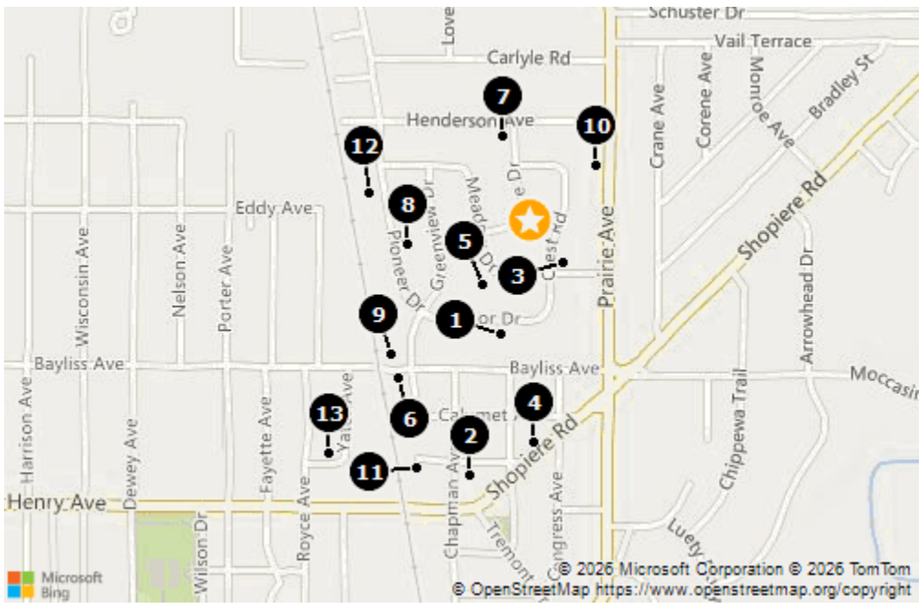
ICE SiteX Report

OrderID: 98729908

SiteX Property Information Report



Subject Property Location

1997 LANE DR, BELOIT, WI 53511-3125

County:	**ROCK WI**	Census Tract:	551050025.002011
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	12440940	Thomas Bros Pg-Grid:	

Valuation

Value:	**$228,000**	FSD:	21	Common Confidence Score:	32
Value Range:	$180,120 - $275,880	ICE Confidence Score:	79		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	206
Assd Land Value:	$17,700	Market Land Value:		Tax Year:	2025
Assd Improvement:	$175,400	Market Improvment Value:		Total Taxable Value:	$3,038
Total Assessed Value:	$193,100	Total Assessor Market Value:	$212,100	Delinquent Year:	
				Tax Account ID:	206 12440940
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 22 Subdivision: GUY L NICHOLS NORTH PARK ADD

Abbreviated Description:	L 22 B 8 GUY L NICHOLS NORTH PARK ADD
City/Muni/Twp:	CITY OF BELOIT

Property Characteristics

Lot Size:	7,231 SF	Bedrooms:	3	Pool:	
Building Area:	1092 SF	Baths:	2	Fireplace:	
Year Built:	1969	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Metal
Number of Units:		Garage Type:	Garage	Heating:	Yes
Number of Stories:	1	Number of Cars:	1	A/C:	Yes
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	01/08/2025	Loan Amount:	N/A
Document #:	2277226 BK-PG -	Loan Type:	Unknown
TD Due Date:	01/01/2065	Type Finance:	

Legal Description:
Lot: 22 Block: 8

Mortgage Record

Recording Date:	04/29/2024	Loan Amount:	N/A
Document #:	2260979 BK-PG -	Loan Type:	Unknown
TD Due Date:	02/01/2050	Type Finance:	

Legal Description:
Lot: 22 Block: 8

Mortgage Record

Recording Date:	12/08/2023	Loan Amount:	N/A
Document #:	2253414 BK-PG -	Loan Type:	Unknown
TD Due Date:	02/01/2050	Type Finance:	

Legal Description:
Lot: 22 Block: 8

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Mortgage Record

Recording Date:	07/06/2023	Loan Amount:	N/A
Document #:	2243446 BK-PG -	Loan Type:	New Conventional
TD Due Date:	02/01/2050	Type Finance:	

Legal Description:
Lot: 22 Block: 8

Prior Transfer

Recording Date:	05/13/2022	Sales Price:	N/A
Document #:	2218071 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/30/2020	Loan Amount:	N/A
Document #:	2146528 BK-PG -	Loan Type:	FHA
TD Due Date:	02/01/2050	Type Finance:	FIX

Legal Description:

Prior Transfer

Recording Date:	06/16/2016	Sales Price:	N/A
Document #:	2054282 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/13/2016	Loan Amount:	N/A
Document #:	2053946 BK-PG -	Loan Type:	FHA
TD Due Date:	07/01/2046	Type Finance:	FIX

Legal Description:

Prior Transfer

Recording Date:	06/13/2016	Sales Price:	$105,000
Document #:	2053945 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/10/2016		
Document Type:			

Legal Description:
Lot: 22 Block: 8

Mortgage Record

Recording Date:	05/21/2012	Loan Amount:	N/A
Document #:	1948169 BK-PG -	Loan Type:	New Conventional
TD Due Date:	06/01/2017	Type Finance:	

Legal Description:
Lot: 22 Block: 8 Subdivision: GUY L NICOLS NORTH PARK ADDITION
City/Muni/Twp: BELOIT

Prior Transfer

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

Legal Description:
Lot: 22 Subdivision: GUY L NICHOLS NORTH PARK ADD
Abbreviated Description: L 22 B 8 GUY L NICHOLS NORTH PARK ADD
City/Muni/Twp: CITY OF BELOIT

Area Sales Analysis

Total Area Sales	$2,429,200	Median # of Bedrooms	2
Median Lot Size	6,882 SF	Median # of Baths	1
Median Living Area	1,118 SF	Median Year Built	1953
Price Range - 2 Yrs	$77,300 to $314,900	Age Range	25 years to 84 years
Median Value	$174,000	Median Age	73 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.14Mi.	**1726 ARBOR DR** **BELOIT, WI 53511-3113**	09/11/2026	$244,000	$209	1166	6/2/1	1954	6,882 SF	
		APN: 12440335 Document #: 2318607 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 10 Block: 9 Subdivision: GUY L NICHOLS NORTH PARK ADDITION Abbreviated Description: Lot:10 Block:9 Subdivision:GUY L NICHOLS NORTH PARK ADDITION City/Muni/Twp:BELOIT City/Muni/Twp: BELOIT								
2	.31Mi.	**1706 ASHLAND AVE** **BELOIT, WI 53511-3715**	08/31/2026	$150,000	$223	672	4/2/1	1942	5,793 SF	
		APN: 12511965 Document #: 2317741 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 40 Subdivision: JOHN W TILTONS SUBDIVISION Abbreviated Description: Lot:40 Subdivision:JOHN W TILTONS SUBDIVISION City/Muni/Twp:BELOIT City/Muni/Twp: BELOIT								
3	.06Mi.	**1831 JANIE LN** **BELOIT, WI 53511-3169**	08/27/2026	$185,000	$165	1118	5/2/1	1953	8,102 SF	
		APN: 12440970 Document #: 2317459 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 24 Block: 5 Subdivision: GUY L NICHOLS NORTH PARK ADDITION Abbreviated Description: Lot:24 Block:5 Subdivision:GUY L NICHOLS NORTH PARK ADDITION City/Muni/Twp:BELOIT City/Muni/Twp: BELOIT								
4	.26Mi.	**1844 SHOPIERE RD**	08/14/2026	$77,300	$115	672	4/2/1	1942	4,574 SF	

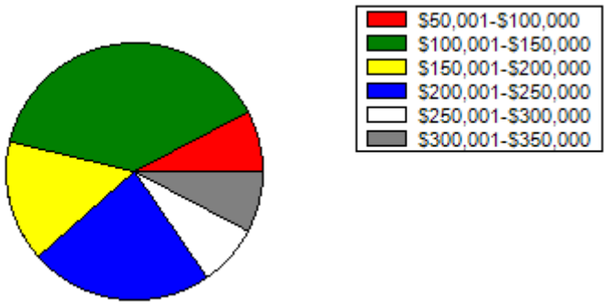
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		BELOIT, WI 53511-3765							
	APN: 12512101 Document #: 2316595 Document Type: Price Code: F Land Use: Single Family Residential Legal: Subdivision: JOHN W TILTONS SUBDIVISION Sec/Twnship/Range: SE4NE4 S25T01NR12E Abbreviated Description: Subdivision:JOHN W TILTONS SUBDIVISION Sec/Twnship/Range:SE4NE4 S25T01NR12E City/Muni/Twp:BELOIT City/Muni/Twp: BELOIT								
5	.1Mi.	**1720 JANIE LN**	08/11/2026	$268,000	$146	1824	6/3/1	1956	23,261 SF
		BELOIT, WI 53511-3122							
	APN: 12440585 Document #: 2316237 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 12&13 Block: 7 Subdivision: GUY L NICHOLS NORTH PARK ADDITION Abbreviated Description: Lot:12&13 Block:7 Subdivision:GUY L NICHOLS NORTH PARK ADDITION City/Muni/Twp:BELOIT City/Muni/Twp: BELOIT								
6	.24Mi.	**1878 GREENVIEW DR**	05/20/2026	$145,000	$215	672	4/2/1	1943	6,708 SF
		BELOIT, WI 53511-3738							
	APN: 12511875 Document #: 2310115 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 45&46 Subdivision: JOHN W TILTONS SECOND SUBDIVISION Abbreviated Description: Lot:45&46 Subdivision:JOHN W TILTONS SECOND SUBDIVISION City/Muni/Twp:BELOIT City/Muni/Twp: BELOIT								
7	.11Mi.	**1728 HENDERSON AVE**	05/13/2026	$314,900	$249	1260	5/3/1	1955	9,235 SF
		BELOIT, WI 53511-3158							
	APN: 12440735 Document #: 2309669 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 12&13 Block: 4 Subdivision: GUY L NICHOLS NORTH PARK ADDITION Abbreviated Description: Lot:12&13 Block:4 Subdivision:GUY L NICHOLS NORTH PARK ADDITION City/Muni/Twp:BELOIT City/Muni/Twp: BELOIT								
8	.15Mi.	**1975 PIONEER DR**	01/13/2026	$174,000	$138	1260	5/3/1	1956	6,621 SF
		BELOIT, WI 53511-3015							
	APN: 12440485 Document #: 2301369 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 20 Block: 6 Subdivision: GUY L NICHOLS NORTH PARK ADDITION Abbreviated Description: Lot:20 Block:6 Subdivision:GUY L NICHOLS NORTH PARK ADDITION City/Muni/Twp:BELOIT City/Muni/Twp: BELOIT								
9	.23Mi.	**1551 BAYLISS AVE**	01/13/2026	$236,000	$174	1352	5/3/2	2001	10,149 SF
		BELOIT, WI 53511-3000							
	APN: 12440003 Document #: 2301301 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 28 Subdivision: HIGHLAND HEIGHTS THIRD ADDITION Abbreviated Description: Lot:28 Subdivision:HIGHLAND HEIGHTS THIRD ADDITION City/Muni/Twp:BELOIT City/Muni/Twp: BELOIT								
10	.1Mi.	**2028 PRAIRIE AVE**	01/08/2026	$150,000	$208	720	4/2/1	1952	6,621 SF
		BELOIT, WI 53511-3136							
	APN: 12441030 Document #: 2301031 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 11 Block: 5 Subdivision: GUY L NICHOLS NORTH PARK ADDITION Abbreviated Description: Lot:11 Block:5 Subdivision:GUY L NICHOLS NORTH PARK ADDITION City/Muni/Twp:BELOIT City/Muni/Twp: BELOIT								
11	.33Mi.	**1602 ASHLAND AVE**	12/22/2025	$150,000	$223	672	4/2/1	1942	7,013 SF
		BELOIT, WI 53511-3713							
	APN: 12511785 Document #: 2300139 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 27 Subdivision: JOHN W TILTONS SECOND SUBDIVISION Abbreviated Description: Lot:27 Subdivision:JOHN W TILTONS SECOND SUBDIVISION City/Muni/Twp:BELOIT City/Muni/Twp: BELOIT								
12	.2Mi.	**2012 PIONEER DR**	11/13/2025	$230,000	$191	1200	5/3/1	1956	9,017 SF
		BELOIT, WI 53511-3018							
	APN: 12440095 Document #: 2297427 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 17 Block: 3 Subdivision: GUY L NICHOLS NORTH PARK ADDITION Abbreviated Description: Lot:17 Block:3 Subdivision:GUY L NICHOLS NORTH PARK ADDITION City/Muni/Twp:BELOIT City/Muni/Twp: BELOIT								
13	.37Mi.	**1513 ASHLAND AVE**	11/12/2025	$105,000	$121	863	5/2/1	1943	5,184 SF
		BELOIT, WI 53511-3626							
	APN: 12510960 Document #: 2297329 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 101 Subdivision: JOHN W TILTONS SECOND SUBDIVISION Abbreviated Description: Lot:101 Subdivision:JOHN W TILTONS SECOND SUBDIVISION City/Muni/Twp:BELOIT City/Muni/Twp: BELOIT								

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.	**1997 LANE DR**		$212,100	$193,100	1,092	5/3/2	1969	7,231 SF	
.01Mi.	**2001 LANE DR**		$184,100	$167,600	925	5/3/1	1971	7,144 SF	
.01Mi.	**1991 LANE DR**		$275,500	$250,800	2,152	7/5/2	1967	10,019 SF	
.02Mi.	**1988 CREST RD**		$238,700	$217,300	1,289	5/2/1	1969	9,017 SF	
.02Mi.	**1982 CREST RD**		$265,800	$242,000	1,244	5/3/2	1974	7,754 SF	
.03Mi.	**2000 CREST RD**		$239,300	$217,900	1,092	5/3/1	1966	9,583 SF	
.03Mi.	**1985 LANE DR**		$222,000	$202,100	1,128	6/4/2	1966	9,888 SF	
.03Mi.	**2002 LANE DR**		$253,900	$231,200	1,200	6/3/1	1964	9,365 SF	
.03Mi.	**1986 LANE DR**		$254,500	$231,700	1,620	5/3/1	1964	9,191 SF	
.03Mi.	**2010 CREST RD**		$406,000	$369,700	4,920	12/6/5	1956	30,274 SF	
.04Mi.	**1979 LANE DR**		$205,800	$187,400	925	5/3/1	1971	8,625 SF	
.04Mi.	**1805 JANIE LN**		$279,300	$254,300	1,554	5/3/1	1964	10,846 SF	
.05Mi.	**2012 LANE DR**		$278,700	$253,800	1,456	5/3/2	1963	10,062 SF	
.05Mi.	**1993 MEADOW DR**		$224,500	$204,400	1,196	5/3/1	1960	8,102 SF	
.05Mi.	**1813 JANIE LN**		$159,700	$145,400	1,056	5/3/1	1955	7,275 SF	
.05Mi.	**1729 JANIE LN**		$244,900	$223,000	1,813	8/3/2	1964	9,278 SF	

Rent vs. Own

Households Occupied by Renters:	30%	Households Occupied by Owners:	64%

Demographics & Income

Median Age:	38.3 years old	Households:	18,622
Median Household Income:	$65,294	Households w/Family:	58%
Household Income Per Capita:	$32,161	Households w/Family Married:	43%
Most Common Education Level:	High School Graduate	Households w/Family Children:	26%

School District

School District Zone:	Beloit School District	Students:	4,958
Number of Schools:	12	Rating:	F

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.40Mi.	**Beloit Virtual School** Number of Students: 46 Student-Teacher Ratio: NA	F	Public	PK - 12
0.56Mi.	**Aldrich Intermediate School** Number of Students: 521 Student-Teacher Ratio: 12.86	D-	Public	6 - 8
1.54Mi.	**Memorial High School** Number of Students: 1,305 Student-Teacher Ratio: 14.66	D-	Public	9 - 12
0.37Mi.	**Robinson Elementary School** Number of Students: 477 Student-Teacher Ratio: 16.17	D-	Public	PK - 5

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	121%	HIGHER
BURGLARY	110%	HIGHER
MOTOR VEHICLE THEFT	129%	HIGHER
FORCIBLE ROBBERY	99%	SIMILAR
AGGRAVATED ASSAULT	109%	SIMILAR
FORCIBLE RAPE	111%	HIGHER
MURDER	125%	HIGHER
OVERALL	121%	HIGHER

Disaster Alerts

4/13/2026 - Severe Tornados, Flooding

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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