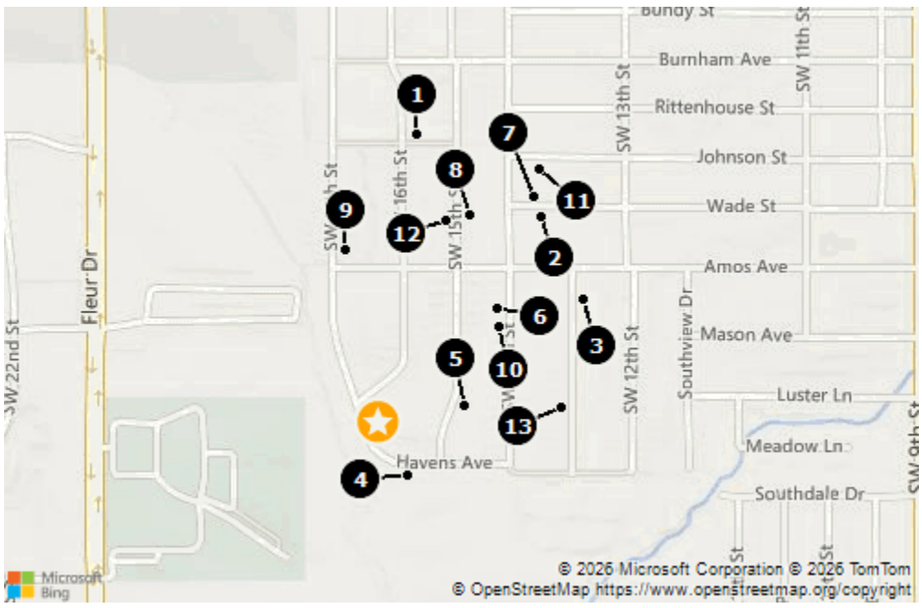
ICE SiteX Report

OrderID: 97035110

SiteX Property Information Report



Subject Property Location

7405 SW 17TH ST, DES MOINES, IA 50315-6044

County:	**POLK IA**	Census Tract:	191530047.012009
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	120/02317-000-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$206,000**	FSD:	11	Common Confidence Score:	59
Value Range:	$183,340 - $228,660	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$36,300	Market Land Value:	$36,300	Tax Year:	2024
Assd Improvement:	$189,200	Market Improvment Value:	$189,200	Total Taxable Value:	$3,996
Total Assessed Value:	$225,500	Total Assessor Market Value:	$225,500	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 43 District: 120 Subdivision: HIGHLAND HILLS PLAT 5
Abbreviated Description: LOT 43 HIGHLAND HILLS PLAT 5
City/Muni/Twp: CITY OF DES MOINES

Property Characteristics

Lot Size:	10,952 SF	Bedrooms:	4	Pool:	
Building Area:	1404 SF	Baths:	1	Fireplace:	
Year Built:	1955	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	4
Number of Units:		Garage Type:	Detached	Heating:	Forced Air
Number of Stories:	1+AB	Number of Cars:	2	A/C:	Yes
Style:	Convention	Basement:	Finished	Roof Cover:	Asphalt
		Foundation:	Block	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/06/2022	Sales Price:	$192,000
Document #:	2022-00036636 BK-PG 19097-726	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	04/06/2022		
Document Type:			

Legal Description:
Lot: 43 Subdivision: HIGHLAND HILLS
Abbreviated Description: PLAT NO 5
City/Muni/Twp: DES MOINES

Prior Transfer

Recording Date:	04/29/2022	Sales Price:	N/A
Document #:	2022-00034268 BK-PG 18765-726	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/06/2022	Sales Price:	$192,000
Document #:	BK-PG 19097 -726	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 43 District: 120 Subdivision: HIGHLAND HILLS PLAT 5
Abbreviated Description: LOT 43 HIGHLAND HILLS PLAT 5
City/Muni/Twp: CITY OF DES MOINES

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Prior Transfer

Recording Date:	09/27/2021	Sales Price:	N/A
Document #:	2021-00101573 BK-PG 18275-582	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/22/2021	Loan Amount:	N/A
Document #:	2021-00100193 BK-PG 18765-726	Loan Type:	Future Advance Clause/Open End Mortgage
TD Due Date:	09/20/2061	Type Finance:	

Legal Description:
Lot: 43 Subdivision: HIGHLAND HILLS
Abbreviated Description: PLAT NO 5
City/Muni/Twp: DES MOINES

Prior Transfer

Recording Date:	09/17/2021	Sales Price:	$109,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/29/2020	Loan Amount:	N/A
Document #:	2020-00072982 BK-PG 18275-582	Loan Type:	New Conventional
TD Due Date:	01/01/2051	Type Finance:	

Legal Description:
Lot: 43 Subdivision: HIGHLAND HILLS
Abbreviated Description: PLAT NO 5
City/Muni/Twp: DES MOINES

Prior Transfer

Recording Date:	05/28/2019	Sales Price:	N/A
Document #:	2018-00084267 BK-PG 17341-0979	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	05/20/2019		
Document Type:			

Legal Description:
Lot: 43 Subdivision: HIGHLAND HILLS
City/Muni/Twp: DES MOINES

Prior Transfer

Recording Date:	09/19/2001	Sales Price:	$87,000
Document #:	027107 BK-PG 8991-0882	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/18/2001		
Document Type:			

Legal Description:
Lot: 43 Subdivision: HIGHLAND HILLS PLAT #5
City/Muni/Twp: DES MOINES

Prior Transfer

Recording Date:	01/02/2001	Sales Price:	$50,500
Document #:	047329 BK-PG 8674-0699	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/28/2000		
Document Type:			

Legal Description:
Lot: 43 Subdivision: HIGHLAND HILLS PLAT #5
City/Muni/Twp: DES MOINES

Prior Transfer

Recording Date:	01/24/1997	Sales Price:	$49,500
Document #:	050507 BK-PG 0000007563-0000000805	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/10/1997		
Document Type:			

Legal Description:
Lot: 43 Subdivision: HIGHLAND HILLS PLAT NO 5
City/Muni/Twp: DES MOINES

Prior Transfer

Recording Date:	01/24/1997	Sales Price:	$1,500
Document #:	050506 BK-PG 0000007563-0000000803	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/09/1997		
Document Type:			

Legal Description:
Lot: 43 Subdivision: HIGHLAND HILLS PLAT NO 5
City/Muni/Twp: DES MOINES

Area Sales Analysis

Total Area Sales	$2,418,375	Median # of Bedrooms	3
Median Lot Size	8,515 SF	Median # of Baths	1
Median Living Area	1,092 SF	Median Year Built	1954
Price Range - 2 Yrs	$125,000 to $219,000	Age Range	70 years to 76 years
Median Value	$188,500	Median Age	72 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.35Mi.	**6905 SW 16TH ST** **DES MOINES, IA 50315-5448**	03/26/2026	$188,500	$139	1349	4/2/1	1950	9,106 SF	

APN: 120/02019-000-000 Document #: 2026-00016428

ICE SiteX Report

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Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 27 Subdivision: HIGHLAND HILLS Abbreviated Description: Lot:27 Subdivision:HIGHLAND HILLS City/Muni/Twp:CITY OF DES MOINES City/Muni/Twp: CITY OF DES MOINES

2	.31Mi.	**1334 WADE ST** **DES MOINES, IA 50315-6540**	12/05/2025	$125,000	$186	672	4/2/1	1954	8,500 SF

APN: 120/01324-000-000 Document #: 2025-00073171
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 15 Subdivision: EILERS PLACE REPLAT Abbreviated Description: Lot:15 Subdivision:EILERS PLACE REPLAT City/Muni/Twp:CITY OF DES MOINES City/Muni/Twp: CITY OF DES MOINES

3	.29Mi.	**7205 SW 13TH ST** **DES MOINES, IA 50315-6610**	11/12/2025	$179,000	$142	1260	6/4/1	1954	10,230 SF

APN: 120/02183-000-000 Document #: 2025-00068191
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 43 Subdivision: HIGHLAND HILLS PLAT 4 Abbreviated Description: Lot:43 Subdivision:HIGHLAND HILLS PLAT 4 City/Muni/Twp:CITY OF DES MOINES City/Muni/Twp: CITY OF DES MOINES

4	.08Mi.	**1510 HAVENS AVE** **DES MOINES, IA 50315-6055**	10/30/2025	$219,000	$184	1188	6/4/2	1955	8,515 SF

APN: 120/02373-000-000 Document #: 2025-00065257
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 99 Subdivision: HIGHLAND HILLS PLAT 5 Abbreviated Description: Lot:99 Subdivision:HIGHLAND HILLS PLAT 5 City/Muni/Twp:CITY OF DES MOINES City/Muni/Twp: CITY OF DES MOINES

5	.11Mi.	**7407 SW 15TH ST** **DES MOINES, IA 50315-6022**	10/03/2025	$210,000	$192	1092	6/4/1	1954	8,246 SF

APN: 120/02288-000-000 Document #: 2025-00059280
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 14 Subdivision: HIGHLAND HILLS PLAT 5 MapRef: MB 20290 PG 616 Abbreviated Description: Lot:14 Subdivision:HIGHLAND HILLS PLAT 5 Map Ref:MB 20290 PG 616City/Muni/Twp:CITY OF DES MOINES City/Muni/Twp: CITY OF DES MOINES

6	.2Mi.	**7206 SW 14TH ST** **DES MOINES, IA 50315-6005**	09/19/2025	$195,000	$155	1258	6/4/1	1954	8,370 SF

APN: 120/02247-000-000 Document #: 2025-00056028
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 104 Subdivision: HIGHLAND HILLS Abbreviated Description: Lot:104 Subdivision:HIGHLAND HILLS City/Muni/Twp:CITY OF DES MOINES City/Muni/Twp: CITY OF DES MOINES

7	.33Mi.	**1341 WADE ST** **DES MOINES, IA 50315-6541**	09/05/2025	$175,000	$172	1012	6/3/1	1954	6,800 SF

APN: 120/01318-000-000 Document #: 2025-00052874
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 9 Subdivision: EILERS PLACE REPLAT Abbreviated Description: Lot:9 Subdivision:EILERS PLACE REPLAT City/Muni/Twp:CITY OF DES MOINES City/Muni/Twp: CITY OF DES MOINES

8	.27Mi.	**7101 SW 15TH ST** **DES MOINES, IA 50315-6016**	07/10/2025	$180,000	$168	1067	5/3/1	1951	8,580 SF

APN: 120/02121-000-000 Document #: 2025-00040063
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 65 Subdivision: HIGHLAND HILLS PLAT NO 3 Abbreviated Description: Lot:65 Subdivision:HIGHLAND HILLS PLAT NO 3 City/Muni/Twp:CITY OF DES MOINES City/Muni/Twp: CITY OF DES MOINES

9	.21Mi.	**7109 SW 17TH ST** **DES MOINES, IA 50315-6038**	06/25/2025	$204,000	$250	816	5/3/1	1956	11,400 SF

APN: 120/02070-000-000 Document #: 2025-00036495
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 14 Subdivision: HIGHLAND HILLS PLAT THREE Abbreviated Description: Lot:14 Subdivision:HIGHLAND HILLS PLAT THREE City/Muni/Twp:CITY OF DES MOINES City/Muni/Twp: CITY OF DES MOINES

10	.18Mi.	**7300 SW 14TH ST** **DES MOINES, IA 50315-6007**	05/09/2025	$205,000	$146	1404	7/3/1	1954	8,370 SF

APN: 120/02251-000-000 Document #: 2025-00025739
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 106 Subdivision: HIGHLAND HILLS Abbreviated Description: Lot:106 Subdivision:HIGHLAND HILLS City/Muni/Twp:CITY OF DES MOINES City/Muni/Twp: CITY OF DES MOINES

11	.36Mi.	**1336 JOHNSON ST** **DES MOINES, IA 50315-6522**	04/02/2025	$170,000	$252	672	4/2/1	1954	6,800 SF

APN: 120/01312-000-000 Document #: 2025-00017102
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 31 Subdivision: EILERS PLACE REPLAT Abbreviated Description: Lot:31 Subdivision:EILERS PLACE REPLAT City/Muni/Twp:CITY OF DES MOINES City/Muni/Twp: CITY OF DES MOINES

12	.25Mi.	**7104 SW 15TH ST** **DES MOINES, IA 50315-6015**	03/04/2025	$206,000	$230	893	4/2/1	1951	8,640 SF

APN: 120/02112-000-000 Document #: 2025-00010711
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 56 Subdivision: HIGHLAND HILLS PLAT NO 3 Abbreviated Description: Lot:56 Subdivision:HIGHLAND HILLS PLAT NO 3 City/Muni/Twp:CITY OF DES MOINES City/Muni/Twp: CITY OF DES MOINES

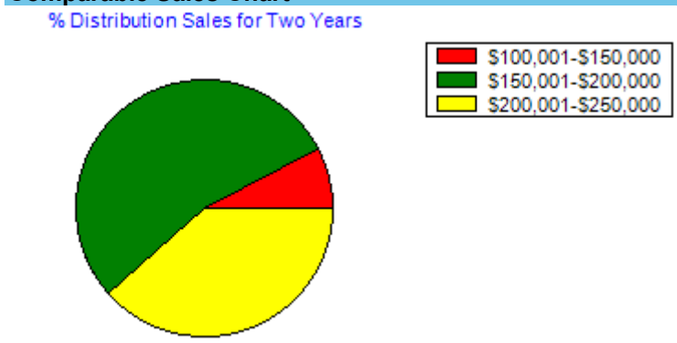
13	.21Mi.	**7406 SW 13TH ST** **DES MOINES, IA 50315-6613**	03/04/2025	$161,875	$115	1404	6/4/1	1954	10,230 SF

APN: 120/02167-000-000 Document #: 2025-00010934
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 27 Subdivision: HIGHLAND HILLS PLAT 4 Abbreviated Description: Lot:27 Subdivision:HIGHLAND HILLS PLAT 4 City/Muni/Twp:CITY OF DES MOINES City/Muni/Twp: CITY OF DES MOINES

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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.	**7405 SW 17TH ST**	**04/06/2022**	$225,500	$225,500	1,404	6/4/1	1955	10,952 SF	
.01Mi.	**7407 SW 17TH ST**	**10/26/2018**	$242,700	$242,700	1,737	6/4/1	1955	10,803 SF	
.02Mi.	**7403 SW 17TH ST**	**01/12/2022**	$198,100	$198,100	1,404	7/4/1	1955	13,164 SF	
.02Mi.	**7405 SW 16TH ST**	**12/10/1988**	$203,400	$203,400	1,404	6/4/1	1955	22,080 SF	
.03Mi.	**7409 SW 17TH ST**	**05/30/2024**	$196,400	$196,400	1,274	6/4/1	1955	10,100 SF	
.04Mi.	**7501 SW 17TH ST**	**12/19/1989**	$217,500	$217,500	1,236	6/4/1	1955	8,369 SF	
.04Mi.	**7403 SW 16TH ST**	**11/30/1993**	$143,500	$143,500	1,200	6/2/1	1955	18,870 SF	
.04Mi.	**7408 SW 17TH ST**		$162,400	$162,400	1,404	6/4/1	1955	9,750 SF	
.04Mi.	**7406 SW 17TH ST**	**06/11/1997**	$220,200	$220,200	1,404	7/4/1	1955	9,750 SF	
.04Mi.	**7500 SW 17TH ST**		$194,300	$194,300	1,260	6/4/1	1955	11,944 SF	
.05Mi.	**7503 SW 17TH ST**	**10/26/2021**	$129,700	$129,700	1,332	6/4/1	1955	8,690 SF	
.05Mi.	**7404 SW 17TH ST**	**11/30/2020**	$289,200	$289,200	1,964	6/4/1	1955	9,750 SF	
.05Mi.	**7400 SW 16TH ST**	**03/24/2016**	$155,300	$155,300	1,404	7/4/1	1955	12,742 SF	
.05Mi.	**7500 SW 15TH ST**	**06/26/2022**	$222,600	$222,600	1,420	6/4/1	1954	17,010 SF	
.05Mi.	**7401 SW 16TH ST**	**11/29/2016**	$257,100	$257,100	2,020	7/4/1	1955	16,930 SF	
.05Mi.	**1503 HAVENS AVE**		$158,100	$158,100	1,092	6/4/1	1955	9,120 SF	

Rent vs. Own

Households Occupied by Renters:	36%	Households Occupied by Owners:	57%

Demographics & Income

Median Age:	37.2 years old	Households:	15,763
Median Household Income:	$59,275	Households w/Family:	56%
Household Income Per Capita:	$30,522	Households w/Family Married:	34%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

School District

School District Zone:	Des Moines Independent Community School District	Students:	30,048
Number of Schools:	59	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
6.54Mi.	**Jessie Franklin Taylor Education Center** Number of Students: 195 Student-Teacher Ratio: 17.11	NA	Public	EE - PK
1.63Mi.	**Mitchell Early Learning Center** Number of Students: 292 Student-Teacher Ratio: 18.25	NA	Public	EE - PK
1.06Mi.	**McCombs Middle School** Number of Students: 670 Student-Teacher Ratio: 16.84	C	Public	6 - 8
8.20Mi.	**Woodlawn Education Center** Number of Students: 216 Student-Teacher Ratio: 18.95	NA	Public	EE - PK
8.45Mi.	**McKee Education Center** Number of Students: 235 Student-Teacher Ratio: 19.58	NA	Public	EE - PK
3.20Mi.	**Lincoln High School**	F	Public	9 - 12

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Number of Students: 2,364
Student-Teacher Ratio: 25.18

0.62Mi. **Morris Elementary School** C- Public KG - 5
Number of Students: 519
Student-Teacher Ratio: 13.3

Flood Report

The Subject Property of **7405 SW 17TH ST, DES MOINES, IA 50315-6044** 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	145%	NOTABLY HIGHER
BURGLARY	133%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	130%	NOTABLY HIGHER
FORCIBLE ROBBERY	123%	HIGHER
AGGRAVATED ASSAULT	120%	HIGHER
FORCIBLE RAPE	127%	HIGHER
MURDER	118%	HIGHER
OVERALL	123%	HIGHER

Disaster Alerts

4/26/2024 - Severe Storms And Tornadoes 5/20/2024 - Severe Tornados, Flooding

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