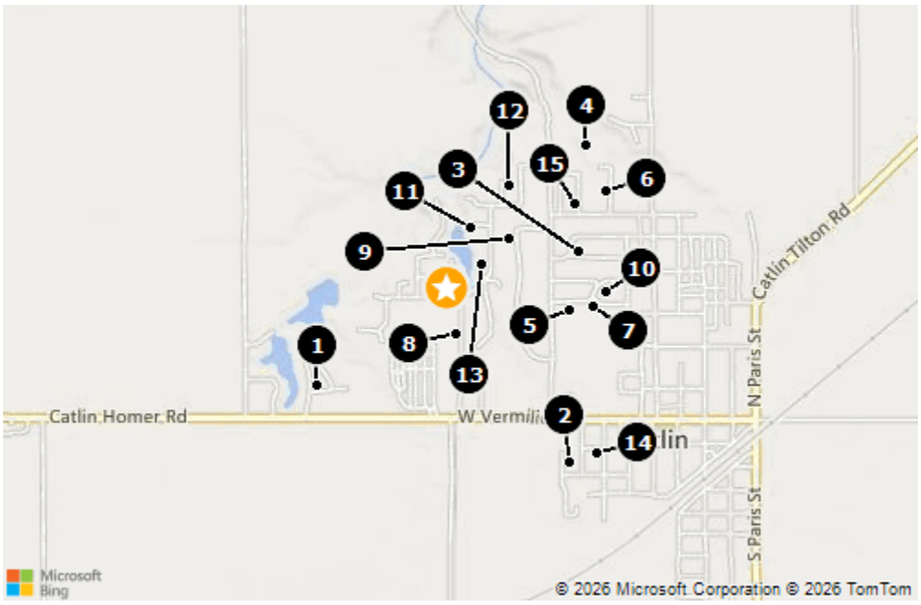
ICE SiteX Report

OrderID: 98220931

SiteX Property Information Report



Subject Property Location

102 TAYLOR ST, CATLIN, IL 61817-9629

County:	**VERMILION IL**	Census Tract:	171830107.021046
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	22-33-204-016	Thomas Bros Pg-Grid:	

Valuation

Value:	**$295,000**	FSD:	8	Common Confidence Score:	70
Value Range:	$271,400 - $318,600	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	CT015
Assd Land Value:	$11,473	Market Land Value:	$34,419	Tax Year:	2025
Assd Improvement:	$75,719	Market Improvment Value:	$227,157	Total Taxable Value:	$6,967
Total Assessed Value:	$87,192	Total Assessor Market Value:	$261,576	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 31,36 District: CT Subdivision: REPLAT LAKE VILLAGE Sec/Twnship/Range: SEC 33 TWN 19N RNG 12W

Abbreviated Description:	REPLAT LAKE VILLAGE ADD L31 & 36
City/Muni/Twp:	CATLIN

Property Characteristics

Lot Size:	24,394 SF	Bedrooms:		Pool:	
Building Area:		Baths:		Fireplace:	
Year Built:		Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	06/20/2024	Loan Amount:	N/A
Document #:	24-04651 BK-PG -	Loan Type:	Unknown
TD Due Date:	07/01/2064	Type Finance:	

Legal Description:
Lot: 31 36 20

Mortgage Record

Recording Date:	07/12/2023	Loan Amount:	N/A
Document #:	23-03979 BK-PG -	Loan Type:	Unknown
TD Due Date:	01/01/2052	Type Finance:	

Legal Description:
Lot: 20-22 31

Prior Transfer

Recording Date:	07/07/2022	Sales Price:	$206,196
Document #:	22-04474 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/30/2021	Loan Amount:	N/A
Document #:	21-10299 BK-PG -	Loan Type:	New Conventional

ICE SiteX Report

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TD Due Date:	01/01/2052	Type Finance:	FIX

Legal Description:
Lot: 20-22 31

Prior Transfer

Recording Date:	12/30/2021	Sales Price:	$210,000
Document #:	21-10298 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/29/2021		
Document Type:			

Legal Description:
Lot: 20-22 31

Prior Transfer

Recording Date:	12/29/2021	Sales Price:	$210,000
Document #:	2021-10298 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 31,36 District: CT Subdivision: REPLAT LAKE VILLAGE Sec/Twnship/Range: SEC 33 TWN 19N RNG 12W
Abbreviated Description: REPLAT LAKE VILLAGE ADD L31 & 36
City/Muni/Twp: CATLIN

Area Sales Analysis

Total Area Sales	$3,008,500	Median # of Bedrooms	
Median Lot Size	13,939 SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs	$100,000 to $349,000	Age Range	
Median Value	$200,000	Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.4Mi.	**107 MAPLE DR** **CATLIN, IL 61817-9206**	07/10/2026	$229,000			//		15,682 SF	
		APN: 22-33-201-023 Document #: 26-05464 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 45 MapRef: PR 8 PG 373 405 Abbreviated Description: Lot:45 Map Ref:PR 8 PG 373 405								
2	.53Mi.	**105 MARTIN CT** **CATLIN, IL 61817-9600**	06/23/2026	$171,000			//		8,276 SF	
		APN: 22-34-302-008 Document #: 26-05050 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 18 MapRef: BK 794 PG 187 Abbreviated Description: Lot:18 Map Ref:BK 794 PG 187								
3	.34Mi.	**117 MEADOWLANE DR** **CATLIN, IL 61817-9665**	06/15/2026	$100,000			//		8,712 SF	
		APN: 22-34-102-046 Document #: 26-04881 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 35 Subdivision: NORTHVIEW SUB MapRef: PR 8 PG 297 Abbreviated Description: Lot:35 Subdivision:NORTHVIEW SUB Map Ref:PR 8 PG 297								
4	.5Mi.	**203 DELMAR DR** **CATLIN, IL 61817-9650**	06/15/2026	$239,000			//		20,038 SF	
		APN: 22-27-300-014 Document #: 26-04870 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 8 Section: 27 Sec/Twnship/Range: SE4 SW4 T19N R12W Abbreviated Description: Lot:8 Section:27 Sec/Twnship/Range:SE4 SW4 T19N R12W								
5	.31Mi.	**126 LARKSPUR DR** **CATLIN, IL 61817-9625**	06/12/2026	$215,000			//		7,841 SF	
		APN: 22-34-104-015 Document #: 26-04842 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 14 MapRef: BK 850 PG 118 Abbreviated Description: Lot:14 Map Ref:BK 850 PG 118								
6	.46Mi.	**106 DELMAR DR** **CATLIN, IL 61817-9602**	05/15/2026	$349,000			//		13,939 SF	
		APN: 22-27-305-014 Document #: 26-03990 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 11 MapRef: PR 9 PG 27 Abbreviated Description: Lot:11 Map Ref:PR 9 PG 27								
7	.37Mi.	**116 LARKSPUR DR** **CATLIN, IL 61817-9625**	04/17/2026	$160,000			//		7,841 SF	
		APN: 22-34-105-028 Document #: 26-02971 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 18 19 Abbreviated Description: Lot:18 19								
8	.11Mi.	**114 MAPLELEAF DR** **CATLIN, IL 61817-9640**	04/17/2026	$214,000			//		16,988 SF	
		APN: 22-34-101-027 Document #: 26-02988 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 33 Section: 34 Sec/Twnship/Range: W2 NW4 T19N R12W Abbreviated Description: Lot:33 Section:34 Sec/Twnship/Range:W2 NW4 T19N R12W								
9	.2Mi.	**136 WESTWOOD CIR** **CATLIN, IL 61817-9237**	04/03/2026	$281,000			//		20,909 SF	
		APN: 22-34-113-022 Document #: 26-02498 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 22 Subdivision: WESTWOOD ESTATES SUB MapRef: DOC 04-12187 Abbreviated Description: Lot:22 Subdivision:WESTWOOD ESTATES SUB Map Ref:DOC 04-12187								
10	.4Mi.	**102 HUNTINGTON PARK** **CATLIN, IL 61817-9261**	02/13/2026	$145,000			//		10,454 SF	
		APN: 22-34-105-019 Document #: 26-01345 Document Type: Price Code: F								

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Land Use: Single Family Residential
Legal: Lot: 29 Abbreviated Description: Lot:29

11 .16Mi. **107 FAUST ST** 12/10/2025 $216,000 // 32,234 SF
CATLIN, IL 61817-9615
APN: 22-34-101-005 Document #: 25-09584
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 28 Section: 34 Subdivision: CLERKS SUB MapRef: DR 683 PG 436 Sec/Twnship/Range: N2 T19N R12W Abbreviated Description: Lot:28 Section:34 Subdivision:CLERKS SUB Map Ref:DR 683 PG 436Sec/Twnship/Range:N2 T19N R12W

12 .3Mi. **105 CRESTWOOD ST** 12/01/2025 $190,000 // 9,583 SF
CATLIN, IL 61817-9613
APN: 22-27-301-012 Document #: 25-09311
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 19 Section: 27 Subdivision: C W DUKES FIRST ADD TO CATLIN SUB MapRef: PR 8 PG 587 Sec/Twnship/Range: SW4 SW4 T19N R12W Abbreviated Description: Lot:19 Section:27 Subdivision:C W DUKES FIRST ADD TO CATLIN SUB Map Ref:PR 8 PG 587Sec/Twnship/Range:SW4 SW4 T19N R12W

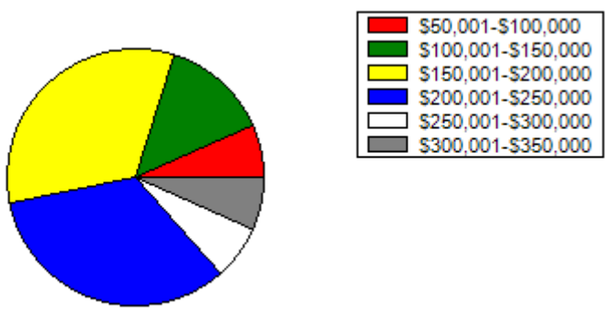
13 .11Mi. **128 MAPLELEAF DR** 11/10/2025 $112,500 // 18,295 SF
CATLIN, IL 61817-9616
APN: 22-34-101-014 Document #: 25-08932
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 26 27 Abbreviated Description: Lot:26 27

14 .56Mi. **106 ORCHARD ST** 11/04/2025 $187,000 // 14,375 SF
CATLIN, IL 61817-8913
APN: 22-34-304-007 Document #: 25-08792
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 6 7 Abbreviated Description: Lot:6 7

15 .38Mi. **104 BURRIS ST** 11/03/2025 $200,000 // 9,148 SF
CATLIN, IL 61817-9604
APN: 22-27-304-019 Document #: 25-08591
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 24 MapRef: PR 2 PG 72 Abbreviated Description: Lot:24 Map Ref:PR 2 PG 72

Comparable Sales Chart

% Distribution Sales for Two Years



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.	**102 TAYLOR ST**	**12/29/2021**	$261,576	$87,192				24,394 SF	
.02Mi.	**103 DREW CT**	**03/04/2024**	$199,749	$66,583				17,860 SF	
.03Mi.	**104 TAYLOR**	**12/03/2018**	$143,475	$47,825				11,761 SF	
.03Mi.	**122 MAPLELEAF DR**	**06/01/2020**	$249,960	$83,320				1 SF	
.04Mi.	**106 DREW CT**	**07/09/2018**	$192,717	$64,239				18,731 SF	
.05Mi.	**101 DREW CT**		$239,532	$79,844				17,860 SF	
.05Mi.	**101 DREW DR**	**08/13/1998**	$172,335	$57,445				14,810 SF	
.05Mi.	**101 TAYLOR ST**		$257,871	$85,957				43,124 SF	
.06Mi.	**102 DREW CT**		$222,333	$74,111				12,197 SF	
.06Mi.	**124 MAPLELEAF DR**	**09/25/2018**	$214,620	$71,540				1 SF	
.06Mi.	**120 MAPLELEAF DR**	**06/11/2019**	$148,827	$49,609					
.06Mi.	**103 TAYLOR**	**06/02/2025**	$216,750	$72,250				21,780 SF	
.06Mi.	**102 RAY CT**	**10/11/2017**	$196,845	$65,615				12,632 SF	
.07Mi.	**101 RAY CT**	**05/03/2023**	$240,786	$80,262				11,326 SF	
.07Mi.	**118 MAPLELEAF DR**		$158,283	$52,761					
.08Mi.	**105 TAYLOR ST**	**09/11/2012**	$162,159	$54,053				21,780 SF	

Rent vs. Own

Households Occupied by Renters:	27%	Households Occupied by Owners:	66%

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Demographics & Income

Median Age:	43.5 years old	Households:	972
Median Household Income:	$67,557	Households w/Family:	57%
Household Income Per Capita:	$35,813	Households w/Family Married:	45%
Most Common Education Level:	High School Graduate	Households w/Family Children:	19%

School District

School District Zone:	Salt Fork Community Unit School District 512	Students:	878
Number of Schools:	4	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.47Mi.	**Salt Fork North Elementary School** Number of Students: 274 Student-Teacher Ratio: 13.56	C	Public	PK - 5
8.91Mi.	**Salt Fork Junior High School** Number of Students: 202 Student-Teacher Ratio: 16.67	C+	Public	6 - 8
0.39Mi.	**Salt Fork High School** Number of Students: 248 Student-Teacher Ratio: 15.37	C+	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	101%	SIMILAR
BURGLARY	58%	NOTABLY LOWER
MOTOR VEHICLE THEFT	107%	SIMILAR
FORCIBLE ROBBERY	155%	NOTABLY HIGHER
AGGRAVATED ASSAULT	97%	SIMILAR
FORCIBLE RAPE	169%	NOTABLY HIGHER
MURDER	93%	SIMILAR
OVERALL	71%	NOTABLY LOWER

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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