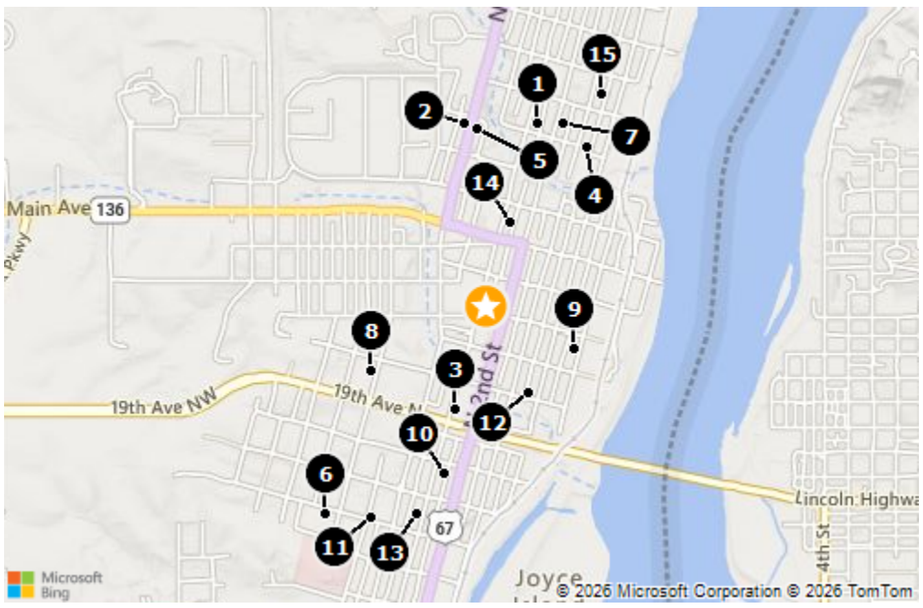
ICE SiteX Report

OrderID: 98697739

SiteX Property Information Report



Subject Property Location

2209 PERSHING BLVD, CLINTON, IA 52732-2232

County:	**CLINTON IA**	Census Tract:	190450006.002039
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	8626000000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$133,000**	FSD:	16	Common Confidence Score:	45
Value Range:	$111,720 - $154,280	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	0740
Assd Land Value:	$12,540	Market Land Value:	$12,540	Tax Year:	2024
Assd Improvement:	$111,650	Market Improvment Value:	$111,650	Total Taxable Value:	$1,994
Total Assessed Value:	$124,190	Total Assessor Market Value:	$124,190	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 3,4 Map Ref: PM 8626000000

Abbreviated Description:	SUB DIV OF OUTLOT 37 TOWN OF LYONS S 13 3/4' OF W 1/2OF LOT 3 & N 331/10' OF W 1/2 OFLOT 4
City/Muni/Twp:	CLINTON

Property Characteristics

Lot Size:	3,995 SF	Bedrooms:	4	Pool:	
Building Area:	1484 SF	Baths:	1	Fireplace:	
Year Built:	1900	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	9	Ext Walls:	Wood Siding
Number of Units:		Garage Type:	Detached	Heating:	Forced Air
Number of Stories:	1.5+B	Number of Cars:	1	A/C:	Yes
Style:		Basement:	Finished	Roof Cover:	Asphalt
		Foundation:	Stone	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/13/2026	Sales Price:	N/A
Document #:	2026-00743 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/31/2024	Sales Price:	N/A
Document #:	2024-05684 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/11/2024	Sales Price:	N/A
Document #:	2024-05261 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/10/2024	Sales Price:	$115,000
Document #:	2024-05226 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	10/01/2024		
Document Type:			

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Legal Description:
Lot: 3&4
Abbreviated Description: PORTION LOTS3&4
City/Muni/Twp: CLINTON

Prior Transfer

Recording Date:	10/01/2024	Sales Price:	$115,000
Document #:	BK-PG 2024 -05226	Type of Sale:	Qualified Sale
Document Type:			

Legal Description:
Lot: 3,4 Map Ref: PM 8626000000
Abbreviated Description: SUB DIV OF OUTLOT 37 TOWN OF LYONS S 13 3/4' OF W 1/2OF LOT 3 & N 331/10' OF W 1/2 OFLOT 4
City/Muni/Twp: CLINTON

Mortgage Record

Recording Date:	08/26/2019	Loan Amount:	N/A
Document #:	2019-05480 BK-PG -	Loan Type:	Balloon
TD Due Date:	09/01/2039	Type Finance:	

Legal Description:
City/Muni/Twp: CLINTON

Mortgage Record

Recording Date:	03/31/2016	Loan Amount:	N/A
Document #:	2016-01889 BK-PG -	Loan Type:	FHA
TD Due Date:	04/01/2046	Type Finance:	

Legal Description:
Lot: 3&4 Subdivision: STUMBAUGHS SUBDIVISION
Abbreviated Description: PART OF LOTS 3&4

Prior Transfer

Recording Date:	03/30/2016	Sales Price:	$82,000
Document #:		Type of Sale:	Qualified Sale
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/15/2005	Loan Amount:	N/A
Document #:	069102005 BK-PG -	Loan Type:	New Conventional
TD Due Date:	09/01/2035	Type Finance:	

Legal Description:
Lot: 3&4 Subdivision: STUMBAUGH SUBDIVISION
Abbreviated Description: PORTION OF LOTS 3&4
City/Muni/Twp: CLINTON

Prior Transfer

Recording Date:	08/15/2005	Sales Price:	$75,000
Document #:	069092005 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	08/12/2005		
Document Type:			

Legal Description:
Lot: 3&4 Subdivision: STUMBAUGHS SUBDIVISION
Abbreviated Description: PORTION LOTS 3&4
City/Muni/Twp: CLINTON

Area Sales Analysis

Total Area Sales	$1,849,500	Median # of Bedrooms	3
Median Lot Size	6,250 SF	Median # of Baths	1
Median Living Area	1,294 SF	Median Year Built	1900
Price Range - 2 Yrs	$3,000 to $180,000	Age Range	76 years to 158 years
Median Value	$125,000	Median Age	126 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.46Mi.	**2707 PERSHING BLVD** **CLINTON, IA 52732-1822**	08/04/2026	$130,000	$77	1684	7/3/1	1900	6,250 SF	
		APN: 8603880000 Document #: 2026-04435 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 15&16 Block: 4 Subdivision: BUELLS ADDITION Abbreviated Description: Lot:15&16 Block:4 Subdivision:BUELLS ADDITION City/Muni/Twp:CLINTON City/Muni/Twp: CLINTON								
2	.44Mi.	**2626 N 3RD ST** **CLINTON, IA 52732-1816**	07/30/2026	$160,000	$82	1948	9/5/1	1900	6,800 SF	
		APN: 8601990000 Document #: 2026-04316 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 7 Block: 3 Subdivision: BUELLS ADDITION Abbreviated Description: Lot:7 Block:3 Subdivision:BUELLS ADDITION City/Muni/Twp:CLINTON City/Muni/Twp: CLINTON								
3	.25Mi.	**1913 PERSHING BLVD** **CLINTON, IA 52732-2526**	07/22/2026	$70,000	$76	918	5/2/1	1900	4,375 SF	
		APN: 8620240000 Document #: 2026-04103 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 20 Block: 6 Subdivision: RANDALLS ADDITION TO LYONS Abbreviated Description: Lot:20 Block:6 Subdivision:RANDALLS ADDITION TO LYONS City/Muni/Twp:CLINTON City/Muni/Twp: CLINTON								
4	.45Mi.	**2631 ROOSEVELT ST** **CLINTON, IA 52732-1820**	07/20/2026	$175,000	$134	1298	7/4/2	1900	6,250 SF	
		APN: 8628320000 Document #: 2026-04066 Document Type: Price Code: R Land Use: Single Family Residential								

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Legal: Lot: 6 Block: 2 Subdivision: WARREN AND BUELLS ADDITION Abbreviated Description: Lot:6 Block:2 Subdivision:WARREN AND BUELLS ADDITION City/Muni/Twp:CLINTON City/Muni/Twp: CLINTON

5	.42Mi.	**2621 N 3RD ST** **CLINTON, IA 52732-1815**	05/21/2026	$174,000	$134	1294	8/4/1	1889	6,250 SF

APN: 8605910000 Document #: 2026-02747
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 11 Block: 3 Subdivision: BUELLS SECOND ADDITION Abbreviated Description: Lot:11 Block:3 Subdivision:BUELLS SECOND ADDITION City/Muni/Twp:CLINTON City/Muni/Twp: CLINTON

6	.64Mi.	**511 16TH AVE N** **CLINTON, IA 52732-2825**	05/12/2026	$166,000	$150	1106	6/3/1	1950	8,400 SF

APN: 8612620000 Document #: 2026-02564
Document Type: Price Code: R
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

7	.48Mi.	**2711 N 2ND ST** **CLINTON, IA 52732-1836**	04/28/2026	$120,000	$70	1695	6/3/1	1928	6,250 SF

APN: 8603310000 Document #: 2026-02242
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 13&14 Block: 4 Subdivision: BUELLS ADDITION Abbreviated Description: Lot:13&14 Block:4 Subdivision:BUELLS ADDITION Abbreviated Description:SOUTH2 LOT13&N2 LOT14 City/Muni/Twp:CLINTON City/Muni/Twp: CLINTON

8	.32Mi.	**1926 N 5TH ST** **CLINTON, IA 52732-2138**	04/17/2026	$106,000	$94	1120	5/3/1	1868	7,332 SF

APN: 8621400000 Document #: 2026-02058
Document Type: Price Code: R
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

9	.23Mi.	**2124 MCKINLEY ST** **CLINTON, IA 52732-2424**	03/16/2026	$113,000	$109	1036	5/2/1	1900	8,712 SF

APN: 8615470000 Document #: 2026-01309
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 5 Block: 15 Abbreviated Description: Lot:5 Block:15 City/Muni/Twp:LYONS City/Muni/Twp: LYONS

10	.42Mi.	**1723 PERSHING BLVD** **CLINTON, IA 52732-2630**	02/24/2026	$180,000	$106	1684	6/3/1	1900	6,250 SF

APN: 8608640000 Document #: 2026-00918
Document Type: Price Code: R
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	.57Mi.	**320 16TH AVE N** **CLINTON, IA 52732-2830**	02/06/2026	$148,000	$68	2162	8/4/2	1893	13,000 SF

APN: 8610080000 Document #: 2026-00638
Document Type: Price Code: R
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

12	.23Mi.	**88 20TH AVE N** **CLINTON, IA 52732-2508**	12/22/2025	$56,000	$49	1140	7/3/1	1900	3,400 SF

APN: 8600550000 Document #: 2025-07704
Document Type: Price Code: R
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	.53Mi.	**1614 PERSHING BLVD** **CLINTON, IA 52732-2839**	12/15/2025	$123,500	$121	1018	5/2/1	1900	6,250 SF

APN: 8610180000 Document #: 2025-07507
Document Type: Price Code: R
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

14	.21Mi.	**2417 PERSHING BLVD** **CLINTON, IA 52732-2228**	12/11/2025	$125,000	$89	1392	6/3/2	1924	3,125 SF

APN: 8605260000 Document #: 2025-07421
Document Type: Price Code: D
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

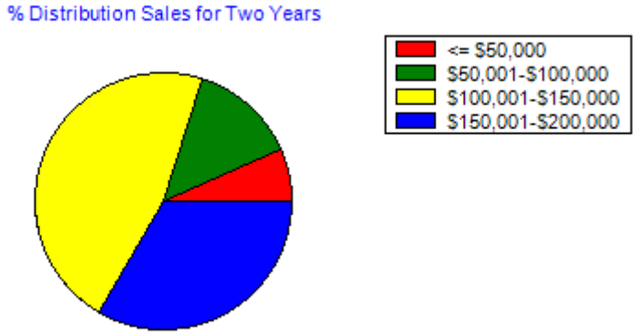
15	.58Mi.	**2815 ROOSEVELT ST** **CLINTON, IA 52732-1721**	11/10/2025	$3,000	$2	1225	7/3/1	1900	6,250 SF

APN: 8602730000 Document #: 2025-06802
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 13 Block: 5 Subdivision: BUELLS ADDITION TO LYONS Abbreviated Description: Lot:13 Block:5 Subdivision:BUELLS ADDITION TO LYONS City/Muni/Twp:CLINTON City/Muni/Twp: CLINTON

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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.	**2209 PERSHING BLVD**	**10/01/2024**	$124,190	$124,190	1,484	9/4/1	1900	3,995 SF	
.01Mi.	**220 22ND AVE N**	**02/29/2024**	$108,080	$108,080	1,646	7/4/2	1900	5,100 SF	
.03Mi.	**2204 N 2ND ST**	**09/12/2011**	$99,670	$99,670	4,494	13/4/1	1900	19,186 SF	
.03Mi.	**2221 PERSHING BLVD**	**06/23/2021**	$142,930	$142,930	1,537	6/3/1	1900	5,633 SF	
.03Mi.	**2202 PERSHING BLVD**	**08/02/2023**	$107,470	$107,470	2,036	7/3/2	1900	8,372 SF	
.03Mi.	**2208 PERSHING BLVD**	**05/28/2021**	$35,910	$35,910	1,256	7/4/1	1900	7,200 SF	
.04Mi.	**2210 PERSHING BLVD**	**05/15/1999**	$75,620	$75,620	1,756	6/2/2	1910	7,124 SF	
.04Mi.	**209 22ND AVE N**	**11/25/1980**	$80,040	$80,040	1,120	6/3/1	1919	3,750 SF	
.04Mi.	**2225 PERSHING BLVD**	**04/03/2024**	$76,040	$76,040	1,040	5/2/1	1900	4,250 SF	
.04Mi.	**2216 N 2ND ST**	**09/03/2024**	$145,580	$145,580	2,501	9/3/1	1900	14,457 SF	
.04Mi.	**2216 PERSHING BLVD**	**04/25/1991**	$110,230	$110,230	1,878	7/4/2	1899	13,570 SF	
.05Mi.	**258 22ND AVE N**	**08/18/2025**	$116,100	$116,100	1,674	8/3/2	1899	7,040 SF	
.05Mi.	**258 22ND AVE N**	**08/18/2025**	$116,100	$116,100	1,674	8/3/2	1899		
.05Mi.	**2121 PERSHING BLVD**	**10/21/2019**	$94,550	$94,550	1,680	6/3/1	1889	7,375 SF	
.05Mi.	**2231 PERSHING BLVD**	**04/03/2024**	$65,080	$65,080	1,114	6/3/1	1900	7,055 SF	
.05Mi.	**2122 PERSHING BLVD**	**10/27/2003**	$162,280	$162,280	1,898	7/3/2	1900	6,552 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
0.95Mi.	**Eagle Heights Elementary School** Number of Students: 443 Student-Teacher Ratio: 12.79	B-	Public	PK - 5
2.65Mi.	**Clinton High School** Number of Students: 981 Student-Teacher Ratio: 14.03 Advanced Placement: Yes	D-	Public	9 - 12

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

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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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