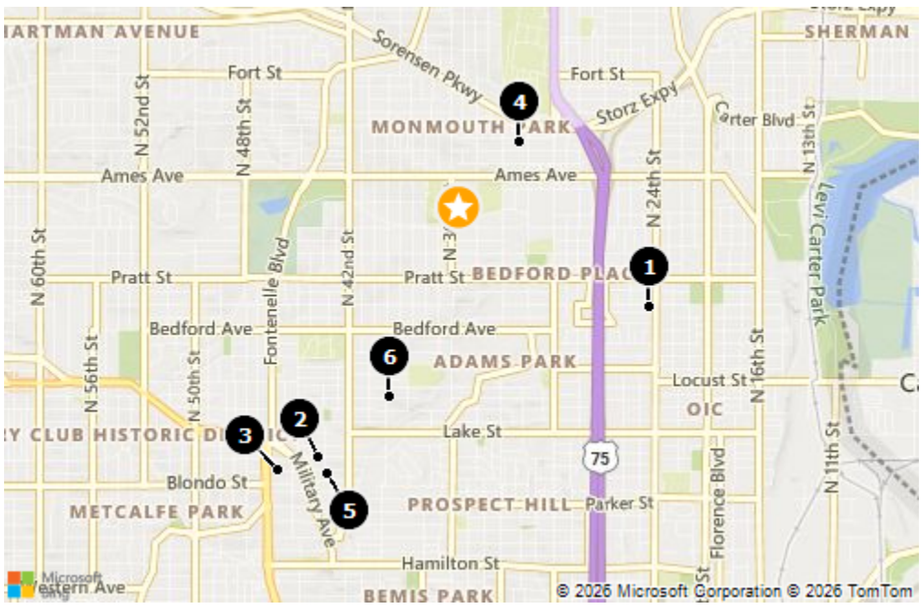
ICE SiteX Report

OrderID: 97753152

SiteX Property Information Report



Subject Property Location

3489 BOYD ST, OMAHA, NE 68111-2743

County:	**DOUGLAS NE**	Census Tract:	310550059.021034
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	2021890000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$178,000**	FSD:	29	Common Confidence Score:	24
Value Range:	$126,380 - $229,620	ICE Confidence Score:	71		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$10,200	Market Land Value:	$10,200	Tax Year:	2026
Assd Improvement:	$143,600	Market Improvment Value:	$143,600	Total Taxable Value:	$2,572
Total Assessed Value:	$153,800	Total Assessor Market Value:	$153,800	Delinquent Year:	
				Tax Account ID:	R2021890000
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 10 Block: 4 Subdivision: PORTLAND PLACE
Abbreviated Description: PORTLAND PLACE LOT 10 BLOCK 4 50 X 130

Property Characteristics

Lot Size:	6,500 SF	Bedrooms:	2	Pool:	
Building Area:	864 SF	Baths:	2	Fireplace:	
Year Built:	1926	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	4	Ext Walls:	Wood Siding
Number of Units:	1	Garage Type:	Carport	Heating:	Central
Number of Stories:	1+B	Number of Cars:	1	A/C:	Central
Style:	Ranch	Basement:	Finished	Roof Cover:	Comp Shingle
		Foundation:	Block	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/27/2026	Sales Price:	$154,646
Document #:	2026024070 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/02/2022	Sales Price:	$158,000
Document #:	2022089986 BK-PG -	Type of Sale:	
Contract Date:	08/09/2022		
Document Type:			

Legal Description:
Lot: 10 Block: 4 Subdivision: PORTLAND PLACE
City/Muni/Twp: OMAHA

Prior Transfer

Recording Date:	08/31/2022	Sales Price:	$157,500
Document #:	BK-PG 2022 -89986	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 10 Block: 4 Subdivision: PORTLAND PLACE
Abbreviated Description: PORTLAND PLACE LOT 10 BLOCK 4 50 X 130

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Prior Transfer

Recording Date:	08/02/2019	Sales Price:	N/A
Document #:	2019059911 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/02/2019	Sales Price:	$50,000
Document #:	2019049041 BK-PG -	Type of Sale:	
Contract Date:	06/28/2019		
Document Type:			

Legal Description:
Lot: 10 Block: 4 Subdivision: PORTLAND PLACE
City/Muni/Twp: OMAHA

Prior Transfer

Recording Date:	07/01/2019	Sales Price:	$50,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/13/2017	Sales Price:	$38,000
Document #:	2017091659 BK-PG -	Type of Sale:	
Contract Date:	10/27/2017		
Document Type:			

Legal Description:
Lot: 10 Block: 4 Subdivision: PORTLAND PLACE
City/Muni/Twp: OMAHA

Mortgage Record

Recording Date:	09/05/2003	Loan Amount:	N/A
Document #:	2003168041 BK-PG -	Loan Type:	Unknown
TD Due Date:	08/03/2008	Type Finance:	

Legal Description:
Lot: 10 Block: 4 Subdivision: PORTLAND PLACE
City/Muni/Twp: OMAHA

Area Sales Analysis

Total Area Sales	$596,801	Median # of Bedrooms	3
Median Lot Size	5,816 SF	Median # of Baths	1.75
Median Living Area	1,074 SF	Median Year Built	1907
Price Range - 2 Yrs	$5,000 to $175,000	Age Range	79 years to 126 years
Median Value	$109,901	Median Age	119 years

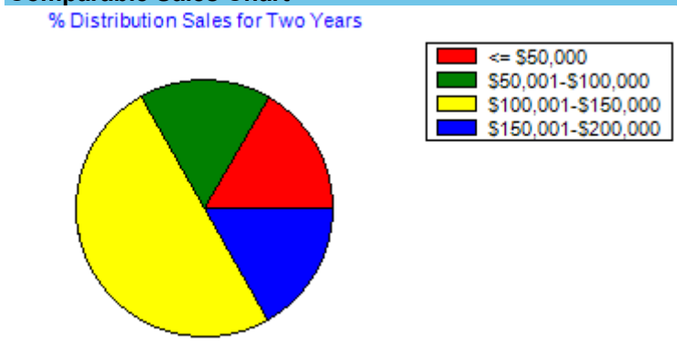
Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.05Mi.	**2413 PINKNEY ST** **OMAHA, NE 68111-3236**	11/07/2025	$5,000	$5	988	7/2/1	1915	3,600 SF	
		APN: 2539110000 Document #: 2025091366 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Block: O Subdivision: WILSON-CARL C ADD Abbreviated Description: Lot:4 Block:O Subdivision:WILSON-CARL C ADD								
2	1.39Mi.	**4316 GRANT ST** **OMAHA, NE 68111-3409**	10/16/2025	$175,000	$104	1676	7/4/2	1900	6,000 SF	
		APN: 0819190000 Document #: 2025083558 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 23 Block: 12 Subdivision: CLITON HILL Abbreviated Description: Lot:23 Block:12 Subdivision:CLITON HILL City/Muni/Twp:OMAHA City/Muni/Twp: OMAHA								
3	1.55Mi.	**4528 BURDETTE ST** **OMAHA, NE 68104-4532**	07/07/2025	$100,801	$96	1048	6/3/1.5	1900	5,632 SF	
		APN: 0532970000 Document #: 2025051294 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 18 Block: 5 Subdivision: BAKER PLACE Abbreviated Description: Lot:18 Block:5 Subdivision:BAKER PLACE City/Muni/Twp:OMAHA City/Muni/Twp: OMAHA								
4	.43Mi.	**3167 LARIMORE AVE** **OMAHA, NE 68111-2359**	04/02/2025	$57,000	$46	1230	7/3/1	1914	5,120 SF	
		APN: 0825110000 Document #: 2025022372 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 23&24 Block: 7 Subdivision: COLLIER PLACE Abbreviated Description: Lot:23&24 Block:7 Subdivision:COLLIER PLACE Abbreviated Description:EAST 30 FT OF LOT 23 & W 10 FT OF LOT 24 City/Muni/Twp:OMAHA City/Muni/Twp: OMAHA								
5	1.45Mi.	**4245 BURDETTE ST** **OMAHA, NE 68111-3908**	02/25/2025	$140,000	$127	1100	7/4/2	1900	6,000 SF	
		APN: 0817880000 Document #: 2025012875 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12&13 Block: 7 Subdivision: CLIFTON HILL Abbreviated Description: Lot:12&13 Block:7 Subdivision:CLIFTON HILL City/Muni/Twp:OMAHA City/Muni/Twp: OMAHA								
6	.98Mi.	**3840 CORBY ST** **OMAHA, NE 68111-3565**	01/24/2025	$119,000	$120	984	6/3/2	1947	6,000 SF	
		APN: 1322270000 Document #: 2025005427 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 11 Block: 18 Subdivision: HITCHCOCKS 1ST ADDITION Abbreviated Description: Lot:11 Block:18 Subdivision:HITCHCOCKS 1ST ADDITION 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.	**3489 BOYD ST**	**08/31/2022**	$153,800	$153,800	864	4/2/2	1926	6,500 SF	
.01Mi.	**3485 BOYD ST**	**05/27/2022**	$63,200	$63,200	864	5/2/1	1905	6,500 SF	
.01Mi.	**4219 N 36TH ST**	**09/10/2009**	$113,600	$113,600	1,720	11/5/1.5	1926	8,700 SF	
.02Mi.	**4215 N 36TH ST**	**08/03/1999**	$72,000	$72,000	768	6/2/1	1950	4,300 SF	
.02Mi.	**3479 BOYD ST**	**08/31/2023**	$67,400	$67,400	864	5/2/1	1905	6,500 SF	
.03Mi.	**3436 SAHLER ST**	**08/03/2012**			1,136	4/2/2	1890	6,500 SF	
.03Mi.	**3477 BOYD ST**	**10/09/2017**	$73,600	$73,600	800	5/2/1	1905	6,500 SF	
.03Mi.	**3434 SAHLER ST**	**10/23/2023**	$55,100	$55,100	1,024	6/3/2	1890	6,500 SF	
.03Mi.	**3440 SAHLER ST**	**11/15/2019**	$72,600	$72,600	1,040	6/3/1	1900	13,000 SF	
.03Mi.	**3488 BOYD ST**	**01/15/2020**	$78,300	$78,300	1,317	7/4/1	1905	6,500 SF	
.03Mi.	**3430 SAHLER ST**	**11/06/1998**	$102,400	$102,400	1,382	6/3/1	1925	10,400 SF	
.04Mi.	**3484 BOYD ST**	**08/24/2017**	$56,600	$56,600	720	4/1/1	1905	6,500 SF	
.04Mi.	**3494 BOYD ST**	**11/23/2009**	$130,600	$130,600	912	5/2/1	1910	13,000 SF	
.04Mi.	**3425 BOYD ST**	**12/19/2024**	$55,200	$55,200	744	4/2/1	1890	6,500 SF	
.04Mi.	**3480 BOYD ST**		$111,600	$111,600	1,030	6/3/1	1908	6,500 SF	
.04Mi.	**3476 BOYD ST**	**02/24/2013**	$70,400	$70,400	1,030	6/3/1	1912	6,500 SF	

Rent vs. Own

Households Occupied by Renters:	56%	Households Occupied by Owners:	35%

Demographics & Income

Median Age:	30.3 years old	Households:	9,175
Median Household Income:	$38,906	Households w/Family:	62%
Household Income Per Capita:	$18,242	Households w/Family Married:	23%
Most Common Education Level:	High School Graduate	Households w/Family Children:	38%

School District

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

Assigned Schools

Proxim.	Name	Rating	Type	Grade
5.64Mi.	**Wilson Focus School** Number of Students: 202 Student-Teacher Ratio: 13.56	B+	Public	3 - 6
0.18Mi.	**Skinner Magnet Center** Number of Students: 433 Student-Teacher Ratio: 18.99	C	Public	KG - 5
1.45Mi.	**McMillan Magnet Middle School** Number of Students: 654 Student-Teacher Ratio: 17.44	D	Public	6 - 8
0.12Mi.	**Omaha North High School** Number of Students: 1,754 Student-Teacher Ratio: 23.54	F	Public	9 - 12

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Flood Report

The Subject Property of **3489 BOYD ST, OMAHA, NE 68111-2743** 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	130%	NOTABLY HIGHER
BURGLARY	127%	HIGHER
MOTOR VEHICLE THEFT	149%	NOTABLY HIGHER
FORCIBLE ROBBERY	90%	LOWER
AGGRAVATED ASSAULT	147%	NOTABLY HIGHER
FORCIBLE RAPE	137%	NOTABLY HIGHER
MURDER	127%	HIGHER
OVERALL	153%	NOTABLY HIGHER

Disaster Alerts

7/31/2024 - Severe Tornados, Flooding 3/18/2025 - Severe Winter Storm 8/8/2025 - Severe Storm, Flooding

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