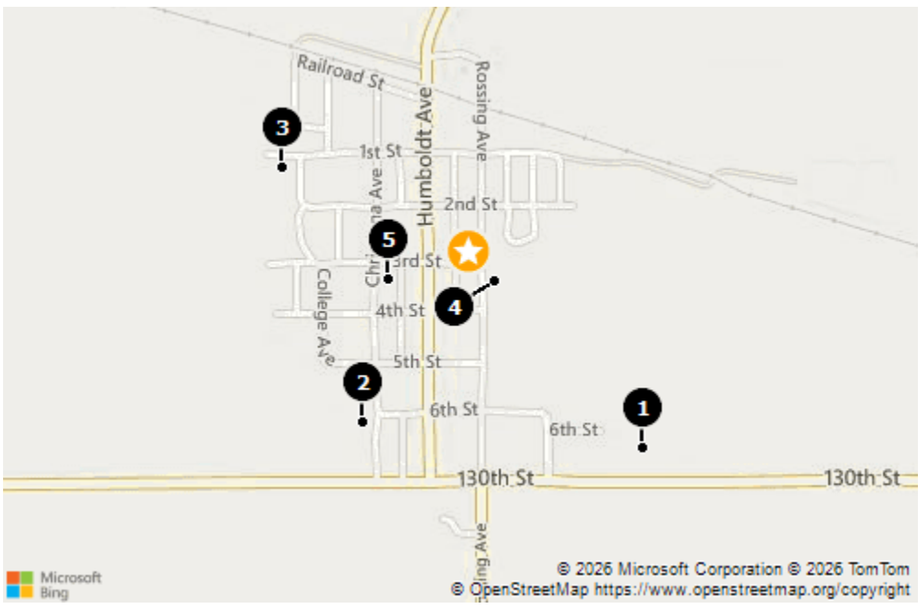
ICE SiteX Report

OrderID: 98722505

SiteX Property Information Report



Subject Property Location

204 ROSSING AVE, BODE, IA 50519-5012

County:	**HUMBOLDT IA**	Census Tract:	190919702.003126
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	0217440012	Thomas Bros Pg-Grid:	

Valuation

Value:	**$111,000**	FSD:	18	Common Confidence Score:	39
Value Range:	$91,020 - $130,980	ICE Confidence Score:	82		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$4,140	Market Land Value:	$4,140	Tax Year:	2025
Assd Improvement:	$98,500	Market Improvment Value:	$98,500	Total Taxable Value:	$1,292
Total Assessed Value:	$102,640	Total Assessor Market Value:	$102,640	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Map Ref: PM 217440012

Abbreviated Description:	L 4B 12 BODE
City/Muni/Twp:	BODE CITY

Property Characteristics

Lot Size:	8,052 SF	Bedrooms:		Pool:	
Building Area:	1670 SF	Baths:	2	Fireplace:	
Year Built:	1910	Partial Baths:		Type Const:	Steel
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Metal
Number of Units:		Garage Type:	Detached	Heating:	Hot Water
Number of Stories:	1.5+B	Number of Cars:	3	A/C:	Yes
Style:		Basement:	Finished	Roof Cover:	
		Foundation:	Block	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/10/2024	Sales Price:	$108,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Map Ref: PM 217440012
Abbreviated Description: L 4B 12 BODE
City/Muni/Twp: BODE CITY

Prior Transfer

Recording Date:	08/21/1989	Sales Price:	$17,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$508,000	Median # of Bedrooms	
Median Lot Size	21,000 SF	Median # of Baths	2
Median Living Area	1,501 SF	Median Year Built	1900
Price Range - 2 Yrs	$5,000 to $265,000	Age Range	37 years to 126 years
Median Value	$104,000	Median Age	126 years

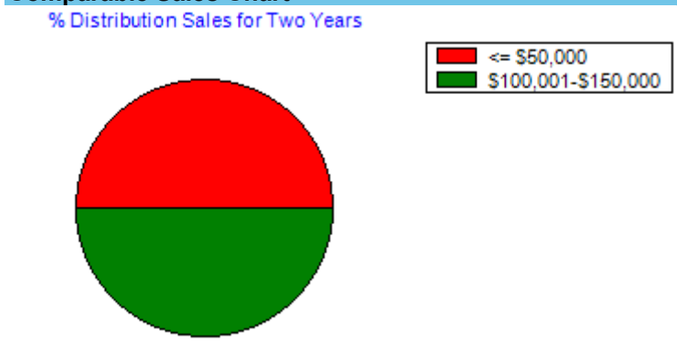
ICE SiteX Report

OrderID: 98722505

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.32Mi.	**1827 130TH ST** **BODE, IA 50519-8524**	11/24/2025	$265,000	$81	3249	7//2	1900	162,044 SF	
		APN: 0216353030 Document #: 250843 Document Type: Price Code: R Land Use: Single Family Residential Legal: Sec/Twnship/Range: S2SW4 S16T93NR29W 5PM Abbreviated Description: Sec/Twnship/Range:S2SW4 S16T93NR29W 5PM City/Muni/Twp:BODE City/Muni/Twp: BODE								
2	.24Mi.	**600 CHRISTIANA AVE** **BODE, IA 50519-5011**	08/14/2025	$104,000	$54	1904	5/3/2	1989	21,000 SF	
		APN: 0217484004 Document #: 250571 Document Type: Price Code: R Land Use: Single Family Residential Legal:								
3	.23Mi.	**100 1ST ST** **BODE, IA 50519-7700**	08/13/2025	$120,000	$79	1501	2//1	1900	21,838 SF	
		APN: 0217434004 Document #: 25E0606 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1-3 Block: 3 Subdivision: OUGHS ADDITION Abbreviated Description: Lot:1-3 Block:3 Subdivision:OUGHS ADDITION City/Muni/Twp:BODE City/Muni/Twp: BODE								
4	.06Mi.	**303 ROSSING AVE** **BODE, IA 50519-5015**	07/11/2025	$14,000	$15	930	4//1	1900	20,027 SF	
		APN: 0216351002 Document #: 250496 Document Type: Price Code: R Land Use: Single Family Residential Legal: Block: 11 Abbreviated Description: Block:11								
5	.1Mi.	**301 CHRISTIANA AVE** **BODE, IA 50519-5046**	06/25/2025	$5,000	$3	1280	5//2	1900	10,032 SF	
		APN: 0217478001 Document #: 250457 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 7&8 Block: 2 Subdivision: GANGESTADS FIRST ADDITION Abbreviated Description: Lot:7&8 Block:2 Subdivision:GANGESTADS FIRST ADDITION City/Muni/Twp:BODE City/Muni/Twp: BODE								

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.	**204 ROSSING AVE**	**05/10/2024**	$102,640	$102,640	1,670	7//2	1910	8,052 SF	
.01Mi.	**202 ROSSING AVE**	**09/12/2016**	$94,400	$94,400	1,809	7//1	1925	6,039 SF	
.03Mi.	**205 ROSSING AVE**	**07/21/2023**	$52,350	$52,350	1,281	7//1	1900	8,052 SF	
.03Mi.	**205 ROSSING AVE**	**07/21/2023**	$52,350	$52,350	1,281	7//1	1900	8,052 SF	
.04Mi.	**207 ROSSING AVE**	**11/19/2007**	$76,460	$76,460	1,442	8//2	1913	8,052 SF	
.04Mi.	**200 ROSSING AVE**	**11/07/2017**	$103,360	$103,360	1,876	9/3/2	1915	8,052 SF	
.04Mi.	**302 ROSSING AVE**	**11/26/2012**	$72,510	$72,510	1,176	5//2	1957	8,052 SF	
.04Mi.	**301 ROSSING AVE**	**03/07/2019**	$63,940	$63,940	1,176	//1	1900	18,295 SF	
.04Mi.	**203 ROSSING AVE**	**03/31/1995**	$98,870	$98,870	1,126	//1	1920	8,052 SF	
.05Mi.	**400 2ND ST**		$47,160	$47,160	1,464	4//1	1900	8,052 SF	
.05Mi.	**303 HUMBOLDT AVE**		$82,460	$82,460	2,016	8//2	1888	8,052 SF	
.05Mi.	**201 ROSSING AVE**	**08/03/2020**	$88,160	$88,160	1,242	6//1	1940	8,052 SF	
.05Mi.	**304 ROSSING AVE**	**07/23/2021**	$32,790	$32,790	660	4//1	1900	8,052 SF	
.06Mi.	**303 ROSSING AVE**	**07/03/2025**	$34,900	$34,900	930	4//1	1900	20,027 SF	
.06Mi.	**305 HUMBOLDT AVE**	**09/04/2009**	$89,650	$89,650	1,064	5//1	1965	7,564 SF	
.06Mi.	**106 ROSSING AVE**	**06/10/1998**	$18,290	$18,290	1,171	7//1	1900	14,640 SF	

Rent vs. Own

Households Occupied by Renters:	21%	Households Occupied by Owners:	69%

ICE SiteX Report

OrderID: 98722505

Demographics & Income

Median Age:	42.8 years old	Households:	189
Median Household Income:	$75,894	Households w/Family:	69%
Household Income Per Capita:	$39,289	Households w/Family Married:	54%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

School District

School District Zone:	Humboldt Community School District	Students:	1,457
Number of Schools:	4	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
10.85Mi.	**Humboldt High School** Number of Students: 464 Student-Teacher Ratio: 15.49 Advanced Placement: Yes	B+	Public	9 - 12
10.91Mi.	**Humboldt Middle School** Number of Students: 454 Student-Teacher Ratio: 16.57	B+	Public	5 - 8
0.18Mi.	**Twin Rivers Elementary School** Number of Students: 45 Student-Teacher Ratio: 6.44	NA	Public	PK - 5

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	29%	SIGNIFICANTLY LOWER
BURGLARY	107%	SIMILAR
MOTOR VEHICLE THEFT	63%	NOTABLY LOWER
FORCIBLE ROBBERY	143%	NOTABLY HIGHER
AGGRAVATED ASSAULT	91%	LOWER
FORCIBLE RAPE	141%	NOTABLY HIGHER
MURDER	117%	HIGHER
OVERALL	107%	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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