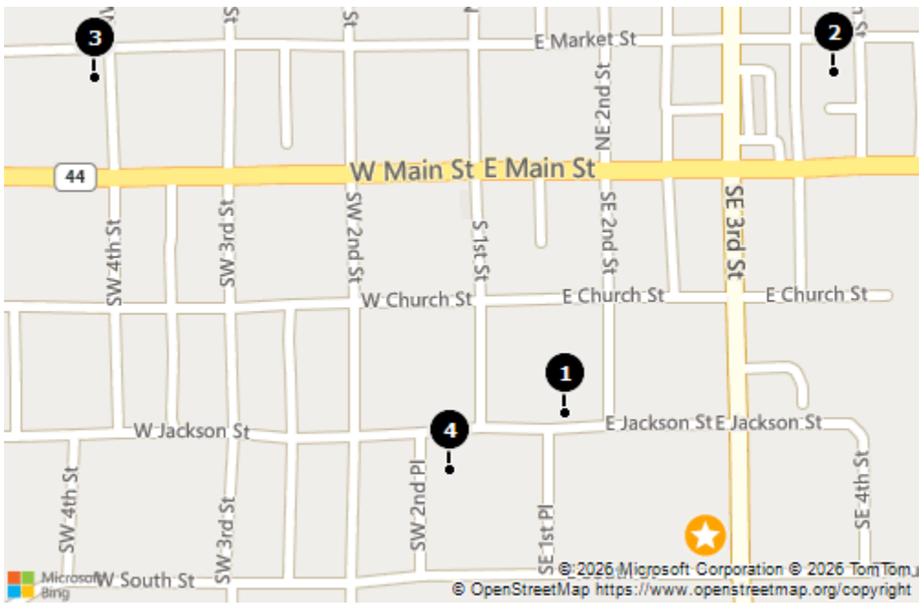
ICE SiteX Report

OrderID: 98665583

SiteX Property Information Report



Subject Property Location

312 SE 3RD ST, PANORA, IA 50216-1096

County:	**GUTHRIE IA**	Census Tract:	190779501.003066
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	0001287401	Thomas Bros Pg-Grid:	

Valuation

Value:	**$214,000**	FSD:	10	Common Confidence Score:	63
Value Range:	$192,600 - $235,400	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	00054
Assd Land Value:	$19,200	Market Land Value:	$19,200	Tax Year:	2025
Assd Improvement:	$168,600	Market Improvment Value:	$168,600	Total Taxable Value:	$3,104
Total Assessed Value:	$187,800	Total Assessor Market Value:	$187,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 54 Map Ref: PM 1287401 Sec/Twnship/Range: SEC 32 TWN 80N RNG 30W
Abbreviated Description: 32 80 30 N 76' 33/4" OF E 134 1/2' OF L4 OF L2 SE
City/Muni/Twp: PANORA CITY

Property Characteristics

Lot Size:	10,301 SF	Bedrooms:	3	Pool:	
Building Area:	1136 SF	Baths:	1	Fireplace:	1
Year Built:	1976	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	4
Number of Units:		Garage Type:	Attached	Heating:	Forced Air
Number of Stories:	S/L+B	Number of Cars:	1	A/C:	Central
Style:		Basement:	Finished	Roof Cover:	Asphalt
		Foundation:	Block	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	12/09/2024	Loan Amount:	N/A
Document #:	2024-2761 BK-PG -	Loan Type:	FHA
TD Due Date:	09/01/2051	Type Finance:	

Legal Description:
Lot: 2&4 Sec/Twnship/Range: E4 S32T80NR30W 5PM

Prior Transfer

Recording Date:	09/08/2023	Sales Price:	N/A
Document #:	2023-1928 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	09/08/2023		
Document Type:			

Legal Description:
Lot: 2&4 Sec/Twnship/Range: SE4 S32T80NR30W 5PM
Abbreviated Description: NORTH76FTE134.5FT LOT4
City/Muni/Twp: PANORA

Prior Transfer

Recording Date:	10/01/2021	Sales Price:	N/A
Document #:	2021-3118 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	10/01/2021		
Document Type:			

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Legal Description:
Lot: 4 2 Section: 32
Abbreviated Description: SE4 T80N R30W

Prior Transfer

Recording Date:	10/01/2021	Sales Price:	N/A
Document #:	BK-PG 2021 -3118	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 54 Map Ref: PM 1287401 Sec/Twnship/Range: SEC 32 TWN 80N RNG 30W
Abbreviated Description: 32 80 30 N 76' 33/4" OF E 134 1/2' OF L4 OF L2 SE
City/Muni/Twp: PANORA CITY

Prior Transfer

Recording Date:	08/27/2021	Sales Price:	N/A
Document #:	2021-2708 BK-PG 2007-0750	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/13/2021	Loan Amount:	N/A
Document #:	2021-2552 BK-PG -	Loan Type:	New Conventional
TD Due Date:	09/01/2051	Type Finance:	FIX

Legal Description:
Lot: 4 2 Section: 32
Abbreviated Description: SE4 T80N R30W

Prior Transfer

Recording Date:	08/08/2021	Sales Price:	$171,000
Document #:		Type of Sale:	Qualified Sale
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/15/2007	Loan Amount:	N/A
Document #:	2007-0750 BK-PG 2007-0750	Loan Type:	New Conventional
TD Due Date:		Type Finance:	

Legal Description:
Lot: 4 Sec/Twnship/Range: SE4 S32T80NR30W 5TH PM
Abbreviated Description: N76 FT E134.5 FT LOT4

Area Sales Analysis

Total Area Sales	$699,000	Median # of Bedrooms	2.5
Median Lot Size	18,418 SF	Median # of Baths	1
Median Living Area	1,288 SF	Median Year Built	1900
Price Range - 2 Yrs	$120,000 to $233,000	Age Range	52 years to 126 years
Median Value	$173,000	Median Age	126 years

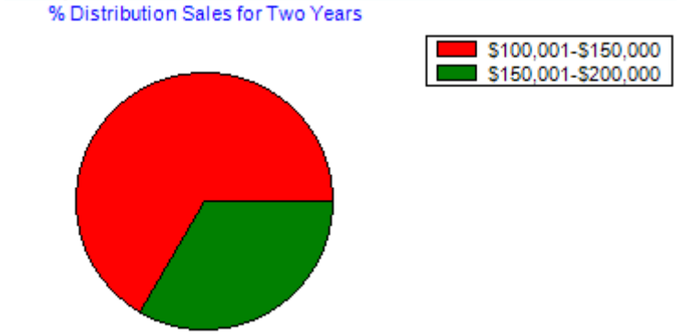
Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.12Mi.	**109 E JACKSON ST** **PANORA, IA 50216-1146**	06/01/2026	$196,000	$129	1515	8/3/1	1900	24,609 SF	
		APN: 0001307303 Document #: 2026-1298 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 5&6 Block: N Subdivision: ORIGINAL TOWN OF PANORA Abbreviated Description: Lot:5&6 Block:N Subdivision:ORIGINAL TOWN OF PANORA City/Muni/Twp:PANORA City/Muni/Twp: PANORA								
2	.29Mi.	**120 NE 4TH ST** **PANORA, IA 50216-2023**	02/17/2026	$150,000	$126	1188	5/2/1	1900	6,142 SF	
		APN: 0001322200 Document #: 2026-0376 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Block: 9 Subdivision: BULLS SECOND ADDITION Abbreviated Description: Lot:1 Block:9 Subdivision:BULLS SECOND ADDITION City/Muni/Twp:PANORA City/Muni/Twp: PANORA								
3	.46Mi.	**118 NW 4TH ST** **PANORA, IA 50216-2024**	01/14/2026	$120,000	$117	1019	5/3/1	1900	12,226 SF	
		APN: 0001314200 01 Document #: 2026-0119 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1&2 Block: 8 Subdivision: ANDERSONS FIRST ADDITION Abbreviated Description: Lot:1&2 Block:8 Subdivision:ANDERSONS FIRST ADDITION City/Muni/Twp:PANORA City/Muni/Twp: PANORA								
4	.16Mi.	**110 W JACKSON ST** **PANORA, IA 50216-1011**	04/29/2025	$233,000	$167	1388	5/2/2	1974	27,076 SF	
		APN: 0001334000 Document #: 2025-0919 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1&2 Block: 1 Subdivision: HAYS ADDITION Abbreviated Description: Lot:1&2 Block:1 Subdivision:HAYS ADDITION								

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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.	**312 SE 3RD ST**	**10/01/2021**	$187,800	$187,800	1,136	6/3/1	1976	10,301 SF	
.01Mi.	**320 SE 3RD ST**	**08/26/1999**	$103,200	$103,200	1,047	5/2/1	1900	10,301 SF	
.02Mi.	**310 SE 3RD ST**	**07/30/2025**	$234,100	$234,100	1,146	9/5/2	1967	19,945 SF	
.02Mi.	**217 E SOUTH ST**	**04/21/2021**	$258,200	$258,200	1,584	7/4/2	1975	15,300 SF	
.04Mi.	**210 E JACKSON ST**	**11/03/2020**	$208,700	$208,700	2,018	6/3/2	1921	23,636 SF	
.04Mi.	**319 SE 3RD ST**	**12/01/2017**	$109,700	$109,700	1,405	8/4/1	1900	24,649 SF	
.05Mi.	**311 SE 3RD ST**	**09/27/2013**	$75,100	$75,100	912	5/1/1	1900	12,324 SF	
.05Mi.	**216 E JACKSON ST**	**11/27/2018**	$198,000	$198,000	1,551	8/3/2	1920	6,600 SF	
.05Mi.	**202 E JACKSON ST**	**07/14/2022**	$224,600	$224,600	1,880	7/3/2	1900	30,071 SF	
.05Mi.	**215 E SOUTH ST**	**10/09/2020**	$276,300	$276,300	1,780	6/3/2	1975	32,357 SF	
.05Mi.	**302 E JACKSON ST**	**03/20/2004**	$157,000	$157,000	1,702	7/3/2	1923	12,305 SF	
.06Mi.	**120 E JACKSON ST**	**03/09/2007**	$275,300	$275,300	1,928	6/3/2	1975	13,389 SF	
.06Mi.	**306 E JACKSON ST**	**12/13/2012**	$30,700	$30,700	1,006	6/3/1	1900	12,305 SF	
.07Mi.	**116 E JACKSON ST**	**08/26/2021**	$229,500	$229,500	1,976	7/3/1	1920	14,920 SF	
.08Mi.	**212 SE 3RD ST**	**08/22/2017**	$257,100	$257,100	1,120	5/2/2	1981	9,906 SF	
.08Mi.	**215 E JACKSON ST**	**03/27/2025**	$212,500	$212,500	1,120	4/2/2	1981	9,954 SF	

Rent vs. Own

Households Occupied by Renters:	14%	Households Occupied by Owners:	64%

Demographics & Income

Median Age:	46.5 years old	Households:	1,010
Median Household Income:	$79,808	Households w/Family:	77%
Household Income Per Capita:	$38,289	Households w/Family Married:	70%
Most Common Education Level:	High School Graduate	Households w/Family Children:	35%

School District

School District Zone:	Panorama Community School District	Students:	672
Number of Schools:	3	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.75Mi.	**Panorama Middle School** Number of Students: 146 Student-Teacher Ratio: 21.22	C-	Public	6 - 8
0.75Mi.	**Panorama High School** Number of Students: 220 Student-Teacher Ratio: 12.4	B+	Public	9 - 12
0.87Mi.	**Panorama Elementary** Number of Students: 306 Student-Teacher Ratio: 13.02	C-	Public	PK - 5

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	86%	LOWER
BURGLARY	141%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	102%	SIMILAR
FORCIBLE ROBBERY	129%	HIGHER
AGGRAVATED ASSAULT	121%	HIGHER
FORCIBLE RAPE	118%	HIGHER
MURDER	133%	NOTABLY HIGHER
OVERALL	124%	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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