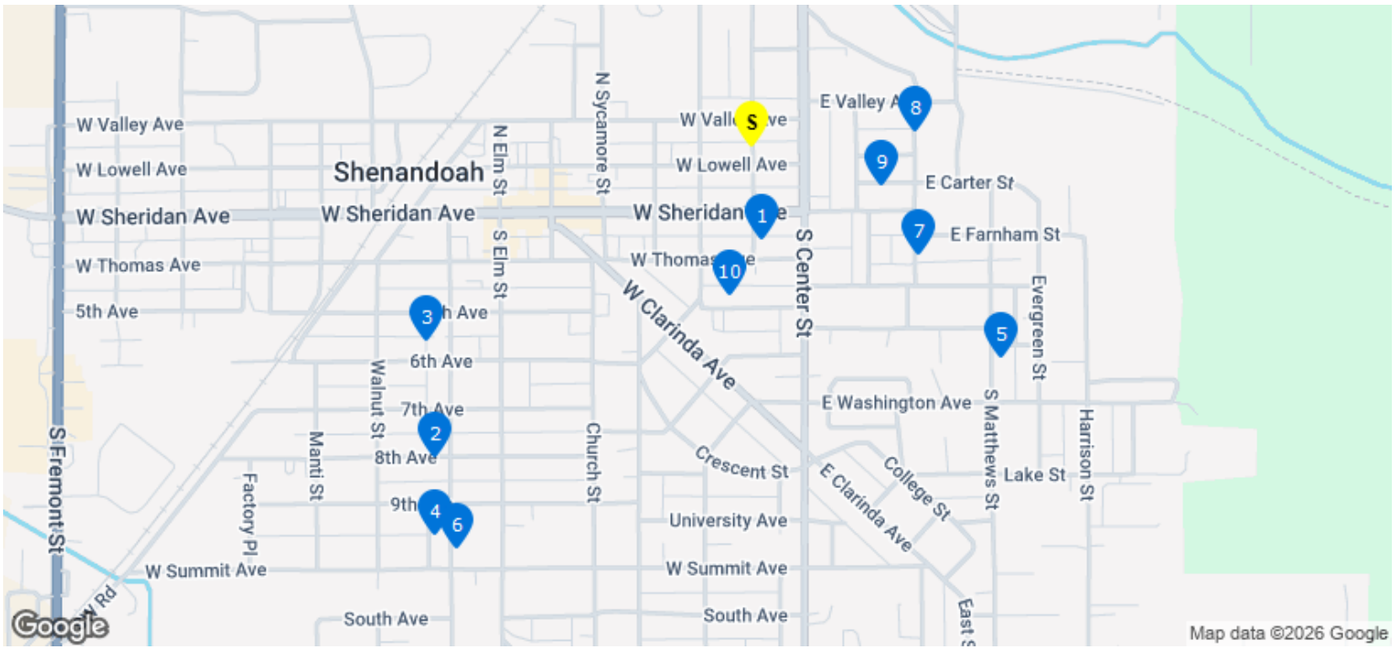
ICE SiteX Report

OrderID: 98768626

SiteX Property Information Report



Subject Property Location

202 W VALLEY AVE, SHENANDOAH, IA 51601-1350

County:	**PAGE IA**	Census Tract:	4902.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	0519278135000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$131,000**	FSD:	31	Common Confidence Score:	22
Value Range:	$90,390 - $171,610	ICE Confidence Score:	69		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$7,280	Market Land Value:	$7,280	Tax Year:	2024
Assd Improvement:	$99,080	Market Improvment Value:	$99,080	Total Taxable Value:	$1,266
Total Assessed Value:	$106,360	Total Assessor Market Value:	$106,360	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 467 Block: 278 Map Ref: PM 519278135000

Abbreviated Description:	ORIG LOT 467 EXC E 10'
City/Muni/Twp:	SHENANDOAH

Property Characteristics

Lot Size:	6,000 SF	Bedrooms:	2	Pool:	
Building Area:	1472 SF	Baths:	1	Fireplace:	1
Year Built:	1900	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Vinyl siding
Number of Units:		Garage Type:	Detached Garage	Heating:	Forced air unit
Number of Stories:	1+B	Number of Cars:	2	A/C:	Central
Style:		Basement:	Improved Basement (Finished)	Roof Cover:	Asphalt
		Foundation:	Concrete Block	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/31/2025	Sales Price:	N/A
Document #:	20252696 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	04/09/2024	Sales Price:	N/A
Document #:	20240613 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	04/05/2024	Loan Amount:	N/A
Document #:	20240590 BK-PG -	Loan Type:	Purchase Money Mortgage
Contract Date:	04/05/2024		
TD Due Date:		Type Finance:	
Legal Description:			

Subdivision: ORIGINAL PLAT OF CITY OF SHENANDOAH Map Ref: 0

ICE SiteX Report

OrderID: 98768626

Mortgage Record

Recording Date:	04/05/2024	Loan Amount:	N/A
Document #:	20240589 BK-PG -	Loan Type:	Conventional
Contract Date:	04/04/2024		
TD Due Date:	05/01/2054	Type Finance:	

Legal Description:
Subdivision: ORIGINAL PLAT OF CITY OF SHENANDOAH

Prior Transfer

Recording Date:	04/05/2024	Sales Price:	$105,000
Document #:	20240588 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	04/04/2024		
Document Type:	Deed		

Legal Description:
Subdivision: ORIGINAL PLAT OF CITY OF SHENANDOAH

Prior Transfer

Recording Date:	04/04/2024	Sales Price:	$105,000
Document #:	BK-PG 2024-588	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Block: 278
Abbreviated Description: ORIG LOT 467 EXC E 10'
City/Muni/Twp: SHENANDOAH

Mortgage Record

Recording Date:	07/05/2018	Loan Amount:	N/A
Document #:	20181367 BK-PG 0000002018-0000001367	Loan Type:	Unknown Loan Type
Contract Date:	06/15/2018		
TD Due Date:		Type Finance:	

Legal Description:
Map Ref: 734677

Prior Transfer

Recording Date:	07/03/2017	Sales Price:	$13,000
Document #:	20171389 BK-PG -	Type of Sale:	Lender Sold
Contract Date:	06/14/2017		
Document Type:	Deed		

Legal Description:
City/Muni/Twp: SHENANDOAH

Area Sales Analysis

Total Area Sales	$1,200,000	Median # of Bedrooms	2
Median Lot Size	7,230 SF	Median # of Baths	1
Median Living Area	1,243 SF	Median Year Built	1900
Price Range - 2 Yrs	$95,000 to $165,000	Age Range	76 years to 151 years
Median Value	$110,000	Median Age	126 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.15Mi.	**306 W SHERIDAN AVE SHENANDOAH, IA 51601-1821**	05/23/2025	$190,000	$103	1836	10/4/2	1925	11,520 SF	
		APN: 0519285110000 Document #: 20251044 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 726-729 Subdivision: ORIGINAL PLAT OF CITY OF SHENANDOAH Abbreviated Description: Lot:726-729 Subdivision:ORIGINAL PLAT OF CITY OF SHENANDOAH City/Muni/Twp:SHENANDOAH City/Muni/Twp: SHENANDOAH								
2	.18Mi.	**104 E SHERIDAN AVE SHENANDOAH, IA 51601-1813**	02/25/2026	$63,500	$36	1744	7/3/1	1900	7,200 SF	
		APN: 0520157115000 Document #: 20260316 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 31 Subdivision: CRIPPENS SUB-DIVISION Abbreviated Description: Lot:31 Subdivision:CRIPPENS SUB-DIVISION City/Muni/Twp:SHENANDOAH City/Muni/Twp: SHENANDOAH								
3	.18Mi.	**107 N WEBSTER ST SHENANDOAH, IA 51601-1355**	07/31/2025	$136,000	$144	944	5/2/1	1950	7,500 SF	
		APN: 0520155180000 Document #: 20251572 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 23 Subdivision: CRIPPENS SUBDIVISION OF EAST SHENANDOAH Abbreviated Description: Lot:23 Subdivision:CRIPPENS SUBDIVISION OF EAST SHENANDOAH City/Muni/Twp:SHENANDOAH City/Muni/Twp: SHENANDOAH								
4	.22Mi.	**212 E VALLEY AVE SHENANDOAH, IA 51601-1346**	05/30/2025	$99,500	$87	1138	5/2/1	1900	23,100 SF	
		APN: 0520152180000 Document #: 20251116 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 3-5 Subdivision: CRIPPENS SUBDIVISION Abbreviated Description: Lot:3-5 Subdivision:CRIPPENS SUBDIVISION City/Muni/Twp:SHENANDOAH City/Muni/Twp: SHENANDOAH								
5	.29Mi.	**604 W SHERIDAN AVE SHENANDOAH, IA 51601-1708**	04/04/2025	$70,000	$10	6720	//	1900	3,600 SF	
		APN: 0519259150000 Document #: 20250651 Document Type: Warranty Deed Price Code: Land Use: Retail Stores (Personal Services, Photography, Travel) Legal: Lot: 789&790 Abbreviated Description: Lot:789&790 City/Muni/Twp:SHENANDOAH City/Muni/Twp: SHENANDOAH								
6	.32Mi.	**306 FARNHAM ST SHENANDOAH, IA 51601-1418**	04/29/2025	$140,000	$79	1781	6/4/2	1900	7,000 SF	
		APN: 0520159120000 Document #: 20250858 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential								

ICE SiteX Report

OrderID: 98768626

Legal: Lot: 6 Block: 2 Subdivision: FARNHAMS ADDITION Abbreviated Description: Lot:6 Block:2 Subdivision:FARNHAMS ADDITION City/Muni/Twp:SHENANDOAH City/Muni/Twp: SHENANDOAH

7	.37Mi.	**207 S ELM ST** **SHENANDOAH, IA 51601-1737**	12/15/2025	$140,000	$54	2605	//	1900	11,640 SF

APN: 0519403155000 Document #: 20252567
Document Type: Warranty Deed Price Code:
Land Use: Restaurant
Legal: Lot: 10&9 Subdivision: PRIESTS ADDITION Abbreviated Description: Lot:10&9 Subdivision:PRIESTS ADDITION City/Muni/Twp:SHENANDOAH City/Muni/Twp: SHENANDOAH

8	.42Mi.	**104 W CLARINDA AVE** **SHENANDOAH, IA 51601-1843**	05/01/2025	$155,000	$90	1717	8/3/1	1900	6,210 SF

APN: 0519436120000 Document #: 20250877
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 318&319 Subdivision: CRIPPENS ADDITION Abbreviated Description: Lot:318&319 Subdivision:CRIPPENS ADDITION City/Muni/Twp:SHENANDOAH City/Muni/Twp: SHENANDOAH

9	.43Mi.	**320 E GRANT AVE** **SHENANDOAH, IA 51601-1853**	09/29/2025	$99,500	$89	1122	5/2/1	1900	7,500 SF

APN: 0520304125000 Document #: 20252006
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Block: 2 Subdivision: SUBDIVISION OF LOT 56 IN CRIPPENS SUBDIVISION OF E Abbreviated Description: Lot:1 Block:2 Subdivision:SUBDIVISION OF LOT 56 IN CRIPPENS SUBDIVISION OF E Abbreviated Description:EAST150FT LOT1 City/Muni/Twp:SHENANDOAH City/Muni/Twp: SHENANDOAH

10	.44Mi.	**404 E THOMAS AVE** **SHENANDOAH, IA 51601-1448**	08/27/2025	$70,000	$83	840	5/2/1	1940	9,240 SF

APN: 0520326130000 Document #: 20251757
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 1&2 Block: 3 Subdivision: LAKES ADDITION Abbreviated Description: Lot:1&2 Block:3 Subdivision:LAKES ADDITION City/Muni/Twp:SHENANDOAH City/Muni/Twp: SHENANDOAH

11	.51Mi.	**806 5TH AVE** **SHENANDOAH, IA 51601-1619**	04/16/2026	$95,000	$74	1290	6/2/2	1920	6,600 SF

APN: 0519330120000 Document #: 20260643
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 45 Subdivision: PRIESTS ADDITION Abbreviated Description: Lot:45 Subdivision:PRIESTS ADDITION City/Muni/Twp:SHENANDOAH City/Muni/Twp: SHENANDOAH

12	.52Mi.	**807 6TH AVE** **SHENANDOAH, IA 51601-1622**	08/04/2026	$142,000	$107	1324	6/3/2	1920	6,600 SF

APN: 0519330145000 Document #: 20261478
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 19-21 Block: 4 Subdivision: PARK ADDITION Abbreviated Description: Lot:19-21 Block:4 Subdivision:PARK ADDITION City/Muni/Twp:SHENANDOAH City/Muni/Twp: SHENANDOAH

13	.57Mi.	**111 E SUMMIT AVE** **SHENANDOAH, IA 51601-2446**	06/13/2025	$210,000	$120	1745	7/4/1	1900	18,000 SF

APN: 0520351200000 Document #: 20251222
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 129 Subdivision: EAST SHENANDOAH Abbreviated Description: Lot:129 Subdivision:EAST SHENANDOAH City/Muni/Twp:SHENANDOAH City/Muni/Twp: SHENANDOAH

14	.59Mi.	**807 8TH AVE** **SHENANDOAH, IA 51601-1601**	06/25/2025	$125,000	$97	1290	6/2/1	1885	6,000 SF

APN: 0519336155000 Document #: 20251292
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 210 Subdivision: PRIESTS ADDITION Abbreviated Description: Lot:210 Subdivision:PRIESTS ADDITION City/Muni/Twp:SHENANDOAH City/Muni/Twp: SHENANDOAH

15	.62Mi.	**512 HARRISON ST** **SHENANDOAH, IA 51601-2018**	06/25/2025	$85,000	$91	936	5/2/1	1900	4,620 SF

APN: 0520331185000 Document #: 20251298
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 5 Block: 6 Subdivision: LAKES ADDITION Abbreviated Description: Lot:5 Block:6 Subdivision:LAKES ADDITION City/Muni/Twp:SHENANDOAH City/Muni/Twp: SHENANDOAH

16	.67Mi.	**706 MAPLE ST** **SHENANDOAH, IA 51601-1615**	12/23/2025	$100,000	$67	1482	6/2/1	1923	6,960 SF

APN: 0519454120000 Document #: 20252644
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Block: 4 Subdivision: PRIESTS ADDITION Abbreviated Description: Lot:4 Block:4 Subdivision:PRIESTS ADDITION City/Muni/Twp:SHENANDOAH City/Muni/Twp: SHENANDOAH

17	.73Mi.	**1120 W LOWELL AVE** **SHENANDOAH, IA 51601-1029**	09/30/2025	$50,000	$46	1080	5/2/1	1902	6,000 SF

APN: 0519159100000 Document #: 20252017
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 8 Block: 7 Subdivision: FERGUSON AND REININGERS ADDITION Abbreviated Description: Lot:8 Block:7 Subdivision:FERGUSON AND REININGERS ADDITION City/Muni/Twp:SHENANDOAH City/Muni/Twp: SHENANDOAH

18	.73Mi.	**1118 W SHERIDAN AVE** **SHENANDOAH, IA 51601-1552**	07/15/2025	$75,000	$82	915	5/2/1	1900	6,000 SF

APN: 0519162115000 Document #: 20251431
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 7&8 Block: 12 Subdivision: FERGUSON REININGERS ADDITION Abbreviated Description: Lot:7&8 Block:12 Subdivision:FERGUSON REININGERS ADDITION City/Muni/Twp:SHENANDOAH City/Muni/Twp: SHENANDOAH

19	.8Mi.	**902 HARRISON ST** **SHENANDOAH, IA 51601-2536**	10/09/2025	$185,000	$150	1232	7/3/1	1960	10,680 SF

APN: 0520378140000 Document #: 20252099
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 9&10 Subdivision: CREWS SUBDIVISION Abbreviated Description: Lot:9&10 Subdivision:CREWS SUBDIVISION City/Muni/Twp:SHENANDOAH City/Muni/Twp: SHENANDOAH

20	.83Mi.	**1101 S ELM ST** **SHENANDOAH, IA 51601-2219**	03/12/2026	$65,000	$35	1876	7/3/2	1900	21,000 SF

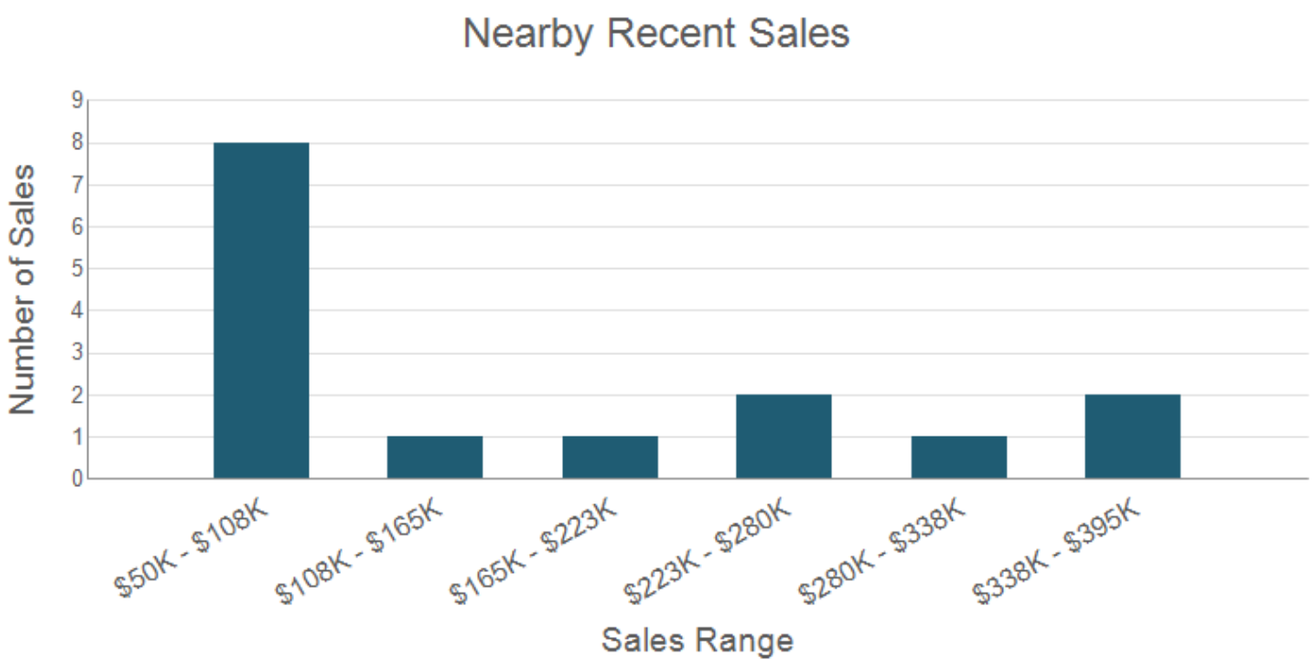
APN: 0530206100000 Document #: 20260416

ICE SiteX Report

OrderID: 98768626

Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 35-37 Subdivision: JOHNSONS ADDITION Abbreviated Description: Lot:35-37 Subdivision:JOHNSONS ADDITION City/Muni/Twp:SHENANDOAH City/Muni/Twp: SHENANDOAH

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.	**202 W VALLEY AVE**	**04/04/2024**	$106,360	$106,360	1,472	6/2/1	1900	6,000 SF	
.01Mi.	**204 W VALLEY AVE**	**04/13/2022**	$54,560	$54,560	1,730	7/4/1	1919	7,200 SF	
.02Mi.	**206 W VALLEY AVE**	**01/18/2006**	$61,110	$61,110	780	5/2/1	1900	7,200 SF	
.03Mi.	**203 W LOWELL AVE**	**11/22/2013**	$73,130	$73,130	1,308	4/2/1	1900	7,200 SF	
.03Mi.	**205 W LOWELL AVE**	**12/28/2004**	$44,600	$44,600	924	5/2/1	1900	7,200 SF	
.03Mi.	**201 W LOWELL AVE**	**09/08/2009**	$44,760	$44,760	1,234	7/2/1	1900	7,200 SF	
.03Mi.	**201 W VALLEY AVE**	**07/30/2007**	$20,670	$20,670	867	7/3/1	1900	4,200 SF	
.03Mi.	**203 W VALLEY AVE**	**04/13/2018**	$72,370	$72,370	1,240	7/3/2	1900	6,600 SF	
.03Mi.	**208 W VALLEY AVE**	**05/10/2024**	$117,960	$117,960	1,336	6/3/1	1900	3,720 SF	
.03Mi.	**205 N BROAD ST**	**07/26/2011**	$32,360	$32,360	1,188	6/3/1	1900	3,480 SF	
.03Mi.	**203 N BROAD ST**	**06/28/2017**	$75,980	$75,980	1,620	6/2/1	1930	5,340 SF	
.03Mi.	**205 W VALLEY AVE**	**06/28/2023**	$70,790	$70,790	787	6/2/1	1900	6,600 SF	
.03Mi.	**110 W VALLEY AVE**	**08/16/2012**	$56,180	$56,180	1,385	6/3/1	1890	7,200 SF	
.04Mi.	**207 W VALLEY AVE**	**08/11/2020**	$49,780	$49,780	882	4/2/1	1900	6,600 SF	
.04Mi.	**302 PEAR ST**	**03/03/1999**	$12,040	$12,040	750	5/1/1	1900	2,400 SF	
.04Mi.	**109 W LOWELL AVE**	**07/23/2025**	$57,790	$57,790	1,659	9/4/2	1900	7,200 SF	

Rent vs. Own

Households Occupied by Renters:	28%	Households Occupied by Owners:	60%

Demographics & Income

Median Age:	44.2 years old	Households:	2,498
Median Household Income:	$56,880	Households w/Family:	57%
Household Income Per Capita:	$29,302	Households w/Family Married:	47%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

School District

School District Zone:	Shenandoah Community School District	Students:	1,227
Number of Schools:	5	Rating:	D

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.08Mi.	**Shenandoah High School**	B+	Public	9 - 12

ICE SiteX Report

OrderID: 98768626

Number of Students: 300
Student-Teacher Ratio: 12.32
Advanced Placement: Yes

1.33Mi. **Shenandoah Middle School** Number of Students: 280 Student-Teacher Ratio: 12.44		C-	Public	5 - 8
1.33Mi. **Shenandoah Elementary School** Number of Students: 349 Student-Teacher Ratio: 11.09		C	Public	KG - 4
0.74Mi. **Shenandoah Early Childhood** Number of Students: 87 Student-Teacher Ratio: 17.4		NA	Public	PK - PK

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	131%	NOTABLY HIGHER
BURGLARY	115%	HIGHER
MOTOR VEHICLE THEFT	141%	NOTABLY HIGHER
FORCIBLE ROBBERY	96%	SIMILAR
AGGRAVATED ASSAULT	133%	NOTABLY HIGHER
FORCIBLE RAPE	91%	LOWER
MURDER	119%	HIGHER
OVERALL	124%	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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