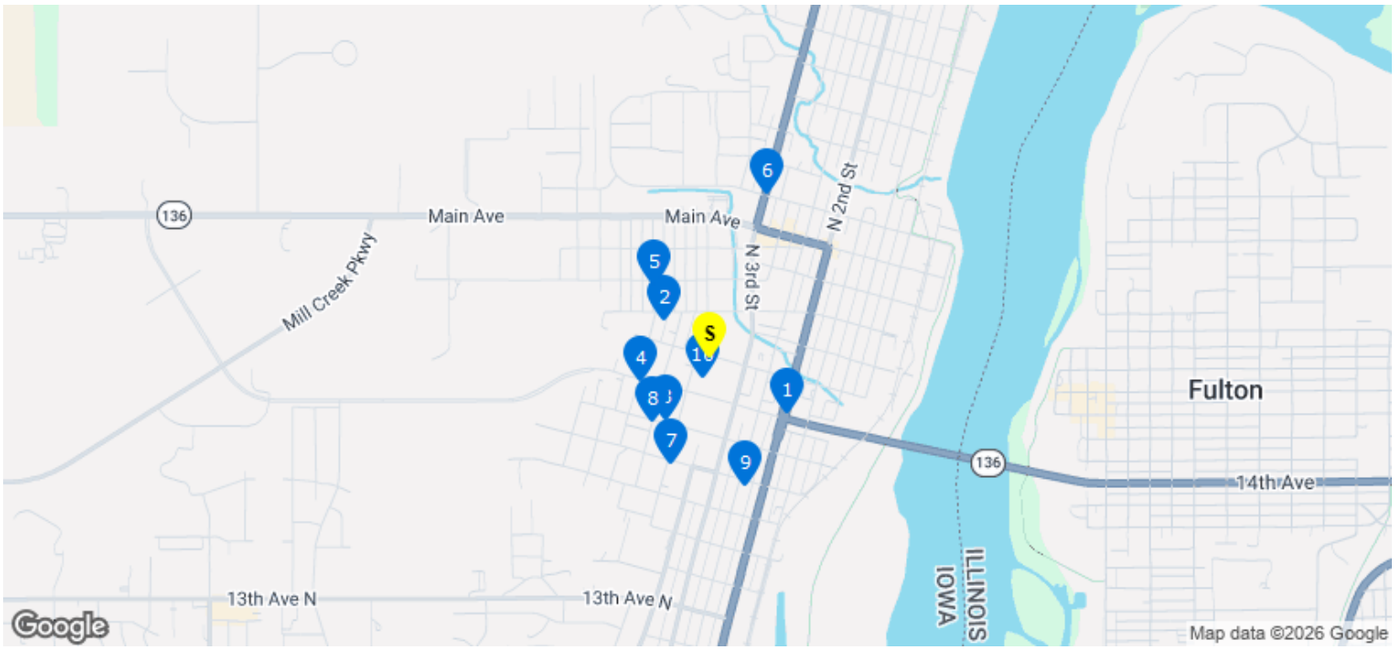
ICE SiteX Report

OrderID: 98779314

SiteX Property Information Report



Subject Property Location

2002 N 5TH ST, CLINTON, IA 52732-2154

County:	**CLINTON IA**	Census Tract:	0006.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	8621220000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$77,000**	FSD:	20	Common Confidence Score:	36
Value Range:	$61,600 - $92,400	ICE Confidence Score:	80		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	0740
Assd Land Value:	$15,260	Market Land Value:	$15,260	Tax Year:	2024
Assd Improvement:	$48,530	Market Improvment Value:	$48,530	Total Taxable Value:	$924
Total Assessed Value:	$63,790	Total Assessor Market Value:	$63,790	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 2 Block: 21 Map Ref: PM 8621220000

Abbreviated Description:	RANDALLS ADD LOT 2 BLK 21
City/Muni/Twp:	CLINTON

Property Characteristics

Lot Size:	6,250 SF	Bedrooms:	2	Pool:	
Building Area:	925 SF	Baths:	1	Fireplace:	
Year Built:	1900	Partial Baths:	1	Type Const:	Metal
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Siding (Alum/Vinyl)
Number of Units:		Garage Type:		Heating:	Forced air unit
Number of Stories:	1+B	Number of Cars:		A/C:	Yes
Style:		Basement:	Improved Basement (Finished)	Roof Cover:	Asphalt
		Foundation:	Stone	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/13/2026	Sales Price:	$63,492
Document #:	2026-01913 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	11/20/2024	Sales Price:	N/A
Document #:	2024-06156 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	11/15/2024	Loan Amount:	N/A
Document #:	2024-06084 BK-PG -	Loan Type:	Commercial Loan
Contract Date:	11/11/2024		
TD Due Date:	12/01/2054	Type Finance:	

Legal Description:
Block: 21 Subdivision: RANDALLS ADDITION TO LYONS Map Ref: 0
City/Muni/Twp: CLINTON

ICE SiteX Report

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Mortgage Record

Recording Date:	05/17/2023	Loan Amount:	N/A
Document #:	2023-02486 BK-PG -	Loan Type:	Credit Line (Revolving)
Contract Date:	04/28/2023		
TD Due Date:		Type Finance:	VAR

Legal Description:

Prior Transfer

Recording Date:	05/17/2023	Sales Price:	$70,000
Document #:	2023-02485 BK-PG -	Type of Sale:	Forced Sale
Contract Date:	04/28/2023		
Document Type:	Deed		

Legal Description:

Prior Transfer

Recording Date:	04/28/2023	Sales Price:	$70,000
Document #:	BK-PG 2023-02485	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Block: 21
Abbreviated Description: RANDALLS ADD LOT 2 BLK 21
City/Muni/Twp: CLINTON

Prior Transfer

Recording Date:	03/31/2016	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Block: 21
Abbreviated Description: RANDALLS ADD LOT 2 BLK 21
City/Muni/Twp: CLINTON

Area Sales Analysis

Total Area Sales	$843,500	Median # of Bedrooms	2
Median Lot Size	5,132 SF	Median # of Baths	1
Median Living Area	939 SF	Median Year Built	1924
Price Range - 2 Yrs	$48,000 to $135,000	Age Range	64 years to 158 years
Median Value	$76,250	Median Age	102 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.03Mi.	**2011 N 6TH ST** **CLINTON, IA 52732-2744**	08/14/2025	$124,000	$88	1408	5/3/1	1889	12,500 SF	
		APN: 8621340000 Document #: 2025-04740 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 13&14 Block: 21 Subdivision: RANDALLS ADDITION Abbreviated Description: Lot:13&14 Block:21 Subdivision:RANDALLS ADDITION City/Muni/Twp:CLINTON City/Muni/Twp: CLINTON								
2	.05Mi.	**1926 N 5TH ST** **CLINTON, IA 52732-2138**	04/17/2026	$106,000	$95	1120	5/3/1	1868	7,332 SF	
		APN: 8621400000 Document #: 2026-02058 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 7 Block: 22 Subdivision: RANDALLS ADDITION TO LYONS Abbreviated Description: Lot:7 Block:22 Subdivision:RANDALLS ADDITION TO LYONS City/Muni/Twp:CLINTON City/Muni/Twp: CLINTON								
3	.14Mi.	**2223 N 6TH ST** **CLINTON, IA 52732-2147**	10/22/2026	$132,500	$96	1386	7/3/1	1894	SF	
		APN: 8624790000 Document #: 2026-06102 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 2 Block: 22 Subdivision: STUMBAUGHS ADDITION Abbreviated Description: Lot:2 Block:22 Subdivision:STUMBAUGHS ADDITION City/Muni/Twp:CLINTON City/Muni/Twp: CLINTON								
4	.19Mi.	**716 19TH AVE N** **CLINTON, IA 52732-2730**	04/28/2026	$48,000	$45	1056	4/2/1	1889	15,162 SF	
		APN: 8620960000 Document #: 2026-02258 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 17&18 Block: 18 Subdivision: RANDALLS ADDITION Abbreviated Description: Lot:17&18 Block:18 Subdivision:RANDALLS ADDITION City/Muni/Twp:CLINTON City/Muni/Twp: CLINTON								
5	.23Mi.	**1803 N 7TH ST** **CLINTON, IA 52732-2742**	09/24/2025	$95,000	$99	960	7/2/1	1962	5,000 SF	
		APN: 8607230000 Document #: 2025-05678 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 15 Block: 8 Subdivision: RANDALLS ADDITION TO LYONS Abbreviated Description: Lot:15 Block:8 Subdivision:RANDALLS ADDITION TO LYONS Abbreviated Description:WEST50FT LOT15 City/Muni/Twp:CLINTON City/Muni/Twp: CLINTON								
6	.27Mi.	**208 19TH AVE N** **CLINTON, IA 52732-2512**	09/12/2025	$57,000	$54	1056	8/4/2	1900	4,510 SF	
		APN: 8620280000 Document #: 2025-05427 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 24 Block: 6 Subdivision: DEEDS ADDITION TO LYONS Abbreviated Description: Lot:24 Block:6 Subdivision:DEEDS ADDITION TO LYONS City/Muni/Twp:CLINTON City/Muni/Twp: CLINTON								
7	.34Mi.	**718 17TH AVE N** **CLINTON, IA 52732-2808**	04/07/2026	$100,000	$84	1192	6/2/1	1900	8,778 SF	
		APN: 8609430000 Document #: 2026-01812 Document Type: Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 9 Block: 28 Subdivision: DEEDS ADDITION Abbreviated Description: Lot:9 Block:28 Subdivision:DEEDS ADDITION City/Muni/Twp:CLINTON City/Muni/Twp: CLINTON								
8	.34Mi.	**1714 N 8TH ST**	09/08/2025	$185,000	$161	1152	6/3/2	1965	8,645 SF	

ICE SiteX Report

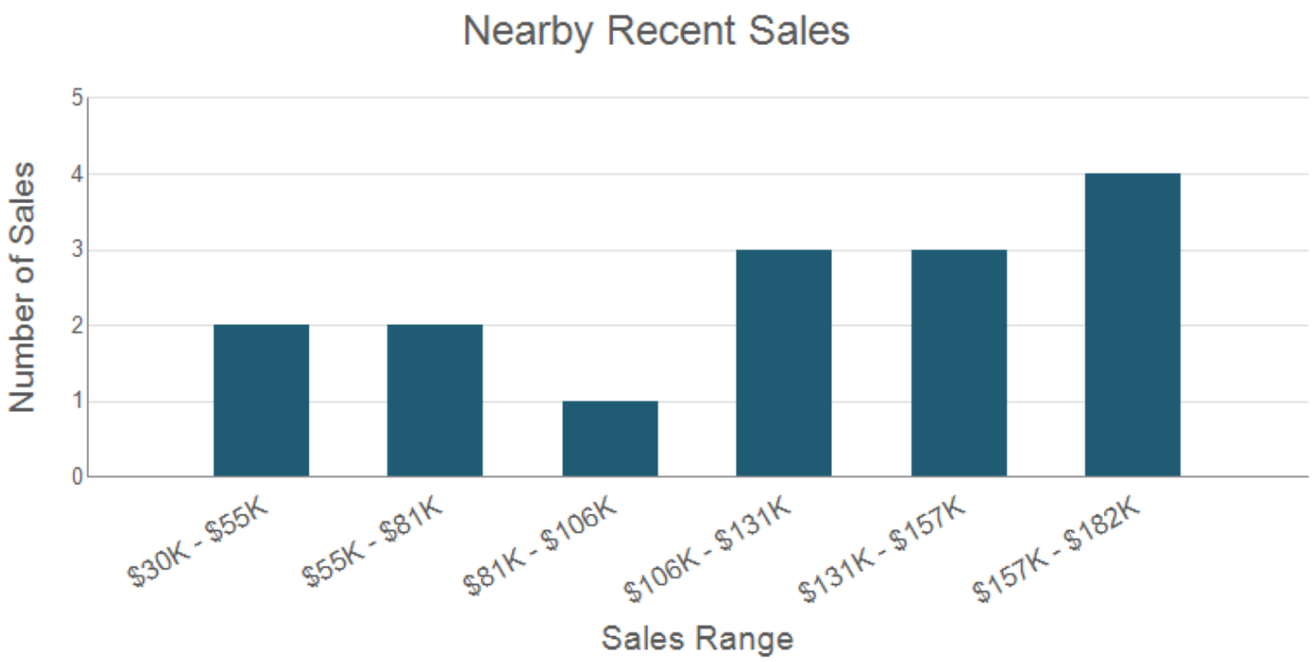
OrderID: 98779314

		CLINTON, IA 52732-2846							
	APN: 8609520000 Document #: 2025-05321 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 5&6 Block: 29 Abbreviated Description: Lot:5&6 Block:29 City/Muni/Twp:CLINTON City/Muni/Twp: CLINTON								
9	.34Mi.	**237 BUELL AVE**	07/16/2025	$150,000	$25	5916	//	1920	3,503 SF
		CLINTON, IA 52732-2205							
	APN: 8601050000 Document #: 2025-04040 Document Type: Warranty Deed Price Code: Q Land Use: Warehouse (Industrial) Legal: Lot: 9 Block: 42 Subdivision: AIKMAN AND ELIJAH BUELLS ADDITION Abbreviated Description: Lot:9 Block:42 Subdivision:AIKMAN AND ELIJAH BUELLS ADDITION City/Muni/Twp:CLINTON City/Muni/Twp: CLINTON								
10	.35Mi.	**1723 PERSHING BLVD**	02/24/2026	$180,000	$107	1684	6/3/1	1900	6,250 SF
		CLINTON, IA 52732-2630							
	APN: 8608640000 Document #: 2026-00918 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 22 Block: 22 Subdivision: DEEDS ADDITION Abbreviated Description: Lot:22 Block:22 Subdivision:DEEDS ADDITION City/Muni/Twp:LYONS City/Muni/Twp: LYONS								
11	.36Mi.	**1700 PERSHING BLVD**	07/25/2025	$95,000	$75	1275	7/4/1	1900	6,250 SF
		CLINTON, IA 52732-2631							
	APN: 8608730000 Document #: 2025-04302 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 8 Block: 23 Subdivision: DEEDS ADDITION TO LYONS CITY Abbreviated Description: Lot:8 Block:23 Subdivision:DEEDS ADDITION TO LYONS CITY City/Muni/Twp:CLINTON City/Muni/Twp: CLINTON								
12	.38Mi.	**88 20TH AVE N**	12/22/2025	$56,000	$49	1140	7/3/1	1900	3,400 SF
		CLINTON, IA 52732-2508							
	APN: 8600550000 Document #: 2025-07704 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 24 Block: 29 Subdivision: ADAMS ADDITION Abbreviated Description: Lot:24 Block:29 Subdivision:ADAMS ADDITION City/Muni/Twp:CLINTON City/Muni/Twp: CLINTON								
13	.39Mi.	**2131 ROOSEVELT ST**	08/19/2025	$180,000	$36	5018	//	1900	13,329 SF
		CLINTON, IA 52732-2472							
	APN: 8616850000 Document #: 2025-04848 Document Type: Deed Price Code: Land Use: Apartments (generic) Legal: Lot: 7&8 Subdivision: STUMBAUGHS SUBDIVISION Abbreviated Description: Lot:7&8 Subdivision:STUMBAUGHS SUBDIVISION City/Muni/Twp:CLINTON City/Muni/Twp: CLINTON								
14	.4Mi.	**320 16TH AVE N**	02/06/2026	$148,000	$68	2162	8/4/2	1893	13,000 SF
		CLINTON, IA 52732-2830							
	APN: 8610080000 Document #: 2026-00638 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 9&10 Block: 39 Subdivision: DEEDS ADDITION TO LYONS CITY Abbreviated Description: Lot:9&10 Block:39 Subdivision:DEEDS ADDITION TO LYONS CITY City/Muni/Twp:CLINTON City/Muni/Twp: CLINTON								
15	.41Mi.	**2311 N 2ND ST**	10/13/2026	$80,000	$26	3023	//	1920	5,016 SF
		CLINTON, IA 52732-2433							
	APN: 8617320000 Document #: 2026-05879 Document Type: Warranty Deed Price Code: Q Land Use: Barber/Hair Salon Legal: Lot: 10 Block: 33 Subdivision: LYONS Abbreviated Description: Lot:10 Block:33 Subdivision:LYONS City/Muni/Twp:CLINTON City/Muni/Twp: CLINTON								
16	.41Mi.	**1614 PERSHING BLVD**	12/15/2025	$123,500	$121	1018	5/2/1	1900	6,250 SF
		CLINTON, IA 52732-2839							
	APN: 8610180000 Document #: 2025-07507 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 5 Block: 40 Subdivision: DEEDS ADDITION TO LYONS CITY Abbreviated Description: Lot:5 Block:40 Subdivision:DEEDS ADDITION TO LYONS CITY City/Muni/Twp:CLINTON City/Muni/Twp: CLINTON								
17	.42Mi.	**2405 N 10TH ST**	10/01/2026	$30,000	$42	712	4/2/1	1945	5,665 SF
		CLINTON, IA 52732-1948							
	APN: 8622720000 Document #: 2026-05710 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 11 Block: 2 Subdivision: ROOT AND JEROMES ADDITION TO LYONS Abbreviated Description: Lot:11 Block:2 Subdivision:ROOT AND JEROMES ADDITION TO LYONS City/Muni/Twp:IOWA City/Muni/Twp: IOWA								
18	.42Mi.	**407 16TH AVE N**	07/17/2025	$97,000	$82	1180	6/2/1	1947	5,400 SF
		CLINTON, IA 52732-2827							
	APN: 8612560000 Document #: 2025-04105 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Sec/Twnship/Range: SW4SE4 S31T82NR07E 5PM Abbreviated Description: Sec/Twnship/Range:SW4SE4 S31T82NR07E 5PM City/Muni/Twp:CLINTON City/Muni/Twp: CLINTON								
19	.43Mi.	**511 16TH AVE N**	05/12/2026	$166,000	$150	1106	6/3/1	1950	8,400 SF
		CLINTON, IA 52732-2825							
	APN: 8612620000 Document #: 2026-02564 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 1&4 Block: G Subdivision: DEEDS SUBDIVISION Sec/Twnship/Range: S31T82NR07W 5PM Abbreviated Description: Lot:1&4 Block:G Subdivision:DEEDS SUBDIVISION Sec/Twnship/Range:S31T82NR07W 5PM City/Muni/Twp:CLINTON City/Muni/Twp: CLINTON								
20	.45Mi.	**2417 PERSHING BLVD**	12/11/2025	$125,000	$90	1392	6/3/2	1924	3,125 SF
		CLINTON, IA 52732-2228							
	APN: 8605260000 Document #: 2025-07421 Document Type: Limited Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 12 Block: 1 Subdivision: BUELLS SECOND Abbreviated Description: Lot:12 Block:1 Subdivision:BUELLS SECOND City/Muni/Twp:LYONS City/Muni/Twp: LYONS								

ICE SiteX Report

OrderID: 98779314

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.	**2002 N 5TH ST**	**04/28/2023**	$63,790	$63,790	925	5/2/1	1900	6,250 SF	
0Mi.	**2008 N 5TH ST**	**08/21/2024**	$64,870	$64,870	882	5/2/1	1900	6,250 SF	
0Mi.	**2008 N 5TH ST**	**08/21/2024**	$64,870	$64,870	882	5/2/1	1900	6,250 SF	
.01Mi.	**500 20TH AVE N**	**02/16/2012**	$41,910	$41,910	968	5/3/1	1900	6,250 SF	
.02Mi.	**2014 N 5TH ST**	**09/19/2014**	$102,710	$102,710	840	5/3/2	1955	6,250 SF	
.03Mi.	**2016 N 5TH ST**	**05/10/2019**	$86,200	$86,200	840	6/3/2	1955	6,250 SF	
.03Mi.	**2011 N 6TH ST**	**08/17/2025**	$115,170	$115,170	1,408	5/3/1	1889	12,500 SF	
.04Mi.	**2020 N 5TH ST**	**09/29/2023**	$80,530	$80,530	1,160	5/2/1	1919	6,250 SF	
.04Mi.	**2019 N 6TH ST**	**05/25/2023**	$75,030	$75,030	850	4/2/1	1900	6,250 SF	
.04Mi.	**1934 N 5TH ST**	**06/09/2008**	$123,690	$123,690	1,568	6/3/1	1900	11,960 SF	
.04Mi.	**511 20TH AVE N**	**09/10/2004**	$59,100	$59,100	864	4/2/1	1914	6,240 SF	
.05Mi.	**515 20TH AVE N**	**02/01/2017**	$73,090	$73,090	730	4/2/1	1924	6,006 SF	
.05Mi.	**2023 N 6TH ST**	**03/31/2025**	$69,920	$69,920	840	5/2/1	1915	6,250 SF	
.05Mi.	**2026 N 5TH ST**	**01/11/1989**	$93,350	$93,350	800	5/2/1	1952	6,250 SF	
.05Mi.	**1926 N 5TH ST**	**02/04/2012**	$113,360	$113,360	1,120	5/3/1	1868	7,332 SF	
.05Mi.	**1929 N 6TH ST**	**11/14/1997**	$69,890	$69,890	900	4/2/1	1947	3,458 SF	

Rent vs. Own

Households Occupied by Renters:	32%	Households Occupied by Owners:	57%

Demographics & Income

Median Age:	43.5 years old	Households:	11,192
Median Household Income:	$59,797	Households w/Family:	60%
Household Income Per Capita:	$33,240	Households w/Family Married:	40%
Most Common Education Level:	High School Graduate	Households w/Family Children:	25%

School District

School District Zone:	Clinton Community School District	Students:	3,390
Number of Schools:	6	Rating:	D-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.82Mi.	**Eagle Heights Elementary School** Number of Students: 443 Student-Teacher Ratio: 12.79	B-	Public	PK - 5
2.44Mi.	**Clinton High School** Number of Students: 981 Student-Teacher Ratio: 14.03	D-	Public	9 - 12

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Advanced Placement: Yes

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	126%	HIGHER
BURGLARY	119%	HIGHER
MOTOR VEHICLE THEFT	136%	NOTABLY HIGHER
FORCIBLE ROBBERY	100%	SIMILAR
AGGRAVATED ASSAULT	127%	HIGHER
FORCIBLE RAPE	107%	SIMILAR
MURDER	117%	HIGHER
OVERALL	117%	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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