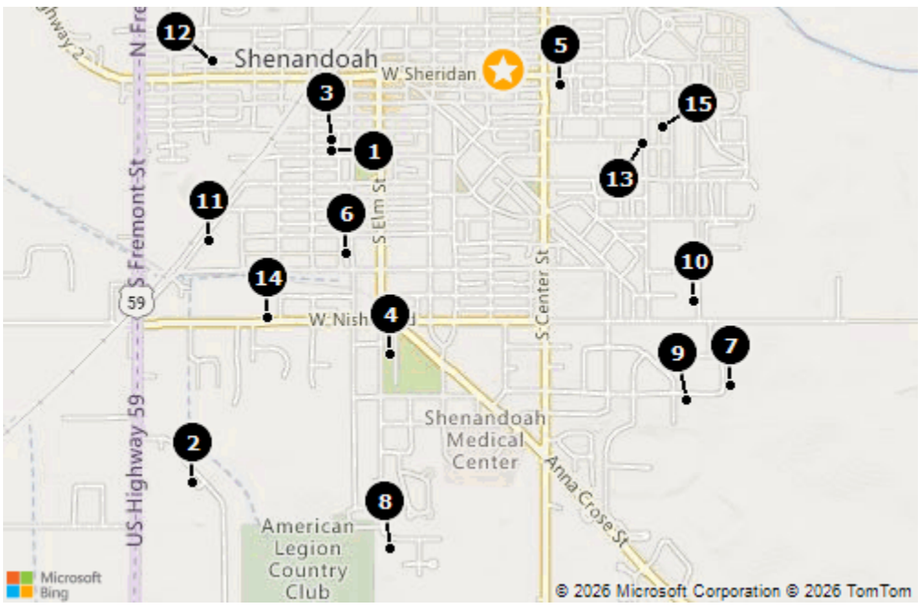
ICE SiteX Report

OrderID: 98729896

SiteX Property Information Report



Subject Property Location

207 W SHERIDAN AVE, SHENANDOAH, IA 51601-1818

County:	**PAGE IA**	Census Tract:	191454902.003066
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	0519282150000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$109,000**	FSD:	31	Common Confidence Score:	22
Value Range:	$75,210 - $142,790	ICE Confidence Score:	69		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$5,530	Market Land Value:	$5,530	Tax Year:	2024
Assd Improvement:	$86,370	Market Improvment Value:	$86,370	Total Taxable Value:	$1,372
Total Assessed Value:	$91,900	Total Assessor Market Value:	$91,900	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 669,670 Block: 282 Map Ref: PM 519282150000

Abbreviated Description:	ORIG LOT 669 & W/2 LOT 670
City/Muni/Twp:	SHENANDOAH

Property Characteristics

Lot Size:	4,560 SF	Bedrooms:	2	Pool:	
Building Area:	997 SF	Baths:	1	Fireplace:	
Year Built:	1900	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	4	Ext Walls:	4
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:	1+B	Number of Cars:		A/C:	Central
Style:		Basement:	Full	Roof Cover:	Asphalt
		Foundation:	I	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/15/2023	Sales Price:	N/A
Document #:	20231093 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/20/2021	Sales Price:	$77,500
Document #:	20211982 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	08/08/2021		
Document Type:			
Legal Description:			
Lot: 669			

Prior Transfer

Recording Date:	08/18/2021	Sales Price:	N/A
Document #:	20211954 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/08/2021	Sales Price:	$77,100
Document #:	BK-PG 2021 -1982	Type of Sale:	Qualified Sale

ICE SiteX Report

OrderID: 98729896

Document Type:
Legal Description:
Lot: 669,670 Block: 282 Map Ref: PM 519282150000
Abbreviated Description: ORIG LOT 669 & W/2 LOT 670
City/Muni/Twp: SHENANDOAH

Mortgage Record

Recording Date:	10/18/2012	Loan Amount:	N/A
Document #:	20122349 BK-PG -	Loan Type:	New Conventional
TD Due Date:	10/02/2017	Type Finance:	

Legal Description:
Lot: 669&670 Subdivision: ORIGINAL PLAT OF SHENANDOAH
Abbreviated Description: W2 LOT 670

Prior Transfer

Recording Date:	12/16/1999	Sales Price:	$29,000
Document #:		Type of Sale:	Qualified Sale
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$2,241,500	Median # of Bedrooms	3
Median Lot Size	9,240 SF	Median # of Baths	1
Median Living Area	1,324 SF	Median Year Built	1940
Price Range - 2 Yrs	$50,000 to $395,000	Age Range	31 years to 126 years
Median Value	$99,500	Median Age	86 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.47Mi.	**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: Price Code: R 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								
2	1.12Mi.	**12 MAYRIDGE DR** **SHENANDOAH, IA 51601-2233**	07/17/2026	$350,000	$186	1873	6/2/2	1952	17,038 SF	
		APN: 0530258185000 Document #: 20261377 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 12 Subdivision: MAY ADDITION Abbreviated Description: Lot:12 Subdivision:MAY ADDITION City/Muni/Twp:SHENANDOAH City/Muni/Twp: SHENANDOAH								
3	.46Mi.	**806 5TH AVE** **SHENANDOAH, IA 51601-1619**	04/16/2026	$95,000	$73	1290	6/2/2	1920	6,600 SF	
		APN: 0519330120000 Document #: 20260643 Document Type: Price Code: D 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								
4	.75Mi.	**1101 S ELM ST** **SHENANDOAH, IA 51601-2219**	03/12/2026	$65,000	$34	1876	7/3/2	1900	21,000 SF	
		APN: 0530206100000 Document #: 20260416 Document Type: Price Code: R 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								
5	.14Mi.	**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: Price Code: R 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								
6	.59Mi.	**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: Price Code: R 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								
7	.95Mi.	**1207 BLUEGRASS LN** **SHENANDOAH, IA 51601-2511**	12/19/2025	$232,500	$79	2910	11/4/3	1995	28,000 SF	
		APN: 0529133120000 01 Document #: 20252615 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 4&5 Subdivision: VALLEY FARMS ADDITION PHASE I Abbreviated Description: Lot:4&5 Subdivision:VALLEY FARMS ADDITION PHASE I City/Muni/Twp:SHENANDOAH City/Muni/Twp: SHENANDOAH								
8	1.21Mi.	**14 COUNTRY CLUB LN** **SHENANDOAH, IA 51601-2706**	12/08/2025	$395,000	$116	3383	9/4/2	1984	25,340 SF	
		APN: 0530402100000 Document #: 20252521 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 14 Subdivision: RANKIN COUNTRY CLUB ESTATES Abbreviated Description: Lot:14 Subdivision:RANKIN COUNTRY CLUB ESTATES City/Muni/Twp:SHENANDOAH City/Muni/Twp: SHENANDOAH								
9	.94Mi.	**504 E PIONEER AVE** **SHENANDOAH, IA 51601-2614**	10/16/2025	$269,000	$192	1394	8/4/3	1979	23,804 SF	
		APN: 0529131130000 Document #: 20252170 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 8 Subdivision: SCHEIB SUBDIVISION Abbreviated Description: Lot:8 Subdivision:SCHEIB SUBDIVISION City/Muni/Twp:SHENANDOAH City/Muni/Twp: SHENANDOAH								

ICE SiteX Report

OrderID: 98729896

10	.73Mi.	**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: Price Code: R
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

11	.83Mi.	**601 SOUTHWEST RD** **SHENANDOAH, IA 51601-1513**	10/06/2025	$50,000	$52	956	4/2/1	1944	9,788 SF

APN: 0519352115000 Document #: 20252054
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 28 Subdivision: WAGON WORKS ADDITION Abbreviated Description: Lot:28 Subdivision:WAGON WORKS ADDITION Abbreviated Description:PORTION LOT28 City/Muni/Twp:SHENANDOAH City/Muni/Twp: SHENANDOAH

12	.72Mi.	**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: Price Code: R
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

13	.39Mi.	**320 E GRANT AVE** **SHENANDOAH, IA 51601-1853**	09/29/2025	$99,500	$88	1122	5/2/1	1900	7,500 SF

APN: 0520304125000 Document #: 20252006
Document Type: Price Code: R
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

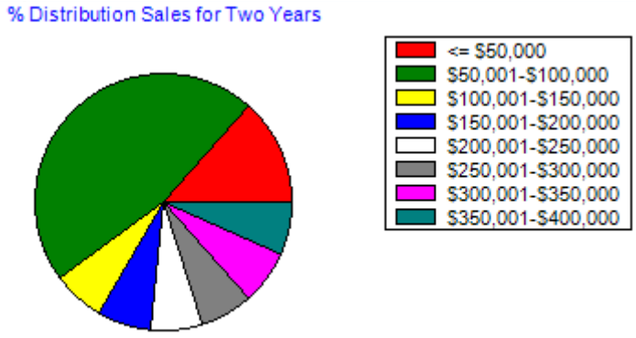
14	.84Mi.	**1005 W NISHNA RD** **SHENANDOAH, IA 51601-2111**	08/28/2025	$75,000	$78	960	5/3/1	1975	8,442 SF

APN: 0519382115000 01 Document #: 20251779
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: HUGHES ADDITION Abbreviated Description: Lot:2 Subdivision:HUGHES ADDITION City/Muni/Twp:SHENANDOAH City/Muni/Twp: SHENANDOAH

15	.41Mi.	**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: Price Code: R
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

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.

ICE SiteX Report

OrderID: 98729896

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.	**207 W SHERIDAN AVE**	**08/08/2021**	$91,900	$91,900	997	4/2/1	1900	4,560 SF	
.01Mi.	**205 W SHERIDAN AVE**	**10/16/2018**	$65,140	$65,140	1,340	6/2/1	1922	4,560 SF	
.01Mi.	**209 W SHERIDAN AVE**	**03/12/2020**	$46,750	$46,750	1,108	7/2/1	1900	6,000 SF	
.02Mi.	**203 W SHERIDAN AVE**	**06/28/2021**	$58,890	$58,890	832	5/2/1	1958	6,000 SF	
.02Mi.	**213 W SHERIDAN AVE**	**07/23/2024**	$88,680	$88,680	994	5/2/1	1900	5,520 SF	
.02Mi.	**201 W SHERIDAN AVE**	**08/01/2023**	$82,910	$82,910	960	5/3/1	1981	6,000 SF	
.03Mi.	**204 W LOWELL AVE**	**11/19/2010**	$129,520	$129,520	1,440	9/3/2	1973	7,200 SF	
.03Mi.	**206 W LOWELL AVE**	**11/01/2023**	$96,350	$96,350	1,461	7/4/1	1900	6,000 SF	
.03Mi.	**202 W LOWELL AVE**	**02/08/2023**	$68,080	$68,080	1,668	7/3/1	1900	7,200 SF	
.04Mi.	**200 W LOWELL AVE**	**06/27/2019**	$49,760	$49,760	916	4/2/1	1900	7,200 SF	
.04Mi.	**204 W SHERIDAN AVE**	**02/19/2024**	$25,510	$25,510	1,064	5/2/1	1890	6,000 SF	
.04Mi.	**107 N BROAD ST**	**10/23/2007**	$63,330	$63,330	1,006	7/3/1	1920	4,200 SF	
.04Mi.	**208 W SHERIDAN AVE**	**08/10/2009**	$60,050	$60,050	1,471	8/3/2	1900	4,560 SF	
.04Mi.	**200 W SHERIDAN AVE**	**04/17/2025**	$149,850	$149,850	1,196	6/2/1	1875	9,000 SF	
.04Mi.	**210 W SHERIDAN AVE**	**05/08/2018**	$56,230	$56,230	1,196	5/2/1	1940	4,560 SF	
.05Mi.	**109 W SHERIDAN AVE**	**01/09/2024**	$120,300	$120,300	1,000	4/2/2	2024	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
1.00Mi.	**Shenandoah High School** Number of Students: 300 Student-Teacher Ratio: 12.32 Advanced Placement: Yes	B+	Public	9 - 12
1.25Mi.	**Shenandoah Middle School** Number of Students: 280 Student-Teacher Ratio: 12.44	C-	Public	5 - 8
1.25Mi.	**Shenandoah Elementary School** Number of Students: 349 Student-Teacher Ratio: 11.09	C	Public	KG - 4
0.65Mi.	**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.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

ICE SiteX Report

OrderID: 98729896

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.

Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.