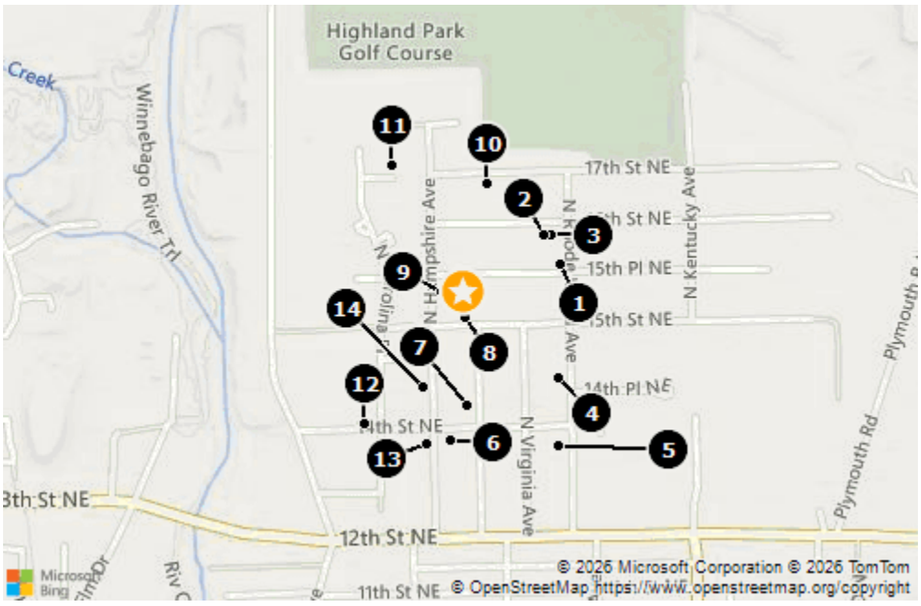
ICE SiteX Report

OrderID: 98722490

SiteX Property Information Report



Subject Property Location

715 15TH PL NE, MASON CITY, IA 50401-1305

County:	**CERRO GORDO IA**	Census Tract:	190339501.026002
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	070323100300	Thomas Bros Pg-Grid:	

Valuation

Value:	**$113,000**	FSD:	24	Common Confidence Score:	29
Value Range:	$85,880 - $140,120	ICE Confidence Score:	76		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$20,470	Market Land Value:	$20,470	Tax Year:	2024
Assd Improvement:	$70,610	Market Improvment Value:	$70,610	Total Taxable Value:	$1,320
Total Assessed Value:	$91,080	Total Assessor Market Value:	$91,080	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 30 Block: 7 Map Ref: PM 70323100300 Sec/Twnship/Range: SEC 03 TWN 96N RNG 20W
Abbreviated Description: L 29 & E 13' L 30 BLK 7 HIGHLANDS

Property Characteristics

Lot Size:	8,320 SF	Bedrooms:	2	Pool:	
Building Area:	1088 SF	Baths:	1	Fireplace:	
Year Built:	1949	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	4	Ext Walls:	Wood Siding
Number of Units:		Garage Type:	Attached	Heating:	Forced Air
Number of Stories:	1+AB	Number of Cars:	1	A/C:	Yes
Style:	Convention	Basement:	Full	Roof Cover:	
		Foundation:	Block	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	07/20/2009	Loan Amount:	N/A
Document #:	2009_06004 BK-PG -	Loan Type:	FHA
TD Due Date:	08/01/2039	Type Finance:	

Legal Description:
Lot: 29&30 Block: 7 Subdivision: HIGHLANDS
City/Muni/Twp: MASON CITY

Prior Transfer

Recording Date:	07/20/2009	Sales Price:	$62,500
Document #:	BK-PG 2009 -6003	Type of Sale:	Qualified Sale
Document Type:			

Legal Description:
Lot: 30 Block: 7 Map Ref: PM 70323100300 Sec/Twnship/Range: SEC 03 TWN 96N RNG 20W
Abbreviated Description: L 29 & E 13' L 30 BLK 7 HIGHLANDS

Area Sales Analysis

Total Area Sales	$1,939,500	Median # of Bedrooms	3
Median Lot Size	6,621 SF	Median # of Baths	1
Median Living Area	1,016 SF	Median Year Built	1950
Price Range - 2 Yrs	$75,000 to $195,000	Age Range	55 years to 87 years
Median Value	$150,500	Median Age	76 years

ICE SiteX Report

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Comparable Sales Data

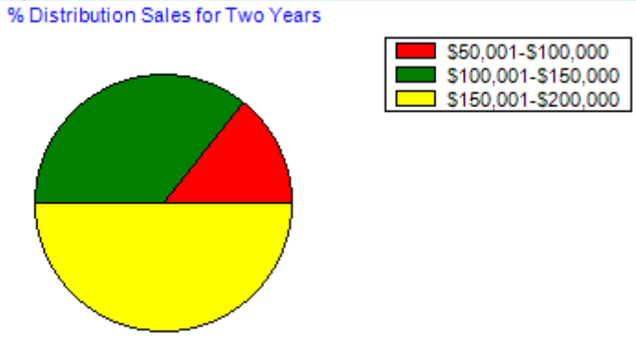
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.12Mi.	**1534 N RHODE ISLAND AVE** **MASON CITY, IA 50401-1469**	08/31/2026	$75,000	$53	1413	5/2/1	1951	7,013 SF	
		APN: 070322902900 Document #: 2026-4827 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 16 Block: 11 Subdivision: THE HIGHLANDS Abbreviated Description: Lot:16 Block:11 Subdivision:THE HIGHLANDS City/Muni/Twp:MASON CITY City/Muni/Twp: MASON CITY								
2	.11Mi.	**811 16TH ST NE** **MASON CITY, IA 50401-1311**	08/12/2026	$118,000	$136	864	6/3/1	1950	6,621 SF	
		APN: 070322901200 Document #: 2026-4398 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 19 Block: 11 Subdivision: THE HIGHLANDS Abbreviated Description: Lot:19 Block:11 Subdivision:THE HIGHLANDS City/Muni/Twp:MASON CITY City/Muni/Twp: MASON CITY								
3	.12Mi.	**815 16TH ST NE** **MASON CITY, IA 50401-1311**	06/23/2026	$173,000	$137	1258	7/3/1	1957	6,621 SF	
		APN: 070322901300 Document #: 2026-3307 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 18 Block: 11 Subdivision: HIGHLANDS Abbreviated Description: Lot:18 Block:11 Subdivision:HIGHLANDS City/Muni/Twp:MASON CITY City/Muni/Twp: MASON CITY								
4	.15Mi.	**1426 N RHODE ISLAND AVE** **MASON CITY, IA 50401-1446**	04/10/2026	$153,000	$131	1167	5/2/1	1939	6,360 SF	
		APN: 070327701700 Document #: 2026-1727 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 17 Block: 3 Subdivision: THE HIGHLANDS Abbreviated Description: Lot:17 Block:3 Subdivision:THE HIGHLANDS City/Muni/Twp:MASON CITY City/Muni/Twp: MASON CITY								
5	.21Mi.	**1320 N RHODE ISLAND AVE** **MASON CITY, IA 50401-1444**	04/10/2026	$153,000	$132	1158	7/3/1	1948	5,881 SF	
		APN: 070328001200 Document #: 2026-1740 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 11 Block: 1 Subdivision: THE HIGHLANDS Abbreviated Description: Lot:11 Block:1 Subdivision:THE HIGHLANDS City/Muni/Twp:MASON CITY City/Muni/Twp: MASON CITY								
6	.18Mi.	**709 14TH ST NE** **MASON CITY, IA 50401-1301**	02/09/2026	$75,000	$73	1024	6/3/1	1953	6,490 SF	
		APN: 070325800200 Document #: 2026-681 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Block: 1 Subdivision: OLESONS ADDITION TO MASON CITY Abbreviated Description: Lot:1 Block:1 Subdivision:OLESONS ADDITION TO MASON CITY City/Muni/Twp:MASON CITY City/Muni/Twp: MASON CITY								
7	.13Mi.	**1412 N HAMPSHIRE PL** **MASON CITY, IA 50401-1345**	01/06/2026	$120,000	$138	864	6/2/1	1949	6,360 SF	
		APN: 070325402000 Document #: 2026-69 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 20 Block: 5 Subdivision: THE HIGHLANDS Abbreviated Description: Lot:20 Block:5 Subdivision:THE HIGHLANDS City/Muni/Twp:MASON CITY City/Muni/Twp: MASON CITY								
8	.03Mi.	**716 15TH ST NE** **MASON CITY, IA 50401-1369**	12/09/2025	$153,000	$176	868	5/2/1	1950	6,621 SF	
		APN: 070323101900 Document #: 2025-6532 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 4 Block: 7 Subdivision: THE HIGHLANDS Abbreviated Description: Lot:4 Block:7 Subdivision:THE HIGHLANDS City/Muni/Twp:MASON CITY City/Muni/Twp: MASON CITY								
9	.03Mi.	**705 15TH PL NE** **MASON CITY, IA 50401-1305**	11/12/2025	$195,000	$138	1408	6/3/2	1948	8,451 SF	
		APN: 070323100100 Document #: 2025-6037 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 31&32 Block: 7 Subdivision: THE HIGHLANDS Abbreviated Description: Lot:31&32 Block:7 Subdivision:THE HIGHLANDS Abbreviated Description:WEST111/2FT LOT31								
10	.12Mi.	**729 17TH ST NE** **MASON CITY, IA 50401-1313**	11/04/2025	$112,000	$115	972	6/3/2	1949	6,621 SF	
		APN: 070322700700 Document #: 2025-5888 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 26 Block: 12 Subdivision: THE HIGHLANDS Abbreviated Description: Lot:26 Block:12 Subdivision:THE HIGHLANDS								
11	.18Mi.	**5 HIGHLAND PARK CT** **MASON CITY, IA 50401-1347**	11/03/2025	$155,000	$153	1008	5/2/1	1971	14,418 SF	
		APN: 070320200300 Document #: 2025-5793 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 3 Block: 1 Subdivision: HIGHLAND PARK ADDITION Abbreviated Description: Lot:3 Block:1 Subdivision:HIGHLAND PARK ADDITION								
12	.2Mi.	**654 14TH ST NE** **MASON CITY, IA 50401-2314**	09/08/2025	$148,000	$146	1008	8/4/2	1950	9,627 SF	
		APN: 070325101600 Document #: 2025-4619 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 12 Subdivision: TAGESENS ADDITION Abbreviated Description: Lot:12 Subdivision:TAGESENS ADDITION City/Muni/Twp:MASON City/Muni/Twp: MASON								
13	.19Mi.	**685 14TH ST NE** **MASON CITY, IA 50401-2350**	08/05/2025	$167,000	$163	1023	5/3/1	1953	6,621 SF	
		APN: 070325700500 Document #: 2025-4023 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Block: 2 Subdivision: OLESONS ADDITION Abbreviated Description: Lot:1 Block:2 Subdivision:OLESONS ADDITION								
14	.13Mi.	**1424 N HAMPSHIRE AVE** **MASON CITY, IA 50401-1333**	07/18/2025	$142,500	$197	720	5/2/1	1942	6,011 SF	
		APN: 070325301100 Document #: 2025-3683 Document Type: Price Code: R Land Use: Single Family Residential								

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Legal: Lot: 5 Block: 6 Subdivision: THE HIGHLANDS Abbreviated Description: Lot:5 Block:6 Subdivision:THE HIGHLANDS

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.	**715 15TH PL NE**	**07/20/2009**	$91,080	$91,080	1,088	4/2/1	1949	8,320 SF	
.01Mi.	**721 15TH PL NE**	**07/30/2019**	$113,470	$113,470	972	5/2/1	1956	6,621 SF	
.01Mi.	**711 15TH PL NE**	**03/21/2023**	$169,250	$169,250	1,338	8/3/1	1948	10,019 SF	
.02Mi.	**725 15TH PL NE**		$144,000	$144,000	1,753	8/4/2	1954	6,621 SF	
.03Mi.	**716 15TH ST NE**	**06/25/1996**	$122,490	$122,490	868	5/2/1	1950	6,621 SF	
.03Mi.	**705 15TH PL NE**	**03/06/2024**	$193,720	$193,720	1,408	6/3/2	1948	8,451 SF	
.03Mi.	**712 15TH ST NE**	**04/24/1997**	$102,190	$102,190	816	5/3/1	1950	6,621 SF	
.03Mi.	**722 15TH ST NE**	**11/13/2007**	$102,130	$102,130	866	5/2/1	1919	6,621 SF	
.03Mi.	**727 15TH PL NE**	**04/15/2025**	$89,680	$89,680	721	4/2/1	1941	6,621 SF	
.03Mi.	**708 15TH ST NE**	**11/04/2004**	$107,090	$107,090	816	5/3/1	1950	6,621 SF	
.03Mi.	**726 15TH ST NE**	**06/08/2009**	$103,540	$103,540	816	5/2/1	1929	6,621 SF	
.03Mi.	**716 15TH PL NE**	**10/20/2004**	$109,510	$109,510	790	4/2/1	1948	6,621 SF	
.04Mi.	**712 15TH PL NE**	**01/25/2006**	$128,990	$128,990	1,062	7/3/1	1950	6,621 SF	
.04Mi.	**722 15TH PL NE**		$78,140	$78,140	1,206	5/2/1	1955	6,621 SF	
.04Mi.	**704 15TH ST NE**	**06/25/2019**	$173,540	$173,540	1,284	9/3/2	1948	7,013 SF	
.04Mi.	**708 15TH PL NE**		$117,890	$117,890	1,187	6/3/1	1948	6,621 SF	

Rent vs. Own

Households Occupied by Renters:	26%	Households Occupied by Owners:	62%

Demographics & Income

Median Age:	42.5 years old	Households:	13,524
Median Household Income:	$66,067	Households w/Family:	53%
Household Income Per Capita:	$37,702	Households w/Family Married:	41%
Most Common Education Level:	High School Graduate	Households w/Family Children:	21%

School District

School District Zone:	Mason City Community School District	Students:	3,464
Number of Schools:	9	Rating:	D-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.43Mi.	**John Adams Middle School** Number of Students: 463 Student-Teacher Ratio: 13.69	D-	Public	7 - 8
2.26Mi.	**Lincoln Intermediate School** Number of Students: 485 Student-Teacher Ratio: 13.03	D+	Public	5 - 6
0.25Mi.	**Harding Elementary School** Number of Students: 387 Student-Teacher Ratio: 14.57	D+	Public	PK - 4
1.56Mi.	**Mason City High School** Number of Students: 891 Student-Teacher Ratio: 16.59 Advanced Placement: Yes	D-	Public	9 - 12

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	127%	HIGHER
BURGLARY	86%	LOWER
MOTOR VEHICLE THEFT	131%	NOTABLY HIGHER
FORCIBLE ROBBERY	94%	SIMILAR
AGGRAVATED ASSAULT	93%	SIMILAR
FORCIBLE RAPE	98%	SIMILAR
MURDER	111%	HIGHER
OVERALL	96%	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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