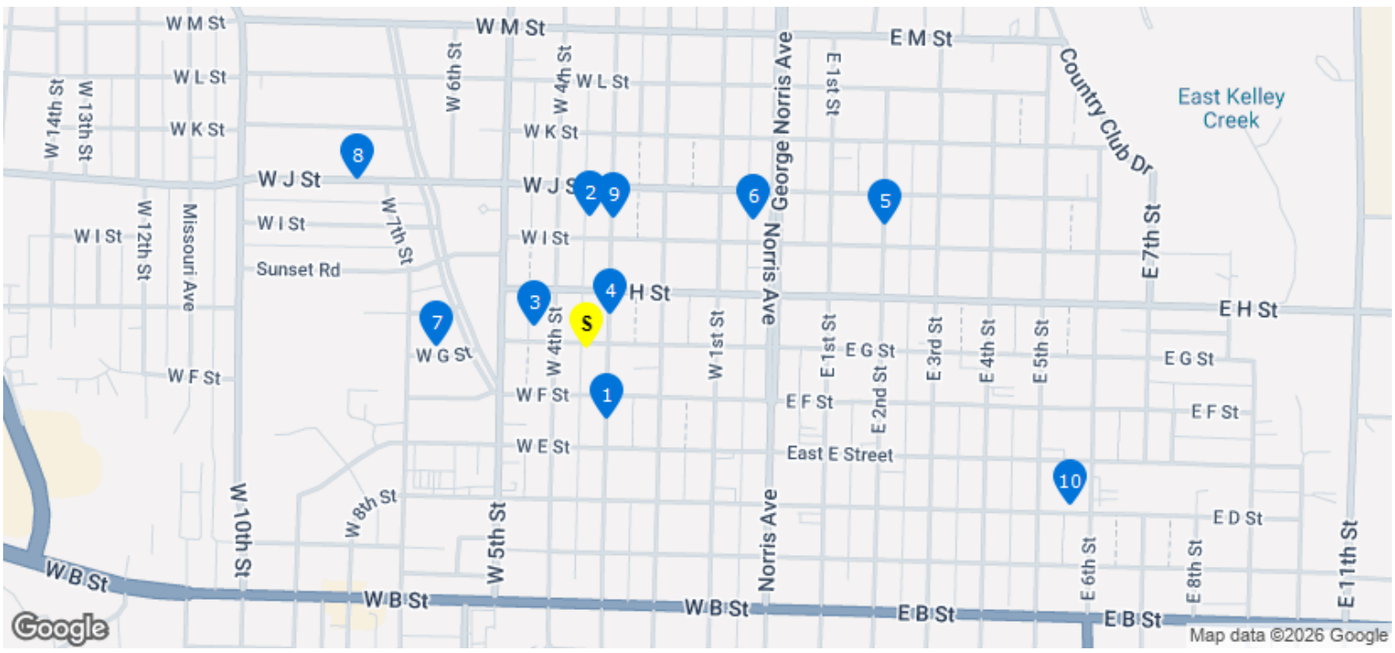
ICE SiteX Report

OrderID: 98761781

SiteX Property Information Report



Subject Property Location

701 W 4TH ST, MCCOOK, NE 69001-3006

County:	**RED WILLOW NE**	Census Tract:	9633.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	000864100	Thomas Bros Pg-Grid:	

Valuation

Value:	**$160,000**	FSD:	32	Common Confidence Score:	22
Value Range:	$108,800 - $211,200	ICE Confidence Score:	68		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	80
Assd Land Value:	$8,750	Market Land Value:	$8,750	Tax Year:	2024
Assd Improvement:	$113,080	Market Improvment Value:	$113,080	Total Taxable Value:	$1,390
Total Assessed Value:	$121,830	Total Assessor Market Value:	$121,830	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 6 Block: 7 Sec/Twnship/Range: TWN 03N RNG 29W
Abbreviated Description: SEVENTH ADDITION MCCOOK BLK 7, LOT 6

Property Characteristics

Lot Size:	7,000 SF	Bedrooms:	2	Pool:	
Building Area:	1248 SF	Baths:	1	Fireplace:	
Year Built:	1910	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (Alum/Vinyl)
Number of Units:		Garage Type:	Detached Garage	Heating:	Yes
Number of Stories:	1+B	Number of Cars:	1	A/C:	Yes
Style:		Basement:	Basement (not specified)	Roof Cover:	Composition Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/02/2022	Sales Price:	N/A
Document #:	2022-00176 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	09/28/2020	Loan Amount:	N/A
Document #:	2020-01604 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	08/21/2020		
TD Due Date:	10/01/2050	Type Finance:	
Legal Description:			

Block: 7 Subdivision: SEVENTH ADDITION TO MCCOOK

Prior Transfer

Recording Date:	09/28/2020	Sales Price:	$105,000
Document #:	2020-01603 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	08/21/2020		
Document Type:	Deed		
Legal Description:			

Block: 7 Subdivision: SEVENTH ADDITION TO MCCOOK

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Prior Transfer

Recording Date:	06/26/2020	Sales Price:	$5,000
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Block: 7 Sec/Twnship/Range: TWN 03N RNG 29W
Abbreviated Description: SEVENTH ADDITION MCCOOK BLK 7, LOT 6

Prior Transfer

Recording Date:	09/19/2011	Sales Price:	N/A
Document #:	2011-01407 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	06/14/2010	Loan Amount:	N/A
Document #:	2010-00921 BK-PG -	Loan Type:	Conventional
Contract Date:	06/11/2010		
TD Due Date:		Type Finance:	

Legal Description:
Block: 7 Subdivision: SEVENTH ADDITION Map Ref: 0
City/Muni/Twp: MCCOOK

Area Sales Analysis

Total Area Sales	$1,456,000	Median # of Bedrooms	2
Median Lot Size	7,000 SF	Median # of Baths	2
Median Living Area	1,057 SF	Median Year Built	1926
Price Range - 2 Yrs	$105,000 to $223,000	Age Range	71 years to 111 years
Median Value	$137,500	Median Age	100.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.07Mi.	**701 W 3RD ST** **MCCOOK, NE 69001-3162**	11/08/2018	$28,000	$32	864	/2/2	1900	7,000 SF	
		APN: 000749500 Document #: 2018-01740 Document Type: Special Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 7 Block: 8 Subdivision: FIRST ADDITION TO MCCOOK Abbreviated Description: Lot:7 Block:8 Subdivision:FIRST ADDITION TO MCCOOK City/Muni/Twp:MCCOOK City/Muni/Twp: MCCOOK								
2	.2Mi.	**911 W 5TH ST** **MCCOOK, NE 69001-3016**	06/04/2018	$127,500	$80	1602	/2/2	1950	9,008 SF	
		APN: 000842400 Document #: 2018-00827 Document Type: Personal Representatives Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 11&12 Block: 2 Subdivision: FIFTH ADDITION Abbreviated Description: Lot:11&12 Block:2 Subdivision:FIFTH ADDITION City/Muni/Twp:MCCOOK City/Muni/Twp: MCCOOK								
3	.22Mi.	**1004 W 3RD ST** **MCCOOK, NE 69001-2527**	01/05/2018	$39,000	$46	840	//1	1949	7,000 SF	
		APN: 000818200 Document #: 2018-00023 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 5 Block: 7 Subdivision: THIRD ADDITION MCCOOK Abbreviated Description: Lot:5 Block:7 Subdivision:THIRD ADDITION MCCOOK								
4	.28Mi.	**1102 W 4TH ST** **MCCOOK, NE 69001-2541**	02/23/2018	$53,000	$61	864	/4/2	1915	7,000 SF	
		APN: 000815800 Document #: 2018-00277 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 6 Block: 5 Subdivision: THIRD ADDITION Abbreviated Description: Lot:6 Block:5 Subdivision:THIRD ADDITION City/Muni/Twp:MCCOOK City/Muni/Twp: MCCOOK								
5	.39Mi.	**505 E 1ST ST** **MCCOOK, NE 69001-2009**	01/17/2019	$40,000	$17	2324	/3/4	1894	7,000 SF	
		APN: 000702100 Document #: 2019-00069 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 9 Block: 2 Subdivision: ORIGINAL TOWN OF MCCOOK Abbreviated Description: Lot:9 Block:2 Subdivision:ORIGINAL TOWN OF MCCOOK								
6	.44Mi.	**709 E 2ND ST** **MCCOOK, NE 69001-3216**	07/05/2019	$119,900	$85	1408	/3/3	1961	7,000 SF	
		APN: 000754800 Document #: 2019-00891 Document Type: Administrator's deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 11 Block: 13 Subdivision: FIRST ADDITION Abbreviated Description: Lot:11 Block:13 Subdivision:FIRST ADDITION City/Muni/Twp:MCCOOK City/Muni/Twp: MCCOOK								
7	.45Mi.	**906 W L ST** **MCCOOK, NE 69001-2479**	07/08/2019	$70,000	$75	936	//1	1962	7,500 SF	
		APN: 001645800 Document #: 2019-00901 Document Type: Personal Representatives Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 9 Block: 5 Subdivision: SUNRISE ADDITION Abbreviated Description: Lot:9 Block:5 Subdivision:SUNRISE ADDITION City/Muni/Twp:MCCOOK City/Muni/Twp: MCCOOK								
8	.53Mi.	**910 W M ST** **MCCOOK, NE 69001-2483**	06/16/2022	$107,000	$80	1339	/3/2	1955	7,500 SF	
		APN: 001641000 Document #: 2022-00970 Document Type: Personal Representatives Deed Price Code: Land Use: Single Family Residential Legal: Lot: 12 Block: 2 Subdivision: SUNRISE ADDITION Abbreviated Description: Lot:12 Block:2 Subdivision:SUNRISE ADDITION City/Muni/Twp:MCCOOK City/Muni/Twp: MCCOOK								
9	.56Mi.	**1112 W 10TH ST** **MCCOOK, NE 69001-2440**	02/15/2019	$1,800,000	$1,648	1092	/3/2	1951	7,636 SF	
		APN: 001644400 Document #: 2019-00215 Document Type: Deed Price Code: Land Use: Single Family Residential								

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Legal: Lot: 3R Block: 3 Subdivision: FAIR ACRES THIRD ADDITION MapRef: DOC2011-00260 Abbreviated Description: Lot:3R Block:3 Subdivision:FAIR ACRES THIRD ADDITION Map Ref:DOC2011-00260City/Muni/Twp:MCCOOK City/Muni/Twp: MCCOOK

10	.57Mi.	**135 W O ST** **MCCOOK, NE 69001-2525**	07/17/2023	$115,000	$98	1179	/3/2	1948	7,000 SF

APN: 001580400 Document #: 2023-00811
Document Type: Personal Representatives Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 5 Block: 1 Subdivision: RUTT ADDITION Abbreviated Description: Lot:5 Block:1 Subdivision:RUTT ADDITION City/Muni/Twp:MCCOOK City/Muni/Twp: MCCOOK

11	.59Mi.	**607 E 4TH ST** **MCCOOK, NE 69001-3233**	05/20/2020	$198,000	$84	2355	/3/3	1919	7,000 SF

APN: 000795200 Document #: 2020-00740
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 10 Block: 24 Subdivision: SECOND ADDITION Abbreviated Description: Lot:10 Block:24 Subdivision:SECOND ADDITION City/Muni/Twp:MCCOOK City/Muni/Twp: MCCOOK

12	.62Mi.	**810 E 5TH ST** **MCCOOK, NE 69001-2701**	04/12/2023	$38,000	$61	624	/2/1	1940	7,000 SF

APN: 000790800 Document #: 2023-00397
Document Type: Special Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 2 Block: 20 Subdivision: SECOND ADDITION Abbreviated Description: Lot:2 Block:20 Subdivision:SECOND ADDITION City/Muni/Twp:MCCOOK City/Muni/Twp: MCCOOK

13	.63Mi.	**1005 E 4TH ST** **MCCOOK, NE 69001-2633**	07/21/2026	$54,900	$82	672	//	1935	7,000 SF

APN: 000770400 Document #: 2026-00960
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 9 Block: 2 Subdivision: SECOND ADDITION Abbreviated Description: Lot:9 Block:2 Subdivision:SECOND ADDITION City/Muni/Twp:MCCOOK City/Muni/Twp: MCCOOK

14	.63Mi.	**1515 W 3RD ST** **MCCOOK, NE 69001-2164**	12/01/2025	$58,000	$37	1580	/3/2	1954	7,950 SF

APN: 001584100 Document #: 2025-01526
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 6 Block: 3 Subdivision: RUTT ADDITION Abbreviated Description: Lot:6 Block:3 Subdivision:RUTT ADDITION City/Muni/Twp:MCCOOK City/Muni/Twp: MCCOOK

15	.67Mi.	**105 W 11TH ST** **MCCOOK, NE 69001-3525**	06/15/2026	$52,000	$47	1117	/3/1	1890	14,768 SF

APN: 001699800 Document #: 2026-00784
Document Type: Special Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 6 Block: 13 Subdivision: WEST MCCOOK ADDITION Abbreviated Description: Lot:6 Block:13 Subdivision:WEST MCCOOK ADDITION City/Muni/Twp:MCCOOK City/Muni/Twp: MCCOOK

16	.68Mi.	**405 E 5TH ST** **MCCOOK, NE 69001-3809**	12/23/2025	$129,000	$127	1016	/2/1	1915	7,000 SF

APN: 000797200 Document #: 2025-01667
Document Type: Special Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 4 Block: 27 Subdivision: SECOND ADDITION Abbreviated Description: Lot:4 Block:27 Subdivision:SECOND ADDITION City/Muni/Twp:MCCOOK City/Muni/Twp: MCCOOK

17	.71Mi.	**305 E 5TH ST** **MCCOOK, NE 69001-3807**	06/03/2025	$73,000	$37	1985	/5/3	1896	7,000 SF

APN: 000800000 Document #: 2025-00656
Document Type: Special Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 4 Block: 30 Subdivision: SECOND ADDITION TO MCCOOK Abbreviated Description: Lot:4 Block:30 Subdivision:SECOND ADDITION TO MCCOOK

18	.75Mi.	**409 W R ST** **MCCOOK, NE 69001-2138**	10/19/2020	$227,000	$141	1606	/3/2	1964	9,059 SF

APN: 001041600 Document #: 2020-01783
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 15 Block: 4 Subdivision: EGAN PARK ADDITION Abbreviated Description: Lot:15 Block:4 Subdivision:EGAN PARK ADDITION City/Muni/Twp:MCCOOK City/Muni/Twp: MCCOOK

19	.78Mi.	**910 E 7TH ST** **MCCOOK, NE 69001-2716**	10/22/2020	$140,000	$172	816	/2/2	1960	8,400 SF

APN: 001012400 Document #: 2020-01807
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 5 Block: 3 Subdivision: COUNTRY CLUB ADDITION Abbreviated Description: Lot:5 Block:3 Subdivision:COUNTRY CLUB ADDITION City/Muni/Twp:MCCOOK City/Muni/Twp: MCCOOK

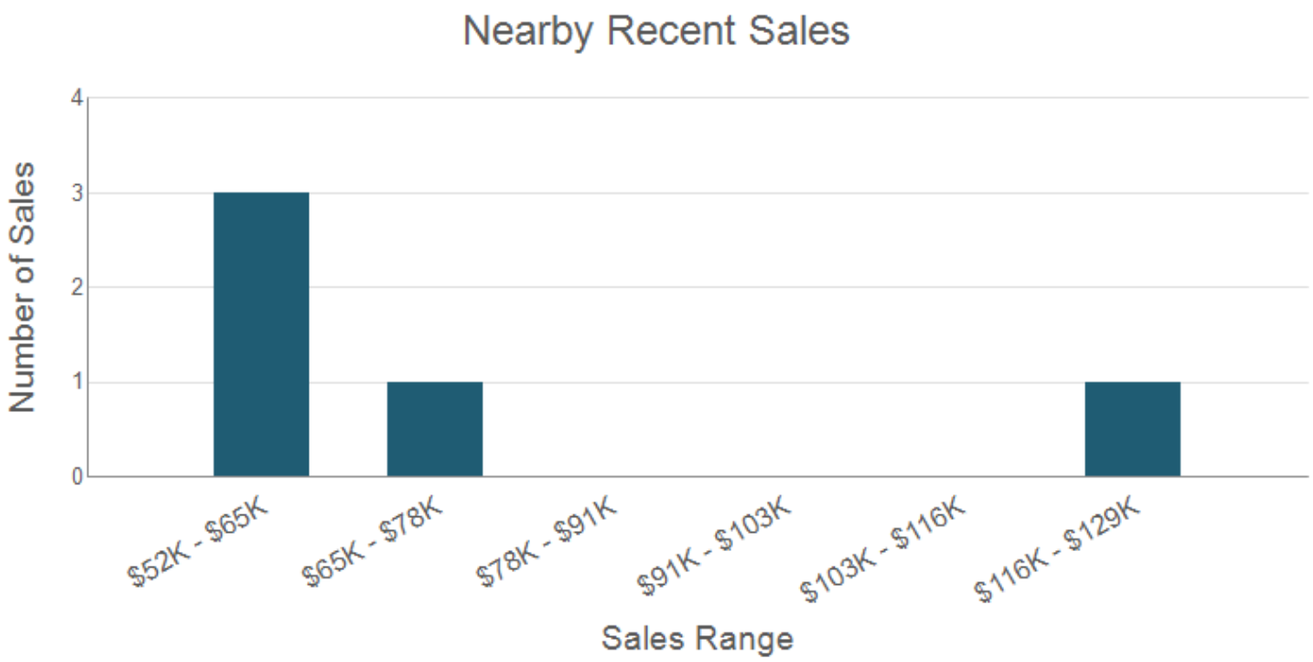
20	.8Mi.	**509 E 7TH ST** **MCCOOK, NE 69001-3312**	12/27/2021	$95,000	$99	960	/2/2	1938	7,000 SF

APN: 000892500 Document #: 2021-02312
Document Type: Personal Representatives Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 3 Block: 6 Subdivision: TENTH ADDITION Abbreviated Description: Lot:3 Block:6 Subdivision:TENTH ADDITION Abbreviated Description:NORTH50FT LOT3 City/Muni/Twp:MCCOOK City/Muni/Twp: MCCOOK

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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.	**701 W 4TH ST**	**09/25/2020**	$121,830	$121,830	1,248	/2/1	1910	7,000 SF	
.01Mi.	**703 W 4TH ST**	**05/19/2025**	$72,615	$72,615	892	/2/1	1910	7,000 SF	
.02Mi.	**705 W 4TH ST**	**05/29/2018**	$116,222	$116,222	752	/2/2	1900	7,000 SF	
.02Mi.	**405 W G ST**	**02/15/2013**	$69,956	$69,956	672	/2/1	1915	2,250 SF	
.02Mi.	**611 W 4TH ST**	**10/07/2020**	$97,578	$97,578	960	/3/1	1880	7,000 SF	
.03Mi.	**707 W 4TH ST**	**05/03/2012**	$54,319	$54,319	720	/2/1	1920	7,000 SF	
.03Mi.	**704 W 3RD ST**	**03/23/2015**	$68,300	$68,300	1,672	/3/1	1907	7,000 SF	
.03Mi.	**702 W 3RD ST**	**02/15/2013**	$60,613	$60,613	826	/2/1	1906	4,750 SF	
.04Mi.	**706 W 3RD ST**	**09/30/2024**	$174,033	$174,033	1,107	/2/2	1919	7,000 SF	
.04Mi.	**709 W 4TH ST**	**01/02/2024**	$101,904	$101,904	1,092	//1	1922	7,000 SF	
.04Mi.	**612 W 3RD ST**	**03/01/2023**	$134,735	$134,735	1,212	/3/2	1915	7,000 SF	
.04Mi.	**708 W 3RD ST**	**06/18/2019**	$145,721	$145,721	1,296	/2/1	1916	7,000 SF	
.04Mi.	**607 W 4TH ST**	**08/11/2021**	$75,499	$75,499	967	/2/1	1880	7,000 SF	
.04Mi.	**702 W 4TH ST**	**12/10/2010**	$122,912	$122,912	1,112	/3/2	1923	7,000 SF	
.04Mi.	**704 W 4TH ST**	**10/09/2013**	$112,626	$112,626	952	/2/2	1916	7,000 SF	
.04Mi.	**610 W 3RD ST**	**06/09/2006**	$109,761	$109,761	1,120	/3/1	1925	7,000 SF	

Rent vs. Own

Households Occupied by Renters:	24%	Households Occupied by Owners:	64%

Demographics & Income

Median Age:	42.5 years old	Households:	3,958
Median Household Income:	$60,089	Households w/Family:	53%
Household Income Per Capita:	$36,695	Households w/Family Married:	43%
Most Common Education Level:	High School Graduate	Households w/Family Children:	23%

School District

School District Zone:	McCook Public Schools	Students:	1,345
Number of Schools:	5	Rating:	A+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.18Mi.	**Central Elementary School** Number of Students: 181 Student-Teacher Ratio: 12.83	A-	Public	4 - 5
0.61Mi.	**Mc Cook Elementary School** Number of Students: 411 Student-Teacher Ratio: 14.1	A	Public	PK - 3

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0.26Mi. **Mc Cook Junior High School** Number of Students: 305 Student-Teacher Ratio: 14.47		A	Public	6 - 8
0.26Mi. **Mc Cook Senior High School** Number of Students: 448 Student-Teacher Ratio: 14.08		B+	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	130%	NOTABLY HIGHER
BURGLARY	115%	HIGHER
MOTOR VEHICLE THEFT	131%	NOTABLY HIGHER
FORCIBLE ROBBERY	110%	HIGHER
AGGRAVATED ASSAULT	115%	HIGHER
FORCIBLE RAPE	106%	SIMILAR
MURDER	111%	HIGHER
OVERALL	102%	SIMILAR

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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