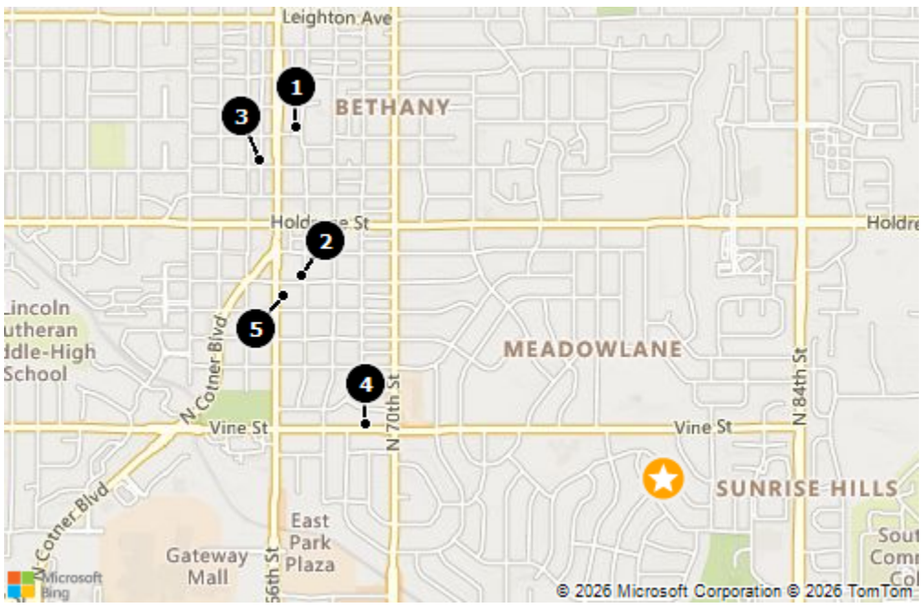
ICE SiteX Report

OrderID: 98382563

SiteX Property Information Report



Subject Property Location

7915 BROADVIEW DR, LINCOLN, NE 68505-2720

County:	**LANCASTER NE**	Census Tract:	311090012.004005
Property Use:	Single Family Residential	Zoning:	R2
Parcel Number:	17-22-422-005-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$294,000**	FSD:	16	Common Confidence Score:	42
Value Range:	$246,960 - $341,040	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	0001
Assd Land Value:	$50,000	Market Land Value:	$50,000	Tax Year:	2026
Assd Improvement:	$213,600	Market Improvment Value:	$213,600	Total Taxable Value:	$3,387
Total Assessed Value:	$263,600	Total Assessor Market Value:	$263,600	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 5 Block: 4 Subdivision: HERBERT BROTHER'S FIFTH ADDITION TO SKYL
Abbreviated Description: HERBERT BROTHERS FIFTH ADDITION TO SKYLINE TERRACE, BLOCK 4, LOT 5, EX S7'

Property Characteristics

Lot Size:	7,405 SF	Bedrooms:	3	Pool:	
Building Area:	1238 SF	Baths:	2	Fireplace:	Yes
Year Built:	1968	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Masonry
Number of Units:		Garage Type:	Built-in	Heating:	Forced Air
Number of Stories:	S/F+B	Number of Cars:	1	A/C:	Yes
Style:		Basement:	Finished	Roof Cover:	Comp Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	07/24/2025	Loan Amount:	N/A
Document #:	2025023887 BK-PG -	Loan Type:	FHA
TD Due Date:	04/01/2052	Type Finance:	

Legal Description:
Lot: 6 Block: 4 Subdivision: HERBERT BROTHERS FIFTH ADDITION
Abbreviated Description: LOT: NORTH 63 FT OF LOT 6
City/Muni/Twp: LINCOLN

Prior Transfer

Recording Date:	03/14/2025	Sales Price:	$247,435
Document #:	2025007148 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/28/2023	Loan Amount:	N/A
Document #:	2023018549 BK-PG -	Loan Type:	FHA
TD Due Date:	04/01/2052	Type Finance:	

Legal Description:
Lot: 5 Block: 4 Subdivision: HERBERT BROTHERS FIFTH ADDITION TO SKYLINE TERRACE
Abbreviated Description: NORTH 63 FT OF LOT 5
City/Muni/Twp: LINCOLN

ICE SiteX Report

OrderID: 98382563

Prior Transfer

Recording Date:	05/05/2022	Sales Price:	N/A
Document #:	2022019747 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/19/2022	Sales Price:	N/A
Document #:	2022017196 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/22/2022	Sales Price:	$252,000
Document #:	2022012650 BK-PG -	Type of Sale:	
Contract Date:	03/16/2022		
Document Type:			

Legal Description:

Lot: 5 Block: 4 Subdivision: HERBERT BROTBERS FIFTH ADDITION TO TO SKYLINE TERR
Abbreviated Description: NORTH 63 FT OF LOT 5
City/Muni/Twp: LINCOLN

Prior Transfer

Recording Date:	03/17/2022	Sales Price:	$44,000
Document #:	2022012177 BK-PG -	Type of Sale:	
Contract Date:	03/15/2022		
Document Type:			

Legal Description:

Lot: 5 Block: 4 Subdivision: WHITE HORSE 3RD ADDITION

Prior Transfer

Recording Date:	03/16/2022	Sales Price:	$252,000
Document #:	2022012650 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Lot: 5 Block: 4 Subdivision: HERBERT BROTHER'S FIFTH ADDITION TO SKYL
Abbreviated Description: HERBERT BROTHERS FIFTH ADDITION TO SKYLINE TERRACE, BLOCK 4, LOT 5, EX S7'

Prior Transfer

Recording Date:	09/12/2017	Sales Price:	N/A
Document #:	2017038320 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	11/01/2016		
Document Type:			

Legal Description:

Lot: 5 Block: 4 Subdivision: HEBRT BROTHERS FIFTH ADDITON

Prior Transfer

Recording Date:	11/14/2016	Sales Price:	N/A
Document #:	2016047788 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/25/2016	Loan Amount:	N/A
Document #:	2016044627 BK-PG -	Loan Type:	New Conventional
TD Due Date:	11/01/2046	Type Finance:	

Legal Description:

Lot: 5 Block: 4 Subdivision: HERBERT BROTHERS FIFTH ADDITION
Abbreviated Description: N 63FT LOT 5

Mortgage Record

Recording Date:	04/25/2012	Loan Amount:	N/A
Document #:	2012019164 BK-PG -	Loan Type:	New Conventional
TD Due Date:	05/01/2027	Type Finance:	

Legal Description:

Lot: 5 Block: 4 Subdivision: HERBERT BROTHERS FIFTH ADDITION TO SKYLINE TERRACE

Prior Transfer

Recording Date:	03/17/2010	Sales Price:	N/A
Document #:	2010010668 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/25/2009	Sales Price:	N/A
Document #:	2009062389 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/25/2009	Sales Price:	$128,000
Document #:	2009062387 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	11/13/2009		
Document Type:			

Legal Description:

Lot: 5 Block: 4 Subdivision: HERBERT BROTHERS FIFTH ADDITION TO SKYLINE TERRACE

ICE SiteX Report

OrderID: 98382563

Prior Transfer

Recording Date:	11/13/2009	Sales Price:	$252,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/06/2007	Loan Amount:	N/A
Document #:	2007054886 BK-PG -	Loan Type:	Unknown
TD Due Date:	11/01/2037	Type Finance:	

Legal Description:
Lot: 5 Block: 4 Subdivision: HERBERT BROTHERS FIFTH ADDITION TO SKYLINE TERRACE
Abbreviated Description: NORTH63 FT LOT5

Prior Transfer

Recording Date:	12/15/2003	Sales Price:	N/A
Document #:	03-120250 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	11/15/2003		
Document Type:			

Legal Description:
Lot: 5 Block: 4 Subdivision: HERBERT BROTHERS FIFTH ADDITION TO SKYLINE TERRACE

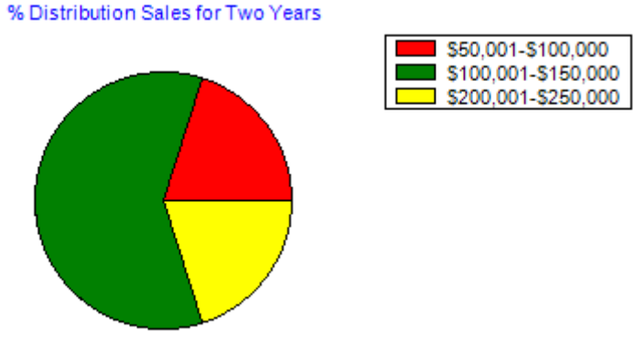
Area Sales Analysis

Total Area Sales	$628,100	Median # of Bedrooms	3
Median Lot Size	7,405 SF	Median # of Baths	2
Median Living Area	1,416 SF	Median Year Built	1952
Price Range - 2 Yrs	$55,500 to $230,000	Age Range	69 years to 118 years
Median Value	$114,500	Median Age	74 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.25Mi.	**1901 N 67TH ST** **LINCOLN, NE 68505-1305**	08/05/2026	$230,000	$238	964	/3/1	1952	6,534 SF	
		APN: 17-16-423-019-000 Document #: 2026029547 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Block: 1 Subdivision: COTNER COLLEGE ADDITION Abbreviated Description: Lot:4 Block:1 Subdivision:COTNER COLLEGE ADDITION City/Muni/Twp:LINCOLN City/Muni/Twp: LINCOLN								
2	1.02Mi.	**6644 DUDLEY ST** **LINCOLN, NE 68505-1844**	07/17/2026	$114,500	$80	1416	/3/2	1954	11,761 SF	
		APN: 17-21-211-005-000 Document #: 2026027141 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 11&12 Block: 69 Subdivision: BETHANY HEIGHTS Abbreviated Description: Lot:11&12 Block:69 Subdivision:BETHANY HEIGHTS City/Muni/Twp:LINCOLN City/Muni/Twp: LINCOLN								
3	1.26Mi.	**6516 AYLESWORTH AVE** **LINCOLN, NE 68505-1345**	07/07/2026	$113,000	$66	1704	/3/2	1920	10,454 SF	
		APN: 17-16-428-005-000 Document #: 2026025266 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 11&12 Block: 43 Subdivision: BETHANY HEIGHTS Abbreviated Description: Lot:11&12 Block:43 Subdivision:BETHANY HEIGHTS City/Muni/Twp:LINCOLN City/Muni/Twp: LINCOLN								
4	.74Mi.	**6930 VINE ST** **LINCOLN, NE 68505-2239**	06/02/2026	$55,500	$53	1042	/3/2	1957	6,098 SF	
		APN: 17-21-246-023-000 Document #: 2026020385 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 23 Block: 6 Subdivision: BETHANY PARK Abbreviated Description: Lot:23 Block:6 Subdivision:BETHANY PARK City/Muni/Twp:LINCOLN City/Muni/Twp: LINCOLN								
5	1.03Mi.	**1224 N 66TH ST** **LINCOLN, NE 68505-1820**	05/15/2026	$115,100	$78	1464	/5/1	1908	7,405 SF	
		APN: 17-21-219-005-000 Document #: 2026017998 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Block: 80 Subdivision: BETHANY HEIGHTS Abbreviated Description: Lot:6 Block:80 Subdivision:BETHANY HEIGHTS City/Muni/Twp:LINCOLN City/Muni/Twp: LINCOLN								

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.

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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.	**7915 BROADVIEW DR**	**03/16/2022**	$263,600	$263,600	1,238	/3/2	1968	7,405 SF	
.01Mi.	**7907 BROADVIEW DR**	**08/30/1999**	$260,500	$260,500	1,286	/3/3	1968	9,148 SF	
.01Mi.	**7919 BROADVIEW DR**	**02/11/2020**	$292,000	$292,000	1,291	/3/2	1967	9,148 SF	
.02Mi.	**608 TRAIL RIDGE RD**		$269,600	$269,600	1,188	/3/2	1966	9,148 SF	
.03Mi.	**600 TRAIL RIDGE RD**	**06/17/2022**	$248,700	$248,700	1,412	/3/1	1963	9,148 SF	
.03Mi.	**7925 BROADVIEW DR**		$250,900	$250,900	1,066	/3/3	1968	7,841 SF	
.03Mi.	**7901 BROADVIEW DR**	**01/24/2009**	$263,800	$263,800	1,237	/2/2	1968	9,148 SF	
.03Mi.	**614 TRAIL RIDGE RD**	**09/27/1994**	$221,000	$221,000	1,393	/3/1	1961	9,148 SF	
.03Mi.	**7918 BROADVIEW DR**		$259,000	$259,000	1,114	/3/2	1968	7,841 SF	
.03Mi.	**7912 BROADVIEW DR**	**06/06/2019**	$266,500	$266,500	1,161	/3/2	1966	7,841 SF	
.04Mi.	**552 TRAIL RIDGE RD**	**02/26/2004**	$263,500	$263,500	1,229	/2/2	1966	9,148 SF	
.04Mi.	**620 TRAIL RIDGE RD**		$211,500	$211,500	1,279	/3/2	1966	9,148 SF	
.04Mi.	**7924 BROADVIEW DR**		$257,800	$257,800	1,053	/3/2	1968	7,841 SF	
.04Mi.	**7931 BROADVIEW DR**	**06/12/2015**	$251,700	$251,700	1,080	/3/2	1966	7,841 SF	
.04Mi.	**7906 BROADVIEW DR**	**01/07/2021**	$269,900	$269,900	1,080	/3/2	1966	8,276 SF	
.04Mi.	**7827 BROADVIEW DR**	**11/02/2001**	$248,900	$248,900	1,107	/3/2	1968	6,970 SF	

Rent vs. Own

Households Occupied by Renters:	38%	Households Occupied by Owners:	59%

Demographics & Income

Median Age:	34.6 years old	Households:	7,589
Median Household Income:	$79,501	Households w/Family:	60%
Household Income Per Capita:	$38,009	Households w/Family Married:	45%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	28%

School District

School District Zone:	Lincoln Public Schools	Students:	42,301
Number of Schools:	78	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.87Mi.	**Culler Middle School** Number of Students: 677 Student-Teacher Ratio: 10.59	D+	Public	6 - 8
1.19Mi.	**East High School** Number of Students: 1,982 Student-Teacher Ratio: 17.16 Advanced Placement: Yes	A	Public	9 - 12
4.62Mi.	**Meadow Lane Elementary School** Number of Students: 523 Student-Teacher Ratio: 12.5	C+	Public	KG - 5

Flood Report

The Subject Property of **7915 BROADVIEW DR, LINCOLN, NE 68505-2720** 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	121%	HIGHER
BURGLARY	94%	SIMILAR
MOTOR VEHICLE THEFT	117%	HIGHER
FORCIBLE ROBBERY	109%	SIMILAR
AGGRAVATED ASSAULT	85%	LOWER
FORCIBLE RAPE	81%	LOWER
MURDER	106%	SIMILAR
OVERALL	87%	LOWER

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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ICE SiteX Report

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