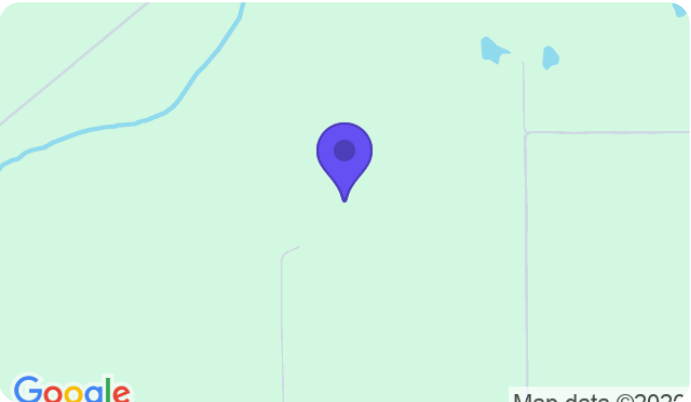


Rural Residence **RESIDENTIAL**

3052 ROSE AVE
MENLO, IA 50164



2
BEDS

1
BATHS

1,200 ft²
LIVING AREA

33 ac
LOT SIZE

1990
YEAR BUILT

1
STORIES

4
ROOMS

4
PARKING

VALUATION

Last Sale	\$399,500 · Aug 14, 2024
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TAX & ASSESSMENT

Property Tax	\$1,688 (2025)
Assessed Value	\$156,700
Previous Assessed	\$128,300
Assessor Market Value	\$156,700

PROPERTY FACTS

Property Type	Rural Residence
County	GUTHRIE
Lot (acres)	33.00
Construction	Frame (Unspecified)
Roof	Metal
Heating	Forced Air With Air Conditioning

Cooling	Central
Garage	Garage, Detached
Pool	No

Deck · 96 ft²

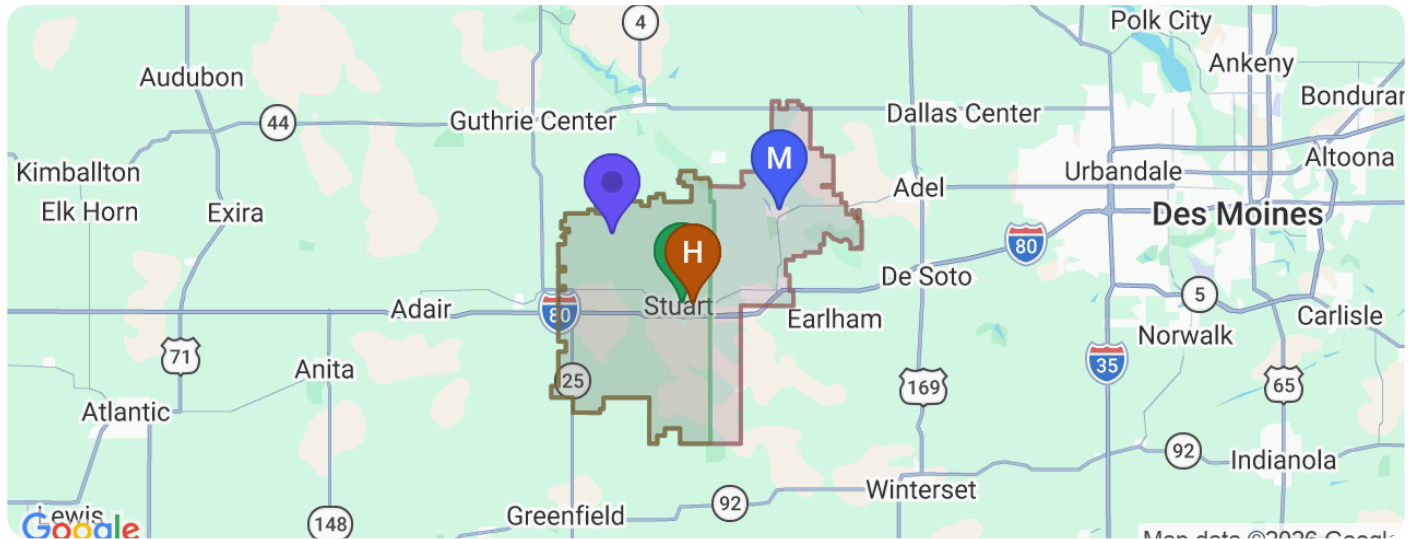
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 22, 2026	Financing	Warranty Deed			\$326K
Aug 2, 2024	Non-arms-length	Legal Action/Court Order	\$399,500	\$333	\$280K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Stuart Elementary School	Elementary	PK–5	6.4 mi
West Central Valley High School	High	9–12	6.9 mi
West Central Valley Middle School	Middle	6–8	10.9 mi

District: West Central Valley Community School District



Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 50164

94 CRIME INDEX	93 AIR POLLUTION	493 POPULATION	\$86K MEDIAN IN-COME	49°F AVG TEMP	59% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy

Absentee owner