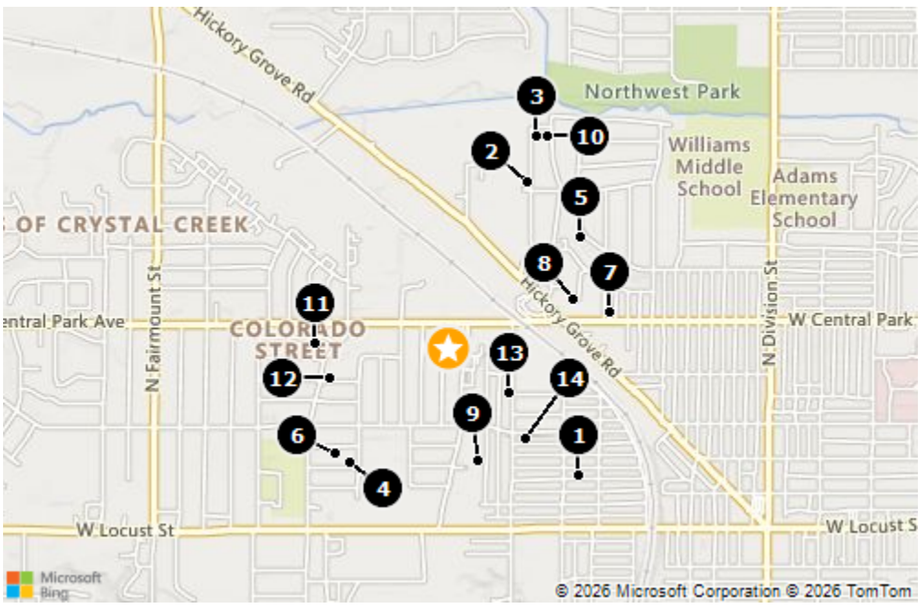
ICE SiteX Report

OrderID: 98655528

SiteX Property Information Report



Subject Property Location

2415 N THORNWOOD AVE, DAVENPORT, IA 52804-2538

County:	**SCOTT IA**	Census Tract:	191630121.001001
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	O2111B35	Thomas Bros Pg-Grid:	

Valuation

Value:	**$212,000**	FSD:	12	Common Confidence Score:	55
Value Range:	$186,560 - $237,440	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	DAD
Assd Land Value:	$28,320	Market Land Value:	$28,320	Tax Year:	2025
Assd Improvement:	$178,380	Market Improvment Value:	$178,380	Total Taxable Value:	$3,400
Total Assessed Value:	$206,700	Total Assessor Market Value:	$206,700	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 153 District: DA Subdivision: PARK RIDGE HEIGHTS 8TH ADD Map Ref: PM O2111B35

Abbreviated Description:	PARK RIDGE HEIGHTS 8TH ADD LOT: 153 PARK RIDGE HEIGHTS8TH ADD
City/Muni/Twp:	DAVENPORT

Property Characteristics

Lot Size:	6,572 SF	Bedrooms:	4	Pool:	
Building Area:	1277 SF	Baths:	2	Fireplace:	
Year Built:	1967	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	4
Number of Units:		Garage Type:	Attached	Heating:	Forced Air
Number of Stories:	S/F+B	Number of Cars:	1	A/C:	Yes
Style:		Basement:	Finished	Roof Cover:	Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/08/2025	Sales Price:	N/A
Document #:	2025-019713 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/28/2023	Sales Price:	N/A
Document #:	202300015346 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	08/24/2023	Loan Amount:	N/A
Document #:	202300015109 BK-PG -	Loan Type:	FHA
TD Due Date:	09/01/2053	Type Finance:	

Legal Description:
Lot: 153 Subdivision: PARK RIDGE HEIGHTS 8TH ADDITION
City/Muni/Twp: DAVENPORT

Prior Transfer

Recording Date:	01/27/2022	Sales Price:	N/A
Document #:	202200002406 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

ICE SiteX Report

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Document Type:
Legal Description:

Mortgage Record

Recording Date:	12/21/2021	Loan Amount:	N/A
Document #:	202100043056 BK-PG -	Loan Type:	New Conventional
TD Due Date:	12/01/2036	Type Finance:	

Legal Description:
Lot: 153 Subdivision: PARK RIDGE HEIGHTS 8TH ADDITION
City/Muni/Twp: DAVENPORT

Mortgage Record

Recording Date:	10/23/2019	Loan Amount:	N/A
Document #:	201900028552 BK-PG -	Loan Type:	Stand Alone Refi
TD Due Date:	11/01/2049	Type Finance:	

Legal Description:
City/Muni/Twp: DAVENPORT

Prior Transfer

Recording Date:	01/05/2018	Sales Price:	N/A
Document #:	2018-00000321 BK-PG -000	Type of Sale:	Full-Computed from Transfer Tax

Document Type:
Legal Description:

Mortgage Record

Recording Date:	11/28/2017	Loan Amount:	N/A
Document #:	2017-00032477 BK-PG -	Loan Type:	New Conventional
TD Due Date:	12/01/2032	Type Finance:	

Legal Description:
Lot: 153 Subdivision: PARK RIDGE HEIGHTS

Mortgage Record

Recording Date:	06/15/2017	Loan Amount:	N/A
Document #:	2017-00015629 BK-PG -	Loan Type:	New Conventional
TD Due Date:	06/15/2024	Type Finance:	

Legal Description:
Lot: 153 Subdivision: PARK RIDGE HEIGHTS 8TH ADDITION
City/Muni/Twp: DAVENPORT

Mortgage Record

Recording Date:	09/11/2012	Loan Amount:	N/A
Document #:	2012-00028090 BK-PG -	Loan Type:	FHA
TD Due Date:	10/01/2042	Type Finance:	

Legal Description:
Lot: 153 Subdivision: PARK RIDGE HEIGHTS 8TH ADDITION
City/Muni/Twp: DAVENPORT

Prior Transfer

Recording Date:	09/11/2012	Sales Price:	$122,500
Document #:	2012-00028088 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	08/29/2012		

Document Type:
Legal Description:
Lot: 153 Subdivision: PARK RIDGE HEIGHTS 8TH ADDITION
City/Muni/Twp: DAVENPORT

Prior Transfer

Recording Date:	08/30/2012	Sales Price:	$122,180
Document #:	BK-PG 2012 -028088	Type of Sale:	Per Assessor Transaction History

Document Type:
Legal Description:
Lot: 153 District: DA Subdivision: PARK RIDGE HEIGHTS 8TH ADD Map Ref: PM O2111B35
Abbreviated Description: PARK RIDGE HEIGHTS 8TH ADD LOT: 153 PARK RIDGE HEIGHTS8TH ADD
City/Muni/Twp: DAVENPORT

Area Sales Analysis

Total Area Sales	$2,423,500	Median # of Bedrooms	3
Median Lot Size	6,928 SF	Median # of Baths	1
Median Living Area	1,064 SF	Median Year Built	1961
Price Range - 2 Yrs	$90,000 to $236,000	Age Range	42 years to 89 years
Median Value	$180,000	Median Age	65 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.44Mi.	**2224 GROVE ST** **DAVENPORT, IA 52804-2421**	09/08/2026	$90,000	$133	676	/2/1	1937	6,000 SF	

APN: A0049-04 Document #: 2026-019425
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 7,8 Block: 5 Subdivision: WESTHOLME SECOND ADDITION Abbreviated Description: Lot:7,8 Block:5 Subdivision:WESTHOLME SECOND ADDITION City/Muni/Twp:CITY OF DAVENPORT City/Muni/Twp: CITY OF DAVENPORT

2	.44Mi.	**2910 N LINCOLN AVE** **DAVENPORT, IA 52804-1423**	05/28/2026	$123,500	$109	1124	/4/1	1961	6,000 SF	

APN: O2104C08 Document #: 2026-011342
Document Type: Price Code: R
Land Use: Single Family Residential

ICE SiteX Report

OrderID: 98655528

Legal: Lot: 17 Subdivision: HICKORY HILL SECOND ADDITION Abbreviated Description: Lot:17 Subdivision:HICKORY HILL SECOND ADDITION City/Muni/Twp:DAVENPORT City/Muni/Twp: DAVENPORT

3	.56Mi.	**3109 N LINCOLN AVE** **DAVENPORT, IA 52804-1426**	05/11/2026	$200,000	$210	951	/3/1	1963	5,700 SF

APN: O2104B02 Document #: 2026-010018
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 11 Subdivision: HICKORY HILL SEVENTH 7TH ADDITION Abbreviated Description: Lot:11 Subdivision:HICKORY HILL SEVENTH 7TH ADDITION City/Muni/Twp:CITY OF DAVENPORT City/Muni/Twp: CITY OF DAVENPORT

4	.37Mi.	**3010 GROVE ST** **DAVENPORT, IA 52804-2644**	04/07/2026	$175,000	$146	1196	/3/1	1960	6,955 SF

APN: O2115B17 Document #: 2026-007392
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 17 Subdivision: HILLANDALE Abbreviated Description: Lot:17 Subdivision:HILLANDALE City/Muni/Twp:CITY OF DAVENPORT City/Muni/Twp: CITY OF DAVENPORT

5	.41Mi.	**2804 OAK ST** **DAVENPORT, IA 52804-1525**	03/02/2026	$188,000	$162	1160	/3/2	1965	16,119 SF

APN: A0008A32 Document #: 2026-003930
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 11,12 Subdivision: FIRST ANNEX TO CEDAR VISTA ADDITION Abbreviated Description: Lot:11,12 Subdivision:FIRST ANNEX TO CEDAR VISTA ADDITION Abbreviated Description:LOT: THE NORTHWEST 65 FEET OF LOT 11 AND THE SOUTHEAST 10 FEET OF LOT 12 City/Muni/Twp:CITY OF DAVENPORT City/Muni/Twp: CITY OF DAVENPORT

6	.38Mi.	**3029 W HIGH ST** **DAVENPORT, IA 52804-2647**	02/05/2026	$214,000	$206	1037	/3/1	1959	6,955 SF

APN: O2115B23 Document #: 2026-002225
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 23 Subdivision: HILLANDALE ADDITION Abbreviated Description: Lot:23 Subdivision:HILLANDALE ADDITION City/Muni/Twp:CITY OF DAVENPORT City/Muni/Twp: CITY OF DAVENPORT

7	.4Mi.	**2611 CEDAR ST** **DAVENPORT, IA 52804-1507**	12/05/2025	$150,000	$123	1215	/3/1	1959	6,900 SF

APN: A0008C46 Document #: 2025-023905
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 12 Subdivision: CARL VOLQUARDSENS FIRST ADDITION Abbreviated Description: Lot:12 Subdivision:CARL VOLQUARDSENS FIRST ADDITION City/Muni/Twp:CITY OF DAVENPORT City/Muni/Twp: CITY OF DAVENPORT

8	.32Mi.	**2610 OAK ST** **DAVENPORT, IA 52804-1523**	10/24/2025	$150,000	$141	1060	/4/2	1961	8,960 SF

APN: A0008D19 Document #: 2025-020850
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 10 Subdivision: MARY HARTMAN ADDITION Abbreviated Description: Lot:10 Subdivision:MARY HARTMAN ADDITION City/Muni/Twp:CITY OF DAVENPORT City/Muni/Twp: CITY OF DAVENPORT

9	.28Mi.	**2052 N LINWOOD AVE** **DAVENPORT, IA 52804-2923**	09/23/2025	$198,500	$165	1200	/2/1	1964	10,980 SF

APN: O2113A26 01 Document #: 2025-018629
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 8 Subdivision: TOM HANCOCKS SECOND ADDITION Abbreviated Description: Lot:8 Subdivision:TOM HANCOCKS SECOND ADDITION City/Muni/Twp:CITY OF DAVENPORT City/Muni/Twp: CITY OF DAVENPORT

10	.56Mi.	**3110 N PINE ST** **DAVENPORT, IA 52804-1439**	09/18/2025	$169,000	$198	850	/3/1	1975	6,900 SF

APN: O2104B26 Document #: 2025-018323
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 4 Subdivision: HICKORY HILL 8TH ADDITION Abbreviated Description: Lot:4 Subdivision:HICKORY HILL 8TH ADDITION City/Muni/Twp:CITY OF DAVENPORT City/Muni/Twp: CITY OF DAVENPORT

11	.32Mi.	**3227 W COLORADO ST** **DAVENPORT, IA 52804-2662**	09/08/2025	$185,000	$173	1068	/3/1	1963	7,020 SF

APN: O2110B26 Document #: 2025-017427
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 25 Subdivision: HILLANDALE 5TH ADDITION Abbreviated Description: Lot:25 Subdivision:HILLANDALE 5TH ADDITION City/Muni/Twp:CITY OF DAVENPORT City/Muni/Twp: CITY OF DAVENPORT

12	.3Mi.	**3118 W DENISON AVE** **DAVENPORT, IA 52804-2621**	08/29/2025	$236,000	$234	1008	/3/1	1960	12,900 SF

APN: O2110B10 Document #: 2025-016857
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 60 Subdivision: HILLANDALE THIRD ADDITION Abbreviated Description: Lot:60 Subdivision:HILLANDALE THIRD ADDITION City/Muni/Twp:CITY OF DAVENPORT City/Muni/Twp: CITY OF DAVENPORT

13	.17Mi.	**2314 N LINCOLN AVE** **DAVENPORT, IA 52804-2452**	08/07/2025	$153,000	$187	816	/2/1	1953	6,250 SF

APN: O2112D29 Document #: 2025-015138
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 5 Subdivision: LINCOLN CREST Abbreviated Description: Lot:5 Subdivision:LINCOLN CREST City/Muni/Twp:CITY OF DAVENPORT City/Muni/Twp: CITY OF DAVENPORT

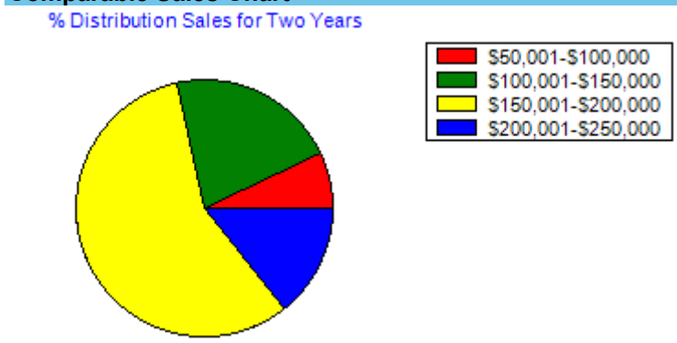
14	.29Mi.	**2347 W LOMBARD ST** **DAVENPORT, IA 52804-2907**	08/06/2025	$191,500	$171	1116	/2/1	1984	6,000 SF

APN: O2113B16 Document #: 2025-015102
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 22 Block: 4 Subdivision: WESTHOLME THIRD ADDITION Abbreviated Description: Lot:22 Block:4 Subdivision:WESTHOLME THIRD ADDITION City/Muni/Twp:CITY OF DAVENPORT City/Muni/Twp: CITY OF DAVENPORT

ICE SiteX Report

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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.	**2415 N THORNWOOD AVE**	**08/30/2012**	$206,700	$206,700	1,277	/4/2	1967	6,572 SF	
.01Mi.	**2419 N THORNWOOD AVE**	**12/17/2002**	$180,390	$180,390	912	/3/1	1967	6,572 SF	
.01Mi.	**2409 N THORNWOOD AVE**	**03/20/2017**	$166,790	$166,790	1,072	/2/2	1967	6,572 SF	
.02Mi.	**2422 JEBENS AVE**	**11/13/2006**	$174,610	$174,610	970	/4/1	1968	5,992 SF	
.02Mi.	**2416 JEBENS AVE**	**05/21/2024**	$171,810	$171,810	960	/4/2	1968	5,992 SF	
.02Mi.	**2403 N THORNWOOD AVE**	**05/04/2023**	$209,470	$209,470	1,014	/4/2	1967	6,572 SF	
.02Mi.	**2507 N THORNWOOD AVE**	**04/06/2021**	$165,610	$165,610	1,125	/3/1	1966	6,572 SF	
.02Mi.	**2507 N THORNWOOD AVE**	**04/06/2021**	$165,610	$165,610	1,125	/3/1	1966	6,572 SF	
.02Mi.	**2507 N THORNWOOD AVE**	**04/06/2021**	$165,610	$165,610	1,125	/3/1	1966	6,572 SF	
.03Mi.	**2506 JEBENS AVE**	**01/31/2020**	$155,460	$155,460	948	/3/1	1968	5,992 SF	
.03Mi.	**2408 JEBENS AVE**	**09/21/2017**	$149,020	$149,020	960	/3/1	1968	5,992 SF	
.03Mi.	**2416 N THORNWOOD AVE**	**07/07/2022**	$153,140	$153,140	912	/2/1	1966	6,614 SF	
.03Mi.	**2420 N THORNWOOD AVE**	**11/30/2016**	$170,650	$170,650	1,176	/3/1	1967	6,614 SF	
.03Mi.	**2408 N THORNWOOD AVE**	**05/05/2010**	$173,950	$173,950	950	/3/1	1970	6,614 SF	
.03Mi.	**2510 JEBENS AVE**	**09/28/2006**	$173,230	$173,230	960	/3/2	1968	5,992 SF	
.03Mi.	**2402 JEBENS AVE**	**05/06/2016**	$166,530	$166,530	960	/3/2	1968	5,992 SF	

Rent vs. Own

Households Occupied by Renters:	34%	Households Occupied by Owners:	59%

Demographics & Income

Median Age:	39.6 years old	Households:	10,791
Median Household Income:	$67,479	Households w/Family:	58%
Household Income Per Capita:	$33,301	Households w/Family Married:	40%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	Davenport Community School District	Students:	13,171
Number of Schools:	27	Rating:	F

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.51Mi.	**Wilson Elementary School** Number of Students: 507 Student-Teacher Ratio: 13.26	D-	Public	KG - 6
0.84Mi.	**Williams Middle School** Number of Students: 577 Student-Teacher Ratio: 11.14	F	Public	7 - 8
0.78Mi.	**West High School** Number of Students: 1,304 Student-Teacher Ratio: 14.57 Advanced Placement: Yes	F	Public	9 - 12

ICE SiteX Report

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Flood Report

The Subject Property of **2415 N THORNWOOD AVE, DAVENPORT, IA 52804-2538** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	140%	NOTABLY HIGHER
BURGLARY	121%	HIGHER
MOTOR VEHICLE THEFT	136%	NOTABLY HIGHER
FORCIBLE ROBBERY	125%	HIGHER
AGGRAVATED ASSAULT	124%	HIGHER
FORCIBLE RAPE	126%	HIGHER
MURDER	134%	NOTABLY HIGHER
OVERALL	122%	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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