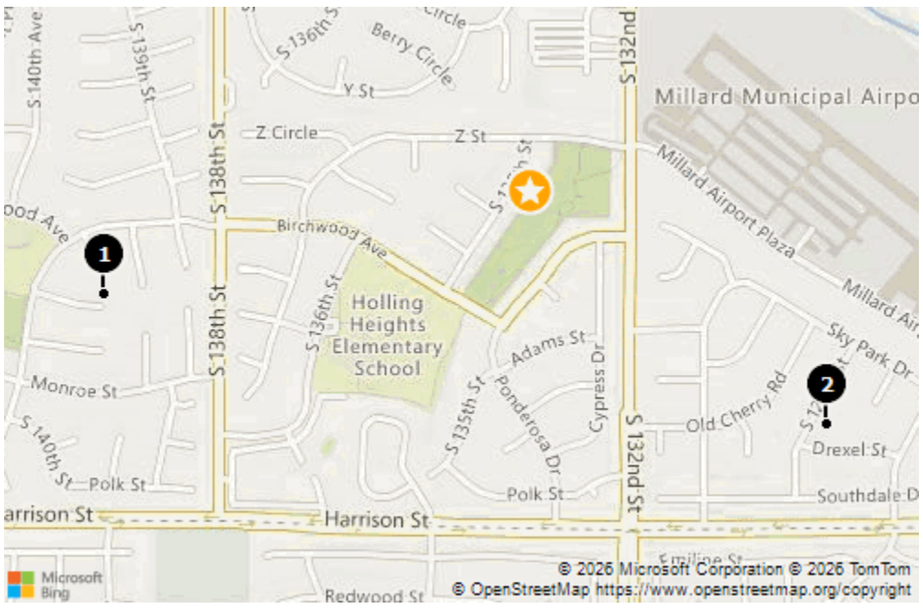
# ICE SiteX Report

**OrderID: 98738716**

## SiteX Property Information Report




## Subject Property Location

### 6123 S 135TH ST, OMAHA, NE 68137-4213

| | | | |
|---|---|---|---|
| County: | **DOUGLAS NE** | Census Tract: | 310550074.633000 |
| Property Use: | Single Family Residential | Zoning: | R3 |
| Parcel Number: | 2326035138 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$367,000** | FSD: | 12 | Common Confidence Score: | 55 |
| Value Range: | $322,960 - $411,040 | ICE Confidence Score: | 88 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2025 | Market Value Year: | 2025 | Tax Rate Code Area: | |
| Assd Land Value: | $22,700 | Market Land Value: | $22,700 | Tax Year: | 2026 |
| Assd Improvement: | $357,200 | Market Improvment Value: | $357,200 | Total Taxable Value: | $6,195 |
| Total Assessed Value: | $379,900 | Total Assessor Market Value: | $379,900 | Delinquent Year: | |
| | | | | Tax Account ID: | R2326035138 |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | |

## Assessment Legal Description

Lot: 70 Subdivision: TIMBER CREEK
Abbreviated Description: TIMBER CREEK LOT 70 BLOCK 0 IRREG

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 9,996 SF | Bedrooms: | 5 | Pool: | |
| Building Area: | 2080 SF | Baths: | 3.5 | Fireplace: | 1 |
| Year Built: | 1989 | Partial Baths: | | Type Const: | Frame |
| Number of Buildings: | | Number of Rooms: | 8 | Ext Walls: | Wood Siding |
| Number of Units: | 1 | Garage Type: | Built-in | Heating: | Central |
| Number of Stories: | 2.5+B | Number of Cars: | 2 | A/C: | Central |
| Style: | Under const | Basement: | Finished | Roof Cover: | Comp Shingle |
| | | Foundation: | Block | Elevator: | |

## Subject Property Deed/Transfer History

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 08/07/2026 | Sales Price: | $250,381 |
| Document #: | 2026069790 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 03/07/2025 | Loan Amount: | N/A |
| Document #: | 2025015684 BK-PG - | Loan Type: | FHA |
| TD Due Date: | 06/01/2051 | Type Finance: | |

**Legal Description:**
Lot: 70 Subdivision: TIMBER CREEK
City/Muni/Twp: OMAHA

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 02/29/2024 | Loan Amount: | N/A |
| Document #: | 2024012181 BK-PG - | Loan Type: | FHA |
| TD Due Date: | 06/01/2051 | Type Finance: | |

**Legal Description:**
Lot: 70 Subdivision: TIMBER CREEK
City/Muni/Twp: OMAHA

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 06/16/2021 | Sales Price: | $255,000 |

# ICE SiteX Report

**OrderID: 98738716**

| | | | |
|---|---|---|---|
| Document #: | 2021079097 BK-PG - | Type of Sale: | |
| Contract Date: | 05/04/2021 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 70 Subdivision: TIMBER CREEK
City/Muni/Twp: OMAHA

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 06/07/2021 | Sales Price: | N/A |
| Document #: | 2021074391 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 05/14/2021 | Sales Price: | $255,000 |
| Document #: | BK-PG 2021 -79097 | Type of Sale: | Per Assessor Transaction History |
| Document Type: | | | |

**Legal Description:**
Lot: 70 Subdivision: TIMBER CREEK
Abbreviated Description: TIMBER CREEK LOT 70 BLOCK 0 IRREG

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 04/22/2016 | Sales Price: | N/A |
| Document #: | 2016029350 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 03/25/2016 | Loan Amount: | N/A |
| Document #: | 2016021035 BK-PG - | Loan Type: | New Conventional |
| TD Due Date: | 04/01/2031 | Type Finance: | |

**Legal Description:**
Lot: 70 Subdivision: TIMBER CREEK
City/Muni/Twp: OMAHA

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 06/12/2003 | Sales Price: | $150,000 |
| Document #: | 2003112677 BK-PG - | Type of Sale: | Sales Price Rounded from Tax |
| Contract Date: | 06/03/2003 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 70 Subdivision: TIMBER CREEK
City/Muni/Twp: OMAHA

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 05/13/2003 | Sales Price: | $149,300 |
| Document #: | | Type of Sale: | Per Assessor Transaction History |
| Document Type: | | | |

**Legal Description:**

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 04/11/2003 | Loan Amount: | N/A |
| Document #: | 2003 17233 BK-PG 7991-347 | Loan Type: | Unknown |
| TD Due Date: | | Type Finance: | |

**Legal Description:**
Lot: 70 Subdivision: TIMBER CREEK

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 06/28/2002 | Loan Amount: | N/A |
| Document #: | 2002 21771 BK-PG 7227-404 | Loan Type: | Unknown |
| TD Due Date: | | Type Finance: | |

**Legal Description:**
Lot: 70 Subdivision: TIMBER CREEK
City/Muni/Twp: OMAHA

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | $554,758 | Median # of Bedrooms | 3 |
| Median Lot Size | 10,088 SF | Median # of Baths | 2.75 |
| Median Living Area | 1,432 SF | Median Year Built | 1971 |
| Price Range - 2 Yrs | $264,758 to $290,000 | Age Range | 52 years to 57 years |
| Median Value | $277,379 | Median Age | 55 years |

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .53Mi. | **14008 ADAMS CIR**<br>**OMAHA, NE 68137-4029** | 07/01/2026 | $290,000 | $258 | 1122 | 6/3/2.5 | 1974 | 9,300 SF | |
| | | APN: 1745265582 Document #: 2026056212<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 272 Subdivision: MILLARD HIGHLANDS Abbreviated Description: Lot:272 Subdivision:MILLARD HIGHLANDS City/Muni/Twp:OMAHA City/Muni/Twp: OMAHA | | | | | | | | |
| 2 | .46Mi. | **6625 S 129TH ST**<br>**OMAHA, NE 68137-4302** | 08/27/2025 | $264,758 | $151 | 1742 | 6/3/3 | 1969 | 10,875 SF | |
| | | APN: 1745262044 Document #: 2025067987<br>Document Type: Price Code: D<br>Land Use: Single Family Residential | | | | | | | | |

# ICE SiteX Report

**OrderID: 98738716**

Legal: Lot: 23 Subdivision: MILLARD HEIGHTS REPLAT Abbreviated Description: Lot:23 Subdivision:MILLARD HEIGHTS REPLAT City/Muni/Twp:OMAHA City/Muni/Twp: OMAHA

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. | **6123 S 135TH ST** | **05/14/2021** | $379,900 | $379,900 | 2,080 | 8/5/3.5 | 1989 | 9,996 SF | |
| .01Mi. | **6129 S 135TH ST** | | $211,300 | $211,300 | 1,058 | 5/3/1 | 1979 | 10,500 SF | |
| .01Mi. | **6117 S 135TH ST** | **11/21/2018** | $293,900 | $293,900 | 1,098 | 5/3/2.5 | 1979 | 11,025 SF | |
| .03Mi. | **6135 S 135TH ST** | | $211,800 | $211,800 | 1,066 | 5/3/1 | 1979 | 10,500 SF | |
| .03Mi. | **6111 S 135TH ST** | **02/14/2024** | $305,000 | $305,000 | 1,866 | 6/3/3.5 | 1974 | 14,220 SF | |
| .04Mi. | **6118 S 135TH ST** | **07/27/2018** | $233,600 | $233,600 | 1,152 | 5/3/2 | 1976 | 10,080 SF | |
| .04Mi. | **6124 S 135TH ST** | **05/13/2021** | $202,200 | $202,200 | 1,028 | 6/3/1 | 1976 | 10,220 SF | |
| .04Mi. | **6141 S 135TH ST** | | $213,000 | $213,000 | 1,082 | 5/3/1 | 1979 | 10,500 SF | |
| .04Mi. | **6130 S 135TH ST** | **02/10/2020** | $219,200 | $219,200 | 1,080 | 6/3/1 | 1975 | 10,220 SF | |
| .04Mi. | **6112 S 135TH ST** | **05/12/2022** | $242,000 | $242,000 | 1,152 | 6/3/2 | 1976 | 9,864 SF | |
| .05Mi. | **13323 Z ST** | **05/16/2017** | $206,500 | $206,500 | 1,054 | 6/3/1 | 1976 | 10,458 SF | |
| .05Mi. | **6136 S 135TH ST** | **09/26/2014** | $218,200 | $218,200 | 1,028 | 5/3/1 | 1975 | 9,855 SF | |
| .05Mi. | **13317 Z ST** | **09/13/2017** | $253,400 | $253,400 | 1,319 | 5/3/2 | 1976 | 9,375 SF | |
| .05Mi. | **6205 S 135TH ST** | | $211,600 | $211,600 | 1,058 | 5/3/1 | 1979 | 10,500 SF | |
| .05Mi. | **6106 S 135TH ST** | **11/12/2019** | $214,200 | $214,200 | 1,080 | 6/3/1.5 | 1975 | 10,001 SF | |
| .06Mi. | **13529 Z ST** | **04/04/2016** | $369,800 | $369,800 | 1,920 | 6/3/2.5 | 1975 | 15,357 SF | |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 34% | Households Occupied by Owners: | 63% |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 39.9 years old | Households: | 11,273 |
| Median Household Income: | $83,059 | Households w/Family: | 58% |
| Household Income Per Capita: | $40,178 | Households w/Family Married: | 43% |
| Most Common Education Level: | Bachelor's Degree | Households w/Family Children: | 28% |

## School District

| | | | |
|---|---|---|---|
| School District Zone: | Millard Public Schools | Students: | 23,253 |
| Number of Schools: | 36 | Rating: | A+ |

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|
| 0.29Mi. | **Holling Heights Elementary School**<br>Number of Students: 340<br>Student-Teacher Ratio: 10.03 | B | Public | PK - 5 |
| 1.07Mi. | **Millard Central Middle School**<br>Number of Students: 811<br>Student-Teacher Ratio: 13.06 | B- | Public | 6 - 8 |
| 1.38Mi. | **Millard South High School**<br>Number of Students: 2,526<br>Student-Teacher Ratio: 16.51<br>Advanced Placement: Yes | A | Public | 9 - 12 |

## Flood Report

The Subject Property of **6123 S 135TH ST, OMAHA, NE 68137-4213** 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** | 113% | HIGHER |
| **BURGLARY** | 108% | SIMILAR |
| **MOTOR VEHICLE THEFT** | 94% | SIMILAR |
| **FORCIBLE ROBBERY** | 83% | LOWER |
| **AGGRAVATED ASSAULT** | 86% | LOWER |
| **FORCIBLE RAPE** | 69% | NOTABLY LOWER |
| **MURDER** | 90% | LOWER |
| **OVERALL** | 74% | NOTABLY LOWER |

# ICE SiteX Report

**OrderID: 98738716**

## Disaster Alerts

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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