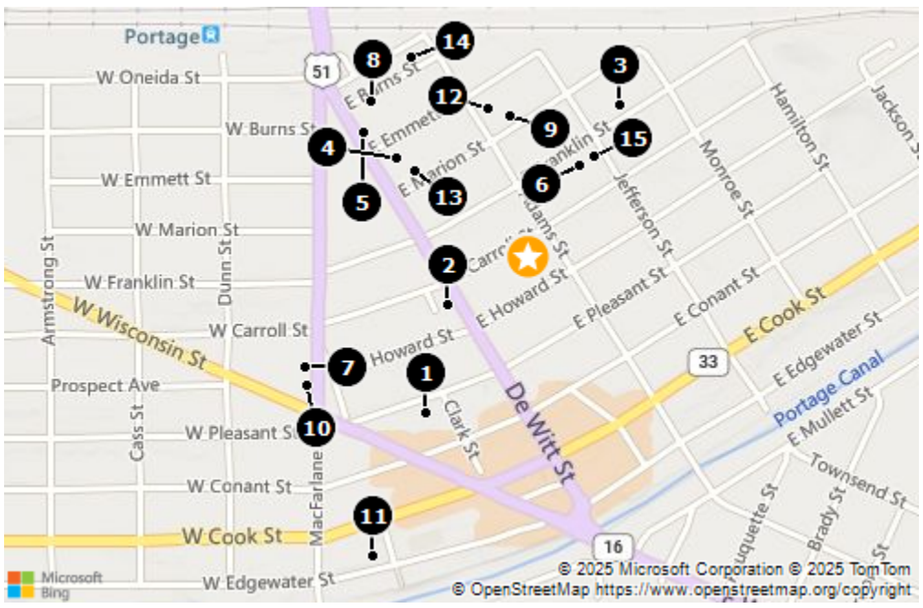
ICE SiteX Report

OrderID: 95816819

SiteX Property Information Report



Subject Property Location

132 E CARROLL ST, PORTAGE, WI 53901-1714

County:	**COLUMBIA WI**	Census Tract:	550219705.003027
Property Use:	Single Family Residential (Assumed)	Zoning:	
Parcel Number:	11271-715	Thomas Bros Pg-Grid:	

Valuation

Value:	**$222,000**	FSD:	10
Value Range:	$199,800 - $244,200	Confidence Score:	90

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	11271
Assd Land Value:	$11,900	Market Land Value:	$11,969	Tax Year:	2024
Assd Improvement:	$217,300	Market Improvment Value:	$218,555	Total Taxable Value:	$4,670
Total Assessed Value:	$229,200	Total Assessor Market Value:	$230,524	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 3 Block: 202 Subdivision: JJ GUPPEY Sec/Twnship/Range: SEC 05 TWN 12N RNG 09E
Abbreviated Description: LOT 3, BLK 202, JJ GUPPEY'S
City/Muni/Twp: CITY OF PORTAGE

Property Characteristics

Lot Size:	7,231 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:	07/15/2022	Sales Price:	$215,000
Document #:	958316 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	07/13/2022		
Document Type:	Warranty Deed		

Legal Description:
District: 11271
City/Muni/Twp: CITY OF PORTAGE

Prior Transfer

Recording Date:	10/03/2016	Sales Price:	$118,000
Document #:	885330 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	09/30/2016		
Document Type:	Warranty Deed		

Legal Description:
District: 11271
Abbreviated Description: 2016
City/Muni/Twp: CITY OF PORTAGE

Prior Transfer

Recording Date:	12/01/2010	Sales Price:	$114,900
Document #:	00817628 BK-PG -	Type of Sale:	Per Assessor Transaction History
Contract Date:	11/30/2010		
Document Type:	Warranty Deed		

ICE SiteX Report

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Legal Description:
Lot: 3 District: 11271 Subdivision: JJ GUPPEYS PLAT TOWN OF PORTAGE CITY SUBDV
Abbreviated Description: SUBDIVISION JJ GUPPEYS PLAT TOWN OF PORTAGE CITY LOT 3; SALENBR=201011019965546
City/Muni/Twp: CITY OF PORTAGE

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 3 Block: 202 Subdivision: JJ GUPPEY Sec/Twnship/Range: SEC 05 TWN 12N RNG 09E
Abbreviated Description: LOT 3, BLK 202, JJ GUPPEY'S
City/Muni/Twp: CITY OF PORTAGE

Area Sales Analysis

Total Area Sales	$3,145,900	Median # of Bedrooms	
Median Lot Size	6,882 SF	Median # of Baths	
Median Living Area	SF	Median Year Built	1860
Price Range - 2 Yrs	$155,000 to $265,000	Age Range	165 years to 165 years
Median Value	$212,000	Median Age	165 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.22Mi.	**210 W PLEASANT ST** **PORTAGE, WI 53901-1745**	07/29/2025	$170,000			//		6,621 SF	
		APN: 11271-1079 Document #: 986307 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential (Assumed) Legal: District: 11271 Abbreviated Description: District:11271 City/Muni/Twp:CITY OF PORTAGE City/Muni/Twp: CITY OF PORTAGE								
2	.11Mi.	**614 DE WITT ST** **PORTAGE, WI 53901-1720**	07/25/2025	$253,000			/3/2	1860	4,400 SF	
		APN: 11271-1029 Document #: 986222 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential (Assumed) Legal: District: 11271 Abbreviated Description: District:11271 City/Muni/Twp:CITY OF PORTAGE City/Muni/Twp: CITY OF PORTAGE								
3	.21Mi.	**317 E FRANKLIN ST** **PORTAGE, WI 53901-1809**	07/14/2025	$213,500			//		6,621 SF	
		APN: 11271-901 Document #: 985899 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential (Assumed) Legal: Section: 5 District: 11271 Sec/Twnship/Range: S5 T12N R9E Abbreviated Description: Section:5 District:11271 Sec/Twnship/Range:S5 T12N R9E City/Muni/Twp:CITY OF PORTAGE City/Muni/Twp: CITY OF PORTAGE								
4	.19Mi.	**106 E EMMETT ST** **PORTAGE, WI 53901-1751**	07/01/2025	$190,000			//		7,100 SF	
		APN: 11271-944 Document #: 985633 Document Type: Deed Price Code: R Land Use: Single Family Residential (Assumed) Legal: District: 11271 Abbreviated Description: District:11271 City/Muni/Twp:CITY OF PORTAGE City/Muni/Twp: CITY OF PORTAGE								
5	.23Mi.	**1005 DE WITT ST** **PORTAGE, WI 53901-1748**	06/19/2025	$235,000			//		7,187 SF	
		APN: 11271-967 Document #: 985297 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential (Assumed) Legal: District: 11271 Abbreviated Description: District:11271 City/Muni/Twp:CITY OF PORTAGE City/Muni/Twp: CITY OF PORTAGE								
6	.12Mi.	**222 E FRANKLIN ST** **PORTAGE, WI 53901-1808**	06/17/2025	$265,000			//		17,555 SF	
		APN: 11271-819 Document #: 985235 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential (Assumed) Legal: District: 11271 Abbreviated Description: District:11271 City/Muni/Twp:CITY OF PORTAGE City/Muni/Twp: CITY OF PORTAGE								
7	.29Mi.	**616 MACFARLANE RD** **PORTAGE, WI 53901-1649**	06/17/2025	$185,000			//		5,837 SF	
		APN: 11271-1646 Document #: 985210 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential (Assumed) Legal: District: 11271 Abbreviated Description: District:11271 City/Muni/Twp:CITY OF PORTAGE City/Muni/Twp: CITY OF PORTAGE								
8	.25Mi.	**112 E BURNS ST** **PORTAGE, WI 53901-1747**	04/28/2025	$250,000			//		7,057 SF	
		APN: 11271-963 Document #: 983822 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential (Assumed) Legal: District: 11271 Abbreviated Description: District:11271 City/Muni/Twp:CITY OF PORTAGE City/Muni/Twp: CITY OF PORTAGE								
9	.17Mi.	**211 E MARION ST** **PORTAGE, WI 53901-1837**	04/14/2025	$177,000			//		6,882 SF	
		APN: 11271-929 Document #: 983471 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential (Assumed) Legal: District: 11271 Abbreviated Description: District:11271 City/Muni/Twp:CITY OF PORTAGE City/Muni/Twp: CITY OF PORTAGE								
10	.3Mi.	**604 MACFARLANE RD** **PORTAGE, WI 53901-1649**	04/03/2025	$155,000			//		3,833 SF	
		APN: 11271-1645 Document #: 983181 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential (Assumed) Legal: District: 11271 Abbreviated Description: District:11271 City/Muni/Twp:CITY OF PORTAGE City/Muni/Twp: CITY OF PORTAGE								
11	.4Mi.	**307 W EDGEWATER ST** **PORTAGE, WI 53901-2119**	03/31/2025	$188,400			//		6,882 SF	
		APN: 11271-1157 Document #: 983047 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential (Assumed) Legal: District: 11271 Abbreviated Description: District:11271 City/Muni/Twp:CITY OF PORTAGE City/Muni/Twp: CITY OF PORTAGE								
12	.18Mi.	**911 ADAMS ST** **PORTAGE, WI 53901-1709**	03/20/2025	$235,000			//		6,882 SF	
		APN: 11271-926 Document #: 982790								

ICE SiteX Report

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Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential (Assumed)
Legal: District: 11271 Abbreviated Description: District:11271 City/Muni/Twp:CITY OF PORTAGE City/Muni/Twp: CITY OF PORTAGE

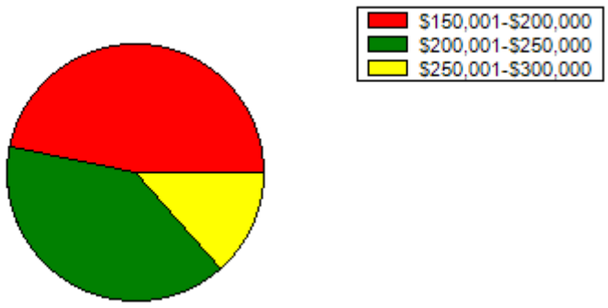
13 .17Mi. **109 E MARION ST** 02/05/2025 $212,000 // 7,100 SF
PORTAGE, WI 53901-1738
APN: 11271-948 Document #: 981715
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential (Assumed)
Legal: District: 11271 Abbreviated Description: District:11271 City/Muni/Twp:CITY OF PORTAGE City/Muni/Twp: CITY OF PORTAGE

14 .27Mi. **133 E BURNS ST** 12/27/2024 $187,000 // 10,367 SF
PORTAGE, WI 53901-1746
APN: 11271-993 Document #: 980795
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential (Assumed)
Legal: District: 11271 Abbreviated Description: District:11271 City/Muni/Twp:CITY OF PORTAGE City/Muni/Twp: CITY OF PORTAGE

15 .14Mi. **230 E FRANKLIN ST** 12/18/2024 $230,000 // 6,882 SF
PORTAGE, WI 53901-1808
APN: 11271-818 Document #: 980609
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential (Assumed)
Legal: District: 11271 Abbreviated Description: District:11271 City/Muni/Twp:CITY OF PORTAGE City/Muni/Twp: CITY OF PORTAGE

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.	**132 E CARROLL ST**		$230,524	$229,200				7,231 SF	
.02Mi.	**616 ADAMS ST**		$183,654	$182,600				10,106 SF	
.02Mi.	**612 ADAMS ST**		$125,420	$124,700				4,269 SF	
.02Mi.	**122 E CARROLL ST**		$150,162	$149,300				7,231 SF	
.03Mi.	**127 E HOWARD ST**		$164,444	$163,500				7,231 SF	
.03Mi.	**137 E HOWARD ST**		$169,775	$168,800				7,231 SF	
.03Mi.	**131 E HOWARD ST**		$198,037	$196,900				7,231 SF	
.03Mi.	**131 E CARROLL ST**		$170,982	$170,000		/2/1	1870	7,187 SF	
.03Mi.	**123 E HOWARD ST**		$166,557	$165,600		/3/1	1925	7,231 SF	
.04Mi.	**135 E CARROLL ST**		$163,841	$162,900				7,187 SF	
.04Mi.	**129 E CARROLL ST**		$212,018	$210,800				7,187 SF	
.04Mi.	**704 ADAMS ST**		$153,180	$152,300				7,187 SF	
.04Mi.	**125 E CARROLL ST**		$181,442	$180,400				7,187 SF	
.04Mi.	**119 E HOWARD ST**		$129,544	$128,800				7,231 SF	
.05Mi.	**114 E CARROLL ST**		$161,528	$160,600		/4/1	1928	6,882 SF	
.05Mi.	**119 E CARROLL ST**		$181,945	$180,900				7,187 SF	

Rent vs. Own

Households Occupied by Renters:	29%	Households Occupied by Owners:	61%

Demographics & Income

Median Age:	41.5 years old	Households:	6,490
Median Household Income:	$66,036	Households w/Family:	61%
Household Income Per Capita:	$36,685	Households w/Family Married:	42%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	Portage Community School District	Students:	2,174
Number of Schools:	9	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade

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1.22Mi. **Portage Community Preschool Program** Number of Students: 120 Student-Teacher Ratio: 20		NA	Public	EE - PK
0.19Mi. **Rusch Elementary** Number of Students: 202 Student-Teacher Ratio: 9.26		NA	Public	KG - 5
1.39Mi. **Portage High School** Number of Students: 760 Student-Teacher Ratio: 14.58 Advanced Placement: Yes		B-	Public	9 - 12
1.16Mi. **Wayne E. Bartels Middle School** Number of Students: 436 Student-Teacher Ratio: 13.41		C-	Public	6 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	137%	NOTABLY HIGHER
BURGLARY	141%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	130%	NOTABLY HIGHER
FORCIBLE ROBBERY	141%	NOTABLY HIGHER
AGGRAVATED ASSAULT	129%	HIGHER
FORCIBLE RAPE	136%	NOTABLY HIGHER
MURDER	139%	NOTABLY HIGHER
OVERALL	137%	NOTABLY 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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