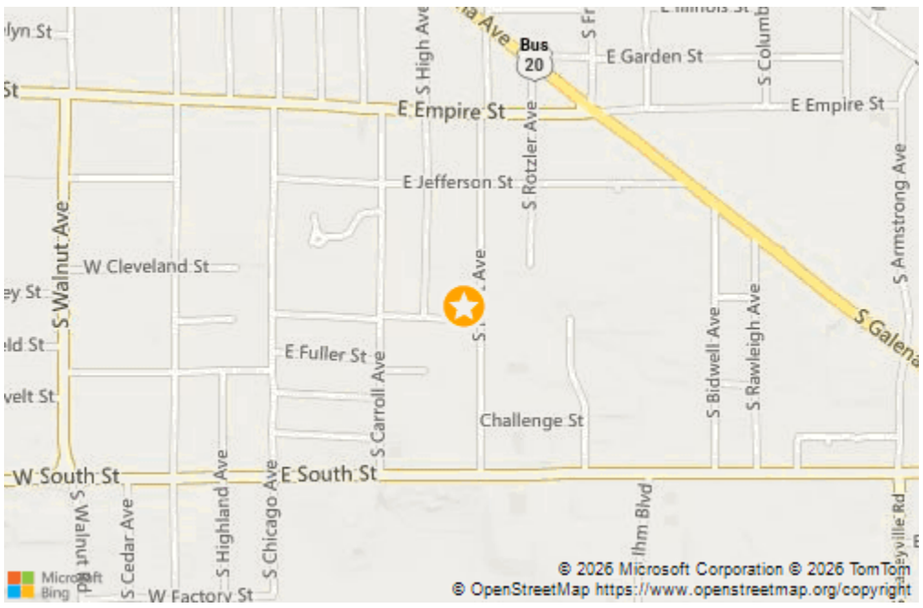
ICE SiteX Report

OrderID: 98063221

SiteX Property Information Report



Subject Property Location

1472 S FLOAT AVE, FREEPORT, IL 61032-6516

County:	**STEPHENSON IL**	Census Tract:	171770013.003009
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	18-19-06-231-031	Thomas Bros Pg-Grid:	

Valuation

Value:	**$65,000**	FSD:	17	Common Confidence Score:	40
Value Range:	$53,950 - $76,050	ICE Confidence Score:	83		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	18001
Assd Land Value:	$1,907	Market Land Value:	$5,721	Tax Year:	2025
Assd Improvement:	$15,056	Market Improvment Value:	$45,168	Total Taxable Value:	$1,363
Total Assessed Value:	$16,963	Total Assessor Market Value:	$50,889	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 9 Block: 5 District: 18 Subdivision: CHAS E MEYER ADDITION
Abbreviated Description: LOT 9 BLK 5 CHAS E MEYER ADD
City/Muni/Twp: FREEPORT

Property Characteristics

Lot Size:	7,307 SF	Bedrooms:	3	Pool:	
Building Area:	1092 SF	Baths:	1	Fireplace:	
Year Built:	1902	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	None	Heating:	
Number of Stories:	2	Number of Cars:	1	A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/01/2022	Sales Price:	$57,050
Document #:	190260 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 9 Block: 5 District: 18 Subdivision: CHAS E MEYER ADDITION
Abbreviated Description: LOT 9 BLK 5 CHAS E MEYER ADD
City/Muni/Twp: FREEPORT

Prior Transfer

Recording Date:	10/24/2006	Sales Price:	$63,500
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

No Comparable Sales Found

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.

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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.	**1472 S FLOAT AVE**	**06/01/2022**	$50,889	$16,963	1,092	/3/1	1902	7,307 SF	
.01Mi.	**322 E PERSHING ST**		$40,929	$13,643	770	/2/1	1917	2,350 SF	
.01Mi.	**1468 S FLOAT AVE**	**02/18/2026**	$81,120	$27,040	1,682	/3/1	1917	7,283 SF	
.01Mi.	**318 E PERSHING ST**	**12/18/2025**	$45,372	$15,124	880	/3/1	1917	2,450 SF	
.01Mi.	**326 E PERSHING ST**	**01/18/2024**	$47,436	$15,812	880	/2/1	1920	2,500 SF	
.02Mi.	**1458 S FLOAT AVE**	**06/17/2020**	$81,396	$27,132	1,946	/6/2	1922	14,530 SF	
.03Mi.	**1465 S HIGH AVE**	**07/31/2012**	$87,066	$29,022	1,450	/2/1	1927	14,500 SF	
.03Mi.	**333 E PERSHING ST**		$48,270	$16,090	921	/2/1	1956	6,000 SF	
.03Mi.	**339 E PERSHING ST**	**01/27/2025**	$60,129	$20,043	1,025	/3/1	1956	5,755 SF	
.03Mi.	**327 E PERSHING ST**	**04/02/2018**	$49,677	$16,559	825	/2/1	1956	6,000 SF	
.03Mi.	**1451 S HIGH AVE**		$69,177	$23,059	1,506	/3/1	1912	7,271 SF	
.04Mi.	**321 E PERSHING ST**	**06/23/2006**	$58,308	$19,436	825	/2/1	1956	6,000 SF	
.04Mi.	**1471 S FLOAT AVE**	**09/09/2025**	$58,596	$19,532	1,094	/3/1	1907	8,400 SF	
.04Mi.	**1473 S FLOAT AVE**		$46,737	$15,579	1,015	/3/1	1897	5,600 SF	
.04Mi.	**1483 S FLOAT AVE**	**06/23/2009**	$69,012	$23,004	1,561	/3/2	1897	5,600 SF	
.04Mi.	**1449 S HIGH AVE**	**11/04/2024**	$69,747	$23,249	1,260	/3/1	1907	7,250 SF	

Rent vs. Own

Households Occupied by Renters:	35%	Households Occupied by Owners:	54%

Demographics & Income

Median Age:	44.3 years old	Households:	11,756
Median Household Income:	$56,426	Households w/Family:	52%
Household Income Per Capita:	$29,640	Households w/Family Married:	38%
Most Common Education Level:	High School Graduate	Households w/Family Children:	22%

School District

School District Zone:	Freeport School District 145	Students:	3,703
Number of Schools:	8	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.63Mi.	**Blackhawk Elementary School** Number of Students: 361 Student-Teacher Ratio: 13.95	B	Public	PK - 4
0.94Mi.	**Freeport High School** Number of Students: 1,165 Student-Teacher Ratio: 13.38	F	Public	9 - 12
0.92Mi.	**Freeport Middle School** Number of Students: 515 Student-Teacher Ratio: 14.11	D+	Public	7 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	130%	NOTABLY HIGHER
BURGLARY	117%	HIGHER
MOTOR VEHICLE THEFT	132%	NOTABLY HIGHER
FORCIBLE ROBBERY	92%	SIMILAR
AGGRAVATED ASSAULT	116%	HIGHER
FORCIBLE RAPE	97%	SIMILAR
MURDER	112%	HIGHER
OVERALL	108%	SIMILAR

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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