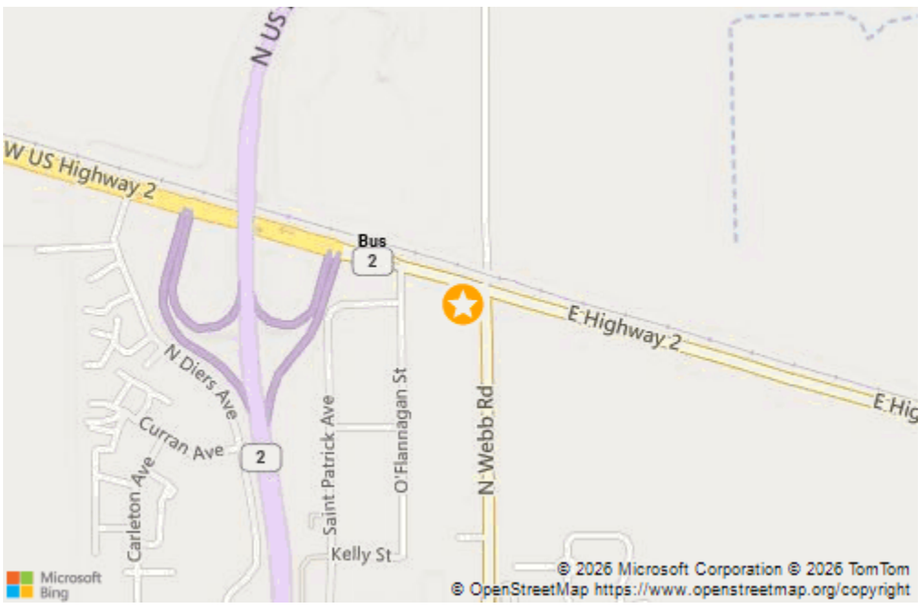
ICE SiteX Report

OrderID: 98722475

SiteX Property Information Report



Subject Property Location

2754 N WEBB RD, GRAND ISLAND, NE 68803-1342

County:	**HALL NE**	Census Tract:	310790004.001009
Property Use:	Single Family Residential	Zoning:	01-SINGLE FAMILY
Parcel Number:	400149303	Thomas Bros Pg-Grid:	

Valuation

Value:	**$272,000**	FSD:	13	Common Confidence Score:	51
Value Range:	$236,640 - $307,360	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	7
Assd Land Value:	$44,810	Market Land Value:	$44,810	Tax Year:	2025
Assd Improvement:	$173,744	Market Improvment Value:	$173,744	Total Taxable Value:	$3,030
Total Assessed Value:	$218,554	Total Assessor Market Value:	$218,554	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 3315 Subdivision: MISCELLANEOUS TRACTS Tract No: 1-11-10
Abbreviated Description: MISCELLANEOUS TRACTS 1-11-10 PT SE 1/4 151.55' X 258.5'; MAP NUMBER: 3315-00-0-16300-000-1155

Property Characteristics

Lot Size:	39,189 SF	Bedrooms:	4	Pool:	
Building Area:	1910 SF	Baths:	2	Fireplace:	
Year Built:	1961	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood
Number of Units:		Garage Type:	Detached	Heating:	Forced Air
Number of Stories:	1.5+B	Number of Cars:	2	A/C:	Central
Style:		Basement:	Yes	Roof Cover:	Comp Shingle
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	08/21/2025	Loan Amount:	N/A
Document #:	202504649 BK-PG -	Loan Type:	FHA
TD Due Date:	01/01/2051	Type Finance:	

Legal Description:
Sec/Twnship/Range: SE4 S01T11NR10W 6PM

Mortgage Record

Recording Date:	02/26/2025	Loan Amount:	N/A
Document #:	202500978 BK-PG -	Loan Type:	FHA
TD Due Date:	01/01/2051	Type Finance:	

Legal Description:
Sec/Twnship/Range: SE4 S01T11NR10W 6PM

Prior Transfer

Recording Date:	02/03/2025	Sales Price:	$166,920
Document #:	202500563 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/22/2024	Loan Amount:	N/A
Document #:	202403388 BK-PG -	Loan Type:	FHA
TD Due Date:	01/01/2051	Type Finance:	

ICE SiteX Report

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Legal Description:
Tract No: 1 Sec/Twnship/Range: SE4 S01T11NR10W 6PM

Prior Transfer

Recording Date:	12/04/2020	Sales Price:	$170,000
Document #:	202009537 BK-PG -	Type of Sale:	
Contract Date:	11/13/2020		
Document Type:			

Legal Description:
Sec/Twnship/Range: SE4 S01T11NR10W 6PM

Prior Transfer

Recording Date:	12/04/2020	Sales Price:	$170,000
Document #:	BK-PG 2020 -9537	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 3315 Subdivision: MISCELLANEOUS TRACTS Tract No: 1-11-10
Abbreviated Description: MISCELLANEOUS TRACTS 1-11-10 PT SE 1/4 151.55' X 258.5'; MAP NUMBER: 3315-00-0-16300-000-1155

No Comparable Sales Found

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.	**2754 N WEBB RD**	**12/04/2020**	$218,554	$218,554	1,910	/4/2	1961	39,189 SF	
.03Mi.	**2748 N WEBB RD**	**12/20/2024**	$356,984	$356,984	2,516	/5/2.5	1957	33,541 SF	Yes
.04Mi.	**3311 W US HIGHWAY 2**		$425,011	$425,011	2,700	/3/2.5	1951	26,792 SF	
.05Mi.	**2771 O FLANNAGAN ST**		$370,774	$370,774	2,873	/4/3.5	1995	19,959 SF	
.05Mi.	**2742 N WEBB RD**	**10/28/2022**	$233,196	$233,196	1,400	6/3/2	2002	17,011 SF	
.06Mi.	**2763 O FLANNAGAN ST**		$594,433	$594,433	4,619	/4/3.5	1994	22,800 SF	
.07Mi.	**2809 O FLANNAGAN ST**	**09/02/2025**	$144,980	$144,980	960	/3/1	1995	9,337 SF	
.07Mi.	**2738 N WEBB RD**	**11/23/2020**	$188,270	$188,270	1,320	/3/1	1959	20,009 SF	
.07Mi.	**2755 O FLANNAGAN ST**	**03/13/2012**	$257,538	$257,538	1,508	//2.25	1976	23,352 SF	
.08Mi.	**2745 O FLANNAGAN ST**	**05/21/2019**	$209,411	$209,411	1,392	/3/2	1969	23,490 SF	
.09Mi.	**2728 N WEBB RD**	**10/31/2016**	$231,512	$231,512	1,525	/3/2	1955	36,943 SF	
.09Mi.	**2908 N WEBB RD**	**09/25/2023**	$354,722	$354,722	2,024	/3/2	2011	20,085 SF	
.09Mi.	**2735 O FLANNAGAN ST**	**09/19/2025**	$463,248	$463,248	2,100	/3/3	1968	26,100 SF	
.1Mi.	**2772 O FLANNAGAN ST**		$225,244	$225,244	1,300	/3/1.5	1969	17,244 SF	
.1Mi.	**2768 O FLANNAGAN ST**	**08/11/2023**	$236,668	$236,668	1,090	/3/1	1957	17,677 SF	
.11Mi.	**2756 O FLANNAGAN ST**	**04/28/2023**	$199,297	$199,297	1,432	/3/2	1969	17,771 SF	

Rent vs. Own

Households Occupied by Renters:	36%	Households Occupied by Owners:	60%

Demographics & Income

Median Age:	39.9 years old	Households:	10,881
Median Household Income:	$70,349	Households w/Family:	62%
Household Income Per Capita:	$38,166	Households w/Family Married:	48%
Most Common Education Level:	High School Graduate	Households w/Family Children:	34%

School District

School District Zone:	Grand Island Public Schools	Students:	9,983
Number of Schools:	23	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.76Mi.	**West Lawn Elementary School**	F	Public	PK - 5
Number of Students: 338				
Student-Teacher Ratio: 14.4				
1.26Mi.	**Walnut Middle School**	C-	Public	6 - 8
Number of Students: 777				
Student-Teacher Ratio: 13.76				
1.01Mi.	**Grand Island Senior High School**	D+	Public	9 - 12
Number of Students: 2,696				
Student-Teacher Ratio: 17.82				
Advanced Placement: Yes				

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Flood Report

The Subject Property of **2754 N WEBB RD, GRAND ISLAND, NE 68803-1342** is in **Zone A** and is considered to be IN of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING, FOR WHICH NO BFES HAVE BEEN DETER-MINED.
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	116%	HIGHER
BURGLARY	90%	LOWER
MOTOR VEHICLE THEFT	128%	HIGHER
FORCIBLE ROBBERY	111%	HIGHER
AGGRAVATED ASSAULT	105%	SIMILAR
FORCIBLE RAPE	106%	SIMILAR
MURDER	112%	HIGHER
OVERALL	96%	SIMILAR

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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