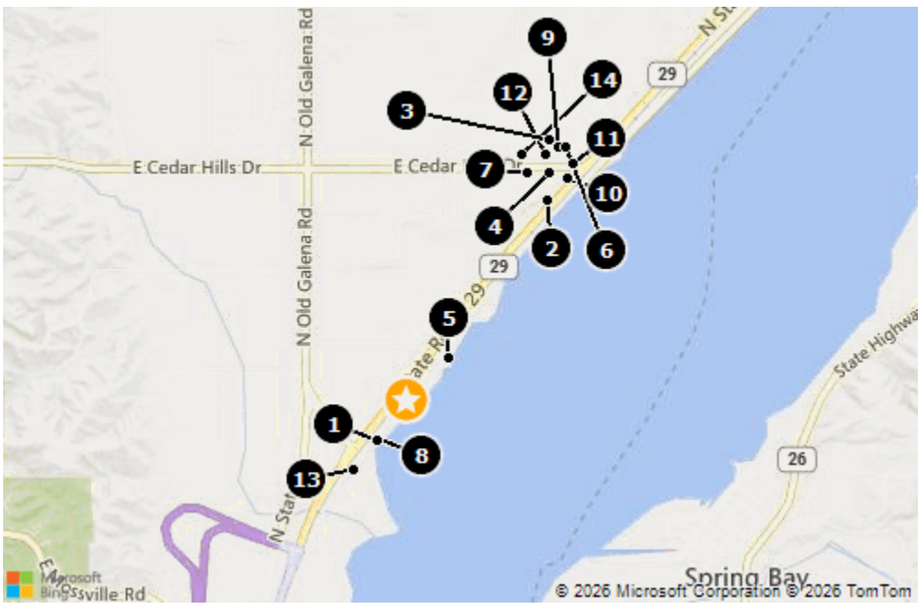
ICE SiteX Report

OrderID: 98513592

SiteX Property Information Report



Subject Property Location

11915 N RIVERVIEW RD, CHILLICOTHE, IL 61523-9527

County:	**PEORIA IL**	Census Tract:	171430034.021001
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	09-23-326-003	Thomas Bros Pg-Grid:	

Valuation

Value:	**$87,000**	FSD:	19	Common Confidence Score:	47
Value Range:	$70,470 - $103,530	ICE Confidence Score:	81		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$4,540	Market Land Value:	$13,620	Tax Year:	2025
Assd Improvement:	$17,980	Market Improvment Value:	$53,940	Total Taxable Value:	$1,298
Total Assessed Value:	$22,520	Total Assessor Market Value:	$67,560	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 1 Subdivision: HAMMERS SUB Sec/Twnship/Range: SEC 23 TWN 10 RNG 08

Abbreviated Description:	HAMMER'S SUB SW 1/4 SEC 23-10-8E (95-08040) BEG SW COR LOT 1: TH NW 239.06' NE 70' SE 130.15' SW 55.46' SE 111.49' SW 20' TO
City/Muni/Twp:	MEDINA

Property Characteristics

Lot Size:		Bedrooms:	3	Pool:	
Building Area:	832 SF	Baths:	1	Fireplace:	
Year Built:	1930	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Detached	Heating:	
Number of Stories:	1	Number of Cars:		A/C:	N
Style:	Cottage	Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	06/26/2024	Loan Amount:	N/A
Document #:	2024009889 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2064	Type Finance:	

Legal Description:

Lot: 1 Subdivision: HAMMERS SUBDIVISION Sec/Twnship/Range: S2 S23T10NR08E 4PM

Prior Transfer

Recording Date:	06/11/2019	Sales Price:	$53,775
Document #:	2019009011 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/05/2017	Loan Amount:	N/A
Document #:	2017008726 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2043	Type Finance:	FIX

Legal Description:

Subdivision: HAMMERS

Prior Transfer

Recording Date:	08/02/2011	Sales Price:	$53,775

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Document #:	2011017943 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/01/2010	Sales Price:	$54,500
Document #:	2010013219 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/28/2010		
Document Type:			

Legal Description:
Lot: 1 Subdivision: HAMMERS SUBDIVISION Sec/Twnship/Range: S2 S23T10NR08E 4P

Prior Transfer

Recording Date:	05/28/2010	Sales Price:	$54,500
Document #:	1013219 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 1 Subdivision: HAMMERS SUB Sec/Twnship/Range: SEC 23 TWN 10 RNG 08
Abbreviated Description: HAMMER'S SUB SW 1/4 SEC 23-10-8E (95-08040) BEG SW COR LOT 1: TH NW 239.06' NE 70' SE 130.15' SW 55.46' SE 111.49' SW 20' TO
City/Muni/Twp: MEDINA

Area Sales Analysis

Total Area Sales	$2,813,000	Median # of Bedrooms	3
Median Lot Size	SF	Median # of Baths	1
Median Living Area	1,743 SF	Median Year Built	1960
Price Range - 2 Yrs	$17,500 to $305,000	Age Range	49 years to 96 years
Median Value	$207,500	Median Age	66 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.27Mi.	**11718 N RIVERVIEW RD** **CHILLICOTHE, IL 61523-9120**	08/14/2026	$17,500	$14	1215	/3/1	1960	62,291 SF	
		APN: 09-23-376-008 Document #: 2026012640 Document Type: Price Code: R Land Use: Single Family Residential Legal: Sec/Twnship/Range: SW4 S33T10NR08E 4PM Abbreviated Description: Sec/Twnship/Range:SW4 S33T10NR08E 4PM								
2	1.19Mi.	**13101 N ROUTE 29** **CHILLICOTHE, IL 61523-**	07/17/2026	$200,000	$211	944	/3/1	1950	SF	
		APN: 09-13-303-061 Document #: 2026011524 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 15-17 Subdivision: STURMS SUBDIVISION MapRef: DOC 89-21181 Sec/Twnship/Range: SW4 S13T10NR08E 4PM Abbreviated Description: Lot:15-17 Subdivision:STURMS SUBDIVISION Map Ref:DOC 89-21181Sec/Twnship/Range:SW4 S13T10NR08E 4PM								
3	1.45Mi.	**13444 N DOVER LN** **CHILLICOTHE, IL 61523-9294**	06/17/2026	$305,000	$103	2944	/3/3	1977	SF	
		APN: 09-13-177-009 Document #: 2026009624 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 32 Subdivision: CEDAR HILLS ESTATES SECOND EXTENSION MapRef: DOC 1975017654 Sec/Twnship/Range: NW4 S13T10NR08E 4PM Abbreviated Description: Lot:32 Subdivision:CEDAR HILLS ESTATES SECOND EXTENSION Map Ref:DOC 1975017654Sec/Twnship/Range:NW4 S13T10NR08E 4PM								
4	1.32Mi.	**3308 E CEDAR HILLS DR** **CHILLICOTHE, IL 61523-9582**	06/05/2026	$195,000	$120	1620	/3/1	1960	SF	
		APN: 09-13-301-012 Document #: 2026008748 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Subdivision: LASALLE SUBDIVISION NO 1 Sec/Twnship/Range: SW4 S13T10NR08E 4PM Abbreviated Description: Lot:1 Subdivision:LASALLE SUBDIVISION NO 1 Sec/Twnship/Range:SW4 S13T10NR08E 4PM								
5	.32Mi.	**12202 N RIVERVIEW RD** **CHILLICOTHE, IL 61523-9116**	05/12/2026	$193,500	$110	1752	/3/1	1930	SF	
		APN: 09-23-253-017 Document #: 2026007246 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 56 Subdivision: RENCHVILLE SUBDIVISION Abbreviated Description: Lot:56 Subdivision:RENCHVILLE SUBDIVISION Abbreviated Description:STR: S2NE4 S23&NW4SE4 S23T10NR08E 4PM								
6	1.47Mi.	**13408 N BAYBERRY CT** **CHILLICOTHE, IL 61523-9428**	03/27/2026	$265,000	$151	1746	/3/2	1977	SF	
		APN: 09-13-177-016 Document #: 2026004562 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 25 Subdivision: CEDAR HILLS ESTATES SECOND EXTENSION MapRef: MB 1 PG 118 Sec/Twnship/Range: NW4 S13T10NR08E 4PM Abbreviated Description: Lot:25 Subdivision:CEDAR HILLS ESTATES SECOND EXTENSION Map Ref:MB 1 PG 118Sec/Twnship/Range:NW4 S13T10NR08E 4PM City/Muni/Twp:MEDINA TOWNSHIP City/Muni/Twp: MEDINA TOWNSHIP								
7	1.26Mi.	**3126 E CEDAR HILLS DR** **CHILLICOTHE, IL 61523-9148**	12/16/2025	$240,000	$125	1912	/3/1	1958	SF	
		APN: 09-13-301-006 Document #: 2025021582 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 7 Subdivision: LASALLE SUBDIVISION NO 1 Sec/Twnship/Range: SW4 S13T10NR08E 4PM Abbreviated Description: Lot:7 Subdivision:LASALLE SUBDIVISION NO 1 Sec/Twnship/Range:SW4 S13T10NR08E 4PM								
8	.25Mi.	**11724 N RIVERVIEW RD** **CHILLICOTHE, IL 61523-9120**	12/12/2025	$75,000	$81	916	/1/1	1935	77,973 SF	
		APN: 09-23-376-007 Document #: 2025021427 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: SW4 S23T10NR08E 4PM Abbreviated Description: Sec/Twnship/Range:SW4 S23T10NR08E 4PM								
9	1.45Mi.	**13408 N DOVER LN** **CHILLICOTHE, IL 61523-9294**	09/22/2025	$305,000	$172	1764	/3/2	1977	SF	
		APN: 09-13-177-013 Document #: 2025016094 Document Type: Price Code: R Land Use: Single Family Residential								

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Legal: Lot: 30 Subdivision: CEDAR HILLS ESTATES SECOND EXTENSION Sec/Twnship/Range: NW4 S13T10NR08E 4PM Abbreviated Description: Lot:30 Subdivision:CEDAR HILLS ESTATES SECOND EXTENSION Sec/Twnship/Range:NW4 S13T10NR08E 4PM

10	1.34Mi.	**13207 N CAROLINE ST** **CHILLICOTHE, IL 61523-9299**	07/22/2025	$215,000	$111	1924	/3/2	1968		SF

APN: 09-13-303-053 Document #: 2025012053
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: STURMS SUBDIVISION MapRef: MB P PG 95 Sec/Twnship/Range: SW4 S13T10NR08E 4PM Abbreviated Description: Lot:2 Subdivision:STURMS SUBDIVISION Map Ref:MB P PG 95Sec/Twnship/Range:SW4 S13T10NR08E 4PM

11	1.42Mi.	**3415 E CEDAR HILLS DR** **CHILLICOTHE, IL 61523-9439**	07/21/2025	$155,000	$165	936	/3/1	1955		SF

APN: 09-13-178-008 Document #: 2025012003
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 14 Subdivision: MURRAYS SUBDIVISION NUMBER 1 MapRef: MB Q PG 46 Sec/Twnship/Range: NW4 S13T10NR08E 4PM Abbreviated Description: Lot:14 Subdivision:MURRAYS SUBDIVISION NUMBER 1 Map Ref:MB Q PG 46Sec/Twnship/Range:NW4 S13T10NR08E 4PM

12	1.38Mi.	**13427 N DOVER LN** **CHILLICOTHE, IL 61523-9294**	06/16/2025	$300,000	$153	1959	/3/1	1966		SF

APN: 09-13-151-014 Document #: 2025009909
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 36 Subdivision: CEDAR HILLS ESTATES SECOND EXTENSION Sec/Twnship/Range: NW4 S13T10NR08E 4PM Abbreviated Description: Lot:36 Subdivision:CEDAR HILLS ESTATES SECOND EXTENSION Sec/Twnship/Range:NW4 S13T10NR08E 4PM

13	.43Mi.	**11518 N RIVERVIEW RD** **CHILLICOTHE, IL 61523-9122**	05/23/2025	$96,000	$84	1138	/2/1	1930	66,647	SF

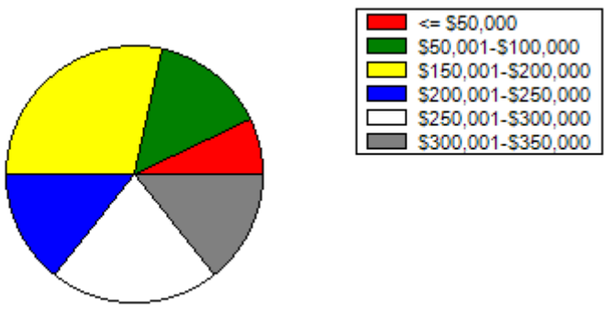
APN: 09-23-376-023 Document #: 2025008585
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: SW4 S23T10NR07E 4PM Abbreviated Description: Sec/Twnship/Range:SW4 S23T10NR07E 4PM

14	1.33Mi.	**13320 N WAYNE RD** **CHILLICOTHE, IL 61523-9562**	05/08/2025	$251,000	$144	1740	/3/1	1970		SF

APN: 09-13-151-007 Document #: 2025007602
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: CEDAR HILLS ESTATES MapRef: DOC 66-67155 Sec/Twnship/Range: NW4 S13T10NR08E 4PM Abbreviated Description: Lot:1 Subdivision:CEDAR HILLS ESTATES Map Ref:DOC 66-67155Sec/Twnship/Range:NW4 S13T10NR08E 4PM

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.	**11915 N RIVERVIEW RD**	**05/28/2010**	$67,560	$22,520	832	/3/1	1930		
.02Mi.	**11913 N RIVERVIEW RD**		$82,530	$27,510	1,020	/2/1	1950		
.02Mi.	**11917 N RIVERVIEW RD**	**02/23/2024**	$65,790	$21,930	810	/2/1	1930		
.03Mi.	**11919 N RIVERVIEW RD**		$99,480	$33,160	1,288	/3/1	1930		
.04Mi.	**11923 N RIVERVIEW RD**		$72,990	$24,330	888	/3/1	1930		
.05Mi.	**11925 N RIVERVIEW RD**	**04/30/2001**	$97,890	$32,630	1,167	/2/1	1935		
.06Mi.	**11900 N RIVERVIEW RD**	**12/10/2021**	$288,960	$96,320	2,224	/3/1	1950		
.07Mi.	**11850 N RIVERVIEW RD**		$171,840	$57,280	1,574	/3/1	1959		
.08Mi.	**11846 N RIVERVIEW RD**	**06/23/2015**	$108,120	$36,040	2,205	/3/2	1930		
.09Mi.	**11840 N RIVERVIEW RD**		$96,210	$32,070	1,288	/2/1	1930		
.09Mi.	**11831 N RIVERVIEW RD**	**08/30/2013**	$159,660	$53,220	1,620	/3/2	1950		
.1Mi.	**11836 N RIVERVIEW RD**	**07/29/2004**	$112,620	$37,540	2,162	/2/3	1940		
.11Mi.	**11832 N RIVERVIEW RD**		$83,940	$27,980	1,078	/2/1	1940		
.12Mi.	**11910 N RIVERVIEW RD**	**10/14/1988**	$169,830	$56,610	1,918	/4/2	1959		
.12Mi.	**11826 N RIVERVIEW RD**	**08/01/2008**	$110,700	$36,900	1,250	/2/1	1935		
.14Mi.	**12017 N RIVERVIEW RD**	**05/05/2023**	$112,440	$37,480	1,514	/3/1	1940		

Rent vs. Own

Households Occupied by Renters: 16% Households Occupied by Owners: 77%

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Demographics & Income

Median Age:	44.4 years old	Households:	4,431
Median Household Income:	$80,555	Households w/Family:	59%
Household Income Per Capita:	$38,863	Households w/Family Married:	45%
Most Common Education Level:	High School Graduate	Households w/Family Children:	24%

School District

School District Zone:	Illinois Valley Central Unit School District 321	Students:	2,071
Number of Schools:	8	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.57Mi.	**Mossville Elementary School** Number of Students: 431 Student-Teacher Ratio: 15.8	A-	Public	PK - 5
6.11Mi.	**Illinois Valley Central High School** Number of Students: 650 Student-Teacher Ratio: 14.71 Advanced Placement: Yes	B-	Public	9 - 12
0.57Mi.	**Mossville Jr. High School** Number of Students: 181 Student-Teacher Ratio: 15.25	B+	Public	6 - 8

Flood Report

The Subject Property of **11915 N RIVERVIEW RD, CHILLICOTHE, IL 61523-9527** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	89%	LOWER
BURGLARY	100%	SIMILAR
MOTOR VEHICLE THEFT	89%	LOWER
FORCIBLE ROBBERY	91%	LOWER
AGGRAVATED ASSAULT	86%	LOWER
FORCIBLE RAPE	109%	SIMILAR
MURDER	88%	LOWER
OVERALL	78%	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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