **BELLE PLAINE, IA 52208-1202**	06/24/2024	$136,500	$80	1695	6/3/1	1910	9,212 SF

APN: 03035025 Document #: 24-2100
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 9 Sec/Twnship/Range: SW4NW4 S20T82NR12W 5PM Abbreviated Description: Lot:9 Sec/Twnship/Range:SW4NW4 S20T82NR12W 5PM Abbreviated Description:NORTH2 LOT9

12	.19Mi.	**1515 RAINBOW DR** **BELLE PLAINE, IA 52208-1337**	06/20/2024	$170,000	$140	1207	6/3/2	1990	10,400 SF

APN: 03041700 Document #: 24-2071
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 8 Block: 2 Subdivision: COUNTRY CLUB ADDITION Abbreviated Description: Lot:8 Block:2 Subdivision:COUNTRY CLUB ADDITION City/Muni/Twp:BELLE PLAINE City/Muni/Twp: BELLE PLAINE

13	.15Mi.	**1006 15TH ST** **BELLE PLAINE, IA 52208-1657**	06/17/2024	$116,500	$76	1518	6/3/1	1900	16,335 SF

APN: 03002750 Document #: 24-2028
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 3 Block: 9 Subdivision: SYNDER & BROTHERS ADDITION Abbreviated Description: Lot:3 Block:9 Subdivision:SYNDER & BROTHERS ADDITION City/Muni/Twp:BELLE PLAINE City/Muni/Twp: BELLE PLAINE

14	.12Mi.	**1009 16TH ST** **BELLE PLAINE, IA 52208-1238**	04/30/2024	$210,000	$152	1380	8/3/2	1973	9,440 SF

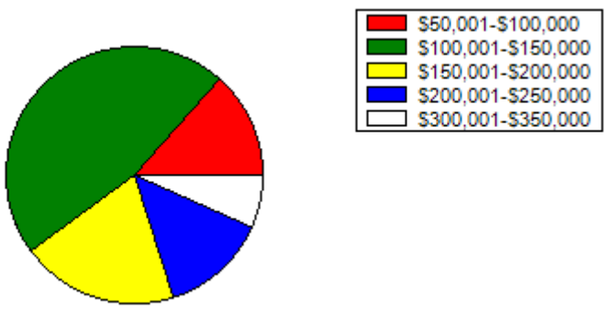
APN: 03028025 Document #: 24-1330
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1&2 Block: 8 Subdivision: SNYDER AND BROTHERS ADDITION Abbreviated Description: Lot:1&2 Block:8 Subdivision:SNYDER AND BROTHERS ADDITION Abbreviated Description:NORTH80FT LOT1&E19FTN80FT LOT2 City/Muni/Twp:BELLE PLAINE City/Muni/Twp: BELLE PLAINE

15	.24Mi.	**1308 10TH AVE** **BELLE PLAINE, IA 52208-1620**	04/03/2024	$63,000	$23	2626	8/4/2	1890	10,800 SF

APN: 03028050 Document #: 24-0998
Document Type: Special Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 7 Subdivision: DUMONTS ADDITION TO BELLE PLAINE Abbreviated Description: Lot:7 Subdivision:DUMONTS ADDITION TO BELLE PLAINE

Comparable Sales Chart

% Distribution Sales for Two Years



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.

ICE SiteX Report

OrderID: 94822141

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.	**1202 15TH ST**	**03/15/2023**	$151,800	$151,800	2,858	10/5/2	1880	16,335 SF	
.02Mi.	**1204 15TH ST**	**08/02/2018**	$66,300	$66,300	1,083	6/3/1	1920	14,850 SF	
.03Mi.	**1116 15TH ST**	**11/19/1996**	$121,600	$121,600	1,797	7/3/2	1860	9,108 SF	
.04Mi.	**1206 15TH ST**	**12/22/2020**	$50,100	$50,100	1,138	5/2/1	1920	17,820 SF	
.04Mi.	**1205 15TH ST**	**03/16/2015**	$186,800	$186,800	1,820	9/5/3	1960	26,477 SF	
.04Mi.	**1509 12TH AVE**	**07/19/2021**	$46,300	$46,300	812	3/1/1	1920	8,085 SF	
.04Mi.	**1111 16TH ST**	**11/19/2019**	$38,000	$38,000	957	5/3/1	1880	12,663 SF	
.05Mi.	**1108 15TH ST**	**01/26/2018**	$153,700	$153,700	2,121	7/4/2	1920	16,335 SF	
.05Mi.	**1113 15TH ST**	**12/17/2019**	$55,200	$55,200	932	5/2/1	1910	10,337 SF	
.05Mi.	**1207 16TH ST**	**07/24/2023**	$85,300	$85,300	1,760	5/2/1	2023	20,418 SF	
.05Mi.	**1212 15TH ST**	**10/30/2014**	$95,200	$95,200	1,296	7/3/1	1920	11,385 SF	
.05Mi.	**1109 16TH ST**	**04/21/2015**	$133,100	$133,100	1,238	7/2/2	1917	9,900 SF	
.06Mi.	**1109 15TH ST**	**04/28/2023**	$90,000	$90,000	1,728	8/4/1	1875	10,687 SF	
.06Mi.	**1106 15TH ST**	**12/17/2017**	$80,000	$80,000	1,316	5/2/1	1915	9,900 SF	
.06Mi.	**1107 16TH ST**	**09/01/1990**	$194,900	$194,900	1,914	8/3/2	1915	10,106 SF	
.06Mi.	**1510 13TH AVE**	**07/10/2023**	$140,100	$140,100	1,008	7/3/2	1960	11,385 SF	

Rent vs. Own

Households Occupied by Renters:	15%	Households Occupied by Owners:	71%

Demographics & Income

Median Age:	45.0 years old	Households:	1,408
Median Household Income:	$63,541	Households w/Family:	64%
Household Income Per Capita:	$33,742	Households w/Family Married:	48%
Most Common Education Level:	High School Graduate	Households w/Family Children:	26%

School District

School District Zone:	Belle Plaine Community School District	Students:	488
Number of Schools:	2	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.69Mi.	**Belle Plaine Jr. / Sr. High School** Number of Students: 212 Student-Teacher Ratio: 11.28 Advanced Placement: Yes	C-	Public	7 - 12
0.71Mi.	**Longfellow Elementary School** Number of Students: 276 Student-Teacher Ratio: 13.53	B	Public	PK - 6

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	67%	NOTABLY LOWER
BURGLARY	145%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	70%	NOTABLY LOWER
FORCIBLE ROBBERY	88%	LOWER
AGGRAVATED ASSAULT	167%	NOTABLY HIGHER
FORCIBLE RAPE	103%	SIMILAR
MURDER	139%	NOTABLY HIGHER
OVERALL	153%	NOTABLY 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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