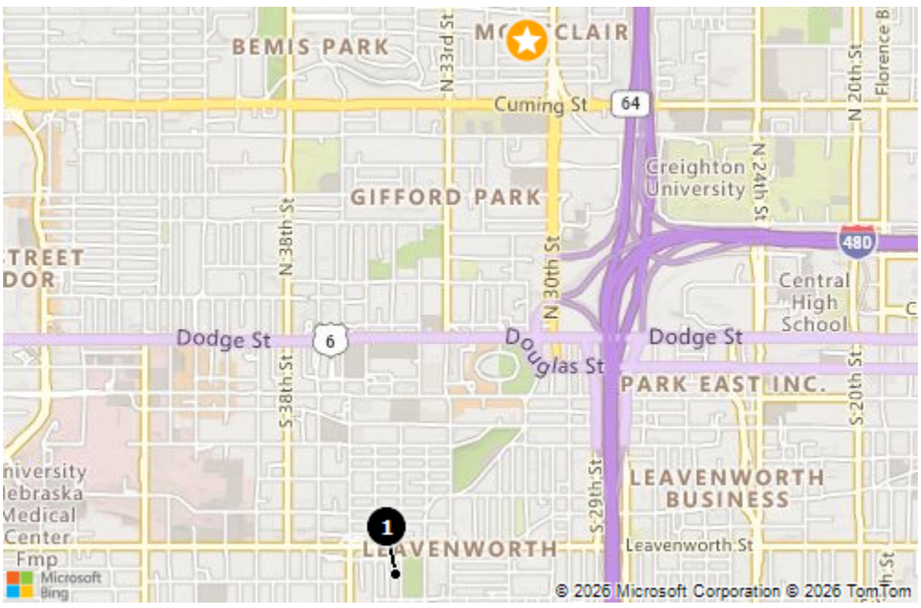
ICE SiteX Report

OrderID: 98738774

SiteX Property Information Report



Subject Property Location

3025 MYRTLE AVE, OMAHA, NE 68131-1443

County:	**DOUGLAS NE**	Census Tract:	310550051.001021
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	1803180000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$158,000**	FSD:	5	Common Confidence Score:	89
Value Range:	$150,100 - $165,900	ICE Confidence Score:	95		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$20,400	Market Land Value:	$20,400	Tax Year:	2026
Assd Improvement:	$161,800	Market Improvment Value:	$161,800	Total Taxable Value:	$3,047
Total Assessed Value:	$182,200	Total Assessor Market Value:	$182,200	Delinquent Year:	
				Tax Account ID:	R1803180000
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 110 Subdivision: MONTCLAIR ADD
Abbreviated Description: MONTCLAIR ADD LOT 110 BLOCK 0 48 X 114.7

Property Characteristics

Lot Size:	5,472 SF	Bedrooms:	3	Pool:	
Building Area:	1512 SF	Baths:	2	Fireplace:	
Year Built:	1918	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Siding (alum/vinyl)
Number of Units:	1	Garage Type:		Heating:	Central
Number of Stories:	2.5+B	Number of Cars:		A/C:	Central
Style:	Under const	Basement:	Finished	Roof Cover:	Comp Shingle
		Foundation:	Block	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/26/2026	Sales Price:	N/A
Document #:	2026054811 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/26/2025	Sales Price:	N/A
Document #:	2025077258 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/12/2025	Loan Amount:	N/A
Document #:	2025072941 BK-PG -	Loan Type:	FHA
TD Due Date:	10/01/2055	Type Finance:	

Legal Description:
Lot: 110 Subdivision: MONTCLAIR ADDITION
City/Muni/Twp: OMAHA

Prior Transfer

Recording Date:	08/19/2024	Sales Price:	$66,638
Document #:	2024057836 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

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Legal Description:

Mortgage Record

Recording Date:	08/02/2024	Loan Amount:	N/A
Document #:	2024053327 BK-PG -	Loan Type:	FHA
TD Due Date:	08/01/2054	Type Finance:	

Legal Description:
Lot: 110 Subdivision: MONTCLAIR ADDITION
City/Muni/Twp: OMAHA

Mortgage Record

Recording Date:	11/06/2020	Loan Amount:	N/A
Document #:	2020129970 BK-PG -	Loan Type:	FHA
TD Due Date:	12/01/2045	Type Finance:	

Legal Description:
Lot: 110 Subdivision: MONTCLAIR ADDITION
City/Muni/Twp: OMAM

Prior Transfer

Recording Date:	03/16/2016	Sales Price:	N/A
Document #:	2016018621 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	12/11/2015		
Document Type:			

Legal Description:
Lot: 110 Subdivision: MONTCLAIR ADDITION
City/Muni/Twp: OMAHA

Prior Transfer

Recording Date:	01/28/2016	Sales Price:	N/A
Document #:	2016006748 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/11/2015	Sales Price:	N/A
Document #:	BK-PG 2016 -18621	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 110 Subdivision: MONTCLAIR ADD
Abbreviated Description: MONTCLAIR ADD LOT 110 BLOCK 0 48 X 114.7

Mortgage Record

Recording Date:	09/28/2011	Loan Amount:	N/A
Document #:	2011081916 BK-PG -	Loan Type:	New Conventional
TD Due Date:	10/01/2041	Type Finance:	

Legal Description:
Lot: 110 Subdivision: MONTCLAIR ADDITION
City/Muni/Twp: OMAHA

Mortgage Record

Recording Date:	05/23/2002	Loan Amount:	N/A
Document #:	2002 17695 BK-PG 7166-717	Loan Type:	Unknown
TD Due Date:	05/31/2012	Type Finance:	

Legal Description:
Lot: 110 Subdivision: MONTCLAIR ADDITION
City/Muni/Twp: OMAHA

Area Sales Analysis

Total Area Sales	$48,000	Median # of Bedrooms	4
Median Lot Size	5,000 SF	Median # of Baths	2
Median Living Area	2,106 SF	Median Year Built	1900
Price Range - 2 Yrs	$48,000 to $48,000	Age Range	126 years to 126 years
Median Value	$48,000	Median Age	126 years

Comparable Sales Data

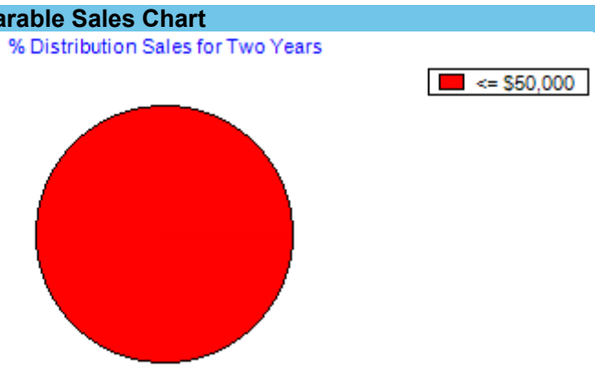
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.34Mi.	**824 S 35TH ST** **OMAHA, NE 68105-1912**	02/04/2026	$48,000	$22	2106	11/4/2	1900	5,000 SF	

APN: 1015650000 Document #: 2026008567
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 22 Subdivision: ELLIS PLACE Abbreviated Description: Lot:22 Subdivision:ELLIS PLACE City/Muni/Twp:OMAHA City/Muni/Twp: OMAHA

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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.	**3025 MYRTLE AVE**	**12/11/2015**	$182,200	$182,200	1,512	7/3/2	1918	5,472 SF	
.01Mi.	**3017 MYRTLE AVE**	**04/13/2007**	$212,700	$212,700	1,725	8/4/2	1936	5,472 SF	
.01Mi.	**3027 MYRTLE AVE**	**01/14/2022**	$179,800	$179,800	1,649	7/3/2	1920	5,520 SF	
.02Mi.	**3033 MYRTLE AVE**	**11/07/2023**	$162,500	$162,500	1,226	5/2/1.5	1919	5,568 SF	
.02Mi.	**1120 OREGON TRL**	**11/26/2018**	$146,700	$146,700	1,274	5/2/1.5	1953	6,328 SF	
.02Mi.	**3018 NICHOLAS ST**	**05/20/2021**	$143,200	$143,200	1,357	7/3/1.5	1920	5,700 SF	
.02Mi.	**3022 NICHOLAS ST**	**04/17/2025**	$252,900	$252,900	1,852	7/4/2	1921	5,750 SF	
.03Mi.	**3016 NICHOLAS ST**		$160,500	$160,500	1,428	6/3/2	1920	5,650 SF	
.03Mi.	**3101 MYRTLE AVE**		$207,700	$207,700	1,652	5/2/1.5	1921	5,616 SF	
.03Mi.	**3030 NICHOLAS ST**	**05/03/2023**	$210,000	$210,000	1,516	7/3/2	1918	5,750 SF	
.03Mi.	**3022 MYRTLE AVE**		$120,800	$120,800	1,440	6/3/1.5	1917	6,820 SF	
.03Mi.	**3014 NICHOLAS ST**	**01/17/2023**	$112,300	$112,300	1,483	7/4/1	1920	4,928 SF	
.03Mi.	**3024 MYRTLE AVE**	**08/28/2006**	$148,200	$148,200	1,986	6/3/1	1924	5,328 SF	
.03Mi.	**3102 NICHOLAS ST**	**05/24/2024**	$210,000	$210,000	1,618	7/4/3	1919	5,800 SF	
.03Mi.	**3032 MYRTLE AVE**	**01/23/2023**	$161,100	$161,100	1,569	7/3/1	1921	5,376 SF	
.04Mi.	**3107 MYRTLE AVE**	**09/04/2019**	$146,700	$146,700	1,312	6/3/1	1916	5,664 SF	

Rent vs. Own

Households Occupied by Renters:	64%	Households Occupied by Owners:	23%

Demographics & Income

Median Age:	28.9 years old	Households:	6,906
Median Household Income:	$47,614	Households w/Family:	36%
Household Income Per Capita:	$33,408	Households w/Family Married:	21%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	18%

School District

School District Zone:	Omaha Public Schools	Students:	52,524
Number of Schools:	112	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.62Mi.	**Kellom Elementary School** Number of Students: 230 Student-Teacher Ratio: 14.08	F	Public	PK - 6
4.03Mi.	**Wilson Focus School** Number of Students: 202 Student-Teacher Ratio: 13.56	B+	Public	3 - 6
3.26Mi.	**Lewis & Clark Middle School** Number of Students: 839 Student-Teacher Ratio: 19.07	D+	Public	6 - 8
0.96Mi.	**Central High School** Number of Students: 2,587 Student-Teacher Ratio: 20.68 Advanced Placement: Yes	C-	Public	9 - 12

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Flood Report

The Subject Property of **3025 MYRTLE AVE, OMAHA, NE 68131-1443** 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	164%	NOTABLY HIGHER
BURGLARY	160%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	164%	NOTABLY HIGHER
FORCIBLE ROBBERY	153%	NOTABLY HIGHER
AGGRAVATED ASSAULT	150%	NOTABLY HIGHER
FORCIBLE RAPE	151%	NOTABLY HIGHER
MURDER	157%	NOTABLY HIGHER
OVERALL	156%	NOTABLY HIGHER

Disaster Alerts

3/18/2025 - Severe Winter Storm 8/8/2025 - Severe Storm, Flooding

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