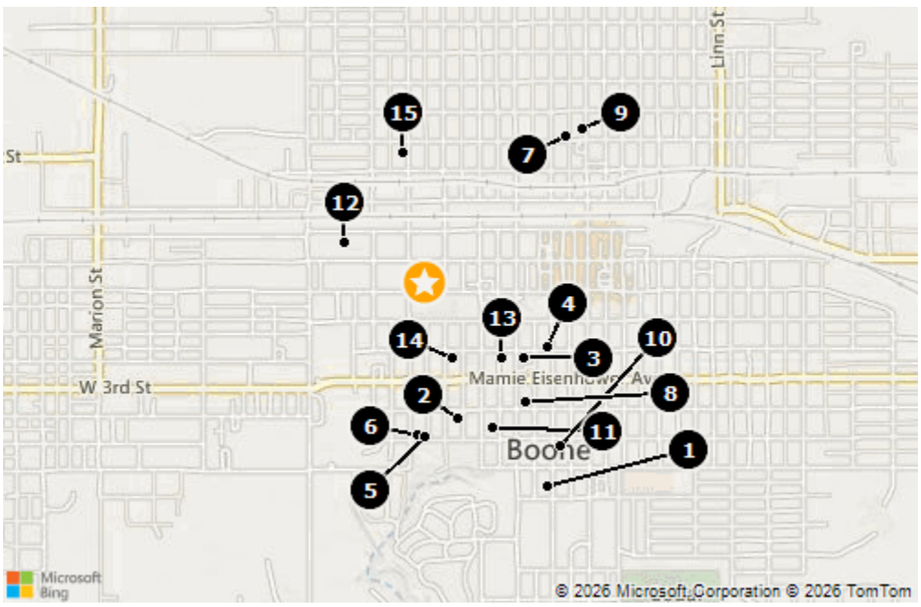
ICE SiteX Report

OrderID: 98444577

SiteX Property Information Report



Subject Property Location

415 7TH ST, BOONE, IA 50036-2612

County:	**BOONE IA**	Census Tract:	190150203.001005
Property Use:	Single Family Residential	Zoning:	INC
Parcel Number:	088426282182007	Thomas Bros Pg-Grid:	

Valuation

Value:	**$189,000**	FSD:	20	Common Confidence Score:	34
Value Range:	$151,200 - $226,800	ICE Confidence Score:	80		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$27,220	Market Land Value:	$27,220	Tax Year:	2024
Assd Improvement:	$174,090	Market Improvment Value:	$174,090	Total Taxable Value:	$3,164
Total Assessed Value:	$201,310	Total Assessor Market Value:	$201,310	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 6-9 Block: 88 Sec/Twnship/Range: SEC 28 TWN 84N RNG 26W
Abbreviated Description: (EX RY) E 60' OF LOTS 6, 7, 8 & 9 BLOCK 88 NE NW
City/Muni/Twp: BOONE TIF BOONE COMM SE BOONE

Property Characteristics

Lot Size:	11,640 SF	Bedrooms:	3	Pool:	
Building Area:	1576 SF	Baths:	2	Fireplace:	1
Year Built:	1910	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	8	Ext Walls:	4
Number of Units:		Garage Type:	Detached	Heating:	Hot Water
Number of Stories:	2+B	Number of Cars:	3	A/C:	N
Style:		Basement:	Full	Roof Cover:	Asphalt
		Foundation:	I	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/18/2026	Sales Price:	$162,011
Document #:	261002 BK-PG 2022-4337	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/19/2022	Sales Price:	N/A
Document #:	224423 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/13/2022	Sales Price:	$165,000
Document #:	224336 BK-PG 2022 -4336	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	09/30/2022		
Document Type:			
Legal Description:			

Lot: 9 Block: 88 Subdivision: CHICAGO & NORTHWESTEN RAILWAY COM

Prior Transfer

Recording Date:	09/30/2022	Sales Price:	$165,000
Document #:	BK-PG 2022 -4336	Type of Sale:	Qualified Sale

ICE SiteX Report

OrderID: 98444577

Document Type:
Legal Description:
Lot: 6-9 Block: 88 Sec/Twnship/Range: SEC 28 TWN 84N RNG 26W
Abbreviated Description: (EX RY) E 60' OF LOTS 6, 7, 8 & 9 BLOCK 88 NE NW
City/Muni/Twp: BOONE TIF BOONE COMM SE BOONE

Prior Transfer

Recording Date:	03/01/2021	Sales Price:	N/A
Document #:	211000 BK-PG 2018-1512	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	02/23/2021	Loan Amount:	N/A
Document #:	210895 BK-PG -	Loan Type:	New Conventional
TD Due Date:	03/01/2051	Type Finance:	FIX
Legal Description:			

Lot: 9 Block: 88 Subdivision: CHICAGO & NORTHWESTERN RAILWAY COMPANY

Prior Transfer

Recording Date:	06/08/2020	Sales Price:	$131,313
Document #:	202532 BK-PG 2018-1512	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	04/26/2018	Loan Amount:	N/A
Document #:	000000181512 BK-PG 0000002018-0000001512	Loan Type:	Unknown
TD Due Date:	01/01/2048	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	04/26/2018	Sales Price:	$130,000
Document #:	000000181511 BK-PG 2018 -1511	Type of Sale:	Full Amount on Deed
Contract Date:	04/19/2018		
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/19/2018	Sales Price:	$130,000
Document #:		Type of Sale:	Qualified Sale
Document Type:			
Legal Description:			

Area Sales Analysis

Total Area Sales	$2,745,900	Median # of Bedrooms	3
Median Lot Size	6,720 SF	Median # of Baths	1
Median Living Area	1,413 SF	Median Year Built	1894
Price Range - 2 Yrs	$115,000 to $350,000	Age Range	55 years to 156 years
Median Value	$179,900	Median Age	132 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.56Mi.	**115 S BOONE ST** **BOONE, IA 50036-4708**	07/27/2026	$199,500	$137	1454	7/3/1	1910	10,800 SF	
		APN: 088426284282021 Document #: 262806 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 3 Block: 3 Subdivision: PHELANS FIRST ADDITION Abbreviated Description: Lot:3 Block:3 Subdivision:PHELANS FIRST ADDITION City/Muni/Twp:BOONE City/Muni/Twp: BOONE								
2	.33Mi.	**228 CRAWFORD ST** **BOONE, IA 50036-4221**	05/29/2026	$135,000	$129	1042	5/2/1	1890	10,800 SF	
		APN: 088426282482110 Document #: 262036 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 10 Block: 158 Subdivision: FOURTH ADDITION TO BOONE Abbreviated Description: Lot:10 Block:158 Subdivision:FOURTH ADDITION TO BOONE								
3	.31Mi.	**714 5TH ST** **BOONE, IA 50036-3513**	03/09/2026	$115,000	$89	1288	6/3/1	1880	5,400 SF	
		APN: 088426281282205 Document #: 260829 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 10 Block: 126 Subdivision: BOONE Abbreviated Description: Lot:10 Block:126 Subdivision:BOONE City/Muni/Twp:BOONE City/Muni/Twp: BOONE								
4	.33Mi.	**503 BOONE ST** **BOONE, IA 50036-3523**	02/05/2026	$179,900	$65	2734	11/4/1	1915	6,720 SF	
		APN: 088426281282134 Document #: 260428 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Block: 115 Abbreviated Description: Lot:5 Block:115 City/Muni/Twp:BOONE City/Muni/Twp: BOONE								
5	.37Mi.	**415 2ND ST** **BOONE, IA 50036-3419**	12/22/2025	$140,000	$89	1557	8/4/2	1919	5,400 SF	
		APN: 088426282482121 Document #: 254573 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 6 Block: 159 Subdivision: FOURTH ADDITION Abbreviated Description: Lot:6 Block:159 Subdivision:FOURTH ADDITION Abbreviated Description:EAST2 LOT6 City/Muni/Twp:BOONE City/Muni/Twp: BOONE								
6	.37Mi.	**204 MONONA ST** **BOONE, IA 50036-3448**	12/19/2025	$199,000	$140	1413	9/3/1	1890	5,400 SF	

ICE SiteX Report

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APN: 088426282482122 Document #: 254558
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 6 Block: 159 Subdivision: FOURTH ADDITION Abbreviated Description: Lot:6 Block:159 Subdivision:FOURTH ADDITION City/Muni/Twp:BOONE City/Muni/Twp: BOONE

7	.49Mi.	**811 12TH ST** **BOONE, IA 50036-2243**	12/19/2025	$210,000	$168	1248	7/3/1	1971	9,600 SF

APN: 088426214282136 Document #: 254557
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 6&7 Block: 29 Subdivision: BLAIRS FIRST ADDITION Abbreviated Description: Lot:6&7 Block:29 Subdivision:BLAIRS FIRST ADDITION City/Muni/Twp:BOONE City/Muni/Twp: BOONE

8	.38Mi.	**310 GREENE ST** **BOONE, IA 50036-3524**	10/31/2025	$205,000	$137	1496	7/2/2	1880	10,800 SF

APN: 088426281382041 Document #: 253942
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 7 Block: 139 Subdivision: BLAIRS SECOND ADDITION Abbreviated Description: Lot:7 Block:139 Subdivision:BLAIRS SECOND ADDITION City/Muni/Twp:BOONE City/Muni/Twp: BOONE

9	.52Mi.	**1213 STORY ST** **BOONE, IA 50036-2150**	10/17/2025	$160,000	$110	1449	7/2/3	1920	5,400 SF

APN: 088426214282132 Document #: 253753
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 3 Block: 29 Subdivision: BLAIRS FIRST ADDITION Abbreviated Description: Lot:3 Block:29 Subdivision:BLAIRS FIRST ADDITION Abbreviated Description:SOUTH2 LOT3 City/Muni/Twp:BOONE City/Muni/Twp: BOONE

10	.51Mi.	**128 BOONE ST** **BOONE, IA 50036-4205**	09/18/2025	$350,000	$155	2256	12/3/2	1885	6,000 SF

APN: 088426281382160 Document #: 253360
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 9&10 Block: 181 Subdivision: SEVENTH ADDITION TO BOONE Abbreviated Description: Lot:9&10 Block:181 Subdivision:SEVENTH ADDITION TO BOONE City/Muni/Twp:BOONE City/Muni/Twp: BOONE

11	.38Mi.	**216 CARROLL ST** **BOONE, IA 50036-4217**	09/15/2025	$146,000	$152	956	7/1/1	1870	10,800 SF

APN: 088426282482094 Document #: 253315
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 8 Block: 157 Subdivision: FOURTH ADDITION Abbreviated Description: Lot:8 Block:157 Subdivision:FOURTH ADDITION City/Muni/Twp:BOONE City/Muni/Twp: BOONE

12	.22Mi.	**124 9TH ST** **BOONE, IA 50036-2621**	09/11/2025	$181,000	$148	1217	7/3/1	1900	10,800 SF

APN: 088426213382127 Document #: 253267
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: PAXTONS SECOND ADDITION Abbreviated Description: Lot:3 Subdivision:PAXTONS SECOND ADDITION City/Muni/Twp:BOONE City/Muni/Twp: BOONE

13	.26Mi.	**620 5TH ST** **BOONE, IA 50036-3538**	07/31/2025	$164,500	$121	1349	8/3/2	1870	6,400 SF

APN: 088426282182113 Document #: 252750
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1&2 Block: 127 Abbreviated Description: Lot:1&2 Block:127

14	.19Mi.	**428 CRAWFORD ST** **BOONE, IA 50036-3545**	07/21/2025	$179,000	$120	1482	5/2/1	1894	5,400 SF

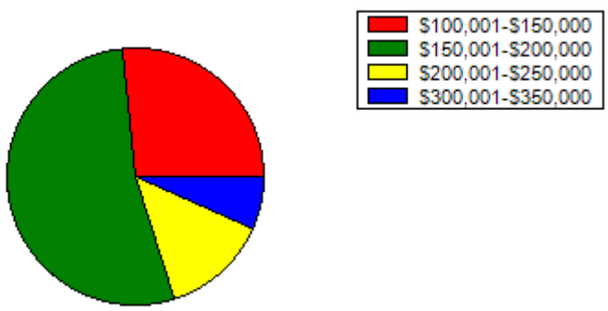
APN: 088426282182126 Document #: 252540
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 10 Block: 128 Abbreviated Description: Lot:10 Block:128 City/Muni/Twp:BOONE City/Muni/Twp: BOONE

15	.32Mi.	**1121 MONONA ST** **BOONE, IA 50036-2044**	06/23/2025	$182,000	$175	1040	6/2/1	1920	10,800 SF

APN: 088426213282044 Document #: 252185
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2 Block: 39 Subdivision: BLAIRS SECOND ADDITION Abbreviated Description: Lot:2 Block:39 Subdivision:BLAIRS SECOND ADDITION City/Muni/Twp:BOONE City/Muni/Twp: BOONE

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.

ICE SiteX Report

OrderID: 98444577

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.	**415 7TH ST**	**09/30/2022**	$201,310	$201,310	1,576	8/3/2	1910	11,640 SF	
.03Mi.	**711 CRAWFORD ST**	**05/04/2023**	$211,720	$211,720	2,112	8/4/2	1872	10,800 SF	
.03Mi.	**715 CRAWFORD ST**	**09/27/2018**	$279,450	$279,450	1,155	10/4/2	1959	10,800 SF	
.03Mi.	**721 CRAWFORD ST**	**05/03/1996**	$139,240	$139,240	1,759	12/2/2	1900	10,800 SF	
.04Mi.	**422 8TH ST**	**08/31/2017**	$137,070	$137,070	1,100	9/2/1	1920	4,564 SF	
.05Mi.	**727 CRAWFORD ST**	**05/16/2021**	$202,590	$202,590	1,472	6/3/1	1900	5,400 SF	
.09Mi.	**503 8TH ST**	**03/02/2011**	$116,430	$116,430	967	7/4/1	1919	4,200 SF	
.1Mi.	**331 6TH ST**	**05/31/2023**	$164,660	$164,660	1,526	9/3/1	1890	4,900 SF	
.1Mi.	**810 CRAWFORD ST**	**01/02/1998**	$22,010	$22,010	787	6/3/1	1880	3,540 SF	
.11Mi.	**628 HARRISON ST**	**07/29/2009**	$117,070	$117,070	1,030	6/2/1	1900	7,200 SF	
.11Mi.	**416 6TH ST**	**09/02/2021**	$109,410	$109,410	1,020	4/2/1	1870	3,140 SF	
.11Mi.	**404 6TH ST**	**06/16/2021**	$220,430	$220,430	1,568	9/4/1	1920	5,280 SF	
.11Mi.	**709 CARROLL ST**	**05/13/2021**	$134,200	$134,200	1,182	8/2/	1880	10,800 SF	
.11Mi.	**622 HARRISON ST**	**11/06/2017**	$129,400	$129,400	932	7/3/1	1890	7,200 SF	
.12Mi.	**721 CARROLL ST**	**05/31/2005**	$256,240	$256,240	2,880	9/3/1	1879	10,800 SF	
.12Mi.	**422 6TH ST**	**09/12/2018**	$188,490	$188,490	1,762	7/3/1	1900	7,200 SF	

Rent vs. Own

Households Occupied by Renters:	22%	Households Occupied by Owners:	71%

Demographics & Income

Median Age:	40.7 years old	Households:	7,261
Median Household Income:	$74,658	Households w/Family:	61%
Household Income Per Capita:	$39,234	Households w/Family Married:	48%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

School District

School District Zone:	Boone Community School District	Students:	1,978
Number of Schools:	4	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.21Mi.	**Boone Middle School** Number of Students: 586 Student-Teacher Ratio: 14.22	D+	Public	7 - 8
0.88Mi.	**Franklin Elementary School** Number of Students: 329 Student-Teacher Ratio: 11.82	B-	Public	2 - 4
0.07Mi.	**Boone High School** Number of Students: 704 Student-Teacher Ratio: 13.91 Advanced Placement: Yes	C	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	143%	NOTABLY HIGHER
BURGLARY	146%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	138%	NOTABLY HIGHER
FORCIBLE ROBBERY	129%	HIGHER
AGGRAVATED ASSAULT	20%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	120%	HIGHER
MURDER	146%	NOTABLY HIGHER
OVERALL	135%	NOTABLY 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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