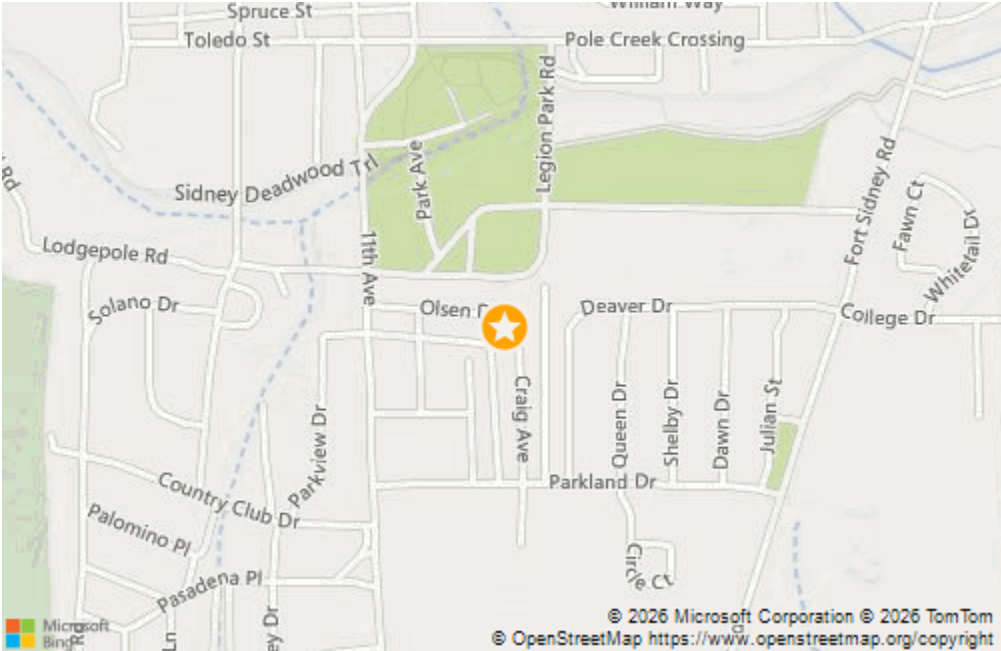


SiteX Property Information Report



Subject Property Location

811 OLSEN DR, SIDNEY, NE 69162-2313			
County:	CHEYENNE NE	Census Tract:	310339550.002057
Property Use:	Single Family Residential	Zoning:	02-MULTI-FAMILY
Parcel Number:	170068528	Thomas Bros Pg-Grid:	

Valuation

Value:	\$187,000	FSD:	20	Common Confidence Score:	37
Value Range:	\$149,600 - \$224,400	ICE Confidence Score:	80		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	5
Assd Land Value:	\$13,530	Market Land Value:	\$13,530	Tax Year:	2025
Assd Improvement:	\$112,520	Market Improvement Value:	\$112,520	Total Taxable Value:	\$2,246
Total Assessed Value:	\$126,050	Total Assessor Market Value:	\$126,050	Delinquent Year:	
				Tax Account ID:	01679
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 8 Block: 3 Subdivision: GRABILL PARK ADDITION Sec/Township/Range: SEC 06 TWN 13 RNG 49
Abbreviated Description: LOT 8 LESS WEST 4 FEET BLOCK 3 GRABILL PARK ADDITION SIDNEY

Property Characteristics

Lot Size:	6,240 SF	Bedrooms:	2	Pool:	
Building Area:	1188 SF	Baths:	3.25	Fireplace:	
Year Built:	1973	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Wood
Number of Units:		Garage Type:	Attached	Heating:	Forced Air
Number of Stories:	1+B	Number of Cars:	1	A/C:	Central
Style:		Basement:	Yes	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/31/2023	Sales Price:	\$164,900
Document #:	BK-PG 2023 -1116	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:	Lot: 8 Block: 3 Subdivision: GRABILL PARK ADDITION Sec/Township/Range: SEC 06 TWN 13 RNG 49		
Abbreviated Description:	LOT 8 LESS WEST 4 FEET BLOCK 3 GRABILL PARK ADDITION SIDNEY		

Prior Transfer

Recording Date:	05/02/2007	Sales Price:	N/A
Document #:	087003 BK-PG 145 -157	Type of Sale:	Price Unconfirmed
Contract Date:	05/02/2007		
Document Type:			
Legal Description:			

No Comparable Sales Found

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.



ICE SiteX Report

OrderID: 98312993

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.	811 OLSEN DR	07/31/2023	\$126,050	\$126,050	1,188	5/2/3.25	1973	6,240 SF	
.01Mi.	2364 CRAIG AVE	09/13/2019	\$83,050	\$83,050	1,128	5/3/2	1955	7,380 SF	
.02Mi.	821 OLSEN DR	08/17/2015	\$74,605	\$74,605	864	4/2/2	1956	7,140 SF	
.02Mi.	2408 CRAIG AVE		\$99,015	\$99,015	912	5/3/1.75	1955	8,760 SF	
.03Mi.	829 OLSEN DR	11/02/2023	\$102,300	\$102,300	925	4/2/2	1955	7,080 SF	
.04Mi.	818 OLSEN DR		\$211,375	\$211,375	2,476	/5/2	1978	11,899 SF	
.04Mi.	2414 CRAIG AVE	10/03/2024	\$86,250	\$86,250	875	4/2/1	1956	7,200 SF	
.04Mi.	736 OLSEN DR	12/08/2019	\$240,455	\$240,455	1,707		1979	17,863 SF	
.04Mi.	2365 CRAIG AVE	11/17/2003	\$150,930	\$150,930	1,274	5/3/1	1960	9,516 SF	
.04Mi.	2355 CRAIG AVE	05/15/2025	\$234,600	\$234,600	2,210	7/4/3	1965	12,960 SF	
.04Mi.	837 OLSEN DR	01/17/2025	\$119,285	\$119,285	1,152	6/3/2	1955	7,020 SF	
.04Mi.	824 OLSEN DR	07/09/2019	\$133,475	\$133,475	912	5/4/2	1959	10,044 SF	
.04Mi.	2415 CANTERBURY LN	03/06/2018	\$263,245	\$263,245	1,705	/5/3	1995	11,245 SF	
.05Mi.	721 CRAIG AVE		\$190,735	\$190,735	1,840	6/3/2.75	1955	13,932 SF	
.05Mi.	240 OLSEN DR	05/18/2018	\$213,400	\$213,400	1,685	7/5/2	1956	27,485 SF	
.05Mi.	2420 CRAIG AVE	07/28/2009	\$78,270	\$78,270	988	5/2/1.75	1956	7,200 SF	

Rent vs. Own

Households Occupied by Renters:	32%	Households Occupied by Owners:	56%
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Demographics & Income

Median Age:	42.2 years old	Households:	3,409
Median Household Income:	\$53,808	Households w/Family:	60%
Household Income Per Capita:	\$31,639	Households w/Family Married:	51%
Most Common Education Level:	High School Graduate	Households w/Family Children:	24%

School District

School District Zone:	Sidney Public Schools	Students:	1,119
Number of Schools:	5	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.23Mi.	West Elementary School	B	Public	4 - 6
Number of Students: 238 Student-Teacher Ratio: 13.37				
1.01Mi.	Central Elementary School	NA	Public	PK - KG
Number of Students: NA Student-Teacher Ratio: 0				
1.11Mi.	Sidney Middle School	B+	Public	7 - 8
Number of Students: 152 Student-Teacher Ratio: 12.59				
1.17Mi.	Sidney High School	D+	Public	9 - 12
Number of Students: 329 Student-Teacher Ratio: 13.59				
0.36Mi.	South Ward Elementary School	NA	Public	1 - 3
Number of Students: 261 Student-Teacher Ratio: 13.99				

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	141%	NOTABLY HIGHER
BURGLARY	114%	HIGHER
MOTOR VEHICLE THEFT	141%	NOTABLY HIGHER
FORCIBLE ROBBERY	126%	HIGHER
AGGRAVATED ASSAULT	122%	HIGHER
FORCIBLE RAPE	123%	HIGHER
MURDER	134%	NOTABLY HIGHER
OVERALL	115%	HIGHER

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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