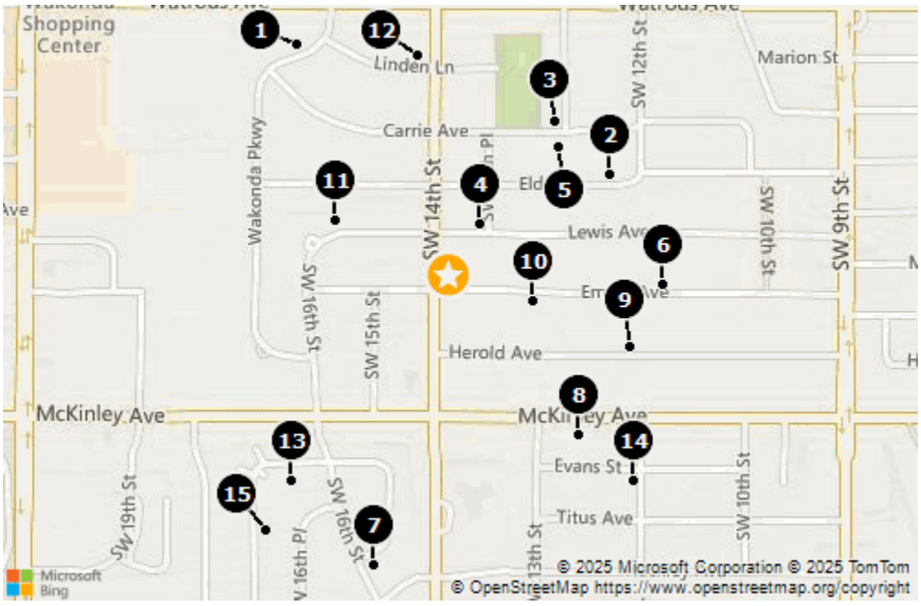
ICE SiteX Report

OrderID: 95759258

SiteX Property Information Report



Subject Property Location

1323 EMMA AVE, DES MOINES, IA 50315-3850

County:	**POLK IA**	Census Tract:	191530045.022021
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	120/03024-000-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$261,000**	FSD:	19
Value Range:	$211,410 - $310,590	Confidence Score:	81

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$34,700	Market Land Value:	$34,700	Tax Year:	2024
Assd Improvement:	$166,000	Market Improvment Value:	$166,000	Total Taxable Value:	$3,322
Total Assessed Value:	$200,700	Total Assessor Market Value:	$200,700	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 121 District: 120 Subdivision: LAWN ARBOR PLACE
Abbreviated Description: LOT 121 LAWN ARBOR PLACE
City/Muni/Twp: CITY OF DES MOINES

Property Characteristics

Lot Size:	8,100 SF	Bedrooms:	3	Pool:	
Building Area:	2124 SF	Baths:	2	Fireplace:	
Year Built:	1932	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	4
Number of Units:		Garage Type:	Detached	Heating:	Forced Air
Number of Stories:	2+B	Number of Cars:	2	A/C:	Yes
Style:	Convention	Basement:	Yes	Roof Cover:	Asphalt
		Foundation:	Block	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/11/2024	Sales Price:	$152,493
Document #:	2024-00065015 BK-PG 18618-744	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/14/2022	Sales Price:	N/A
Document #:	2022-00058117 BK-PG 18617-689	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	06/30/2022	Loan Amount:	N/A
Document #:	2022-00054065 BK-PG 19175-449	Loan Type:	Stand Alone Second
TD Due Date:	06/15/2037	Type Finance:	
Legal Description:			

Lot: 121 Subdivision: LAWN ARBOR PLACE

Prior Transfer

Recording Date:	07/23/2021	Sales Price:	N/A
Document #:	2021-00078163 BK-PG 18079-50	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

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Legal Description:

Prior Transfer

Recording Date:	07/08/2021	Sales Price:	N/A
Document #:	2021-00071881 BK-PG 17943-653	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/30/2021	Loan Amount:	N/A
Document #:	2021-00069037 BK-PG 18618-744	Loan Type:	FHA
TD Due Date:	07/01/2051	Type Finance:	

Legal Description:
Lot: 121 Subdivision: LAWN ARBOR PLACE
City/Muni/Twp: DES MOINES

Mortgage Record

Recording Date:	06/30/2021	Loan Amount:	N/A
Document #:	2021-00068800 BK-PG 18617-689	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 121 Subdivision: LAWN ARBOR PLACE
City/Muni/Twp: DES MOINES

Mortgage Record

Recording Date:	09/22/2020	Loan Amount:	N/A
Document #:	2020-00032685 BK-PG 18079-50	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 121 Subdivision: LAWN ARBOR PLACE
City/Muni/Twp: DES MOINES

Prior Transfer

Recording Date:	07/21/2020	Sales Price:	N/A
Document #:	2020-00007780 BK-PG 16721-374	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/13/2020	Loan Amount:	N/A
Document #:	2020-00004485 BK-PG 17943-653	Loan Type:	FHA
TD Due Date:	08/01/2050	Type Finance:	

Legal Description:
Lot: 121 Subdivision: LAWN ARBOR PLACE
City/Muni/Twp: DES MOINES

Prior Transfer

Recording Date:	12/14/2017	Sales Price:	N/A
Document #:	2017-00049311 BK-PG 16568-290	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/13/2017	Loan Amount:	N/A
Document #:	2017-00040332 BK-PG 16721-0374	Loan Type:	ARM (Adjustable Rate Mortgage)
TD Due Date:	12/01/2047	Type Finance:	ADJ

Legal Description:
Lot: 121 Subdivision: LAWN ARBOR PLACE
City/Muni/Twp: DES MOINES

Prior Transfer

Recording Date:	08/25/2017	Sales Price:	N/A
Document #:	2017-00016740 BK-PG 11007-0691	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/18/2017	Loan Amount:	N/A
Document #:	2017-00004978 BK-PG 16568-0290	Loan Type:	ARM (Adjustable Rate Mortgage)
TD Due Date:		Type Finance:	ADJ

Legal Description:
Lot: 121 Subdivision: LAWN ARBOR PLACE
City/Muni/Twp: DES MONIES

Prior Transfer

Recording Date:	07/18/2017	Sales Price:	$118,000
Document #:	2017-00004976 BK-PG 16568-0286	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	07/14/2017		
Document Type:	Warranty Deed		

Legal Description:
Lot: 121 Subdivision: LAWN ARBOR PLACE
City/Muni/Twp: DES MOINES

Prior Transfer

Recording Date:	07/18/2017	Sales Price:	$118,000
Document #:	BK-PG 16568 -286	Type of Sale:	Per Assessor Transaction History
Document Type:			

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Legal Description:
Lot: 121 District: 120 Subdivision: LAWN ARBOR PLACE
Abbreviated Description: LOT 121 LAWN ARBOR PLACE
City/Muni/Twp: CITY OF DES MOINES

Prior Transfer

Recording Date:	04/07/2005	Sales Price:	N/A
Document #:	2005-00088927 BK-PG 11007-0690	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	03/31/2005		
Document Type:	Intra-family Transfer or Dissolution		

Legal Description:
Lot: 121 Subdivision: LAWN ARBOR PLACE
City/Muni/Twp: DES MOINES

Prior Transfer

Recording Date:	04/01/1992	Sales Price:	$51,150
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$3,269,000	Median # of Bedrooms	3
Median Lot Size	11,200 SF	Median # of Baths	1
Median Living Area	1,204 SF	Median Year Built	1955
Price Range - 2 Yrs	$73,000 to $355,000	Age Range	20 years to 126 years
Median Value	$225,000	Median Age	70 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.34Mi.	**4104 WAKONDA PKWY** **DES MOINES, IA 50315-3353**	09/15/2025	$253,000	$210	1204	5/2/1	1950	8,400 SF	
		APN: 120/06071-000-000 Document #: 2025-00054734 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 27 Subdivision: WAKONDA MANOR Abbreviated Description: Lot:27 Subdivision:WAKONDA MANOR City/Muni/Twp:CITY OF DES MOINES City/Muni/Twp: CITY OF DES MOINES								
2	.23Mi.	**1205 ELDER LN** **DES MOINES, IA 50315-3443**	09/09/2025	$225,000	$216	1037	5/3/1	1956	11,537 SF	
		APN: 120/02822-000-000 Document #: 2025-00053402 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 2 Subdivision: KATHY PLACE Abbreviated Description: Lot:2 Subdivision:KATHY PLACE City/Muni/Twp:CITY OF DES MOINES City/Muni/Twp: CITY OF DES MOINES								
3	.23Mi.	**1233 CARRIE AVE** **DES MOINES, IA 50315-3431**	09/08/2025	$185,000	$191	968	5/3/1	1955	9,730 SF	
		APN: 120/01712-000-000 Document #: 2025-00052963 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 2 Subdivision: GARDENA HEIGHTS PLAT NO 2 Abbreviated Description: Lot:2 Subdivision:GARDENA HEIGHTS PLAT NO 2 City/Muni/Twp:CITY OF DES MOINES City/Muni/Twp: CITY OF DES MOINES								
4	.08Mi.	**1315 LEWIS AVE** **DES MOINES, IA 50315-3457**	09/05/2025	$302,500	$317	954	4/2/3	2005	7,620 SF	
		APN: 120/02992-001-000 Document #: 2025-00052937 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 90,91 Subdivision: LAWN ARBOR PLACE Abbreviated Description: Lot:90,91 Subdivision:LAWN ARBOR PLACE Abbreviated Description:LOT: WEST 10 FEET OF LOT 90 City/Muni/Twp:CITY OF DES MOINES City/Muni/Twp: CITY OF DES MOINES								
5	.2Mi.	**1232 CARRIE AVE** **DES MOINES, IA 50315-3429**	09/02/2025	$229,000	$223	1025	5/3/1	1955	11,270 SF	
		APN: 120/01722-000-000 Document #: 2025-00051818 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 11 Subdivision: GARDENA HEIGHTS Abbreviated Description: Lot:11 Subdivision:GARDENA HEIGHTS City/Muni/Twp:CITY OF DES MOINES City/Muni/Twp: CITY OF DES MOINES								
6	.26Mi.	**1109 EMMA AVE** **DES MOINES, IA 50315-3846**	08/19/2025	$110,000	$89	1234	6/3/1	1899	15,263 SF	
		APN: 120/00066-001-000 Document #: 2025-00049107 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 11 Subdivision: AMEND PLACE Abbreviated Description: Subdivision:AMEND PLACE Abbreviated Description:LOT: SOUTH 178 FEET (EXCEPT THE EAST 30 FEET THEREOF) OF LOT 11 City/Muni/Twp:CITY OF DES MOINES City/Muni/Twp: CITY OF DES MOINES								
7	.36Mi.	**5013 SW 16TH ST** **DES MOINES, IA 50315-4464**	08/08/2025	$185,000	$134	1380	5/3/1	1959	13,838 SF	
		APN: 120/06330-000-000 Document #: 2025-00046549 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 12 Subdivision: WAKONDA MANOR PLAT NO 5 Abbreviated Description: Lot:12 Subdivision:WAKONDA MANOR PLAT NO 5 City/Muni/Twp:CITY OF DES MOINES City/Muni/Twp: CITY OF DES MOINES								
8	.25Mi.	**1230 MCKINLEY AVE** **DES MOINES, IA 50315-3829**	07/31/2025	$207,500	$130	1585	6/2/1	1949	10,350 SF	
		APN: 120/03496-001-000 Document #: 2025-00044738 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 8-12 Block: 1 Subdivision: PINEHURST Abbreviated Description: Lot:8-12 Block:1 Subdivision:PINEHURST City/Muni/Twp:CITY OF DES MOINES City/Muni/Twp: CITY OF DES MOINES								
9	.23Mi.	**1203 HEROLD AVE** **DES MOINES, IA 50315-3858**	07/24/2025	$73,000	$89	816	4/2/1	1918	13,350 SF	
		APN: 120/02958-000-000 Document #: 2025-00043004 Document Type: Special Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 54,55 Subdivision: LAWN ARBOR PLACE Abbreviated Description: Lot:54,55 Subdivision:LAWN ARBOR PLACE Abbreviated Description:LOT: EAST 1/2 OF LOT 55 City/Muni/Twp:CITY OF DES MOINES City/Muni/Twp: CITY OF DES MOINES								

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10	.11Mi.	**1226 EMMA AVE** **DES MOINES, IA 50315-3847**	07/22/2025	$137,500	$124	1106	5/2/1	1930	6,350 SF

APN: 120/03038-000-000 Document #: 2025-00042290
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 135 Subdivision: LAWN ARBOR PLACE Abbreviated Description: Lot:135 Subdivision:LAWN ARBOR PLACE City/Muni/Twp:CITY OF DES MOINES City/Muni/Twp: CITY OF DES MOINES

11	.15Mi.	**1503 LEWIS AVE** **DES MOINES, IA 50315-3320**	07/21/2025	$355,000	$189	1871	7/3/2	1957	10,900 SF

APN: 120/06172-000-000 Document #: 2025-00042176
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 8,9,10 Subdivision: REPLAT OF WAKONDA MANOR PLAT NO 2 Abbreviated Description: Lot:8,9,10 Subdivision:REPLAT OF WAKONDA MANOR PLAT NO 2 Abbreviated Description:LOT: THE EAST 9 FEET OF LOT 10 City/Muni/Twp:CITY OF DES MOINES City/Muni/Twp: CITY OF DES MOINES

12	.27Mi.	**1403 LINDEN LN** **DES MOINES, IA 50315-3348**	07/03/2025	$242,000	$186	1298	5/2/1	1951	12,180 SF

APN: 120/06082-000-000 Document #: 2025-00038485
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 37-39 Subdivision: WAKONDA MANOR Abbreviated Description: Lot:37-39 Subdivision:WAKONDA MANOR Abbreviated Description:LOT: EAST 5 FEET OF LOT 37 AND THE WEST 10 FEET OF LOT 39 City/Muni/Twp:CITY OF DES MOINES City/Muni/Twp: CITY OF DES MOINES

13	.31Mi.	**1610 EVANS ST** **DES MOINES, IA 50315-4445**	07/02/2025	$318,000	$154	2061	6/3/2	1958	11,200 SF

APN: 120/06386-000-000 Document #: 2025-00038359
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 68 Subdivision: WAKONDA MANOR PLAT 5 Abbreviated Description: Lot:68 Subdivision:WAKONDA MANOR PLAT 5 City/Muni/Twp:CITY OF DES MOINES City/Muni/Twp: CITY OF DES MOINES

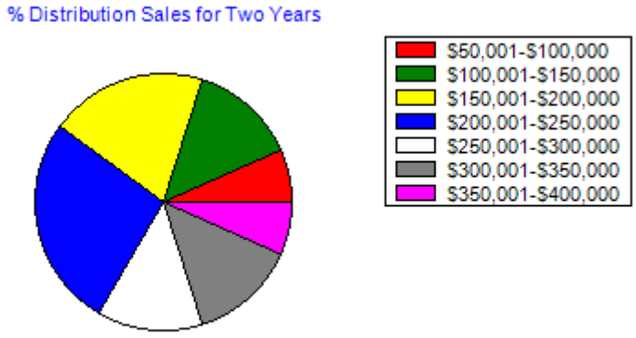
14	.34Mi.	**1200 EVANS ST** **DES MOINES, IA 50315-3821**	06/27/2025	$173,000	$233	740	3/1/1	1928	11,200 SF

APN: 120/03634-000-000 Document #: 2025-00037305
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 22-24 Block: 5 Subdivision: PINEHURST Abbreviated Description: Lot:22-24 Block:5 Subdivision:PINEHURST City/Muni/Twp:CITY OF DES MOINES City/Muni/Twp: CITY OF DES MOINES

15	.38Mi.	**5001 SW 17TH ST** **DES MOINES, IA 50315-4430**	06/02/2025	$273,500	$190	1436	5/3/1	1958	10,400 SF

APN: 120/06381-000-000 Document #: 2025-00030792
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 63 Subdivision: WAKONDA MANOR PLAT NO 5 Abbreviated Description: Lot:63 Subdivision:WAKONDA MANOR PLAT NO 5 City/Muni/Twp:CITY OF DES MOINES City/Muni/Twp: CITY OF DES MOINES

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.

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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.	**1323 EMMA AVE**	**07/18/2017**	$200,700	$200,700	2,124	/3/2	1932	8,100 SF	
.01Mi.	**1325 EMMA AVE**	**10/25/2013**	$132,200	$132,200	928	5/2/1	1914	7,358 SF	
.01Mi.	**1321 EMMA AVE**	**10/23/2009**	$155,000	$155,000	852	4/2/1	1926	8,100 SF	
.02Mi.	**1319 EMMA AVE**	**08/04/2021**	$208,100	$208,100	1,228	5/3/1	1930	8,073 SF	
.03Mi.	**1317 EMMA AVE**	**07/23/2002**	$119,100	$119,100	830	/2/1	1918	8,100 SF	
.03Mi.	**1322 LEWIS AVE**	**07/18/2013**	$161,500	$161,500	832	/3/1	1920	8,100 SF	
.03Mi.	**1403 EMMA AVE**	**08/14/2023**	$161,900	$161,900	2,768	5/3/3	1956	13,050 SF	
.03Mi.	**1324 LEWIS AVE**	**01/18/2025**	$126,200	$126,200	852	5/2/1	1920	7,325 SF	
.03Mi.	**1320 LEWIS AVE**	**12/02/2009**	$139,800	$139,800	902	5/2/2	1918	8,100 SF	
.04Mi.	**4603 SW 14TH ST**	**11/19/1991**	$327,500	$327,500	1,841	6/3/2	1974	9,274 SF	
.04Mi.	**1318 LEWIS AVE**	**12/22/2008**	$89,100	$89,100	612	4/2/1	1918	8,100 SF	
.04Mi.	**1320 EMMA AVE**	**08/11/1997**	$89,400	$89,400	612	4/1/1	1913	6,350 SF	
.04Mi.	**1315 EMMA AVE**	**08/17/2023**	$95,400	$95,400	483	4/2/1	1925	8,100 SF	
.04Mi.	**1318 EMMA AVE**	**10/11/2019**	$107,600	$107,600	660	4/2/1	1915	6,350 SF	
.04Mi.	**1402 LEWIS AVE**	**10/18/2019**	$261,000	$261,000	2,043	6/3/2	1957	13,500 SF	
.04Mi.	**1316 LEWIS AVE**	**09/20/2024**	$118,900	$118,900	886	5/2/1	1930	12,150 SF	

Rent vs. Own

Households Occupied by Renters:	37%	Households Occupied by Owners:	57%

Demographics & Income

Median Age:	37.4 years old	Households:	15,481
Median Household Income:	$57,132	Households w/Family:	57%
Household Income Per Capita:	$29,953	Households w/Family Married:	35%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

School District

School District Zone:	Des Moines Independent Community School District	Students:	31,720
Number of Schools:	60	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.69Mi.	**Jessie Franklin Taylor Education Center** Number of Students: 167 Student-Teacher Ratio: 14.27	NA	Public	EE - PK
0.27Mi.	**Wright Elementary School** Number of Students: 256 Student-Teacher Ratio: 13.2	B	Public	KG - 5
1.11Mi.	**Mitchell Early Learning Center** Number of Students: 292 Student-Teacher Ratio: 15.13	NA	Public	EE - PK
6.42Mi.	**Woodlawn Education Center** Number of Students: 220 Student-Teacher Ratio: 17.46	NA	Public	EE - PK
1.26Mi.	**Brody Middle School** Number of Students: 686 Student-Teacher Ratio: 16.98	D	Public	6 - 8
6.94Mi.	**McKee Education Center** Number of Students: 236 Student-Teacher Ratio: 18.73	NA	Public	EE - PK
1.36Mi.	**Lincoln High School** Number of Students: 2,423 Student-Teacher Ratio: 25.78	F	Public	9 - 12

Flood Report

The Subject Property of **1323 EMMA AVE, DES MOINES, IA 50315-3850** 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.

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	146%	NOTABLY HIGHER
BURGLARY	131%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	130%	NOTABLY HIGHER
FORCIBLE ROBBERY	126%	HIGHER
AGGRAVATED ASSAULT	119%	HIGHER
FORCIBLE RAPE	126%	HIGHER
MURDER	119%	HIGHER
OVERALL	124%	HIGHER

Disaster Alerts

4/26/2024 - Severe Storms And Tornadoes 5/20/2024 - Severe Tornados, Flooding

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