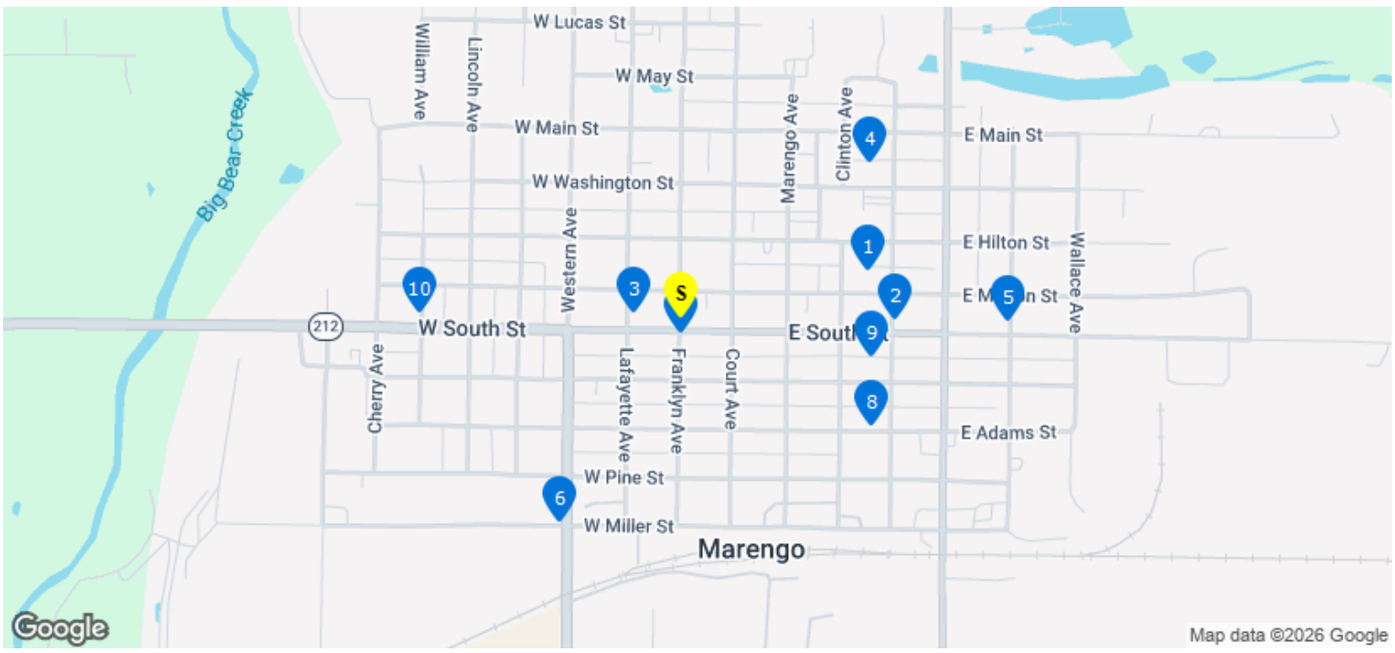
ICE SiteX Report

OrderID: 98809067

SiteX Property Information Report



Subject Property Location

897 FRANKLYN AVE, MARENGO, IA 52301-1408

County:	**IOWA IA**	Census Tract:	9602.00
Property Use:	Single Family Residential (Assumed)	Zoning:	
Parcel Number:	7334-1201-0	Thomas Bros Pg-Grid:	

Valuation

Value:	**$160,000**	FSD:	20	Common Confidence Score:	37
Value Range:	$128,000 - $192,000	ICE Confidence Score:	80		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$27,390	Market Land Value:	$27,390	Tax Year:	2025
Assd Improvement:	$125,640	Market Improvment Value:	$125,640	Total Taxable Value:	$2,821
Total Assessed Value:	$153,030	Total Assessor Market Value:	$153,030	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Abbreviated Description: E 144' N 1/2 OL 12 O T

Property Characteristics

Lot Size:	15,682 SF	Bedrooms:	4	Pool:	
Building Area:	1894 SF	Baths:	1	Fireplace:	
Year Built:	1897	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Wood Siding
Number of Units:		Garage Type:	Mixed	Heating:	Radiant
Number of Stories:	2	Number of Cars:	4	A/C:	Yes
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:	Brick	Elevator:	

Subject Property Deed/Transfer History
Prior Transfer

Recording Date:	03/26/2026	Sales Price:	$91,935
Document #:	2026 3278 BK-PG 2010-5363	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	05/17/2010	Loan Amount:	N/A
Document #:	2010 3559 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	05/14/2010		
TD Due Date:	06/01/2040	Type Finance:	

Legal Description:
Lot: P Subdivision: ORIGINAL TOWN NOW CITY OF MARENGO
Abbreviated Description: E144FT N2 LOT12
City/Muni/Twp: MARENGO

Prior Transfer

Recording Date:	05/17/2010	Sales Price:	$90,000
Document #:	2010 3557 BK-PG 2010-05360	Type of Sale:	Arms-Length Transfer
Contract Date:	05/14/2010		
Document Type:	Deed		

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Legal Description:
Lot: P Subdivision: ORIGINAL TOWN NOW CITY OF MARENGO
Abbreviated Description: E144FT N2 LOT12
City/Muni/Twp: MARENGO

Prior Transfer

Recording Date:	04/24/2008	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Abbreviated Description: E 144' N 1/2 OL 12 O T

Area Sales Analysis

Total Area Sales	$1,769,000	Median # of Bedrooms	4
Median Lot Size	10,454 SF	Median # of Baths	1
Median Living Area	2,022 SF	Median Year Built	1899
Price Range - 2 Yrs	$118,000 to $231,000	Age Range	67 years to 156 years
Median Value	$179,000	Median Age	127 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.02Mi.	**202 W SOUTH ST** **MARENGO, IA 52301-1344**	11/20/2025	$180,000	$65	2777	8/3/2	1880	15,682 SF	
		APN: 7334-1206-0 Document #: 2025 2818 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential (Assumed) Legal: Subdivision: ORIGINAL TOWN NOW CITY OF MARENGO Land Lot: 12 Abbreviated Description: Subdivision:ORIGINAL TOWN NOW CITY OF MARENGO Land Lot:12 Abbreviated Description:LOT: SOUTHEAST QUARTER (SE1/4) OF OUTLOT TWELVE (12) City/Muni/Twp:CITY OF MARENGO City/Muni/Twp: CITY OF MARENGO							
2	.06Mi.	**897 LAFAYETTE AVE** **MARENGO, IA 52301-1318**	01/26/2026	$155,000	$100	1552	6/3/1	1900	5,663 SF	
		APN: 7334-1101-0 Document #: 2026 233 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential (Assumed) Legal: Land Lot: 11 Abbreviated Description: Land Lot:11 City/Muni/Twp:CITY OF MARENGO City/Muni/Twp: CITY OF MARENGO							
3	.12Mi.	**302 W HILTON ST** **MARENGO, IA 52301-1258**	03/02/2026	$12,000	$5	2465	9/4/1	1898	10,454 SF	
		APN: 7334-0901-0 Document #: 2026 511 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential (Assumed) Legal: Sec/Twnship/Range: NE4SW4S26T8Y1NR12W5PM Abbreviated Description: Sec/Twnship/Range:NE4SW4S26T8Y1NR12W5PM							
4	.14Mi.	**394 W RANDOLPH ST** **MARENGO, IA 52301-1227**	11/13/2025	$105,000	$86	1218	7/1/2	1898	14,375 SF	
		APN: 7306-0407-1 Document #: 2025 2755 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential (Assumed) Legal: Lot: 7,8 Block: 4 Subdivision: CRENSHAWS ADDITION Abbreviated Description: Lot:7,8 Block:4 Subdivision:CRENSHAWS ADDITION City/Muni/Twp:CITY OF MARENGO City/Muni/Twp: CITY OF MARENGO							
5	.21Mi.	**835 HOWARD AVE** **MARENGO, IA 52301-1112**	12/23/2025	$9,000	$12	756	4/1/1	1880	6,534 SF	
		APN: 7310-1505-1 Document #: 2025 3123 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential (Assumed) Legal: Lot: 5 Block: 15 Subdivision: GARDNERS ADDITION Abbreviated Description: Lot:5 Block:15 Subdivision:GARDNERS ADDITION Abbreviated Description:LOT: SOUTH FIFTY (S 50) FEET OF LOT FIVE (5) City/Muni/Twp:CITY OF MARENGO City/Muni/Twp: CITY OF MARENGO							
6	.22Mi.	**122 W PINE ST** **MARENGO, IA 52301-1421**	04/15/2026	$110,000	$82	1344	5/2/1	1895	7,405 SF	
		APN: 7306-1008-0 Document #: 2026 907 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential (Assumed) Legal: Lot: 8 Block: 10 Subdivision: CRENSHAWS ADDITION Abbreviated Description: Lot:8 Block:10 Subdivision:CRENSHAWS ADDITION City/Muni/Twp:CITY OF MARENGO City/Muni/Twp: CITY OF MARENGO							
7	.25Mi.	**300 E HILTON ST** **MARENGO, IA 52301-1619**	02/18/2026	$160,000	$76	2093	8/4/1	1870	10,454 SF	
		APN: 7328-2404-0 Document #: 2026 401 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential (Assumed) Legal: Lot: 4 Block: 24 Subdivision: ORIGINAL TOWN NOW CITY OF MARENGO Abbreviated Description: Lot:4 Block:24 Subdivision:ORIGINAL TOWN NOW CITY OF MARENGO							
8	.25Mi.	**498 W WASHINGTON ST** **MARENGO, IA 52301-1237**	10/02/2025	$20,000	$15	1305	6/3/1	1880	10,019 SF	
		APN: 7310-0105-0 Document #: 2025 2380 Document Type: Warranty Deed Price Code: Land Use: Residential (General) (Single) Legal: Lot: 5 Block: 1 Subdivision: GARDNERS ADDITION Abbreviated Description: Lot:5 Block:1 Subdivision:GARDNERS ADDITION City/Muni/Twp:CITY OF MARENGO City/Muni/Twp: CITY OF MARENGO							
9	.25Mi.	**549 MARENGO AVE** **MARENGO, IA 52301-1515**	09/15/2025	$128,000	$113	1136	6/3/2	1900	11,326 SF	
		APN: 7304-1203-0 Document #: 2025 2173 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential (Assumed) Legal: Lot: 3 Block: 12 Subdivision: CAMPBELLS ADDITION Abbreviated Description: Lot:3 Block:12 Subdivision:CAMPBELLS ADDITION City/Muni/Twp:TOWN OF MARENGO City/Muni/Twp: TOWN OF MARENGO							
10	.26Mi.	**572 MARENGO AVE** **MARENGO, IA 52301-1514**	09/30/2025	$215,500	$96	2256	8/4/2	1870	10,019 SF	
		APN: 7304-1102-0 Document #: 2025 2344 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential (Assumed) Legal: Lot: 2 Block: 11 Subdivision: CAMPBELLS ADDITION Abbreviated Description: Lot:2 Block:11 Subdivision:CAMPBELLS ADDITION City/Muni/Twp:CITY OF MARENGO City/Muni/Twp: CITY OF MARENGO							
11	.27Mi.	**847 LINCOLN AVE** **MARENGO, IA 52301-1127**	09/03/2025	$65,000	$90	720	4/2/1	1947	7,405 SF	
		APN: 7310-1405-0 Document #: 2025 2075							

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Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential (Assumed)
Legal: Lot: 5 Block: 14 Subdivision: GARDNERS ADDITION Abbreviated Description: Lot:5 Block:14 Subdivision:GARDNERS ADDITION City/Muni/Twp:CITY OF MARENGO City/Muni/Twp: CITY OF MARENGO

12	.28Mi.	**893 SHORT AVE** **MARENGO, IA 52301-1644**	04/27/2026	$231,000	$113	2044	8/5/1	1886	16,117 SF

APN: 7334-1601-0 Document #: 2026 1014
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Subdivision: ORIGINAL TOWN NOW CITY OF MARENGO Land Lot: 16 Abbreviated Description: Subdivision:ORIGINAL TOWN NOW CITY OF MARENGO Land Lot:16 Abbreviated Description:LOT: NORTHEAST QUARTER (NE 1/4) OF OUTLOT SIXTEEN (16) City/Muni/Twp:CITY OF MARENGO City/Muni/Twp: CITY OF MARENGO

13	.29Mi.	**623 W HILTON ST** **MARENGO, IA 52301-1020**	10/29/2025	$92,000	$94	983	6/3/1	1920	10,019 SF

APN: 7310-1102-0 Document #: 2025 2645
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 2 Block: 11 Subdivision: GARDNERS ADDITION Abbreviated Description: Lot:2 Block:11 Subdivision:GARDNERS ADDITION City/Muni/Twp:CITY OF MARENGO City/Muni/Twp: CITY OF MARENGO

14	.3Mi.	**624 W HILTON ST** **MARENGO, IA 52301-1019**	01/06/2026	$202,000	$133	1523	5/3/1	1946	9,583 SF

APN: 7310-0607-0 Document #: 2026 52
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 1,2 Block: C Subdivision: DURANTS ADDITION Abbreviated Description: Lot:1,2 Block:C Subdivision:DURANTS ADDITION City/Muni/Twp:CITY OF MARENGO City/Muni/Twp: CITY OF MARENGO

15	.31Mi.	**449 WESTERN AVE** **MARENGO, IA 52301-1240**	11/06/2025	$205,000	$102	2000	7/3/1	1919	20,038 SF

APN: 7338-0007-0 Document #: 2025 2709
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential (Assumed)
Legal:

16	.32Mi.	**304 E MAIN ST** **MARENGO, IA 52301-1624**	06/29/2026	$178,000	$105	1690	7/4/2	1888	10,454 SF

APN: 7328-1304-0 Document #: 9999 1583
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential (Assumed)
Legal: Lot: 4 Block: 13 Subdivision: ORIGINAL TOWN NOW CITY OF MARENGO Abbreviated Description: Lot:4 Block:13 Subdivision:ORIGINAL TOWN NOW CITY OF MARENGO City/Muni/Twp:CITY OF MARENGO City/Muni/Twp: CITY OF MARENGO

17	.34Mi.	**1265 WESTERN AVE** **MARENGO, IA 52301-1252**	09/25/2025	$185,000	$156	1184	5/3/1	1957	20,473 SF

APN: 7322-0103-0 Document #: 2025 2287
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential (Assumed)
Legal: Lot: 3 Block: 1 Subdivision: MATHES FIRST ADDITION Abbreviated Description: Lot:3 Block:1 Subdivision:MATHES FIRST ADDITION City/Muni/Twp:MARENGO City/Muni/Twp: MARENGO

18	.4Mi.	**899 CHERRY AVE** **MARENGO, IA 52301-1012**	03/20/2026	$81,000	$51	1592	7/3/2	1970	27,007 SF

APN: 7302-0101-1 Document #: 2026 671
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential (Assumed)
Legal: Lot: A-1 MapRef: REC 103 PG 328 Sec/Twnship/Range: SW4SW4S30T8Y1NR10W5PM Abbreviated Description: Lot:A-1 Map Ref:REC 103 PG 328Sec/Twnship/Range:SW4SW4S30T8Y1NR10W5PM

19	.4Mi.	**607 W PINE ST** **MARENGO, IA 52301-1032**	12/29/2025	$230,000	$156	1472	6/3/1	1979	14,810 SF

APN: 7330-0004-0 Document #: 2025 3137
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 4 Subdivision: SHIMAS FIRST ADDITION Tract No: 1 Abbreviated Description: Lot:4 Subdivision:SHIMAS FIRST ADDITION Tract No:1 City/Muni/Twp:MARENGO City/Muni/Twp: MARENGO

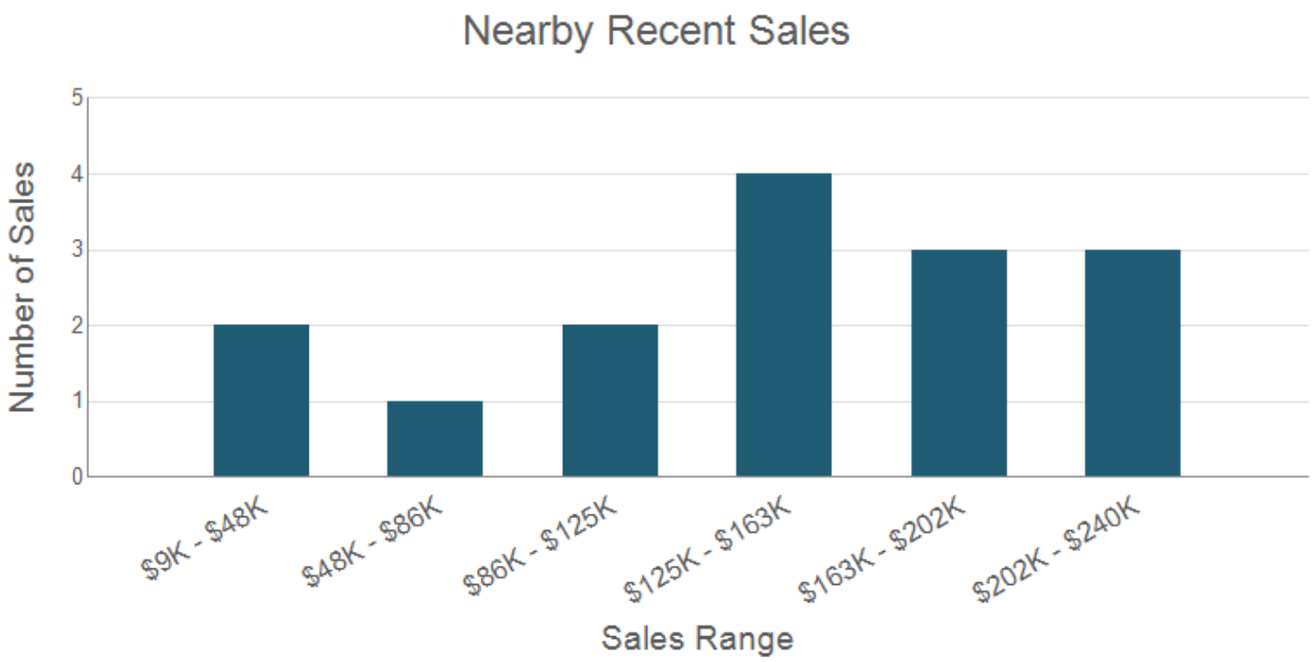
20	.4Mi.	**1295 HOWARD AVE** **MARENGO, IA 52301-1117**	10/10/2025	$240,000	$155	1552	5/3/2	1960	21,780 SF

APN: 7322-0205-1 Document #: 2025 2472
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential (Assumed)
Legal: Lot: 4,5 Block: 2 Subdivision: MATHES FIRST ADDITION Abbreviated Description: Lot:4,5 Block:2 Subdivision:MATHES FIRST ADDITION Abbreviated Description:LOT: NORTH FORTY SIX FEET OF LOT FOUR City/Muni/Twp:CITY OF MARENGO City/Muni/Twp: CITY OF MARENGO

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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.	**897 FRANKLYN AVE**	**05/17/2010**	$153,030	$153,030	1,894	7/4/1	1897	15,682 SF	
.02Mi.	**202 W SOUTH ST**	**10/24/2014**	$178,550	$178,550	2,777	8/3/2	1880	15,682 SF	
.02Mi.	**289 W MARION ST**		$121,720	$121,720	1,170	4/2/1	1900	7,405 SF	
.03Mi.	**258 W SOUTH ST**	**03/31/2021**	$53,910	$53,910	760	5/2/1	1905	6,970 SF	
.03Mi.	**199 W MARION ST**		$92,370	$92,370	1,188	5/3/2	1916	5,663 SF	
.04Mi.	**299 W MARION ST**		$75,350	$75,350	876	5/2/1	1900	7,405 SF	
.04Mi.	**850 FRANKLYN AVE**	**03/26/2018**	$99,360	$99,360	1,260	4/2/1	1947	6,970 SF	
.04Mi.	**198 W SOUTH ST**		$113,010	$113,010	2,152	8/4/2	1910	6,534 SF	
.04Mi.	**298 W SOUTH ST**	**06/14/2022**	$60,470	$60,470	860	4/2/1	1880	9,148 SF	
.04Mi.	**288 W MARION ST**		$171,050	$171,050	1,630	6/3/1	1920	10,454 SF	
.05Mi.	**141 W MARION ST**	**10/19/2023**	$102,560	$102,560	1,324	6/3/1	1920	5,663 SF	
.05Mi.	**298 W MARION ST**		$121,550	$121,550	1,626	6/3/2	1900	10,454 SF	
.05Mi.	**795 FRANKLYN AVE**	**07/16/2024**	$198,860	$198,860	2,064	8/3/3	1915	7,405 SF	
.05Mi.	**152 W SOUTH ST**	**02/23/2011**	$76,420	$76,420	844	4/2/1	1920	6,534 SF	
.06Mi.	**897 LAFAYETTE AVE**	**03/26/2025**	$107,750	$107,750	1,552	6/3/1	1900	5,663 SF	
.06Mi.	**856 LAFAYETTE AVE**	**11/21/2022**	$145,530	$145,530	1,152	5/3/1	1984	5,663 SF	

Rent vs. Own

Households Occupied by Renters:	23%	Households Occupied by Owners:	70%

Demographics & Income

Median Age:	42.6 years old	Households:	1,844
Median Household Income:	$70,123	Households w/Family:	60%
Household Income Per Capita:	$38,097	Households w/Family Married:	46%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	Iowa Valley Community School District	Students:	543
Number of Schools:	2	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.29Mi.	**Iowa Valley Jr-Sr High School** Number of Students: 229 Student-Teacher Ratio: 11.9 Advanced Placement: Yes	B-	Public	7 - 12
0.38Mi.	**Iowa Valley Elementary School** Number of Students: 314	B	Public	PK - 6

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Student-Teacher Ratio: 15.35

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	97%	SIMILAR
BURGLARY	149%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	71%	NOTABLY LOWER
FORCIBLE ROBBERY	138%	NOTABLY HIGHER
AGGRAVATED ASSAULT	118%	HIGHER
FORCIBLE RAPE	138%	NOTABLY HIGHER
MURDER	114%	HIGHER
OVERALL	121%	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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