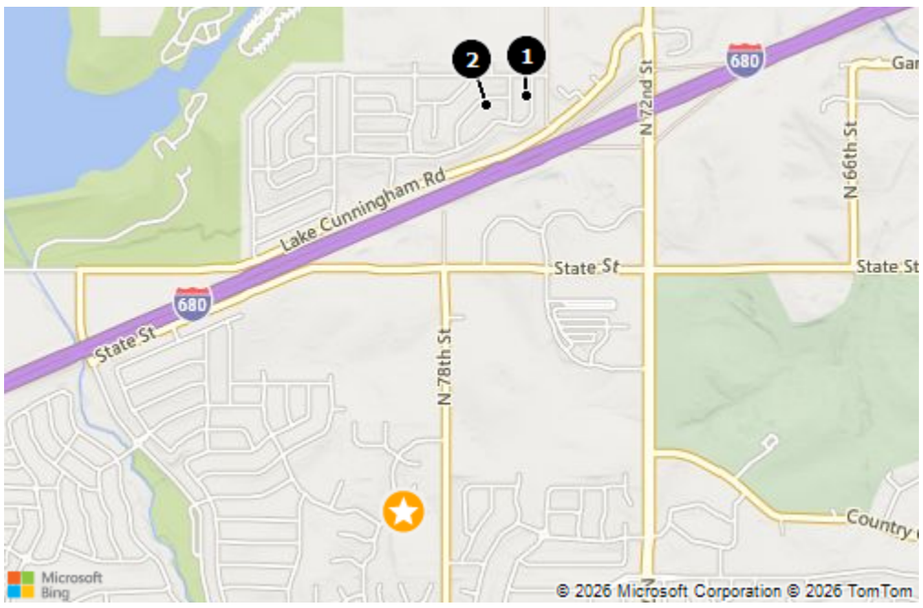
ICE SiteX Report

OrderID: 97752999

SiteX Property Information Report



Subject Property Location

7909 POTTER PLZ, OMAHA, NE 68122-1448

County:	**DOUGLAS NE**	Census Tract:	310550073.191016
Property Use:	Single Family Residential	Zoning:	R3
Parcel Number:	1144325382	Thomas Bros Pg-Grid:	

Valuation

Value:	**$239,000**	FSD:	12	Common Confidence Score:	58
Value Range:	$210,320 - $267,680	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$21,500	Market Land Value:	$21,500	Tax Year:	2026
Assd Improvement:	$158,600	Market Improvment Value:	$158,600	Total Taxable Value:	$3,011
Total Assessed Value:	$180,100	Total Assessor Market Value:	$180,100	Delinquent Year:	
				Tax Account ID:	R1144325382
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 138 Subdivision: GLENBROOK
Abbreviated Description: GLENBROOK LOT 138 BLOCK 0 IRREG

Property Characteristics

Lot Size:	4,500 SF	Bedrooms:	3	Pool:	
Building Area:	942 SF	Baths:	2	Fireplace:	1
Year Built:	1988	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Wood Siding
Number of Units:	1	Garage Type:	Underground	Heating:	Central
Number of Stories:	1+B	Number of Cars:		A/C:	Central
Style:		Basement:	Finished	Roof Cover:	Comp Shingle
		Foundation:	Block	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/05/2025	Sales Price:	$102,116
Document #:	2025060907 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	07/26/2024	Loan Amount:	N/A
Document #:	2024051576 BK-PG -	Loan Type:	FHA
TD Due Date:	07/01/2064	Type Finance:	

Legal Description:
Lot: 138 Subdivision: GLENBROOK
City/Muni/Twp: OMAHA

Prior Transfer

Recording Date:	06/01/2021	Sales Price:	$102,116
Document #:	2021070838 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/02/2016	Sales Price:	$102,116
Document #:	2016015157 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

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Legal Description:

Prior Transfer

Recording Date:	08/11/2014	Sales Price:	N/A
Document #:	2014061781 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/10/2014	Loan Amount:	N/A
Document #:	2014043442 BK-PG -	Loan Type:	FHA
TD Due Date:	07/01/2044	Type Finance:	

Legal Description:
Lot: 138 Subdivision: GLENBROOK
City/Muni/Twp: OMAHA

Prior Transfer

Recording Date:	06/10/2014	Sales Price:	$104,000
Document #:	2014043441 BK-PG -	Type of Sale:	
Contract Date:	06/03/2014		
Document Type:			

Legal Description:
Lot: 138 Subdivision: GLENBROOK
City/Muni/Twp: OMAHA

Prior Transfer

Recording Date:	06/10/2014	Sales Price:	$104,000
Document #:	BK-PG 2014 -43441	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 138 Subdivision: GLENBROOK
Abbreviated Description: GLENBROOK LOT 138 BLOCK 0 IRREG

Mortgage Record

Recording Date:	01/17/2014	Loan Amount:	N/A
Document #:	2014004502 BK-PG -	Loan Type:	New Conventional
TD Due Date:	02/01/2044	Type Finance:	

Legal Description:
Lot: 138 Subdivision: GLENBROOK

Prior Transfer

Recording Date:	06/27/2007	Sales Price:	$116,495
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/17/2003	Loan Amount:	N/A
Document #:	2003179258 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	08/05/2013	Type Finance:	VAR

Legal Description:
Lot: 138 Subdivision: GLENBROOK

Mortgage Record

Recording Date:	09/17/2003	Loan Amount:	N/A
Document #:	2003179254 BK-PG -	Loan Type:	Unknown
TD Due Date:	08/01/2033	Type Finance:	FIX

Legal Description:
Lot: 138 Subdivision: GLENBROOK

Prior Transfer

Recording Date:	09/17/2003	Sales Price:	$103,000
Document #:	2003179233 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	07/17/2003		
Document Type:			

Legal Description:
Lot: 138 Subdivision: GLENBROOK

Area Sales Analysis

Total Area Sales	$410,060	Median # of Bedrooms	3
Median Lot Size	7,623 SF	Median # of Baths	2
Median Living Area	1,256 SF	Median Year Built	2004
Price Range - 2 Yrs	$175,000 to $235,060	Age Range	21 years to 22 years
Median Value	$205,030	Median Age	22 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.06Mi.	**8814 N 75TH AVE OMAHA, NE 68122-2064**	01/22/2026	$175,000	$122	1427	6/3/2	2005	6,970 SF	
		APN: 1601396210 Document #: 2026004958 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 267 Subdivision: LAKE CUNNINGHAM RIDGE Abbreviated Description: Lot:267 Subdivision:LAKE CUNNINGHAM RIDGE City/Muni/Twp:OMAHA City/Muni/Twp: OMAHA								
2	1.01Mi.	**7625 FILLMORE ST OMAHA, NE 68122-3900**	10/22/2025	$235,060	$216	1085	5/3/2	2004	8,276 SF	

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APN: 1601396242 Document #: 2025085778
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 283 Subdivision: LAKE CUNNINGHAM RIDGE Abbreviated Description: Lot:283 Subdivision:LAKE CUNNINGHAM RIDGE 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.	**7909 POTTER PLZ**	**06/10/2014**	$180,100	$180,100	942	6/3/2	1988	4,500 SF	
.01Mi.	**7905 POTTER PLZ**	**08/19/2015**	$219,600	$219,600	1,192	5/3/3	1995	4,680 SF	
.01Mi.	**7913 POTTER PLZ**	**07/07/2017**	$194,600	$194,600	990	6/3/2	1988	4,590 SF	
.02Mi.	**7825 POTTER PLZ**	**07/10/2009**	$207,000	$207,000	1,018	6/3/2	1987	4,680 SF	
.02Mi.	**7529 N 80TH ST**	**09/09/2015**	$215,300	$215,300	1,206	6/3/2	1998	5,130 SF	
.02Mi.	**7906 POTTER PLZ**	**06/28/2019**	$194,800	$194,800	1,018	5/2/2	1986	5,850 SF	
.02Mi.	**7912 POTTER PLZ**	**12/18/2015**	$225,100	$225,100	1,050	5/3/3	2006	4,590 SF	
.03Mi.	**7523 N 80TH ST**	**08/24/2020**	$219,100	$219,100	1,157	6/3/2.5	1997	4,500 SF	
.03Mi.	**7821 POTTER PLZ**	**09/17/2021**	$182,800	$182,800	944	6/3/2	1989	4,680 SF	
.03Mi.	**7918 POTTER PLZ**	**09/27/2024**	$256,000	$256,000	1,528	6/3/2.5	1980	5,040 SF	
.04Mi.	**7826 POTTER PLZ**		$214,700	$214,700	1,166	6/3/1.5	1989	9,795 SF	
.04Mi.	**7517 N 80TH ST**	**04/13/2017**	$216,200	$216,200	1,172	6/3/2	1996	4,500 SF	
.04Mi.	**7817 POTTER PLZ**	**08/29/1995**	$220,700	$220,700	1,116	6/3/2	1995	4,500 SF	
.04Mi.	**7612 N 79TH PLZ**	**09/11/2017**	$186,000	$186,000	847	6/3/2	1986	4,590 SF	
.05Mi.	**7611 N 79TH PLZ**	**03/19/2008**	$204,600	$204,600	896	7/2/3	1988	4,680 SF	
.05Mi.	**7813 POTTER PLZ**	**11/30/2021**	$210,400	$210,400	1,108	5/3/2.5	1995	4,500 SF	

Rent vs. Own

Households Occupied by Renters:	16%	Households Occupied by Owners:	82%

Demographics & Income

Median Age:	32.7 years old	Households:	4,711
Median Household Income:	$97,961	Households w/Family:	76%
Household Income Per Capita:	$39,154	Households w/Family Married:	55%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	43%

School District

School District Zone:	Omaha Public Schools	Students:	52,524
Number of Schools:	112	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.47Mi.	**Nathan Hale Magnet Middle School** Number of Students: 685 Student-Teacher Ratio: 19.6	D+	Public	6 - 8
1.54Mi.	**Springville Elementary School** Number of Students: 430 Student-Teacher Ratio: 17.2	B	Public	KG - 5
0.91Mi.	**Omaha Northwest High School** Number of Students: 1,517 Student-Teacher Ratio: 20.29	F	Public	9 - 12
7.78Mi.	**Wilson Focus School** Number of Students: 202 Student-Teacher Ratio: 13.56	B+	Public	3 - 6

Flood Report

The Subject Property of **7909 POTTER PLZ, OMAHA, NE 68122-1448** 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.

ICE SiteX Report

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	84%	LOWER
BURGLARY	85%	LOWER
MOTOR VEHICLE THEFT	94%	SIMILAR
FORCIBLE ROBBERY	96%	SIMILAR
AGGRAVATED ASSAULT	57%	NOTABLY LOWER
FORCIBLE RAPE	117%	HIGHER
MURDER	97%	SIMILAR
OVERALL	88%	LOWER

Disaster Alerts

7/31/2024 - Severe Tornados, Flooding 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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