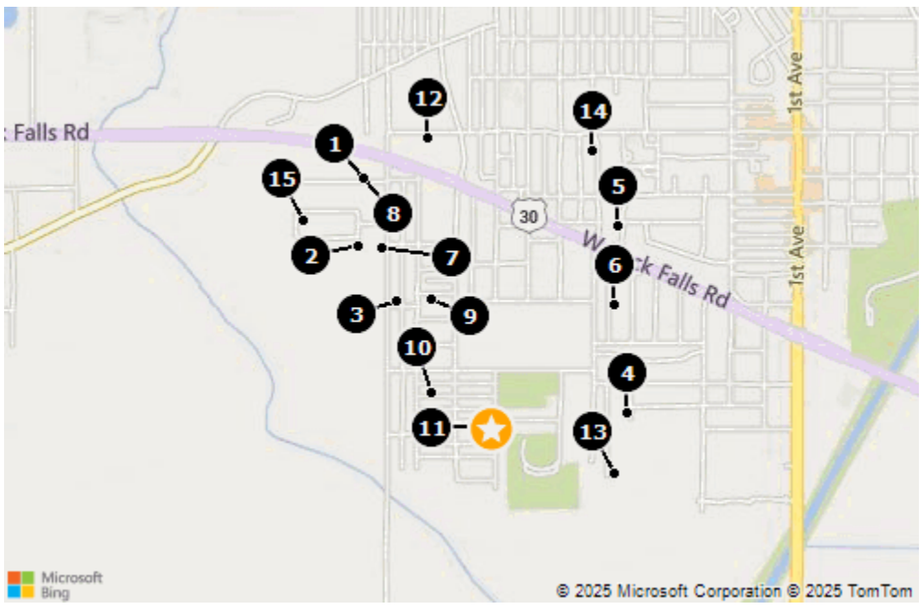
ICE SiteX Report

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SiteX Property Information Report



Subject Property Location

1101 W 21ST ST, ROCK FALLS, IL 61071-2721

County:	**WHITESIDE IL**	Census Tract:	171950017.002038
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	1133309008	Thomas Bros Pg-Grid:	

Valuation

Value:	**$120,000**	FSD:	35
Value Range:	$78,000 - $162,000	Confidence Score:	65

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2023	Tax Rate Code Area:	01110
Assd Land Value:	$2,482	Market Land Value:	$7,446	Tax Year:	2024
Assd Improvement:	$28,286	Market Improvment Value:	$84,858	Total Taxable Value:	$2,717
Total Assessed Value:	$30,768	Total Assessor Market Value:	$92,304	Delinquent Year:	
				Tax Account ID:	104068
				Homeowner's Exemption:	
				Tax Exemptions:	E

Assessment Legal Description

Lot: 1 Block: 3 District: 11

Abbreviated Description:	FAIRVIEW #5 LOT 1 BLK 3 420500X
City/Muni/Twp:	COLOMA

Property Characteristics

Lot Size:	6,534 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

Prior Transfer

Recording Date:	02/06/2023	Sales Price:	N/A
Document #:	2023-00582 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	09/08/2022	Loan Amount:	N/A
Document #:	2022-05501 BK-PG -	Loan Type:	FHA
TD Due Date:	10/01/2050	Type Finance:	
Legal Description:			
City/Muni/Twp: ROCK FALLS			

Prior Transfer

Recording Date:	02/18/2022	Sales Price:	N/A
Document #:	2022-00963 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/24/2020	Sales Price:	$94,000
Document #:	202020-00501 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	01/23/2020		

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Document Type: Warranty Deed
Legal Description:
City/Muni/Twp: ROCK FALLS

Mortgage Record

Recording Date: 01/24/2020
Document #: 202020-00501 BK-PG -
TD Due Date: 02/01/2050
Loan Amount: N/A
Loan Type: FHA
Type Finance:
Legal Description:
City/Muni/Twp: ROCK FALLS

Prior Transfer

Recording Date: 01/24/2020
Document #: 2020-00501 BK-PG -
Document Type:
Sales Price: $94,000
Type of Sale: Per Assessor Transaction History
Legal Description:
Lot: 1 Block: 3 District: 11
Abbreviated Description: FAIRVIEW #5 LOT 1 BLK 3 420500X
City/Muni/Twp: COLOMA

Prior Transfer

Recording Date: 10/02/2019
Document #: 2019-05360 BK-PG -
Contract Date: 09/03/2019
Document Type: Warranty Deed
Sales Price: $31,500
Type of Sale: Full Amount on Deed
Legal Description:
City/Muni/Twp: ROCK FALLS

Prior Transfer

Recording Date: 04/15/2019
Document #: 2019-01840 BK-PG -
Contract Date: 04/04/2019
Document Type: Sheriff's Deed
Sales Price: N/A
Type of Sale: Price as "0", "None", "No Consideration"
Legal Description:
City/Muni/Twp: ROCK FALLS

Prior Transfer

Recording Date: 01/31/2018
Document #: 2018-00525 BK-PG -
Document Type:
Sales Price: $70,000
Type of Sale: Full-Computed from Transfer Tax
Legal Description:

Mortgage Record

Recording Date: 07/14/2014
Document #: 2014-03821 BK-PG -
TD Due Date: 08/01/2044
Loan Amount: N/A
Loan Type: VA
Type Finance:
Legal Description:
Lot: 1 Block: 3 District: 11 Subdivision: FAIRVIEW SUBDIVISION #5 Sec/Twnship/Range: SW4 S33T21NR07E 4PM
City/Muni/Twp: ROCK FALLS

Prior Transfer

Recording Date: 07/14/2014
Document #: 2014-03820 BK-PG -
Contract Date: 07/11/2014
Document Type: Warranty Deed
Sales Price: $70,000
Type of Sale: Sales Price Rounded from Tax
Legal Description:
Lot: 1 Block: 3 District: 11 Subdivision: FAIRVIEW SUBDIVISION #5 Map Ref: MB9 PG18 Sec/Twnship/Range: SW4 S33T21NR07E 4PM
City/Muni/Twp: ROCK FALLS

Area Sales Analysis

Total Area Sales	$1,627,300	Median # of Bedrooms	
Median Lot Size	8,276 SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs	$35,000 to $295,000	Age Range	
Median Value	$86,000	Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.68Mi.	**1402 BENNETT DR** **ROCK FALLS, IL 61071-2647**	10/22/2025	$94,900			//		9,148 SF	
		APN: 1132227028 Document #: 2025-05345 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal:								
2	.54Mi.	**1405 LANCASTER DR** **ROCK FALLS, IL 61071-2668**	10/17/2025	$295,000			//		18,731 SF	
		APN: 1132228033 Document #: 2025-05256 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal:								
3	.38Mi.	**1605 14TH AVE** **ROCK FALLS, IL 61071-2628**	10/09/2025	$141,000			//		7,405 SF	
		APN: 1133151015 Document #: 2025-05095 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal:								
4	.33Mi.	**2000 7TH AVE** **ROCK FALLS, IL 61071-2911**	09/25/2025	$125,000			//		7,841 SF	

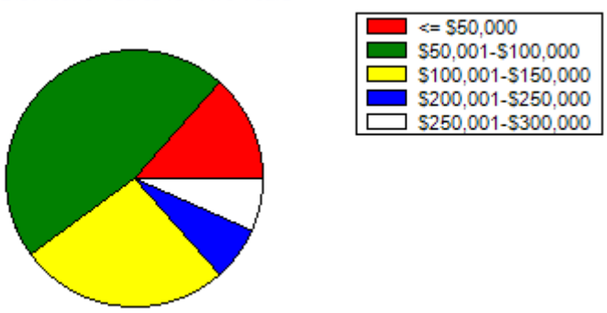
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	APN: 1133404023 Document #: 2025-04785 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal:					
5	.57Mi.	**1300 7TH AVE** **ROCK FALLS, IL 61071-2836**	08/25/2025	$125,000	//	13,068 SF
	APN: 1133203017 Document #: 2025-04204 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:ROCK FALLS City/Muni/Twp: ROCK FALLS					
6	.42Mi.	**1513 WIKE DR** **ROCK FALLS, IL 61071-2829**	08/25/2025	$86,000	//	7,841 SF
	APN: 1133254006 Document #: 2025-04208 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:ROCK FALLS City/Muni/Twp: ROCK FALLS					
7	.51Mi.	**1400 14TH AVE** **ROCK FALLS, IL 61071-2625**	08/11/2025	$70,000	//	14,810 SF
	APN: 1132276002 Document #: 2025-03934 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal:					
8	.68Mi.	**1402 BENNETT DR** **ROCK FALLS, IL 61071-2647**	08/05/2025	$70,000	//	9,148 SF
	APN: 1132227028 Document #: 2025-03821 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:ROCK FALLS City/Muni/Twp: ROCK FALLS					
9	.34Mi.	**1211 W 16TH ST** **ROCK FALLS, IL 61071-2653**	08/01/2025	$72,000	//	6,098 SF
	APN: 1133155003 Document #: 2025-03744 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:ROCK FALLS City/Muni/Twp: ROCK FALLS					
10	.17Mi.	**1210 W 20TH ST** **ROCK FALLS, IL 61071-2644**	07/08/2025	$39,000	//	6,098 SF
	APN: 1133304011 Document #: 2025-03289 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:COLOMA City/Muni/Twp: COLOMA					
11	.03Mi.	**1107 W 21ST ST** **ROCK FALLS, IL 61071-2721**	07/08/2025	$35,000	//	6,534 SF
	APN: 1133309005 Document #: 2025-03306 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:ROCK FALLS City/Muni/Twp: ROCK FALLS					
12	.71Mi.	**1303 W 10TH ST** **ROCK FALLS, IL 61071-1505**	06/24/2025	$85,900	//	8,712 SF
	APN: 1133101006 Document #: 2025-03029 Document Type: Deed of Guardian Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:ROCK FALLS City/Muni/Twp: ROCK FALLS					
13	.31Mi.	**2211 CANAL ST** **ROCK FALLS, IL 61071-2956**	06/17/2025	$127,500	//	8,276 SF
	APN: 1133404019 Document #: 2025-02904 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:ROCK FALLS City/Muni/Twp: ROCK FALLS					
14	.71Mi.	**1008 8TH AVE** **ROCK FALLS, IL 61071-2838**	06/09/2025	$51,000	//	10,019 SF
	APN: 1133128016 Document #: 2025-02751 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:ROCK FALLS City/Muni/Twp: ROCK FALLS					
15	.68Mi.	**1501 SUNSET LN** **ROCK FALLS, IL 61071-2670**	06/06/2025	$210,000	//	7,841 SF
	APN: 1132228077 Document #: 2025-02733 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:ROCK FALLS City/Muni/Twp: ROCK FALLS					

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.

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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.	**1101 W 21ST ST**	**01/24/2020**	$92,304	$30,768				6,534 SF	
.01Mi.	**1103 W 21ST ST**	**03/28/2019**	$88,650	$29,550				6,534 SF	
.02Mi.	**1105 W 21ST ST**		$80,133	$26,711				6,534 SF	
.02Mi.	**1013 W 21ST ST**	**03/21/2005**	$70,962	$23,654				6,534 SF	
.03Mi.	**1107 W 21ST ST**		$60,882	$20,294				6,534 SF	
.03Mi.	**1011 W 21ST ST**	**01/09/2007**	$95,811	$31,937				6,534 SF	
.03Mi.	**1100 W 21ST ST**	**11/19/2014**	$59,025	$19,675				6,534 SF	
.04Mi.	**1102 W 21ST ST**	**01/31/2006**	$81,348	$27,116				6,534 SF	
.04Mi.	**1104 W 21ST ST**	**09/17/2018**	$53,286	$17,762				6,534 SF	
.04Mi.	**1014 W 21ST ST**	**10/21/2022**	$95,172	$31,724				6,534 SF	
.04Mi.	**1109 W 21ST ST**	**09/15/2023**	$66,948	$22,316				6,534 SF	
.04Mi.	**1009 W 21ST ST**		$56,895	$18,965				6,534 SF	
.05Mi.	**1012 W 21ST ST**		$30,396	$10,132				6,534 SF	
.05Mi.	**1108 W 21ST ST**		$106,359	$35,453				13,068 SF	
.05Mi.	**2203 11TH AVE**	**06/07/2019**	$132,093	$44,031				11,761 SF	
.05Mi.	**1111 W 21ST ST**		$89,865	$29,955				6,534 SF	

Rent vs. Own

Households Occupied by Renters:	24%	Households Occupied by Owners:	66%

Demographics & Income

Median Age:	42.5 years old	Households:	5,337
Median Household Income:	$56,627	Households w/Family:	58%
Household Income Per Capita:	$29,197	Households w/Family Married:	38%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	Rock Falls Elementary School District 13	Students:	905
Number of Schools:	4	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.21Mi.	**Dillon Elementary School** Number of Students: 244 Student-Teacher Ratio: NA	NA	Public	KG - 2
1.50Mi.	**Riverdale Preschool Center** Number of Students: 131 Student-Teacher Ratio: NA	NA	Public	PK - PK
1.19Mi.	**Rock Falls Township High School** Number of Students: 628 Student-Teacher Ratio: NA Advanced Placement: Yes	C-	Public	9 - 12
1.18Mi.	**Merrill Elementary School** Number of Students: 250 Student-Teacher Ratio: NA	B-	Public	3 - 5
0.25Mi.	**Rock Falls Middle School** Number of Students: 280 Student-Teacher Ratio: NA	A	Public	6 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	130%	NOTABLY HIGHER
BURGLARY	107%	SIMILAR
MOTOR VEHICLE THEFT	127%	HIGHER
FORCIBLE ROBBERY	118%	HIGHER
AGGRAVATED ASSAULT	106%	SIMILAR
FORCIBLE RAPE	108%	SIMILAR
MURDER	122%	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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