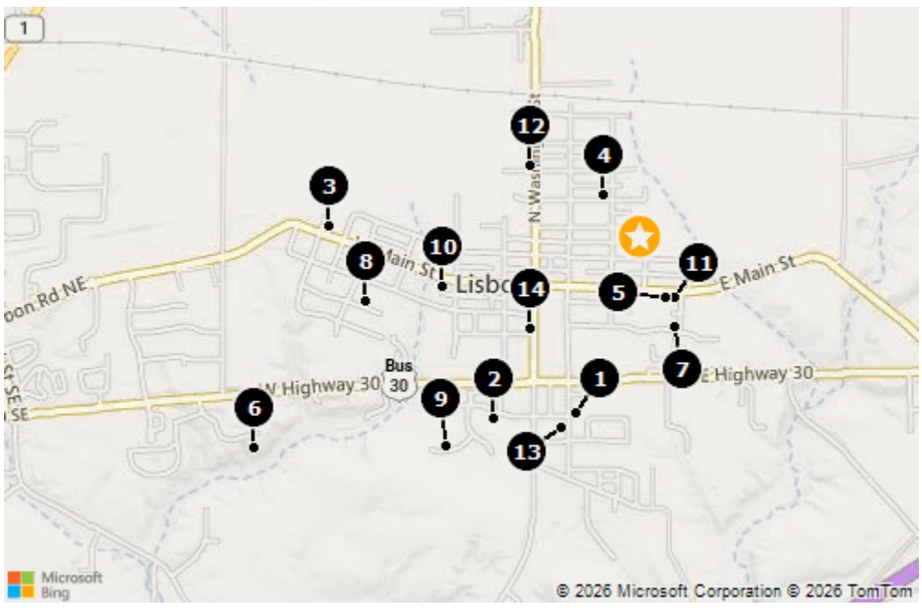
ICE SiteX Report

OrderID: 97687947

SiteX Property Information Report



Subject Property Location

323 E 1ST AVE, LISBON, IA 52253-9663

County:	**LINN IA**	Census Tract:	191130108.023050
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	17-12-3-05-001-0-0000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$194,000**	FSD:	15	Common Confidence Score:	44
Value Range:	$164,900 - $223,100	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	LISBON CITY/ LISBON
Assd Land Value:	$23,600	Market Land Value:	$23,600	Tax Year:	2024
Assd Improvement:	$160,300	Market Improvment Value:	$160,300	Total Taxable Value:	$2,654
Total Assessed Value:	$183,900	Total Assessor Market Value:	$183,900	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 5 Block: 2 Sec/Twnship/Range: SEC 12 TWN 82N RNG 05W
Abbreviated Description: J S PFAUTZ'S E30' LOT 5 & ALL LOT 6 BLK 2
City/Muni/Twp: LISBON

Property Characteristics

Lot Size:	12,632 SF	Bedrooms:	4	Pool:	
Building Area:	1224 SF	Baths:		Fireplace:	
Year Built:	1954	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Attached	Heating:	Forced Air
Number of Stories:	1	Number of Cars:	2	A/C:	
Style:		Basement:	Yes	Roof Cover:	Asphalt
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/07/2025	Sales Price:	$119,387
Document #:	BK-PG 9357-681	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/05/2021	Sales Price:	N/A
Document #:	BK-PG 11104 -253	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 5 Block: 2 Sec/Twnship/Range: SEC 12 TWN 82N RNG 05W
Abbreviated Description: J S PFAUTZ'S E30' LOT 5 & ALL LOT 6 BLK 2
City/Muni/Twp: LISBON

Prior Transfer

Recording Date:	08/05/2021	Sales Price:	N/A
Document #:	BK-PG 11104-253	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	07/27/2021		
Document Type:			

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Legal Description:
Lot: 5&6 Block: 2 Subdivision: J S PFAUTZS ADDITION
Abbreviated Description: PORTION LOT5
City/Muni/Twp: LISBON

Prior Transfer

Recording Date:	10/15/2015	Sales Price:	N/A
Document #:	BK-PG 5899-127	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/16/2015	Sales Price:	$117,000
Document #:	BK-PG 9357-679	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	09/10/2015		
Document Type:			

Legal Description:
Lot: 5&6 Block: 2 Subdivision: J S PFAUTZS ADDITION
Abbreviated Description: E30FT LOT 5
City/Muni/Twp: LISBON

Mortgage Record

Recording Date:	02/02/2005	Loan Amount:	N/A
Document #:	BK-PG 5899-127	Loan Type:	New Conventional
TD Due Date:	02/01/2035	Type Finance:	

Legal Description:
Lot: 5&6 Block: 2 Subdivision: J S PFAUTZS ADDITION
City/Muni/Twp: LISBON

Area Sales Analysis

Total Area Sales	$3,529,500	Median # of Bedrooms	3
Median Lot Size	11,108 SF	Median # of Baths	
Median Living Area	1,525 SF	Median Year Built	1972
Price Range - 2 Yrs	$78,000 to $520,000	Age Range	23 years to 128 years
Median Value	$247,500	Median Age	54 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.45Mi.	**422 S JACKSON ST** **LISBON, IA 52253-8903**	04/10/2026	$270,000	$178	1512	7/4/	2003	7,405 SF	
		APN: 17-13-2-26-012-0-0000 Document #: 2026-009451 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 11 Subdivision: ALGER ESTATES PART 2A AND 2B Abbreviated Description: Lot:11 Subdivision:ALGER ESTATES PART 2A AND 2B City/Muni/Twp:LISBON City/Muni/Twp: LISBON								
2	.57Mi.	**111 LINCOLN AVE** **LISBON, IA 52253-9650**	12/18/2025	$319,000	$173	1842	6/3/	1994	14,375 SF	
		APN: 17-14-1-02-006-0-0000 Document #: 2025-035170 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 5 Subdivision: SUMTER RIDGE SECOND ADDITION Abbreviated Description: Lot:5 Subdivision:SUMTER RIDGE SECOND ADDITION City/Muni/Twp:LISBON City/Muni/Twp: LISBON								
3	.75Mi.	**614 W MAIN ST** **LISBON, IA 52253-9611**	11/03/2025	$320,000	$208	1538	7/3/	1955	9,583 SF	
		APN: 17-11-4-32-009-0-0000 Document #: 2025-030370 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 125 Abbreviated Description: Lot:125 City/Muni/Twp:TOWN OF LISBON City/Muni/Twp: TOWN OF LISBON								
4	.14Mi.	**226 E 2ND AVE** **LISBON, IA 52253-9669**	09/09/2025	$165,000	$114	1441	6/3/	1898	8,276 SF	
		APN: 17-12-3-27-007-0-0000 Document #: 2025-024681 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 10 Block: 8 Subdivision: JS PFAUTZS ADDITION Abbreviated Description: Lot:10 Block:8 Subdivision:JS PFAUTZS ADDITION City/Muni/Twp:TOWN OF LISBON City/Muni/Twp: TOWN OF LISBON								
5	.16Mi.	**411 E MAIN ST** **LISBON, IA 52253-9531**	09/02/2025	$215,000	$191	1120	5/3/	1965	10,890 SF	
		APN: 17-12-3-78-002-0-0000 Document #: 2025-023730 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 2 Subdivision: AUDITORS PLAT NO 405 Abbreviated Description: Lot:2 Subdivision:AUDITORS PLAT NO 405								
6	1.07Mi.	**842 SHADETREE CT** **LISBON, IA 52253-9699**	06/30/2025	$520,000	$238	2184	7/4/	2000	44,431 SF	
		APN: 17-14-2-01-013-0-0000 Document #: 2025-016981 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 10 Subdivision: FIRST ADDITION OF THE PONDS AT WOODLAND RIDGE Abbreviated Description: Lot:10 Subdivision:FIRST ADDITION OF THE PONDS AT WOODLAND RIDGE City/Muni/Twp:LISBON City/Muni/Twp: LISBON								
7	.23Mi.	**338 E SOUTH ST** **LISBON, IA 52253-9795**	06/02/2025	$245,000	$202	1209	7/4/	1972	7,841 SF	
		APN: 17-12-3-78-011-0-0000 Document #: 2025-013869 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 3 Subdivision: LISBON DEVELOPMENT CORPORATION SECOND ADDITION Abbreviated Description: Lot:3 Subdivision:LISBON DEVELOPMENT CORPORATION SECOND ADDITION City/Muni/Twp:LISBON City/Muni/Twp: LISBON								
8	.68Mi.	**418 TRUMAN ST** **LISBON, IA 52253-9628**	04/11/2025	$223,500	$232	960	6/2/	1978	9,583 SF	
		APN: 17-11-4-53-010-0-0000 Document #: 2025-008604 Document Type: Price Code: R Land Use: Single Family Residential								

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Legal: Lot: 4 Subdivision: LISBON DEVELOPMENT CORPORATION FOURTH ADDITION Abbreviated Description: Lot:4 Subdivision:LISBON DEVELOPMENT CORPORATION FOURTH ADDITION City/Muni/Twp:LISBON City/Muni/Twp: LISBON

9	.68Mi.	**28 SUMTER AVE** **LISBON, IA 52253-9648**	04/04/2025	$315,000	$216	1456	7/4/	1998	12,632 SF

APN: 17-14-1-03-007-0-0000 Document #: 2025-008007
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 9 Subdivision: SUMTER RIDGE FOURTH ADDITION Abbreviated Description: Lot:9 Subdivision:SUMTER RIDGE FOURTH ADDITION City/Muni/Twp:LISBON City/Muni/Twp: LISBON

10	.49Mi.	**307 W MAIN ST** **LISBON, IA 52253-9637**	04/03/2025	$169,000	$101	1668	7/3/	1898	17,424 SF

APN: 17-11-4-78-002-0-0000 Document #: 2025-007928
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 15,16 Abbreviated Description: Lot:15,16 City/Muni/Twp:TOWN OF LISBON City/Muni/Twp: TOWN OF LISBON

11	.17Mi.	**101 ALEXANDER AVE** **LISBON, IA 52253-9770**	03/07/2025	$250,000	$157	1589	10/3/	1973	15,682 SF

APN: 17-12-3-78-001-0-0000 Document #: 2025-005405
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 7,8 Subdivision: LISBON DEVELOPMENT CORPORATION SECOND ADDITION Abbreviated Description: Lot:7,8 Subdivision:LISBON DEVELOPMENT CORPORATION SECOND ADDITION City/Muni/Twp:LISBON City/Muni/Twp: LISBON

12	.32Mi.	**503 N WASHINGTON ST** **LISBON, IA 52253-9685**	02/11/2025	$285,000	$146	1948	6/3/	1911	10,890 SF

APN: 17-11-1-76-006-0-0000 Document #: 2025-003361
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: KRUSES FRIST ADDITION Abbreviated Description: Lot:1 Subdivision:KRUSES FRIST ADDITION City/Muni/Twp:LISBON City/Muni/Twp: LISBON

13	.5Mi.	**503 S JACKSON ST** **LISBON, IA 52253-9655**	01/22/2025	$78,000	$81	960	7/4/	1981	13,939 SF

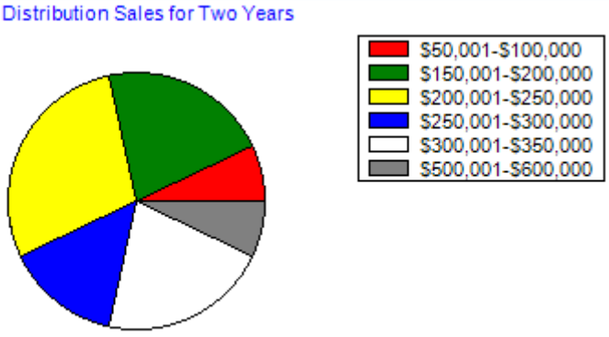
APN: 17-13-2-28-007-0-0000 Document #: 2025-001801
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 6,7 Block: 2 Subdivision: KURTZ AND STUCKSLAGERS FIRST ADDITION Abbreviated Description: Lot:6,7 Block:2 Subdivision:KURTZ AND STUCKSLAGERS FIRST ADDITION

14	.35Mi.	**215 S WASHINGTON ST** **LISBON, IA 52253-9680**	01/02/2025	$155,000	$95	1618	7/3/	1898	11,326 SF

APN: 17-11-4-79-008-0-0000 Document #: 2025-000114
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 13,14 Subdivision: RINGERS 2ND ADDITION MapRef: VOL 2133 PG 132 Abbreviated Description: Lot:13,14 Subdivision:RINGERS 2ND ADDITION Map Ref:VOL 2133 PG 132

Comparable Sales Chart

% Distribution Sales for Two Years



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.	**323 E 1ST AVE**	**08/05/2021**	$183,900	$183,900	1,224	6/4/	1954	12,632 SF	
.02Mi.	**315 E 1ST AVE**	**05/18/2023**	$169,500	$169,500	1,432	7/2/	1950	12,632 SF	
.03Mi.	**311 E 1ST AVE**	**12/23/2020**	$84,500	$84,500	560	3/1/	1945	8,276 SF	
.03Mi.	**322 E MARKET ST**	**01/31/1982**	$271,000	$271,000	2,334	11/4/	1898	15,682 SF	
.04Mi.	**314 E MARKET ST**	**01/13/2025**	$375,900	$375,900	2,718	10/3/	1898	12,632 SF	
.04Mi.	**318 E 1ST AVE**	**02/06/2019**	$315,100	$315,100	1,466	8/4/	2000	10,454 SF	
.04Mi.	**220 N BUCHANAN ST**	**12/20/2019**	$402,800	$402,800	1,594	6/4/	2019	12,197 SF	
.04Mi.	**314 E 1ST AVE**	**10/20/2021**	$176,100	$176,100	1,333	4/2/	1898	14,810 SF	
.05Mi.	**310 E MARKET ST**	**01/15/2014**	$334,900	$334,900	2,912	8/4/	1914	17,424 SF	
.05Mi.	**303 E 1ST AVE**	**10/25/2024**	$187,100	$187,100	1,691	6/2/	1950	16,988 SF	
.05Mi.	**310 E 1ST AVE**	**01/07/2021**	$157,500	$157,500	1,237	6/2/	1898	8,276 SF	
.05Mi.	**410 E 1ST AVE**	**08/14/2020**	$205,100	$205,100	960	7/4/	1979	16,988 SF	
.05Mi.	**406 E MARKET ST**	**12/27/2019**	$208,800	$208,800	768	6/2/	1964	11,761 SF	
.05Mi.	**236 N BUCHANAN ST**	**08/09/2023**	$474,600	$474,600	2,250	7/3/	1996	1 SF	
.06Mi.	**306 E 1ST AVE**	**01/24/2025**	$140,200	$140,200	1,044	4/2/	1948	8,712 SF	
.06Mi.	**302 E MARKET ST**	**09/25/2018**	$213,500	$213,500	2,259	6/3/	1900	14,810 SF	

Rent vs. Own

Households Occupied by Renters:	22%	Households Occupied by Owners:	73%

Demographics & Income

Median Age:	36.8 years old	Households:	1,295
Median Household Income:	$94,635	Households w/Family:	70%
Household Income Per Capita:	$40,410	Households w/Family Married:	56%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

School District

School District Zone:	Lisbon Community School District	Students:	762
Number of Schools:	2	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.51Mi.	**Lisbon Elementary School** Number of Students: 461 Student-Teacher Ratio: 14.36	C	Public	KG - 6
0.51Mi.	**Lisbon Middle School** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	7 - 8
0.51Mi.	**Lisbon High School** Number of Students: 301 Student-Teacher Ratio: 12.64 Advanced Placement: Yes	B	Public	9 - 12

Flood Report

The Subject Property of **323 E 1ST AVE, LISBON, IA 52253-9663** 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	84%	LOWER
BURGLARY	112%	HIGHER
MOTOR VEHICLE THEFT	125%	HIGHER
FORCIBLE ROBBERY	83%	LOWER
AGGRAVATED ASSAULT	111%	HIGHER
FORCIBLE RAPE	148%	NOTABLY HIGHER
MURDER	115%	HIGHER
OVERALL	126%	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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ICE SiteX Report

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