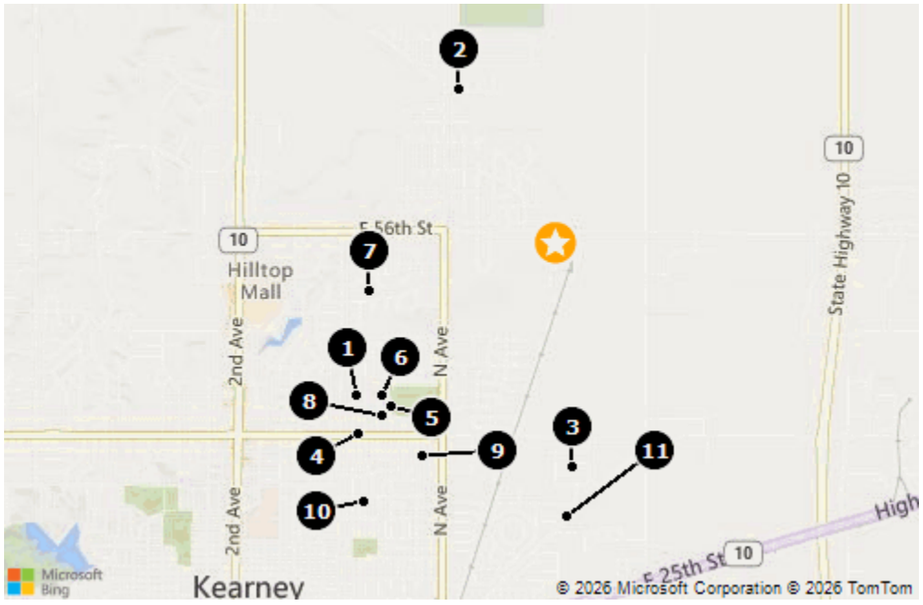
ICE SiteX Report

OrderID: 98382449

SiteX Property Information Report



Subject Property Location

5409 S AVE, KEARNEY, NE 68847-6416

County:	**BUFFALO NE**	Census Tract:	310199692.031026
Property Use:	Single Family Residential	Zoning:	SINGLE FAMILY
Parcel Number:	620358010	Thomas Bros Pg-Grid:	

Valuation

Value:	**$492,000**	FSD:	10	Common Confidence Score:	65
Value Range:	$442,800 - $541,200	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$53,980	Market Land Value:	$53,980	Tax Year:	2025
Assd Improvement:	$353,985	Market Improvment Value:	$353,985	Total Taxable Value:	$5,242
Total Assessed Value:	$407,965	Total Assessor Market Value:	$407,965	Delinquent Year:	
				Tax Account ID:	62035801020865
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 3 Block: 3 Subdivision: EAST 56TH STREET ESTATES ADD
Abbreviated Description: EAST 56TH STREET ESTATES ADD KY BLK 3 LOT 3

Property Characteristics

Lot Size:	11,700 SF	Bedrooms:		Pool:	
Building Area:	1510 SF	Baths:		Fireplace:	
Year Built:	2013	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Mixed	Heating:	Heat Pump
Number of Stories:	1+B	Number of Cars:	6	A/C:	
Style:		Basement:	Yes	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/01/2026	Sales Price:	N/A
Document #:	2026-03452 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/15/2026	Sales Price:	$395,000
Document #:	2026-03108 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/23/2023	Sales Price:	$395,000
Document #:	2023-00269 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/19/2023		
Document Type:			
Legal Description:			
Lot: 3 Block: 3			

Prior Transfer

Recording Date:	01/20/2023	Sales Price:	$395,000
Document #:	2023-00269 BK-PG 2023 -269	Type of Sale:	Per Assessor Transaction History
Document Type:			

ICE SiteX Report

OrderID: 98382449

Legal Description:
Lot: 3 Block: 3 Subdivision: EAST 56TH STREET ESTATES ADD
Abbreviated Description: EAST 56TH STREET ESTATES ADD KY BLK 3 LOT 3

Mortgage Record

Recording Date:	09/13/2022	Loan Amount:	N/A
Document #:	2022-05391 BK-PG -	Loan Type:	New Conventional
TD Due Date:		Type Finance:	FIX

Legal Description:
Lot: 3 Block: 3

Prior Transfer

Recording Date:	06/23/2020	Sales Price:	N/A
Document #:	2020-04026 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/11/2020	Loan Amount:	N/A
Document #:	2020-02763 BK-PG -	Loan Type:	New Conventional
TD Due Date:	06/01/2035	Type Finance:	FIX

Legal Description:
Lot: 3 Block: 3

Prior Transfer

Recording Date:	10/05/2018	Sales Price:	N/A
Document #:	2018-05865 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/14/2014	Loan Amount:	N/A
Document #:	2014-01578 BK-PG -	Loan Type:	Unknown
TD Due Date:	04/01/2044	Type Finance:	

Legal Description:
Lot: 3 Block: 3 Subdivision: EAST 56TH STREET ESTATES
City/Muni/Twp: KEARNEY

Prior Transfer

Recording Date:	03/14/2014	Sales Price:	$269,900
Document #:	2014-01577 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	03/11/2014		
Document Type:			

Legal Description:
Lot: 3 Block: 3 Subdivision: EAST 56TH STREET ESTATES
City/Muni/Twp: KEARNEY

Prior Transfer

Recording Date:	03/13/2014	Sales Price:	$269,900
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$2,942,000	Median # of Bedrooms	
Median Lot Size	9,709 SF	Median # of Baths	
Median Living Area	1,218 SF	Median Year Built	1986
Price Range - 2 Yrs	$176,000 to $414,000	Age Range	4 years to 71 years
Median Value	$265,000	Median Age	40 years

Comparable Sales Data

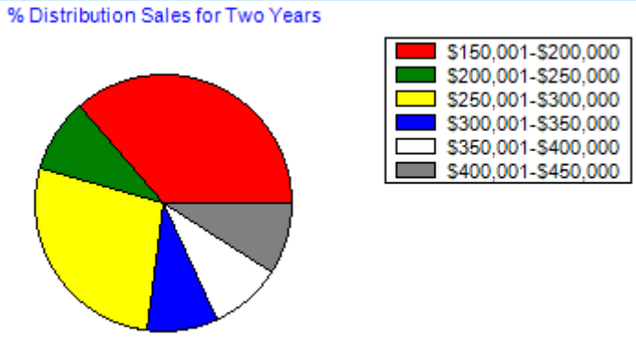
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.22Mi.	**4215 F AVE** **KEARNEY, NE 68847-2624**	08/29/2025	$315,000	$286	1100	//	1966	9,443 SF	
		APN: 601543000 Document #: 2025-04110 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 19 Block: 1 Subdivision: BETHANY MANOR SUB Abbreviated Description: Lot:19 Block:1 Subdivision:BETHANY MANOR SUB								
2	.9Mi.	**6517 O AVENUE PL** **KEARNEY, NE 68847-1594**	08/25/2025	$414,000	$277	1490	//	2021	12,600 SF	
		APN: 620345006 Document #: 2025-04001 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 6 Block: 1 Abbreviated Description: Lot:6 Block:1								
3	1.1Mi.	**2205 E 37TH ST** **KEARNEY, NE 68847-3224**	08/21/2025	$400,000	$289	1380	//	2022	7,705 SF	
		APN: 600009198 Document #: 2025-03945 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 6 Block: 3 Abbreviated Description: Lot:6 Block:3								
4	1.35Mi.	**3903 F AVE** **KEARNEY, NE 68847-2618**	07/21/2025	$190,000	$180	1050	//	1955	8,246 SF	
		APN: 601666000 Document #: 2025-03406 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 12 Block: 8 Subdivision: BETHANY MANOR SUB Abbreviated Description: Lot:12 Block:8 Subdivision:BETHANY MANOR SUB								
5	1.15Mi.	**4102 I AVE** **KEARNEY, NE 68847-2648**	07/11/2025	$294,000	$297	988	//	1990	12,325 SF	

ICE SiteX Report

OrderID: 98382449

	APN: 604240053 Document #: 2025-03212 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 53 Subdivision: PARKVIEW MANOR SUB Abbreviated Description: Lot:53 Subdivision:PARKVIEW MANOR SUB								
6	1.13Mi.	**4211 H AVE** **KEARNEY, NE 68847-2664**	07/09/2025	$265,000	$195	1356	//	1986	16,500 SF
	APN: 604240030 Document #: 2025-03155 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 30 Subdivision: PARKVIEW MANOR SUB Abbreviated Description: Lot:30 Subdivision:PARKVIEW MANOR SUB								
7	.95Mi.	**4806 G AVENUE PL** **KEARNEY, NE 68847-8401**	06/30/2025	$200,000	$129	1547	//	2001	16,557 SF
	APN: 602066325 Document #: 2025-02982 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 25 Block: 3 Abbreviated Description: Lot:25 Block:3								
8	1.2Mi.	**4015 H AVE** **KEARNEY, NE 68847-2614**	06/13/2025	$218,000	$232	936	//	1990	8,450 SF
	APN: 604240036 Document #: 2025-02698 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 36 Subdivision: PARKVIEW MANOR SUB Abbreviated Description: Lot:36 Subdivision:PARKVIEW MANOR SUB								
9	1.23Mi.	**3707 L AVE** **KEARNEY, NE 68847-3251**	06/04/2025	$280,000	$212	1320	//	1971	8,060 SF
	APN: 602261000 Document #: 2025-02521 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 38 39 Block: 2 Subdivision: FAIRVIEW SUB Abbreviated Description: Lot:38 39 Block:2 Subdivision:FAIRVIEW SUB								
10	1.58Mi.	**3324 G AVE** **KEARNEY, NE 68847-3654**	06/03/2025	$190,000	$155	1218	//	1964	9,709 SF
	APN: 602653000 Document #: 2025-02498 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 41 Subdivision: HUSTONS SUB Abbreviated Description: Lot:41 Subdivision:HUSTONS SUB								
11	1.34Mi.	**3304 GRAND AVE** **KEARNEY, NE 68847-4109**	05/09/2025	$176,000	$172	1022	//	1977	10,300 SF
	APN: 601676250 Document #: 2025-02101 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 16 Subdivision: BOA SUB Abbreviated Description: Lot:16 Subdivision:BOA SUB								

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.	**5409 S AVE**	**01/20/2023**	$407,965	$407,965	1,510		2013	11,700 SF	
.02Mi.	**5407 S AVE**	**05/24/2024**	$491,295	$491,295	1,968		2013	11,892 SF	
.02Mi.	**5505 S AVE**	**03/30/2021**	$401,560	$401,560	1,560		2013	11,461 SF	
.03Mi.	**5405 S AVE**	**06/30/2017**	$468,820	$468,820	1,770		2017	14,290 SF	
.04Mi.	**1806 E 54TH STREET PL**	**07/27/2018**	$366,040	$366,040	1,489		2012	12,136 SF	
.04Mi.	**5408 S AVE**	**05/06/2014**	$386,425	$386,425	1,516		2013	13,010 SF	
.04Mi.	**5506 S AVE**	**07/25/2019**	$385,865	$385,865	1,537		2013	13,053 SF	
.04Mi.	**5406 S AVE**	**05/31/2018**	$395,015	$395,015	1,574		2012	12,967 SF	
.05Mi.	**1808 E 54TH STREET PL**	**09/13/2019**	$403,440	$403,440	1,560		2013	11,582 SF	
.05Mi.	**5510 S AVE**	**06/30/2015**	$432,600	$432,600	1,611		2012	15,719 SF	
.05Mi.	**5404 S AVE**	**07/15/2013**	$463,725	$463,725	1,753		2013	15,505 SF	
.06Mi.	**2415 E 56TH ST**		$264,695	$264,695	1,190		1972	3 SF	
.06Mi.	**5315 S AVE**	**11/01/2024**	$423,900	$423,900	1,632		2013	14,290 SF	
.07Mi.	**1810 E 54TH STREET PL**	**05/10/2013**	$454,130	$454,130	2,042		2015	23,961 SF	
.07Mi.	**1805 E 54TH STREET PL**	**07/19/2013**	$415,465	$415,465	1,596		2012	14,400 SF	
.07Mi.	**5314 S AVE**	**08/14/2020**	$470,000	$470,000	1,872		2015	15,406 SF	

ICE SiteX Report

OrderID: 98382449

Rent vs. Own

Households Occupied by Renters:	31%	Households Occupied by Owners:	64%

Demographics & Income

Median Age:	37.9 years old	Households:	8,357
Median Household Income:	$66,372	Households w/Family:	55%
Household Income Per Capita:	$37,108	Households w/Family Married:	38%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

School District

School District Zone:	Kearney Public Schools	Students:	6,066
Number of Schools:	15	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.68Mi.	**Meadowlark Elementary School** Number of Students: 417 Student-Teacher Ratio: 17.75	A+	Public	PK - 5
4.60Mi.	**Kearney High School** Number of Students: 1,663 Student-Teacher Ratio: 18.19	B-	Public	9 - 12
0.72Mi.	**Sunrise Middle School** Number of Students: 536 Student-Teacher Ratio: 12.13	B-	Public	6 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	140%	NOTABLY HIGHER
BURGLARY	115%	HIGHER
MOTOR VEHICLE THEFT	141%	NOTABLY HIGHER
FORCIBLE ROBBERY	110%	HIGHER
AGGRAVATED ASSAULT	111%	HIGHER
FORCIBLE RAPE	86%	LOWER
MURDER	126%	HIGHER
OVERALL	115%	HIGHER

Disaster Alerts

5/15/2026 - Severe Tornados, Flooding

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