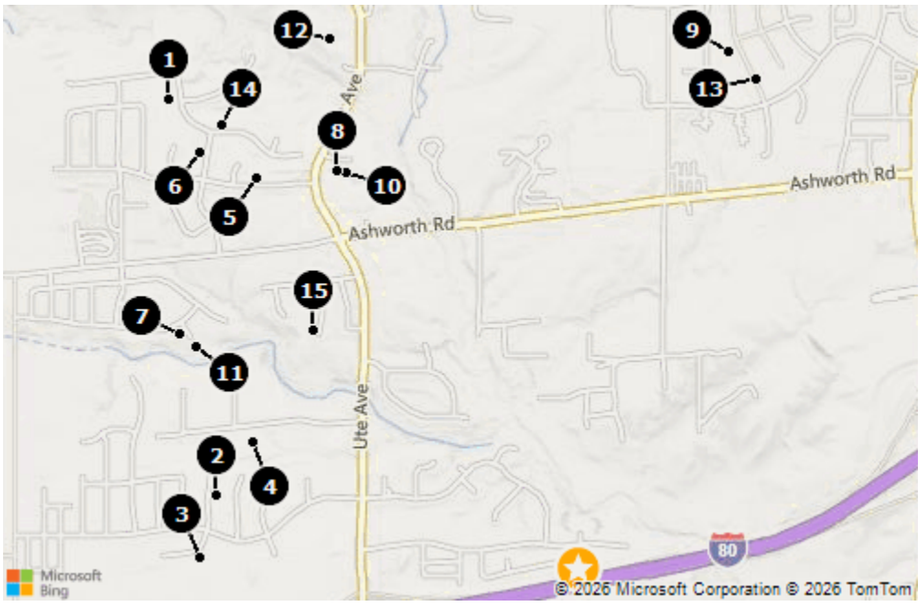
ICE SiteX Report

OrderID: 97524074

SiteX Property Information Report



Subject Property Location

94 DAKOTA CIR, WAUKEE, IA 50263-7124

County:	**DALLAS IA**	Census Tract:	190490508.182018
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	000001608452025	Thomas Bros Pg-Grid:	

Valuation

Value:	**$304,000**	FSD:	8	Common Confidence Score:	74
Value Range:	$279,680 - $328,320	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	500010
Assd Land Value:	$70,000	Market Land Value:	$70,000	Tax Year:	2024
Assd Improvement:	$236,200	Market Improvment Value:	$236,200	Total Taxable Value:	$4,906
Total Assessed Value:	$306,200	Total Assessor Market Value:	$306,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 53 Subdivision: PAINTED WOODS SOUTH PLAT 1 Map Ref: PM 1608452025 Sec/Twnship/Range: SEC 08 TWN 78N RNG 26W
Abbreviated Description: PAINTED WOODS SOUTH PLAT 1 LOT 53
City/Muni/Twp: WAUKEE CITY

Property Characteristics

Lot Size:	7,027 SF	Bedrooms:	3	Pool:	
Building Area:	1261 SF	Baths:	2	Fireplace:	1
Year Built:	2023	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	Forced Air
Number of Stories:	1+B	Number of Cars:	2	A/C:	Central
Style:	Ranch	Basement:	Full	Roof Cover:	Asphalt
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/27/2023	Sales Price:	$312,500
Document #:	BK-PG 2023 -14385	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	09/20/2023		
Document Type:			

Legal Description:
Lot: 53 Subdivision: PAINTED WOODS SOUTH PLAT 1
City/Muni/Twp: WAUKEE

Prior Transfer

Recording Date:	09/20/2023	Sales Price:	$312,390
Document #:	BK-PG 2023 -14385	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 53 Subdivision: PAINTED WOODS SOUTH PLAT 1 Map Ref: PM 1608452025 Sec/Twnship/Range: SEC 08 TWN 78N RNG 26W
Abbreviated Description: PAINTED WOODS SOUTH PLAT 1 LOT 53
City/Muni/Twp: WAUKEE CITY

Prior Transfer

Recording Date:	09/10/2021	Sales Price:	$789,750
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

ICE SiteX Report

OrderID: 97524074

Area Sales Analysis

Total Area Sales	$10,769,500	Median # of Bedrooms	5
Median Lot Size	19,166 SF	Median # of Baths	3
Median Living Area	2,018 SF	Median Year Built	2021
Price Range - 2 Yrs	$370,000 to $1,270,000	Age Range	1 years to 29 years
Median Value	$775,000	Median Age	5 years

Comparable Sales Data

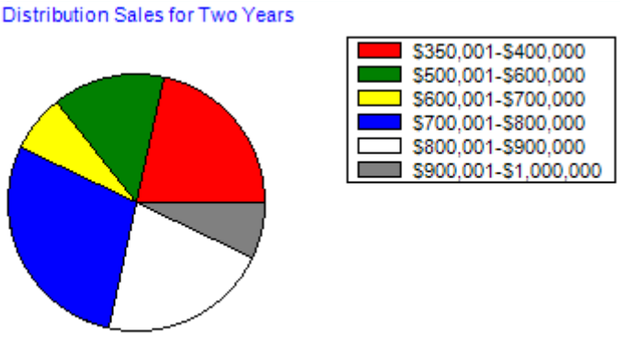
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.51Mi.	**2540 BELMONT BLVD** **WAUKEE, IA 50263-8905**	11/13/2025	$840,000	$394	2130	/5/4	2022	21,443 SF	Yes
		APN: 000001606429002 Document #: 2025-19587 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 28 Subdivision: THE RESERVE AT DAYBREAK PLAT 1 Abbreviated Description: Lot:28 Subdivision:THE RESERVE AT DAYBREAK PLAT 1 City/Muni/Twp:WAUKEE City/Muni/Twp: WAUKEE								
2	.89Mi.	**3895 SANDSTONE PT** **WAUKEE, IA 50263-7603**	11/12/2025	$735,000	$367	2002	/5/3	2018	14,634 SF	
		APN: 000001607403013 Document #: 2025-19571 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 5 Subdivision: PAINTED WOODS WEST PLAT 2 Abbreviated Description: Lot:5 Subdivision:PAINTED WOODS WEST PLAT 2 City/Muni/Twp:WAUKEE City/Muni/Twp: WAUKEE								
3	.92Mi.	**820 SANDSTONE PT** **WAUKEE, IA 50263-7525**	11/06/2025	$370,000	$246	1504	/3/2	2019	15,609 SF	
		APN: 000001607404016 Document #: 2025-19224 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 33 Subdivision: PAINTED WOODS WEST PLAT 2 Abbreviated Description: Lot:33 Subdivision:PAINTED WOODS WEST PLAT 2 City/Muni/Twp:WAUKEE City/Muni/Twp: WAUKEE								
4	.85Mi.	**3096 COTTONWOOD DR** **WAUKEE, IA 50263-8021**	11/03/2025	$585,000	$318	1836	8/4/3	1997	65,340 SF	
		APN: 000001607277007 Document #: 2025-18921 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Subdivision: LEONARDS SUBDIVISION PLAT 2 Abbreviated Description: Lot:1 Subdivision:LEONARDS SUBDIVISION PLAT 2 City/Muni/Twp:WAUKEE City/Muni/Twp: WAUKEE								
5	1.22Mi.	**675 DAYBREAK DR** **WAUKEE, IA 50263-8162**	10/27/2025	$775,000	$332	2334	/6/3	2020	13,030 SF	Yes
		APN: 000001606479014 Document #: 2025-18408 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Subdivision: DAYBREAK PLAT 2 Abbreviated Description: Lot:1 Subdivision:DAYBREAK PLAT 2 City/Muni/Twp:WAUKEE City/Muni/Twp: WAUKEE								
6	1.36Mi.	**2600 SUNFLOWER DR** **WAUKEE, IA 50263-8894**	10/21/2025	$670,000	$348	1922	/5/3	2021	12,455 SF	
		APN: 000001606428009 Document #: 2025-17944 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 14 Subdivision: DAYBREAK PLAT 2 Abbreviated Description: Lot:14 Subdivision:DAYBREAK PLAT 2 City/Muni/Twp:WAUKEE City/Muni/Twp: WAUKEE								
7	1.12Mi.	**880 HARRINGTON WAY** **WAUKEE, IA 50263-7620**	10/20/2025	$778,500	$415	1874	/5/4	2025	15,159 SF	
		APN: 000001607236005 Document #: 2025-17827 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 14 Subdivision: HAMILTON RIDGE PLAT 6 Abbreviated Description: Lot:14 Subdivision:HAMILTON RIDGE PLAT 6 City/Muni/Twp:WAUKEE City/Muni/Twp: WAUKEE								
8	1.12Mi.	**570 ELDORADO CT** **WAUKEE, IA 50263-1297**	08/27/2025	$850,000	$419	2025	/5/3	2024	22,189 SF	
		APN: 000001605379007 Document #: 2025-14597 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 8 Subdivision: EL DORADO HILLS PLAT 1 Abbreviated Description: Lot:8 Subdivision:EL DORADO HILLS PLAT 1 City/Muni/Twp:WAUKEE City/Muni/Twp: WAUKEE								
9	1.3Mi.	**2670 SE FLORENCE DR** **WAUKEE, IA 50263-8967**	08/21/2025	$509,000	$223	2274	/4/3	2025	18,273 SF	
		APN: 000001604336008 Document #: 2025-14225 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 8 Subdivision: KETTLESTONE RIDGE PLAT 8 Abbreviated Description: Lot:8 Subdivision:KETTLESTONE RIDGE PLAT 8 City/Muni/Twp:WAUKEE City/Muni/Twp: WAUKEE								
10	1.11Mi.	**550 ELDORADO CT** **WAUKEE, IA 50263-1297**	08/12/2025	$775,500	$393	1970	/5/3	2025	24,258 SF	
		APN: 000001605379008 Document #: 2025-13593 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 7 Subdivision: EL DORADO HILLS PLAT 1 Abbreviated Description: Lot:7 Subdivision:EL DORADO HILLS PLAT 1 City/Muni/Twp:WAUKEE City/Muni/Twp: WAUKEE								
11	1.07Mi.	**770 CANTERBURY CIR** **WAUKEE, IA 50263-8485**	08/11/2025	$1,270,000	$539	2355	/4/3	2024	19,248 SF	
		APN: 000001607236011 Document #: 2025-13459 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 11 Subdivision: HAMILTON RIDGE PLAT 6 Abbreviated Description: Lot:11 Subdivision:HAMILTON RIDGE PLAT 6 City/Muni/Twp:WAUKEE City/Muni/Twp: WAUKEE								
12	1.4Mi.	**31267 UTE AVE** **WAUKEE, IA 50263-7574**	08/04/2025	$400,000	$198	2018	/2/2	2009	144,620 SF	
		APN: 000001605301004 Document #: 2025-13077 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: F MapRef: MB 2008 PG 11227 Sec/Twnship/Range: NW4SW4 S05T78NR26W 5PM Abbreviated Description: Lot:F Map Ref:MB 2008 PG 11227Sec/Twnship/Range:NW4SW4 S05T78NR26W 5PM								
13	1.27Mi.	**2755 SE FLORENCE DR**	07/16/2025	$380,000	$258	1472	/3/2	2023	8,777 SF	

ICE SiteX Report

OrderID: 97524074

		WAUKEE, IA 50263-8968								
		APN: 000001604338008 Document #: 2025-11938 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 20 Subdivision: KETTLESTONE RIDGE PLAT 8 Abbreviated Description: Lot:20 Subdivision:KETTLESTONE RIDGE PLAT 8 City/Muni/Twp:WAUKEE City/Muni/Twp: WAUKEE								
14	1.38Mi.	**735 BELMONT BLVD**	07/10/2025	$985,000	$334	2944	/6/4	2019	19,933 SF	
		WAUKEE, IA 50263-6403								
		APN: 000001606431019 Document #: 2025-11458 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 18 Subdivision: THE RESERVE AT DAYBREAK PLAT 1 Abbreviated Description: Lot:18 Subdivision:THE RESERVE AT DAYBREAK PLAT 1 City/Muni/Twp:WAUKEE City/Muni/Twp: WAUKEE								
15	.87Mi.	**3120 WHITEPINE CT**	07/10/2025	$846,500	$383	2205	/3/3	2015	19,166 SF	
		WAUKEE, IA 50263-8146								
		APN: 000001608102008 Document #: 2025-11499 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 13 Subdivision: WILLOW PINES PLAT 1 Abbreviated Description: Lot:13 Subdivision:WILLOW PINES PLAT 1 City/Muni/Twp:WAUKEE City/Muni/Twp: WAUKEE								

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.	**94 DAKOTA CIR**	**09/20/2023**	$306,200	$306,200	1,261	/3/2	2023	7,027 SF	
.01Mi.	**100 DAKOTA CIR**	**03/13/2023**	$305,940	$305,940	1,261	/3/2	2022	7,027 SF	
.02Mi.	**90 DAKOTA CIR**	**09/26/2023**	$336,340	$336,340	1,491	/3/2	2023	11,980 SF	
.02Mi.	**108 DAKOTA CIR**	**09/25/2023**	$336,500	$336,500	1,489	/3/2	2022	7,027 SF	
.03Mi.	**86 DAKOTA CIR**	**10/26/2023**	$359,490	$359,490	2,071	/4/2	2023	10,940 SF	
.03Mi.	**112 DAKOTA CIR**	**05/10/2023**	$305,940	$305,940	1,261	/3/2	2022	7,027 SF	
.04Mi.	**82 DAKOTA CIR**	**02/16/2023**	$338,050	$338,050	1,261	/4/3	2023	9,028 SF	
.04Mi.	**105 DAKOTA CIR**	**06/06/2025**	$337,830	$337,830	1,261	/4/3	2022	7,277 SF	
.04Mi.	**116 DAKOTA CIR**	**07/17/2023**	$356,780	$356,780	2,111	/4/2	2022	7,027 SF	
.05Mi.	**109 DAKOTA CIR**	**03/03/2023**	$337,830	$337,830	1,261	/4/3	2022	7,150 SF	
.05Mi.	**80 DAKOTA CIR**	**09/05/2023**	$363,810	$363,810	1,489	/4/3	2023	11,784 SF	
.05Mi.	**80 PRAIRIE BLUFF DR**	**11/29/2023**	$420,590	$420,590	1,650	/4/3	2023	28,899 SF	
.05Mi.	**120 DAKOTA CIR**	**01/30/2023**	$367,570	$367,570	1,489	/4/3	2022	7,028 SF	
.05Mi.	**115 DAKOTA CIR**	**04/15/2025**	$333,130	$333,130	1,497	/3/2	2022	7,150 SF	
.06Mi.	**119 DAKOTA CIR**	**12/08/2022**	$314,350	$314,350	1,261	/3/2	2022	7,150 SF	
.06Mi.	**124 DAKOTA CIR**	**10/13/2022**	$349,550	$349,550	1,268	/4/3	2022	7,028 SF	

Rent vs. Own

Households Occupied by Renters:	28%	Households Occupied by Owners:	67%

Demographics & Income

Median Age:	34.7 years old	Households:	11,748
Median Household Income:	$110,919	Households w/Family:	64%
Household Income Per Capita:	$50,957	Households w/Family Married:	52%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	40%

School District

School District Zone:	Waukee Community School District	Students:	13,917
Number of Schools:	19	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade

ICE SiteX Report

OrderID: 97524074

1.57Mi. **South Middle School** Number of Students: 1,092 Student-Teacher Ratio: 14.85		C	Public	6 - 7
1.28Mi. **Timberline School** Number of Students: 992 Student-Teacher Ratio: 16.08		C-	Public	8 - 9
2.59Mi. **Waukee High School** Number of Students: 1,375 Student-Teacher Ratio: 16.79 Advanced Placement: Yes		B+	Public	10 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	111%	HIGHER
BURGLARY	86%	LOWER
MOTOR VEHICLE THEFT	88%	LOWER
FORCIBLE ROBBERY	90%	LOWER
AGGRAVATED ASSAULT	82%	LOWER
FORCIBLE RAPE	51%	NOTABLY LOWER
MURDER	110%	HIGHER
OVERALL	99%	SIMILAR

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.