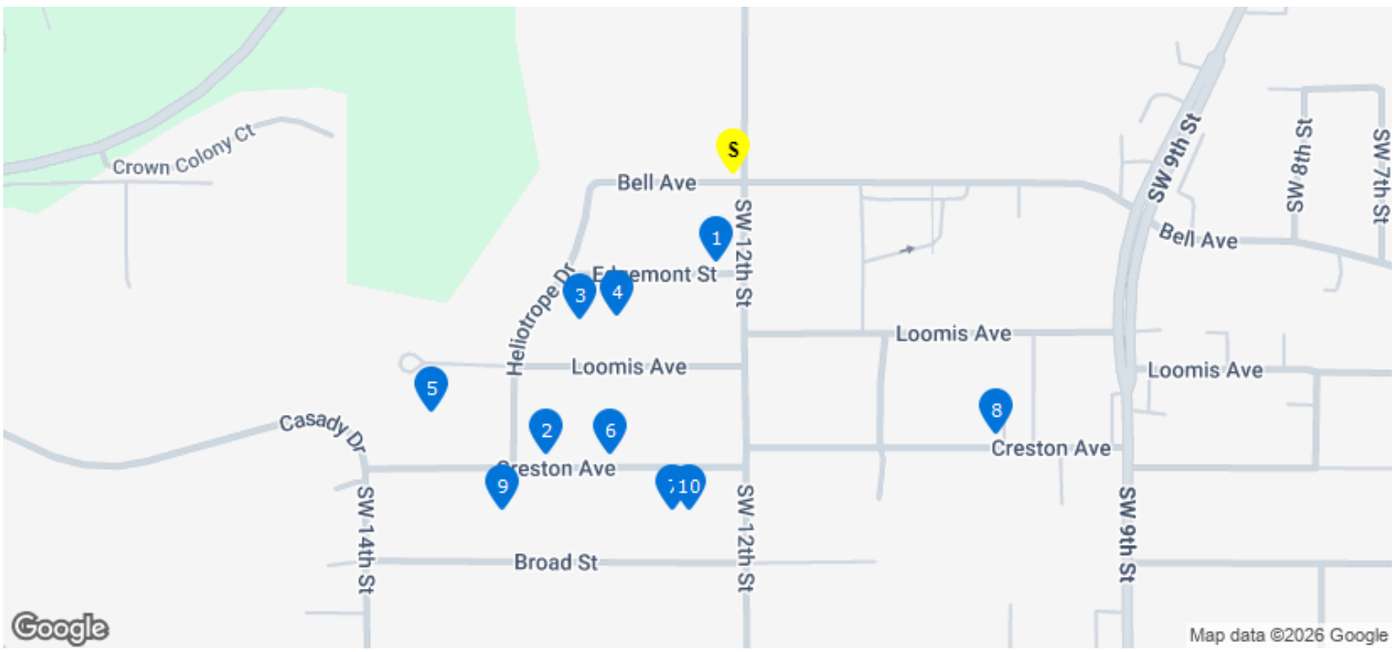
ICE SiteX Report

OrderID: 98761684

SiteX Property Information Report



Subject Property Location

2454 SW 12TH ST, DES MOINES, IA 50315-1009

County:	**POLK IA**	Census Tract:	0041.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	010/06478-000-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$256,000**	FSD:	22	Common Confidence Score:	31
Value Range:	$199,680 - $312,320	ICE Confidence Score:	78		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$47,400	Market Land Value:	$47,400	Tax Year:	2025
Assd Improvement:	$213,400	Market Improvment Value:	$213,400	Total Taxable Value:	$4,868
Total Assessed Value:	$260,800	Total Assessor Market Value:	$260,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 24 District: 010 Subdivision: SEC 16-78-24 Sec/Twnship/Range: SEC 16 TWN 78N RNG 24W
Abbreviated Description: -EX E 33F- N 103.34F S 128.34F E150F LOT 24 OP SEC 16-78-24
City/Muni/Twp: CITY OF DES MOINES

Property Characteristics

Lot Size:	15,495 SF	Bedrooms:	3	Pool:	
Building Area:	1598 SF	Baths:	2	Fireplace:	1
Year Built:	1948	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Brick
Number of Units:		Garage Type:	Attached Garage	Heating:	Forced air unit
Number of Stories:	1+B	Number of Cars:	1	A/C:	Yes
Style:	Ranch\Rambler	Basement:	Improved Basement (Finished)	Roof Cover:	Asphalt
		Foundation:	Concrete Block	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	09/29/2025	Loan Amount:	N/A
Document #:	2025-00057801 BK-PG 20283-180	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	09/10/2025		
TD Due Date:	08/01/2051	Type Finance:	

Legal Description:
Map Ref: 0 Sec/Twnship/Range: S16T78NR24W5PM
Abbreviated Description: LOT: THE NORTH 103.34 FEET OF THE SOUTH 128.34 FEET OF THE EAST 150 FEET OF LOT 24
City/Muni/Twp: CITY OF DES MOINES

Mortgage Record

Recording Date:	01/08/2025	Loan Amount:	N/A
Document #:	2025-00000986 BK-PG 20019-993	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	12/05/2024		
TD Due Date:	08/01/2051	Type Finance:	

Legal Description:
Map Ref: 0 Sec/Twnship/Range: S16T78NR24W5PM
Abbreviated Description: LOT: NORTH 103.34 FEET OF THE SOUTH 128.34 FEET OF THE EAST 150 FEET OF LOT 24
City/Muni/Twp: CITY OF DES MOINES

ICE SiteX Report

OrderID: 98761684

Prior Transfer

Recording Date:	06/18/2024	Sales Price:	N/A
Document #:	2024-00030024 BK-PG 18664-500	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Prior Transfer

Recording Date:	08/02/2021	Sales Price:	$136,000
Document #:	2021-00081125 BK-PG 17833-453	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	07/26/2021	Loan Amount:	N/A
Document #:	2021-00078760 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	07/16/2021		
TD Due Date:	08/01/2051	Type Finance:	

Legal Description:
Lot: P
Abbreviated Description: PORTION LOT24
City/Muni/Twp: DES MOINES

Prior Transfer

Recording Date:	07/26/2021	Sales Price:	$254,000
Document #:	2021-00078758 BK-PG 18664-495	Type of Sale:	Arms-Length Transfer
Contract Date:	07/16/2021		
Document Type:	Deed		

Legal Description:
Lot: P
Abbreviated Description: PORTION LOT24
City/Muni/Twp: DES MOINES

Mortgage Record

Recording Date:	05/15/2020	Loan Amount:	N/A
Document #:	2019-00096992 BK-PG 17833-453	Loan Type:	Conventional
Contract Date:	04/29/2020		
TD Due Date:	06/01/2050	Type Finance:	

Legal Description:
Map Ref: 0 Sec/Twnship/Range: S16T78NR24W 5PM
Abbreviated Description: NORTH103.34FEETS128.34FTE150FT LOT24
City/Muni/Twp: DES MOINES

Prior Transfer

Recording Date:	05/13/2020	Sales Price:	N/A
Document #:	2019-00096072 BK-PG 15210-712	Type of Sale:	
Document Type:	Release		

Legal Description:

Prior Transfer

Recording Date:	05/13/2020	Sales Price:	N/A
Document #:	2019-00096071 BK-PG 15210-723	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	06/05/2014	Loan Amount:	N/A
Document #:	2015-00008759 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	06/03/2014		
TD Due Date:	06/04/2019	Type Finance:	

Legal Description:
Lot: P Sec/Twnship/Range: S16T78NR24W 5TH PM
Abbreviated Description: N 103.34 FT S 128.34 FT E 150 FT LOT 24
City/Muni/Twp: DES MOINES

Mortgage Record

Recording Date:	06/05/2014	Loan Amount:	N/A
Document #:	2015-00008758 BK-PG 15210-0723	Loan Type:	Unknown Loan Type
Contract Date:	06/04/2014		
TD Due Date:	07/01/2024	Type Finance:	

Legal Description:
Map Ref: 0
Abbreviated Description: N103.34 FT S128.34 FT E150 FT LOT 24
City/Muni/Twp: DES MOINES

Mortgage Record

Recording Date:	06/05/2014	Loan Amount:	N/A
Document #:	2015-00008757 BK-PG 15210-0712	Loan Type:	Conventional
Contract Date:	06/04/2014		
TD Due Date:	07/01/2044	Type Finance:	

Legal Description:
District: 010 Map Ref: 0 Sec/Twnship/Range: S16T78NR24W 5TH PM
Abbreviated Description: N103.34 FT S128.34 FT E150 FT LOT 24
City/Muni/Twp: DES MOINES

Prior Transfer

Recording Date:	06/05/2014	Sales Price:	$134,000
Document #:	2015-00008755 BK-PG 15210-0708	Type of Sale:	Arms-Length Transfer
Contract Date:	06/03/2014		

ICE SiteX Report

OrderID: 98761684

Document Type: Deed
Legal Description:
Lot: P Sec/Twnship/Range: S16T78NR24W 5TH PM
Abbreviated Description: N 103.34 FT S 128.34 FT E 150 FT LOT 24
City/Muni/Twp: DES MOINES

Mortgage Record

Recording Date: 08/02/2012
Document #: 2013-00010433 BK-PG -
Contract Date: 07/19/2012
TD Due Date: 08/01/2042
Loan Amount: N/A
Loan Type: Conventional
Type Finance:
Legal Description:
Lot: P Sec/Twnship/Range: S16T78NR24W 5PM
City/Muni/Twp: DES MOINES

Prior Transfer

Recording Date: 08/02/2012
Document #: 2013-00010431 BK-PG 14378-0005
Contract Date: 07/19/2012
Document Type: Deed
Sales Price: $85,000
Type of Sale: Lender Sold
Legal Description:
Lot: P Sec/Twnship/Range: S16T78NR24W 5PM
City/Muni/Twp: DES MOINES

Prior Transfer

Recording Date: 07/22/2011
Document #: 2012-00005635 BK-PG 12027-0496
Document Type: Release
Sales Price: $122,400
Type of Sale:
Legal Description:

Prior Transfer

Recording Date: 02/09/2007
Document #: 2007-00068603 BK-PG 11858-0164
Document Type: Release
Sales Price: $118,000
Type of Sale:
Legal Description:

Mortgage Record

Recording Date: 01/10/2007
Document #: 2007-00060332 BK-PG 12027-0496
Contract Date: 01/03/2007
TD Due Date: 02/01/2047
Loan Amount: N/A
Loan Type: Unknown Loan Type
Type Finance:
Legal Description:
Map Ref: 0 Sec/Twnship/Range: S16T78NR24W 5PM
Abbreviated Description: NORTH103.34 FT S128.34 FT E150 FT LOT24
City/Muni/Twp: DES MOINES

Prior Transfer

Recording Date: 10/12/2006
Document #: 2007-00033920 BK-PG 11127-0067
Document Type: Release
Sales Price: N/A
Type of Sale:
Legal Description:

Prior Transfer

Recording Date: 10/03/2006
Document #: 2007-00030782 BK-PG 11104-0710
Document Type: Release
Sales Price: $62,000
Type of Sale:
Legal Description:

Mortgage Record

Recording Date: 09/18/2006
Document #: 2007-00025834 BK-PG 11858-0164
Contract Date: 09/13/2006
TD Due Date: 10/01/2036
Loan Amount: N/A
Loan Type: Unknown Loan Type
Type Finance: ADJ
Legal Description:
Map Ref: 0 Sec/Twnship/Range: S16T78NR24W 5PM
Abbreviated Description: NORTH103.34 FT S128.34 FT E150 FT LOT24
City/Muni/Twp: DES MOINES

Prior Transfer

Recording Date: 09/18/2006
Document #: 2007-00025833 BK-PG 11858-0163
Contract Date: 09/15/2006
Document Type: Deed
Sales Price: $139,500
Type of Sale: Arms-Length Transfer
Legal Description:
Lot: P Sec/Twnship/Range: S16T78R24W 5PM
Abbreviated Description: NORTH103.34 FT S128.34 FT E150 FT LOT24
City/Muni/Twp: DES MOINES

Mortgage Record

Recording Date: 06/21/2005
Document #: 2005-00115296 BK-PG 11127-0067
Contract Date: 06/15/2005
TD Due Date:
Loan Amount: N/A
Loan Type: Unknown Loan Type
Type Finance:
Legal Description:
Map Ref: 0 Sec/Twnship/Range: S16T78R24W 5PM
Abbreviated Description: NORTH103.34 FT S128.34 FT E150 FT LOT24
City/Muni/Twp: DES MOINES

ICE SiteX Report

OrderID: 98761684

Prior Transfer

Recording Date:	06/17/2005	Sales Price:	$140,000
Document #:	2005-00113934 BK-PG 11120-0708	Type of Sale:	Arms-Length Transfer
Contract Date:	06/15/2005		
Document Type:	Deed		

Legal Description:
Lot: P
Abbreviated Description: NORTH103.34 FT S128.34 FT E150 FT LOT24
City/Muni/Twp: DES MOINES

Mortgage Record

Recording Date:	06/17/2005	Loan Amount:	N/A
Document #:	BK-PG -	Loan Type:	Seller take-back
Contract Date:	06/15/2005		
TD Due Date:	06/15/2006	Type Finance:	

Legal Description:
Lot: P
Abbreviated Description: NORTH103.34 FT S128.34 FT E150 FT LOT24
City/Muni/Twp: DES MOINES

Mortgage Record

Recording Date:	06/08/2005	Loan Amount:	N/A
Document #:	2005-00110147 BK-PG 11104-0710	Loan Type:	INVALID CODE
Contract Date:	06/01/2005		
TD Due Date:	07/01/2035	Type Finance:	ADJ

Legal Description:
Map Ref: 0 Sec/Twnship/Range: S16T78R24W 5PM
Abbreviated Description: NORTH103.34 FT S128.34 FT E150 FT LOT24
City/Muni/Twp: DES MOINES

Area Sales Analysis

Total Area Sales	$2,366,500	Median # of Bedrooms	3
Median Lot Size	7,325 SF	Median # of Baths	1
Median Living Area	1,234 SF	Median Year Built	1941
Price Range - 2 Yrs	$170,000 to $311,000	Age Range	1 years to 113 years
Median Value	$243,500	Median Age	85.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.06Mi.	**1209 EDGEMONT ST** **DES MOINES, IA 50315-1848**	01/09/2026	$248,000	$155	1605	7/4/2	1939	6,750 SF	
		APN: 010/04158-000-000 Document #: 2026-00001636 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 13 Subdivision: ROSEBUD Abbreviated Description: Lot:13 Subdivision:ROSEBUD City/Muni/Twp:CITY OF DES MOINES City/Muni/Twp: CITY OF DES MOINES								
2	.18Mi.	**2720 GLOVER AVE** **DES MOINES, IA 50315-1813**	03/30/2026	$116,000	$148	784	4/2/1	1916	6,571 SF	
		APN: 010/00198-000-000 Document #: 2026-00016967 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 14 Subdivision: BELL PLACE Abbreviated Description: Subdivision:BELL PLACE Abbreviated Description:LOT: NORTH 57 FEET OF LOT 14 City/Muni/Twp:CITY OF DES MOINES City/Muni/Twp: CITY OF DES MOINES								
3	.19Mi.	**1123 KIRKWOOD AVE** **DES MOINES, IA 50315-1049**	11/20/2025	$240,000	$207	1158	5/3/2	2025	6,612 SF	
		APN: 010/03131-000-000 Document #: 2025-00070065 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 26 Subdivision: KIRKWOOD HEIGHTS Abbreviated Description: Lot:26 Subdivision:KIRKWOOD HEIGHTS City/Muni/Twp:CITY OF DES MOINES City/Muni/Twp: CITY OF DES MOINES								
4	.2Mi.	**1109 KIRKWOOD AVE** **DES MOINES, IA 50315-1049**	07/02/2026	$115,000	$128	898	5/2/1	1920	6,600 SF	
		APN: 010/03134-003-000 Document #: 2026-00040508 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 29 Subdivision: KIRKWOOD HEIGHTS Abbreviated Description: Lot:29 Subdivision:KIRKWOOD HEIGHTS City/Muni/Twp:CITY OF DES MOINES City/Muni/Twp: CITY OF DES MOINES								
5	.21Mi.	**1105 KIRKWOOD AVE** **DES MOINES, IA 50315-1049**	11/06/2025	$123,500	$167	740	4/2/1	1914	6,600 SF	
		APN: 010/03135-000-000 Document #: 2025-00067000 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 30 Subdivision: KIRKWOOD HEIGHTS Abbreviated Description: Lot:30 Subdivision:KIRKWOOD HEIGHTS City/Muni/Twp:CITY OF DES MOINES City/Muni/Twp: CITY OF DES MOINES								
6	.22Mi.	**1305 CRESTON AVE** **DES MOINES, IA 50315-1812**	08/14/2026	$311,000	$202	1543	6/3/1	1941	7,000 SF	
		APN: 010/04217-000-000 Document #: 2026-00050332 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 76 Subdivision: ROSEBUD Abbreviated Description: Lot:76 Subdivision:ROSEBUD City/Muni/Twp:CITY OF DES MOINES City/Muni/Twp: CITY OF DES MOINES								
7	.22Mi.	**1216 CRESTON AVE** **DES MOINES, IA 50315-1809**	06/17/2026	$170,000	$167	1020	5/3/1	1940	7,000 SF	
		APN: 010/04233-000-000 Document #: 2026-00036637 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 97 Subdivision: ROSEBUD Abbreviated Description: Lot:97 Subdivision:ROSEBUD City/Muni/Twp:CITY OF DES MOINES City/Muni/Twp: CITY OF DES MOINES								
8	.22Mi.	**1220 CRESTON AVE** **DES MOINES, IA 50315-1809**	03/20/2026	$274,000	$246	1115	5/3/2	2025	8,400 SF	
		APN: 010/04232-000-000 Document #: 2026-00015250 Document Type: Warranty Deed Price Code: A								

ICE SiteX Report

OrderID: 98761684

Land Use: Single Family Residential
Legal: Lot: 95,96 Subdivision: ROSEBUD Abbreviated Description: Lot:95,96 Subdivision:ROSEBUD Abbreviated Description:LOT: THE EAST 10 FEET OF LOT 95 City/Muni/Twp:CITY OF DES MOINES City/Muni/Twp: CITY OF DES MOINES

9	.22Mi.	**1047 KIRKWOOD AVE** **DES MOINES, IA 50315-1079**	03/13/2026	$225,000	$105	2150	7/5/3	1924	6,604 SF

APN: 010/03137-000-000 Document #: 2026-00013541
Document Type: Warranty Deed Price Code: A
Land Use: Multi-Family Dwellings (Generic, any combination 2+)
Legal: Lot: 32 Subdivision: KIRKWOOD HEIGHTS Abbreviated Description: Lot:32 Subdivision:KIRKWOOD HEIGHTS City/Muni/Twp:CITY OF DES MOINES City/Muni/Twp: CITY OF DES MOINES

10	.24Mi.	**937 CRESTON AVE** **DES MOINES, IA 50315-1804**	08/05/2026	$194,500	$162	1204	5/3/1	1913	7,650 SF

APN: 010/00627-000-000 Document #: 2026-00048414
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 7 Block: A Subdivision: CITY VIEW Abbreviated Description: Block:A Subdivision:CITY VIEW Abbreviated Description:LOT: WEST 50 FEET OF THE SOUTH 150 FEET OF LOT 7 City/Muni/Twp:CITY OF DES MOINES City/Muni/Twp: CITY OF DES MOINES

11	.27Mi.	**942 CRESTON AVE** **DES MOINES, IA 50315-1803**	10/30/2026	$105,000	$146	720	4/1/1	1914	7,308 SF

APN: 010/00216-000-000 Document #: 2026-00066692
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 20 Subdivision: BELL PLACE Abbreviated Description: Subdivision:BELL PLACE Abbreviated Description:LOT: NORTH 1/2 OF LOT 20 City/Muni/Twp:CITY OF DES MOINES City/Muni/Twp: CITY OF DES MOINES

12	.3Mi.	**1238 BROAD ST** **DES MOINES, IA 50315-2232**	06/17/2026	$246,000	$197	1250	5/3/2	1947	11,923 SF

APN: 010/04393-001-000 Document #: 2026-00036753
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 8,9 Subdivision: SHULL PLACE Abbreviated Description: Lot:8,9 Subdivision:SHULL PLACE Abbreviated Description:LOT: THE EAST 17.41 FEET OF THE WEST 63.93 FEET OF THE NORTH 43.98 FEET OF THE SOUTH 163.98 FEET OF City/Muni/Twp:CITY OF DES MOINES City/Muni/Twp: CITY OF DES MOINES

13	.32Mi.	**2804 SW 9TH ST** **DES MOINES, IA 50315-2318**	01/09/2026	$250,000	$95	2631	//	1975	13,950 SF

APN: 010/00635-000-000 Document #: 2026-00001620
Document Type: Warranty Deed Price Code: A
Land Use: Restaurant
Legal: Lot: 4 Block: B Subdivision: CITY VIEW Abbreviated Description: Block:B Subdivision:CITY VIEW Abbreviated Description:LOT: THE EAST 150 FEET OF LOT FOUR (4) City/Muni/Twp:CITY OF DES MOINES City/Muni/Twp: CITY OF DES MOINES

14	.36Mi.	**733 BELL AVE** **DES MOINES, IA 50315-1901**	01/02/2026	$115,500	$113	1020	5/3/1	1920	5,190 SF

APN: 010/02579-000-000 Document #: 2026-00000056
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 5,6 Subdivision: HATTON ACRES Abbreviated Description: Lot:5,6 Subdivision:HATTON ACRES Abbreviated Description:LOT: PART OF LOTS 5 AND 6 City/Muni/Twp:CITY OF DES MOINES City/Muni/Twp: CITY OF DES MOINES

15	.37Mi.	**1435 CASADY DR** **DES MOINES, IA 50315-1825**	08/21/2026	$865,000	$260	3332	9/3/2	1939	142,746 SF

APN: 010/00567-000-000 Document #: 2026-00051978
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: CASADYS DRUID HILL PARK Abbreviated Description: Subdivision:CASADYS DRUID HILL PARK Abbreviated Description:LOT: LOT 2 (EXCEPT THE NORTHERLY 300 FEET THEREOF) City/Muni/Twp:CITY OF DES MOINES City/Muni/Twp: CITY OF DES MOINES

16	.37Mi.	**820 CRESTON AVE** **DES MOINES, IA 50315-2353**	05/11/2026	$164,500	$182	902	5/2/1	1919	5,460 SF

APN: 010/03499-000-000 Document #: 2026-00027231
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 16 Subdivision: MORRIS PLACE Abbreviated Description: Subdivision:MORRIS PLACE Abbreviated Description:LOT: NORTH 94.18 FEET OF THE WEST 150 FEET OF LOT 16 City/Muni/Twp:CITY OF DES MOINES City/Muni/Twp: CITY OF DES MOINES

17	.37Mi.	**804 LACONA AVE** **DES MOINES, IA 50315-1939**	03/30/2026	$153,000	$136	1122	6/3/1	1906	13,737 SF

APN: 010/02568-000-000 Document #: 2026-00017081
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: HATTON ACRES Abbreviated Description: Subdivision:HATTON ACRES Abbreviated Description:LOT: EAST 176.1 FEET OF LOT ONE (1) City/Muni/Twp:CITY OF DES MOINES City/Muni/Twp: CITY OF DES MOINES

18	.37Mi.	**916 DAVIS AVE** **DES MOINES, IA 50315-1061**	12/02/2025	$142,000	$141	1004	5/2/1	1909	10,400 SF

APN: 010/00864-000-000 Document #: 2025-00072361
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: FIRST PLAT OF CLIFTON HEIGHTS Abbreviated Description: Lot:1 Subdivision:FIRST PLAT OF CLIFTON HEIGHTS City/Muni/Twp:CITY OF DES MOINES City/Muni/Twp: CITY OF DES MOINES

19	.38Mi.	**1129 PLEASANT VIEW DR** **DES MOINES, IA 50315-2241**	08/25/2026	$197,000	$167	1177	5/2/1	1933	8,190 SF

APN: 010/05419-000-000 Document #: 2026-00052522
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 17 Subdivision: VIRGINIA HEIGHTS Abbreviated Description: Lot:17 Subdivision:VIRGINIA HEIGHTS City/Muni/Twp:CITY OF DES MOINES City/Muni/Twp: CITY OF DES MOINES

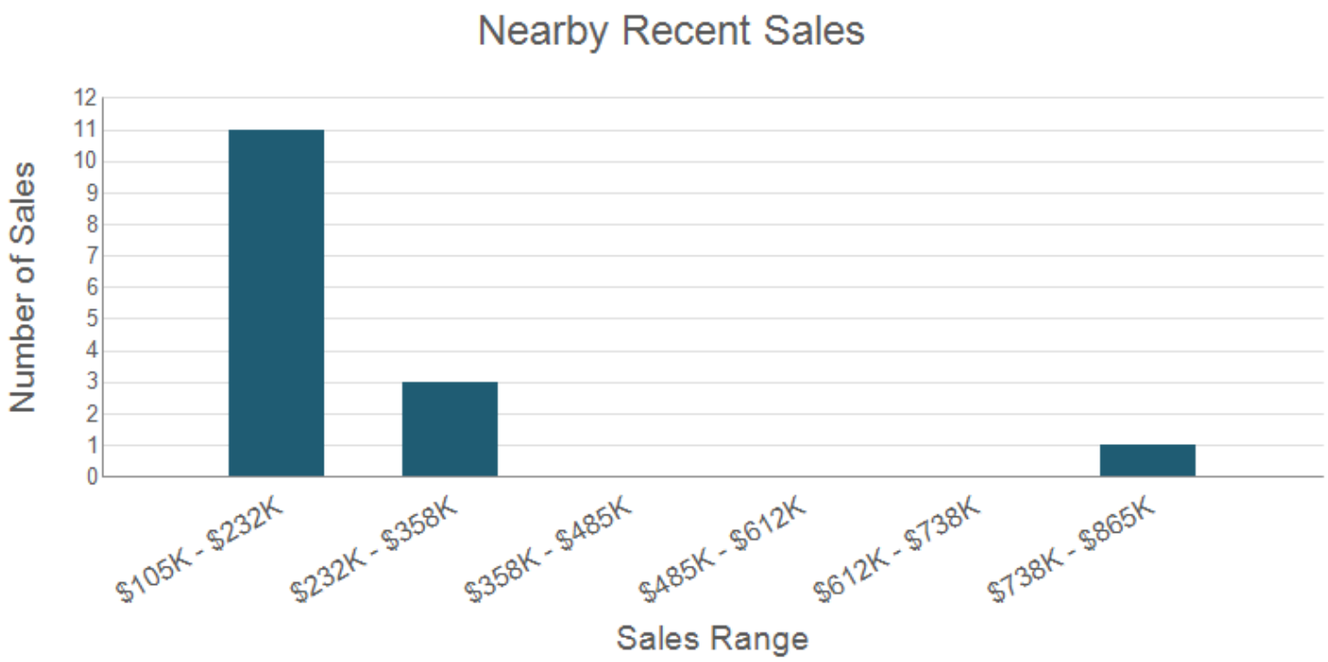
20	.38Mi.	**1251 PLEASANT VIEW DR** **DES MOINES, IA 50315-2243**	06/03/2026	$215,000	$188	1144	6/3/1	1937	11,625 SF

APN: 010/01737-000-000 Document #: 2026-00032855
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 10,11 Subdivision: DANFORTH Abbreviated Description: Lot:10,11 Subdivision:DANFORTH Abbreviated Description:LOT: WEST 1/2 OF LOT 10 City/Muni/Twp:CITY OF DES MOINES City/Muni/Twp: CITY OF DES MOINES

ICE SiteX Report

OrderID: 98761684

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.	**2454 SW 12TH ST**	**07/16/2021**	$260,800	$260,800	1,598	6/3/2	1948	15,495 SF	
.01Mi.	**2444 SW 12TH ST**	**08/31/2020**	$188,600	$188,600	1,146	4/2/1	1950	7,650 SF	
.03Mi.	**1204 BELL AVE**	**09/29/2023**	$271,300	$271,300	1,830	7/4/1	1940	13,500 SF	
.03Mi.	**2439 SW 12TH ST**	**03/09/2023**	$337,200	$337,200	1,793	8/5/3	1895	10,864 SF	
.03Mi.	**2424 SW 12TH ST**	**02/13/1999**	$254,300	$254,300	1,694	6/3/1	1948	22,500 SF	
.03Mi.	**1206 BELL AVE**	**09/05/2023**	$242,300	$242,300	1,620	7/3/1	1950	8,100 SF	
.04Mi.	**1214 BELL AVE**	**08/15/2002**	$166,600	$166,600	1,190	4/2/2	1950	8,100 SF	
.04Mi.	**2505 SW 12TH ST**	**03/16/2021**	$148,300	$148,300	816	4/2/1	1940	6,000 SF	
.05Mi.	**1209 BELL AVE**	**12/10/2019**	$511,200	$511,200	2,699	7/2/3	1948	2 SF	
.05Mi.	**1125 BELL AVE**	**02/11/2014**	$156,600	$156,600	1,122	5/2/1	1939	5,488 SF	
.05Mi.	**1220 BELL AVE**	**04/28/2026**	$192,200	$192,200	964	4/2/1	1948	8,100 SF	
.05Mi.	**1130 BELL AVE**	**08/20/2012**	$169,700	$169,700	1,053	5/3/1	1946	6,000 SF	
.05Mi.	**2426 SW 12TH ST**	**09/21/2015**	$230,600	$230,600	1,237	4/2/1	1952	9,240 SF	
.06Mi.	**1126 BELL AVE**	**06/06/2019**	$171,200	$171,200	1,114	5/3/1	1948	5,880 SF	
.06Mi.	**1123 BELL AVE**	**04/19/1988**	$135,200	$135,200	1,076	5/2/1	1924	5,712 SF	
.06Mi.	**1230 BELL AVE**	**04/29/2015**	$198,800	$198,800	972	5/2/1	1946	8,100 SF	

Rent vs. Own

Households Occupied by Renters:	36%	Households Occupied by Owners:	57%

Demographics & Income

Median Age:	37.2 years old	Households:	15,763
Median Household Income:	$59,275	Households w/Family:	56%
Household Income Per Capita:	$30,522	Households w/Family Married:	34%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

School District

School District Zone:	Des Moines Independent Community School District	Students:	30,048
Number of Schools:	59	Rating:	F

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.10Mi.	**Mitchell Early Learning Center** Number of Students: 292 Student-Teacher Ratio: 18.25	NA	Public	EE - PK
5.19Mi.	**Woodlawn Education Center** Number of Students: 216	NA	Public	EE - PK

ICE SiteX Report

OrderID: 98761684

Student-Teacher Ratio: 18.95				
1.17Mi. **Brody Middle School** Number of Students: 641 Student-Teacher Ratio: 16.44		F	Public	6 - 8
5.90Mi. **McKee Education Center** Number of Students: 235 Student-Teacher Ratio: 19.58		NA	Public	EE - PK
0.23Mi. **Lincoln High School** Number of Students: 2,364 Student-Teacher Ratio: 25.18		F	Public	9 - 12
0.55Mi. **Park Avenue Elementary School** Number of Students: 380 Student-Teacher Ratio: 13.22		F	Public	KG - 5
3.36Mi. **Jessie Franklin Taylor Education Center** Number of Students: 195 Student-Teacher Ratio: 17.11		NA	Public	EE - PK

Flood Report

The Subject Property of **2454 SW 12TH ST, DES MOINES, IA 50315-1009** 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	145%	NOTABLY HIGHER
BURGLARY	133%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	130%	NOTABLY HIGHER
FORCIBLE ROBBERY	123%	HIGHER
AGGRAVATED ASSAULT	120%	HIGHER
FORCIBLE RAPE	127%	HIGHER
MURDER	118%	HIGHER
OVERALL	123%	HIGHER

Disaster Alerts

7/1/2026 - Severe Storms And Flooding

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