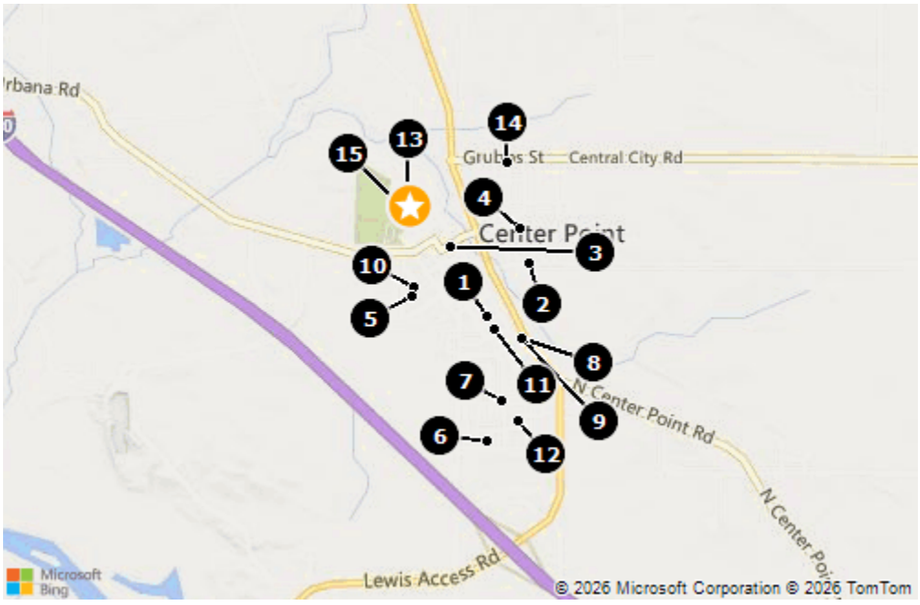
ICE SiteX Report

OrderID: 98655526

SiteX Property Information Report



Subject Property Location

1315 MAIN ST, CENTER POINT, IA 52213-9611

County:	**LINN IA**	Census Tract:	191130102.002031
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	05-09-2-28-005-0-0000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$180,000**	FSD:	14	Common Confidence Score:	45
Value Range:	$154,800 - $205,200	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	CENTER POINT CITY/
Assd Land Value:	$19,800	Market Land Value:	$19,800	Tax Year:	2024
Assd Improvement:	$160,300	Market Improvment Value:	$160,300	Total Taxable Value:	$3,214
Total Assessed Value:	$180,100	Total Assessor Market Value:	$180,100	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 10 Subdivision: IRREGULAR SURVEY Sec/Twnship/Range: SEC 09 TWN 85 RNG 08

Abbreviated Description:	NE'LY 87' NW'LY 100' LOT 10-EX RD-IRR SUR N1/2 NW SEC 9 TWP 85 R 8
City/Muni/Twp:	CENTER POINT

Property Characteristics

Lot Size:	8,712 SF	Bedrooms:	2	Pool:	
Building Area:	1042 SF	Baths:		Fireplace:	
Year Built:	1940	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Metal
Number of Units:		Garage Type:	Attached	Heating:	Forced Air
Number of Stories:	1	Number of Cars:	1	A/C:	
Style:		Basement:	Yes	Roof Cover:	Asphalt
		Foundation:	Block	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/09/2025	Sales Price:	$130,000
Document #:	2025-011596 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	05/01/2025		
Document Type:			

Legal Description:

Lot: 10 Subdivision: IRREGULAR SURVEY Sec/Twnship/Range: SW4S09837

Prior Transfer

Recording Date:	05/05/2020	Sales Price:	N/A
Document #:	BK-PG 9816-507	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/30/2020	Sales Price:	N/A
Document #:	BK-PG 9816-490	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

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Prior Transfer

Recording Date:	04/15/2020	Sales Price:	N/A
Document #:	BK-PG 10615 -458	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 10 Subdivision: IRREGULAR SURVEY Sec/Twnship/Range: SEC 09 TWN 85 RNG 08
Abbreviated Description: NE'LY 87' NW'LY 100' LOT 10-EX RD-IRR SUR N1/2 NW SEC 9 TWP 85 R 8
City/Muni/Twp: CENTER POINT

Prior Transfer

Recording Date:	04/15/2020	Sales Price:	$137,500
Document #:	BK-PG 10615-458	Type of Sale:	Sales Price Rounded from Tax
Document Type:			

Legal Description:
Lot: 10 Sec/Twnship/Range: N2NW4 S09T85R08
Abbreviated Description: NORTHEASTERLY87FTNWLY100FT LOT10

Prior Transfer

Recording Date:	06/23/2017	Sales Price:	N/A
Document #:	BK-PG 9864-229	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	06/12/2017		
Document Type:			

Legal Description:
Lot: 10 Subdivision: IRREGULAR SURVEY Sec/Twnship/Range: SW4 S10T82NR07W
City/Muni/Twp: WESTERN

Prior Transfer

Recording Date:	05/17/2017	Sales Price:	$96,874
Document #:	BK-PG 7949-028	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/26/2017	Loan Amount:	N/A
Document #:	BK-PG 9816-507	Loan Type:	New Conventional
TD Due Date:	05/01/2027	Type Finance:	

Legal Description:
Lot: 10
Abbreviated Description: PART OF LOT 10

Mortgage Record

Recording Date:	04/26/2017	Loan Amount:	N/A
Document #:	BK-PG 9816-490	Loan Type:	ARM (Adjustable Rate Mortgage)
TD Due Date:	05/01/2047	Type Finance:	ADJ

Legal Description:
Lot: 10
Abbreviated Description: PART OF LOT 10

Prior Transfer

Recording Date:	04/26/2017	Sales Price:	$105,000
Document #:	BK-PG 9816-489	Type of Sale:	Per Assessor Transaction History
Contract Date:	04/24/2017		
Document Type:			

Legal Description:
Lot: 10 Sec/Twnship/Range: N2NW4 S09T85R08
Abbreviated Description: NORTH EAST 87 FT OF THE NORTH WEST 100 FT OF LOT 10

Prior Transfer

Recording Date:	05/23/2011	Sales Price:	N/A
Document #:	BK-PG 7367-505	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/17/2011	Loan Amount:	N/A
Document #:	BK-PG 7949-028	Loan Type:	FHA
TD Due Date:	06/01/2041	Type Finance:	

Legal Description:
Lot: 10 Subdivision: IRREGULAR SURVEY Sec/Twnship/Range: N2NW4 S09T85R08

Prior Transfer

Recording Date:	07/31/2009	Sales Price:	$106,500
Document #:	BK-PG 7367-504	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/29/2009		
Document Type:			

Legal Description:
Lot: 10 Sec/Twnship/Range: N2NW4 S09T85R08

Prior Transfer

Recording Date:	01/02/2008	Sales Price:	$69,500
Document #:	200800035709 BK-PG 6874-253	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/28/2007		
Document Type:			

Legal Description:
Lot: 10
Abbreviated Description: NORTHEASTERLY87 FT NW100 FT LOT10 N2 NW4 SEC9-85-8

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Prior Transfer

Recording Date:	09/26/2007	Sales Price:	N/A
Document #:	200800018056 BK-PG 4358-504	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/28/2004	Sales Price:	$81,000
Document #:	200400091800 BK-PG 5700-178	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/22/2004		
Document Type:			

Legal Description:
Lot: 10 Sec/Twnship/Range: N2NW4 S09T85R08
Abbreviated Description: NORTHEASTERLY87 FT NW100 FT LOT10

Prior Transfer

Recording Date:	06/30/2000	Sales Price:	$62,500
Document #:	75134 BK-PG 4120-440	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/30/2000		
Document Type:			

Legal Description:
Lot: 10 Sec/Twnship/Range: N2NW4 S09T85R08
Abbreviated Description: NORTHEASTERLY87 FT NW100 FT LOT10

Area Sales Analysis

Total Area Sales	$3,877,500	Median # of Bedrooms	3
Median Lot Size	9,583 SF	Median # of Baths	
Median Living Area	1,204 SF	Median Year Built	1956
Price Range - 2 Yrs	$127,500 to $515,000	Age Range	2 years to 128 years
Median Value	$185,000	Median Age	70 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.65Mi.	**214 MAIN ST** **CENTER POINT, IA 52213-9558**	04/23/2026	$185,000	$153	1204	4/2/	1949	9,583 SF	
2	.64Mi.	**809 IOWA ST** **CENTER POINT, IA 52213-9685**	04/21/2026	$185,000	$154	1196	5/3/	1961	6,970 SF	
3	.29Mi.	**316 E WASHINGTON ST** **CENTER POINT, IA 52213-9691**	01/28/2026	$138,000	$103	1330	6/2/	1898	6,534 SF	
4	.55Mi.	**920 E WASHINGTON ST** **CENTER POINT, IA 52213-9404**	11/21/2025	$165,000	$110	1488	7/3/	1918	13,939 SF	
5	.43Mi.	**608 POINTER CIR** **CENTER POINT, IA 52213-9389**	11/06/2025	$500,000	$275	1814	8/5/	2021	11,326 SF	
6	1.19Mi.	**811 VALLEY CT** **CENTER POINT, IA 52213-9457**	10/24/2025	$370,000	$225	1640	9/4/	1998	12,632 SF	
7	1.03Mi.	**401 ROSEDALE DR** **CENTER POINT, IA 52213-9326**	10/23/2025	$300,000	$179	1674	7/3/	2001	10,890 SF	
8	.84Mi.	**413 MAIDEN ST** **CENTER POINT, IA 52213-9323**	10/23/2025	$182,500	$190	960	4/2/	1957	5,227 SF	
9	.86Mi.	**417 MAIDEN ST** **CENTER POINT, IA 52213-9323**	10/09/2025	$150,000	$195	768	4/2/	1956	8,276 SF	

1 .65Mi. **214 MAIN ST** **CENTER POINT, IA 52213-9558** 04/23/2026 $185,000 $153 1204 4/2/ 1949 9,583 SF
APN: 05-09-4-38-003-0-0000 Document #: 2026-010774
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 3 Block: 9 Subdivision: LEVERICH ADDITION Abbreviated Description: Lot:3 Block:9 Subdivision:LEVERICH ADDITION City/Muni/Twp:CENTER POINT City/Muni/Twp: CENTER POINT

2 .64Mi. **809 IOWA ST** **CENTER POINT, IA 52213-9685** 04/21/2026 $185,000 $154 1196 5/3/ 1961 6,970 SF
APN: 05-09-1-79-014-0-0000 Document #: 2026-010512
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 24 Sec/Twnship/Range: SE4NE4S09858 Abbreviated Description: Sec/Twnship/Range:SE4NE4S09858 Abbreviated Description:LOT: SOUTH 71 FEET OF LOT 24

3 .29Mi. **316 E WASHINGTON ST** **CENTER POINT, IA 52213-9691** 01/28/2026 $138,000 $103 1330 6/2/ 1898 6,534 SF
APN: 05-09-2-92-003-0-0000 Document #: 2026-002430
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 3,4 Block: 1 Subdivision: GRUBS ADDITION Abbreviated Description: Lot:3,4 Block:1 Subdivision:GRUBS ADDITION Abbreviated Description:LOT: SOUTHWESTERLY 54 FEET OF LOTS 3 AND 4 City/Muni/Twp:TOWN OF CENTER POINT City/Muni/Twp: TOWN OF CENTER POINT

4 .55Mi. **920 E WASHINGTON ST** **CENTER POINT, IA 52213-9404** 11/21/2025 $165,000 $110 1488 7/3/ 1918 13,939 SF
APN: 05-09-1-81-001-0-0000 Document #: 2025-032469
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 16,17 Block: 3 Subdivision: EAST CENTER POINT Abbreviated Description: Lot:16,17 Subdivision:EAST CENTER POINT Abbreviated Description:LOT: EAST 30 FEET OF LOT 16

5 .43Mi. **608 POINTER CIR** **CENTER POINT, IA 52213-9389** 11/06/2025 $500,000 $275 1814 8/5/ 2021 11,326 SF
APN: 05-09-3-04-023-0-0000 Document #: 2025-030894
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 28 Subdivision: WESTVIEW ADDITION Abbreviated Description: Lot:28 Subdivision:WESTVIEW ADDITION City/Muni/Twp:CITY OF CENTER POINT City/Muni/Twp: CITY OF CENTER POINT

6 1.19Mi. **811 VALLEY CT** **CENTER POINT, IA 52213-9457** 10/24/2025 $370,000 $225 1640 9/4/ 1998 12,632 SF
APN: 05-16-1-54-016-0-0000 Document #: 2025-029516
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 24 Subdivision: TERRACE HILLS FIRST ADDITION Abbreviated Description: Lot:24 Subdivision:TERRACE HILLS FIRST ADDITION City/Muni/Twp:CENTER POINT City/Muni/Twp: CENTER POINT

7 1.03Mi. **401 ROSEDALE DR** **CENTER POINT, IA 52213-9326** 10/23/2025 $300,000 $179 1674 7/3/ 2001 10,890 SF
APN: 05-16-1-33-002-0-0000 Document #: 2025-029413
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 4 Subdivision: TERRACE HILLS THIRD ADDITION Abbreviated Description: Lot:4 Subdivision:TERRACE HILLS THIRD ADDITION City/Muni/Twp:CITY OF CENTER POINT City/Muni/Twp: CITY OF CENTER POINT

8 .84Mi. **413 MAIDEN ST** **CENTER POINT, IA 52213-9323** 10/23/2025 $182,500 $190 960 4/2/ 1957 5,227 SF
APN: 05-09-4-77-009-0-0000 Document #: 2025-029404
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 9 Subdivision: WORMERS ADDITION Abbreviated Description: Lot:9 Subdivision:WORMERS ADDITION City/Muni/Twp:CENTER POINT City/Muni/Twp: CENTER POINT

9 .86Mi. **417 MAIDEN ST** **CENTER POINT, IA 52213-9323** 10/09/2025 $150,000 $195 768 4/2/ 1956 8,276 SF
APN: 05-09-4-77-010-0-0000 Document #: 2025-027966

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Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 10 Subdivision: WORMERS ADDITION Abbreviated Description: Lot:10 Subdivision:WORMERS ADDITION City/Muni/Twp:CENTER POINT City/Muni/Twp: CENTER POINT

10	.39Mi.	**617 POINTER CIR** **CENTER POINT, IA 52213-9389**	10/02/2025	$497,000	$288	1721	8/4/	2024	13,939 SF

APN: 05-09-3-11-002-0-0000 Document #: 2025-027234
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 20 Subdivision: WESTVIEW ADDITION Abbreviated Description: Lot:20 Subdivision:WESTVIEW ADDITION City/Muni/Twp:CITY OF CENTER POINT City/Muni/Twp: CITY OF CENTER POINT

11	.72Mi.	**108 MAIN ST** **CENTER POINT, IA 52213-9557**	09/08/2025	$212,500	$210	1008	6/2/	1938	9,148 SF

APN: 05-09-4-52-004-0-0000 Document #: 2025-024394
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1,2 Block: 19 Subdivision: LEVERICHS ADDITION Abbreviated Description: Lot:1,2 Block:19 Subdivision:LEVERICHS ADDITION Abbreviated Description:LOT: SW-LY 1/2 OF LOT 1 & SW-LY 1/2 OF LOT 2 City/Muni/Twp:CENTER POINT City/Muni/Twp: CENTER POINT

12	1.16Mi.	**630 LINCOLN CT** **CENTER POINT, IA 52213-4700**	09/03/2025	$515,000	$328	1570	10/4/	2016	12,197 SF

APN: 05-16-1-07-009-0-0000 Document #: 2025-024070
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 8 Subdivision: FRANKLIN HEIGHTS-PART THREE Abbreviated Description: Lot:8 Subdivision:FRANKLIN HEIGHTS-PART THREE City/Muni/Twp:CENTER POINT City/Muni/Twp: CENTER POINT

13	.03Mi.	**1222 SUMMIT ST** **CENTER POINT, IA 52213-9432**	08/12/2025	$127,500	$221	576	4/2/	1953	3,485 SF

APN: 05-09-2-03-003-0-0000 Document #: 2025-021779
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 10 Abbreviated Description: Abbreviated Description:LOT: PART OF LOT 10

14	.51Mi.	**832 GRUBBS ST** **CENTER POINT, IA 52213-9662**	08/04/2025	$145,000	$188	768	4/2/	1940	10,890 SF

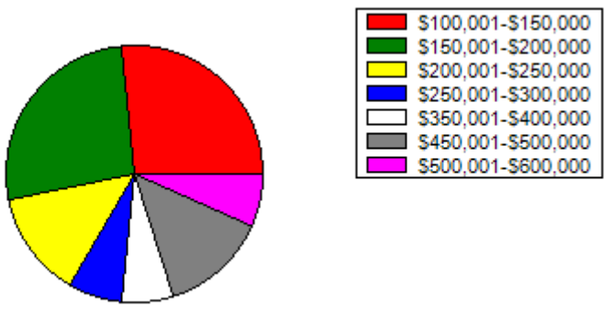
APN: 05-09-1-26-001-0-0000 Document #: 2025-020863
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1,2 Block: 6 Subdivision: HAZELTINES SECOND ADDITION Abbreviated Description: Lot:1,2 Block:6 Subdivision:HAZELTINES SECOND ADDITION Abbreviated Description:LOT: EAST 90 FEET OF LOTS 1 AND 2

15	.06Mi.	**1339 SUMMIT ST** **CENTER POINT, IA 52213-9435**	07/24/2025	$205,000	$191	1072	5/3/	1952	7,405 SF

APN: 05-09-2-27-012-0-0000 Document #: 2025-019730
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 7 Sec/Twnship/Range: S09858 Abbreviated Description: Sec/Twnship/Range:S09858 Abbreviated Description:LOT: PART LOT 7 City/Muni/Twp:TOWN OF CENTER POINT City/Muni/Twp: TOWN OF CENTER POINT

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.

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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.	**1315 MAIN ST**	**04/15/2020**	$180,100	$180,100	1,042	6/2/	1940	8,712 SF	
.01Mi.	**1314 SUMMIT ST**	**03/31/1986**	$173,900	$173,900	1,056	8/3/	1967	6,970 SF	
.02Mi.	**1321 MAIN ST**	**02/05/2025**	$138,000	$138,000	1,042	6/3/	1900	9,583 SF	
.02Mi.	**1309 MAIN ST**	**08/23/2022**	$200,000	$200,000	1,284	5/3/	1880	10,890 SF	
.03Mi.	**1303 MAIN ST**	**09/23/2020**	$130,900	$130,900	1,536	7/3/	1910	7,405 SF	
.03Mi.	**1333 MAIN ST**	**05/20/2008**	$197,800	$197,800	1,714	7/4/	1961	16,988 SF	
.03Mi.	**1222 SUMMIT ST**	**08/12/2025**	$94,000	$94,000	576	4/2/	1953	3,485 SF	
.04Mi.	**1221 MAIN ST**	**04/28/1997**	$179,600	$179,600	1,993	6/3/	1952	9,148 SF	
.05Mi.	**1308 MAIN ST**	**09/22/2021**	$118,300	$118,300	1,392	7/2/	1873	22,651 SF	
.05Mi.	**1320 MAIN ST**	**10/15/2024**	$158,800	$158,800	1,025	5/3/	1985	26,572 SF	
.05Mi.	**1335 MAIN ST**	**09/14/2009**	$243,000	$243,000	1,168	7/4/	1978	12,632 SF	
.05Mi.	**1338 MAIN ST**	**01/13/2005**	$329,400	$329,400	2,231	7/3/	1979	41,818 SF	
.05Mi.	**1333 SUMMIT ST**	**12/23/1998**	$124,400	$124,400	898	5/3/	1952	10,890 SF	
.05Mi.	**1207 MAIN ST**	**11/27/2023**	$144,600	$144,600	1,526	6/3/	1911	11,326 SF	
.06Mi.	**1339 SUMMIT ST**	**07/24/2025**	$151,000	$151,000	1,072	5/3/	1952	7,405 SF	
.06Mi.	**1344 MAIN ST**	**02/27/2014**	$227,800	$227,800	1,456	4/3/	1995	18,295 SF	

Rent vs. Own

Households Occupied by Renters:	17%	Households Occupied by Owners:	78%

Demographics & Income

Median Age:	39.9 years old	Households:	2,240
Median Household Income:	$88,269	Households w/Family:	70%
Household Income Per Capita:	$39,554	Households w/Family Married:	58%
Most Common Education Level:	High School Graduate	Households w/Family Children:	33%

School District

School District Zone:	Center Point-Urbana Community School District	Students:	1,370
Number of Schools:	4	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.45Mi.	**Center Point - Urbana High School** Number of Students: 440 Student-Teacher Ratio: 15.71	A	Public	9 - 12
4.84Mi.	**Center Point - Urbana Intermediate** Number of Students: 275 Student-Teacher Ratio: 14.87	NA	Public	3 - 5
0.42Mi.	**Center Point - Urbana Middle School** Number of Students: 290 Student-Teacher Ratio: 12.59	A	Public	6 - 8
0.69Mi.	**Center Point - Urbana Primary** Number of Students: 365 Student-Teacher Ratio: 13.75	NA	Public	PK - 2

Flood Report

The Subject Property of **1315 MAIN ST, CENTER POINT, IA 52213-9611** 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	34%	SIGNIFICANTLY LOWER
BURGLARY	84%	LOWER
MOTOR VEHICLE THEFT	69%	NOTABLY LOWER
FORCIBLE ROBBERY	154%	NOTABLY HIGHER
AGGRAVATED ASSAULT	66%	NOTABLY LOWER
FORCIBLE RAPE	150%	NOTABLY HIGHER
MURDER	120%	HIGHER
OVERALL	103%	SIMILAR

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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