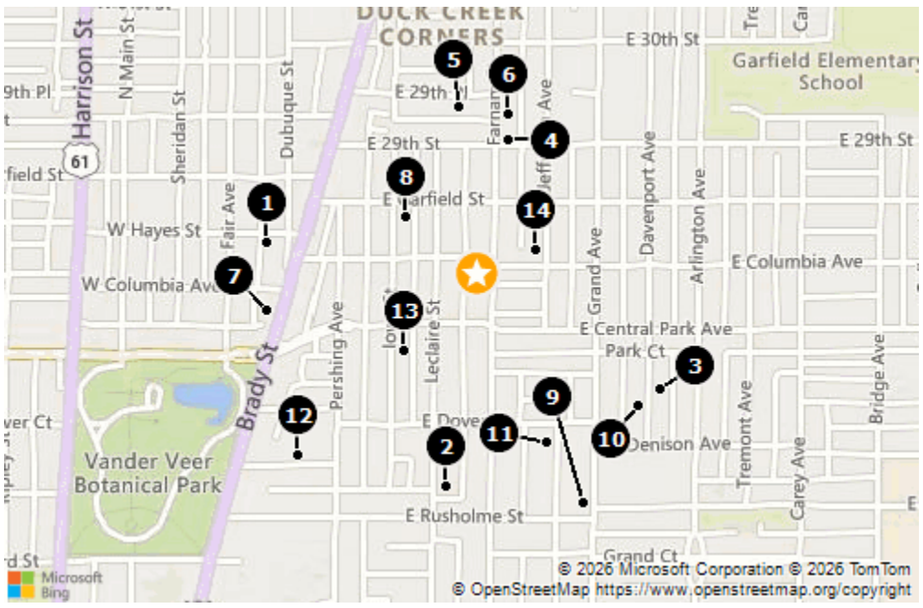
ICE SiteX Report

OrderID: 97632744

SiteX Property Information Report



Subject Property Location

2630 FARNAM ST, DAVENPORT, IA 52803-1810

County:	**SCOTT IA**	Census Tract:	191630117.003039
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	C0031-38	Thomas Bros Pg-Grid:	

Valuation

Value:	**$185,000**	FSD:	8	Common Confidence Score:	74
Value Range:	$170,200 - $199,800	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	DAD
Assd Land Value:	$23,650	Market Land Value:	$23,650	Tax Year:	2024
Assd Improvement:	$154,700	Market Improvment Value:	$154,700	Total Taxable Value:	$2,538
Total Assessed Value:	$178,350	Total Assessor Market Value:	$178,350	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 10,11 Block: 5,8 District: DA Subdivision: PARK VIEW ADD Map Ref: PM C0031-38

Abbreviated Description:	PARK VIEW ADD LOT: 010 BLOCK: 008 PARK VIEW ADD S 31'OF LOT 10 BLK 8BELLEVUE ADD N 12'OF LOT 11 BLK 5
City/Muni/Twp:	DAVENPORT

Property Characteristics

Lot Size:	6,450 SF	Bedrooms:	2	Pool:	
Building Area:	1703 SF	Baths:	2	Fireplace:	
Year Built:	1920	Partial Baths:	3	Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Stucco
Number of Units:		Garage Type:	Detached	Heating:	Forced Air
Number of Stories:	1+AB	Number of Cars:	3	A/C:	Yes
Style:	A-Frame	Basement:	Full	Roof Cover:	Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	11/14/2023	Loan Amount:	N/A
Document #:	202300020347 BK-PG -	Loan Type:	FHA
TD Due Date:	10/01/2063	Type Finance:	

Legal Description:
Sec/Twnship/Range: NW4 S21T78NR03E 5PM
City/Muni/Twp: DAVENPORT

Prior Transfer

Recording Date:	08/30/2023	Sales Price:	$147,283
Document #:	202300015442 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/08/2022	Loan Amount:	N/A
Document #:	202200015880 BK-PG -	Loan Type:	FHA
TD Due Date:	10/01/2047	Type Finance:	

Legal Description:
Sec/Twnship/Range: NE4 S24T78NR03E 5PM
City/Muni/Twp: DAVENPORT

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Mortgage Record

Recording Date:	11/24/2021	Loan Amount:	N/A
Document #:	202100040285 BK-PG -	Loan Type:	FHA
TD Due Date:	10/01/2047	Type Finance:	

Legal Description:
Sec/Twnship/Range: NW4 S24T78NR03E 5PM
City/Muni/Twp: DAVENPORT

Mortgage Record

Recording Date:	10/09/2017	Loan Amount:	N/A
Document #:	2017-00027174 BK-PG -	Loan Type:	FHA
TD Due Date:	10/01/2047	Type Finance:	

Legal Description:
Sec/Twnship/Range: NW4 S24T78NR03E5PM

Prior Transfer

Recording Date:	09/22/2017	Sales Price:	$150,000
Document #:	BK-PG 2017 -027172	Type of Sale:	Qualified Sale
Document Type:			

Legal Description:
Lot: 10,11 Block: 5,8 District: DA Subdivision: PARK VIEW ADD Map Ref: PM C0031-38
Abbreviated Description: PARK VIEW ADD LOT: 010 BLOCK: 008 PARK VIEW ADD S 31'OF LOT 10 BLK 8BELLEVUE ADD N 12'OF LOT 11 BLK 5
City/Muni/Twp: DAVENPORT

Area Sales Analysis

Total Area Sales	$2,513,000	Median # of Bedrooms	3
Median Lot Size	5,312 SF	Median # of Baths	1
Median Living Area	1,464 SF	Median Year Built	1918
Price Range - 2 Yrs	$140,000 to $235,000	Age Range	74 years to 136 years
Median Value	$177,500	Median Age	108 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.26Mi.	**119 E HAYES ST** **DAVENPORT, IA 52803-1531**	05/22/2026	$187,000	$151	1232	/3/1	1917	2,100 SF	
		APN: B0024-30 Document #: 2026-010960 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 6 Block: 1 Subdivision: JAMES GRANTS SUBDIVISION Sec/Twnship/Range: NE4S23&NW4S24T78NR03E5PM Abbreviated Description: Lot:6 Block:1 Subdivision:JAMES GRANTS SUBDIVISION Sec/Twnship/Range:NE4S23&NW4S24T78NR03E5PM Abbreviated Description:LOT: WEST 70 FEET OF THE NORTH 30 FEET OF LOT 6 City/Muni/Twp:CITY OF DAVENPORT City/Muni/Twp: CITY OF DAVENPORT								
2	.26Mi.	**2319 LECLAIRE ST** **DAVENPORT, IA 52803-2601**	12/04/2025	$235,000	$160	1464	/3/1	1939	7,920 SF	
		APN: C0047-37 Document #: 2025-023765 Document Type: Price Code: R Land Use: Single Family Residential Legal: Sec/Twnship/Range: W2SW4S24T78NR03E5PM Abbreviated Description: Sec/Twnship/Range:W2SW4S24T78NR03E5PM City/Muni/Twp:CITY OF DAVENPORT City/Muni/Twp: CITY OF DAVENPORT								
3	.26Mi.	**2433 DAVENPORT AVE** **DAVENPORT, IA 52803-2525**	11/05/2025	$174,000	$140	1235	/2/1	1928	6,500 SF	
		APN: C0036-20 Document #: 2025-021779 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 8 Block: 1 Subdivision: TRESTLERS SUBDIVISION Sec/Twnship/Range: E2SW4S24T78NR03E5PM Abbreviated Description: Lot:8 Block:1 Subdivision:TRESTLERS SUBDIVISION Sec/Twnship/Range:E2SW4S24T78NR03E5PM City/Muni/Twp:CITY OF DAVENPORT City/Muni/Twp: CITY OF DAVENPORT								
4	.17Mi.	**604 E 29TH ST** **DAVENPORT, IA 52803-1624**	10/28/2025	$163,000	$136	1196	/2/1	1928	5,120 SF	
		APN: C0014-15 Document #: 2025-021117 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 15 Block: 1 Subdivision: OVERDIECK ADDITION Sec/Twnship/Range: N2NW4S24T78NR03E5PM Abbreviated Description: Lot:15 Block:1 Subdivision:OVERDIECK ADDITION Sec/Twnship/Range:N2NW4S24T78NR03E5PM City/Muni/Twp:CITY OF DAVENPORT City/Muni/Twp: CITY OF DAVENPORT								
5	.2Mi.	**517 E 29TH PL** **DAVENPORT, IA 52803-1614**	09/22/2025	$175,000	$160	1090	/2/1	1924	6,045 SF	
		APN: C0015-16 Document #: 2025-018436 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 5 Subdivision: HORACE T BUSHNELL ADDITION Abbreviated Description: Lot:5 Subdivision:HORACE T BUSHNELL ADDITION City/Muni/Twp:CITY OF DAVENPORT City/Muni/Twp: CITY OF DAVENPORT								
6	.2Mi.	**2917 FARNAM ST** **DAVENPORT, IA 52803-1632**	09/03/2025	$205,000	$128	1592	/3/2	1924	5,120 SF	
		APN: C0014-11 Document #: 2025-017094 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 11 Block: 1 Subdivision: OVERDIECK ADDITION Abbreviated Description: Lot:11 Block:1 Subdivision:OVERDIECK ADDITION City/Muni/Twp:CITY OF DAVENPORT City/Muni/Twp: CITY OF DAVENPORT								
7	.26Mi.	**2622 BRADY ST** **DAVENPORT, IA 52803-1516**	09/02/2025	$180,000	$92	1944	7/3/2	1890	7,020 SF	
		APN: B0025-32 Document #: 2025-017000 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1-3 Block: 1 Subdivision: NORTH CENTRAL PARK ADDITION Abbreviated Description: Lot:1-3 Block:1 Subdivision:NORTH CENTRAL PARK ADDITION Abbreviated Description:LOT: PART OF LOTS 1, 2 AND 3 City/Muni/Twp:CITY OF DAVENPORT City/Muni/Twp: CITY OF DAVENPORT								
8	.11Mi.	**2723 IOWA ST** **DAVENPORT, IA 52803-1830**	08/22/2025	$165,000	$108	1515	/3/1	1913	4,059 SF	
		APN: C0018-22 Document #: 2025-016334 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 6 Block: 10 Subdivision: PARK VIEW ADDITION Abbreviated Description: Lot:6 Block:10 Subdivision:PARK VIEW ADDITION City/Muni/Twp:CITY OF DAVENPORT City/Muni/Twp: CITY OF DAVENPORT								

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9	.31Mi.	**2304 GRAND AVE** **DAVENPORT, IA 52803-2533**	08/18/2025	$140,000	$89	1560	/3/2	1906	5,270 SF

APN: C0046-38 Document #: 2025-016008
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2,3 Block: 7 Subdivision: SLAYMAKERS SUBDIVISION Abbreviated Description: Lot:2,3 Block:7 Subdivision:SLAYMAKERS SUBDIVISION Abbreviated Description:LOT: SOUTH 2 FEET OF THE EAST 85.22 FEET OF LOT 3 City/Muni/Twp:CITY OF DAVENPORT City/Muni/Twp: CITY OF DAVENPORT

10	.25Mi.	**2424 DAVENPORT AVE** **DAVENPORT, IA 52803-2526**	08/14/2025	$185,000	$155	1189	/2/1	1952	5,354 SF

APN: C0036-28 Document #: 2025-015704
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 6 Block: 1 Subdivision: CH HUBBELLS SUBDIVISION Sec/Twnship/Range: E2SW4S24T708NR03E5PM Abbreviated Description: Lot:6 Block:1 Subdivision:CH HUBBELLS SUBDIVISION Sec/Twnship/Range:E2SW4S24T708NR03E5PM Abbreviated Description:LOT: NORTH 15 FEET OF LOT 6 City/Muni/Twp:CITY OF DAVENPORT City/Muni/Twp: CITY OF DAVENPORT

11	.22Mi.	**2350 JEFFERSON AVE** **DAVENPORT, IA 52803-2619**	07/28/2025	$155,000	$132	1170	/3/1	1904	4,800 SF

APN: C0035-20 Document #: 2025-014272
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 12 Block: 8 Subdivision: SLAYMAKERS SUBDIVISION Abbreviated Description: Lot:12 Block:8 Subdivision:SLAYMAKERS SUBDIVISION Abbreviated Description:LOT: THE SOUTH 1/2 OF LOT 12 City/Muni/Twp:CITY OF DAVENPORT City/Muni/Twp: CITY OF DAVENPORT

12	.31Mi.	**208 E DENISON AVE** **DAVENPORT, IA 52803-2623**	07/22/2025	$200,000	$116	1711	/3/1	1900	7,000 SF

APN: C0033-03 Document #: 2025-013911
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 8 Block: 3 Subdivision: CENTRAL PARK ADDITION Abbreviated Description: Lot:8 Block:3 Subdivision:CENTRAL PARK ADDITION City/Muni/Twp:CITY OF DAVENPORT City/Muni/Twp: CITY OF DAVENPORT

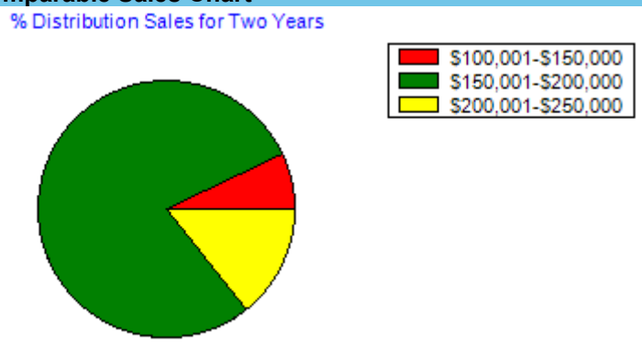
13	.13Mi.	**2515 IOWA ST** **DAVENPORT, IA 52803-2635**	04/25/2025	$168,000	$102	1640	/4/1	1920	3,960 SF

APN: C0031-04 Document #: 2025-007299
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1 Block: 2 Subdivision: PARK VIEW ADDITION Abbreviated Description: Lot:1 Block:2 Subdivision:PARK VIEW ADDITION City/Muni/Twp:CITY OF DAVENPORT City/Muni/Twp: CITY OF DAVENPORT

14	.07Mi.	**2708 JEFFERSON AVE** **DAVENPORT, IA 52803-1820**	03/07/2025	$181,000	$123	1464	/4/2	1900	6,250 SF

APN: C0019-16 Document #: 2025-004031
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 13 Block: 3 Subdivision: FARNAM STREET FIRST ADDITION Abbreviated Description: Lot:13 Block:3 Subdivision:FARNAM STREET FIRST ADDITION City/Muni/Twp:CITY OF DAVENPORT City/Muni/Twp: CITY OF DAVENPORT

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.

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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.	**2630 FARNAM ST**	**09/22/2017**	$178,350	$178,350	1,703	/2/2	1920	6,450 SF	
.01Mi.	**2626 FARNAM ST**	**12/14/2010**	$178,690	$178,690	1,694	/3/3	1920	6,450 SF	
.01Mi.	**2634 FARNAM ST**	**04/22/2022**	$159,120	$159,120	1,737	/4/1	1920	4,400 SF	
.01Mi.	**515 E COLUMBIA AVE**	**04/22/2016**	$167,210	$167,210	1,590	/2/2	1920	2,200 SF	
.02Mi.	**2622 FARNAM ST**	**11/10/2020**	$126,530	$126,530	1,257	/3/1	1925	7,500 SF	
.03Mi.	**2629 LECLAIRE ST**	**06/12/2025**	$223,980	$223,980	1,665	/3/2	1913	5,640 SF	
.03Mi.	**2627 LECLAIRE ST**	**02/25/2015**	$130,550	$130,550	1,006	/2/1	1915	5,640 SF	
.03Mi.	**2635 LECLAIRE ST**	**06/16/2015**	$170,600	$170,600	1,822	/2/1	1920	5,908 SF	
.03Mi.	**2621 LECLAIRE ST**	**09/19/2017**	$147,090	$147,090	1,638	/3/1	1926	5,640 SF	
.04Mi.	**2708 FARNAM ST**	**07/27/1998**	$184,110	$184,110	1,939	/4/2	1920	6,300 SF	
.04Mi.	**2631 FARNAM ST**	**06/18/2020**	$135,810	$135,810	1,249	/3/2	1913	4,510 SF	
.04Mi.	**2625 FARNAM ST**	**04/18/2022**	$146,300	$146,300	1,249	/3/1	1914	4,378 SF	
.04Mi.	**2703 FARNAM ST**	**04/16/2010**	$147,210	$147,210	1,666	/4/1	1906	4,450 SF	
.04Mi.	**2617 LECLAIRE ST**	**07/22/2016**	$139,270	$139,270	1,202	/3/2	1920	5,640 SF	
.04Mi.	**2610 FARNAM ST**	**07/29/2018**	$154,730	$154,730	1,878	/4/2	1920	7,500 SF	
.04Mi.	**2621 FARNAM ST**	**04/21/2023**	$184,330	$184,330	888	/2/2	1951	6,000 SF	

Rent vs. Own

Households Occupied by Renters:	33%	Households Occupied by Owners:	56%

Demographics & Income

Median Age:	36.3 years old	Households:	9,175
Median Household Income:	$68,311	Households w/Family:	48%
Household Income Per Capita:	$37,353	Households w/Family Married:	36%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	21%

School District

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

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.19Mi.	**Central High School** Number of Students: 1,288 Student-Teacher Ratio: 15.42	D-	Public	9 - 12
0.35Mi.	**Garfield Elementary School** Number of Students: 393 Student-Teacher Ratio: 13.94	F	Public	KG - 6
0.85Mi.	**Sudlow Middle School** Number of Students: 734 Student-Teacher Ratio: 13.91	D-	Public	7 - 8

Flood Report

The Subject Property of **2630 FARNAM ST, DAVENPORT, IA 52803-1810** 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	134%	NOTABLY HIGHER
BURGLARY	119%	HIGHER
MOTOR VEHICLE THEFT	134%	NOTABLY HIGHER
FORCIBLE ROBBERY	94%	SIMILAR
AGGRAVATED ASSAULT	131%	NOTABLY HIGHER
FORCIBLE RAPE	105%	SIMILAR
MURDER	127%	HIGHER
OVERALL	129%	HIGHER

Disaster Alerts

6/16/2024 - Severe Tornados, Flooding

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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ICE SiteX Report

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