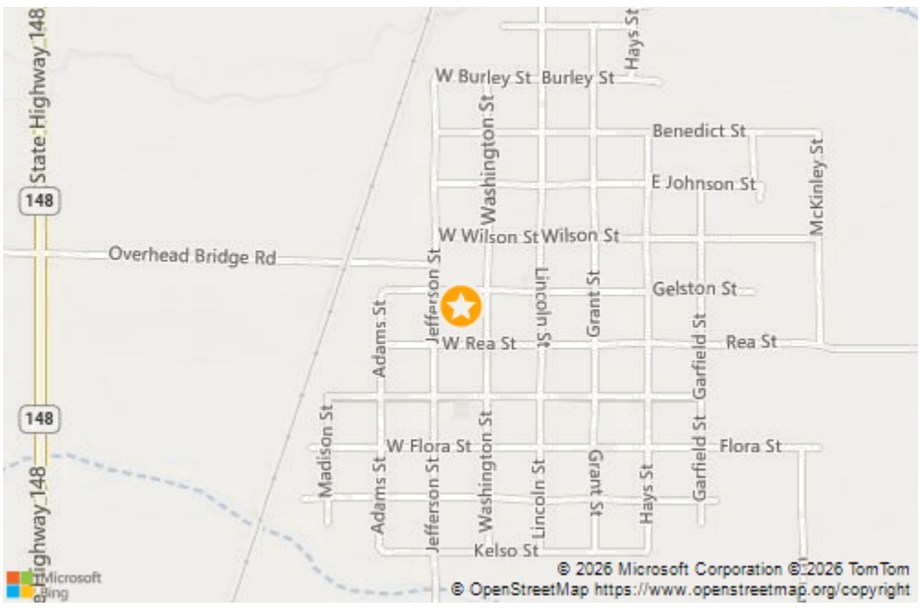
ICE SiteX Report

OrderID: 98665605

SiteX Property Information Report



Subject Property Location

204 W GELSTON ST, VALIER, IL 62891-1028

County:	**FRANKLIN IL**	Census Tract:	170550402.002100
Property Use:	Single Family Residential (Assumed)	Zoning:	
Parcel Number:	0612430003	Thomas Bros Pg-Grid:	

Valuation

Value:	**$174,000**	FSD:	20	Common Confidence Score:	37
Value Range:	$139,200 - $208,800	ICE Confidence Score:	80		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	61107
Assd Land Value:	$830	Market Land Value:	$2,490	Tax Year:	2024
Assd Improvement:	$27,845	Market Improvment Value:	$83,535	Total Taxable Value:	$1,286
Total Assessed Value:	$28,675	Total Assessor Market Value:	$86,025	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 3,4 Block: 10 District: 61

Abbreviated Description:	SEC TWP RNG 1ST ADD TO VALIER LOTS 3 & 4 BLK 10
City/Muni/Twp:	TYRONE TOWNSHIP

Property Characteristics

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

Legal Description:

Lot: 3,4 Block: 10 District: 61
Abbreviated Description: SEC TWP RNG 1ST ADD TO VALIER LOTS 3 & 4 BLK 10
City/Muni/Twp: TYRONE TOWNSHIP

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.	**204 W GELSTON ST**		$86,025	$28,675					
.01Mi.	**202 W GELSTON ST**		$45,825	$15,275					
.02Mi.	**200 W GELSTON ST**		$39,675	$13,225					
.03Mi.	**207 W REA ST**		$69,090	$23,030					
.03Mi.	**211 W REA ST**		$6,195	$2,065					
.04Mi.	**201 W REA ST**		$51,660	$17,220					
.04Mi.	**211 W REA ST**		$68,955	$22,985					
.04Mi.	**207 W GELSTON ST**		$61,710	$20,570					
.04Mi.	**201 W GELSTON ST**		$68,955	$22,985					
.04Mi.	**211 W GELSTON ST**		$37,905	$12,635					
.04Mi.	**300 W GELSON ST**		$55,185	$18,395					
.06Mi.	**111 W REA ST**		$37,425	$12,475					
.06Mi.	**304 W GELSTON ST**		$80,490	$26,830					
.06Mi.	**301 W REA ST**		$20,595	$6,865					
.07Mi.	**210 W REA ST**		$99,375	$33,125					
.07Mi.	**107 W REA ST**		$201,030	$67,010					

Rent vs. Own

Households Occupied by Renters:	8%	Households Occupied by Owners:	84%

Demographics & Income

Median Age:	46.3 years old	Households:	23
Median Household Income:	$64,492	Households w/Family:	69%
Household Income Per Capita:	$37,721	Households w/Family Married:	51%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	Sesser-Valier Community Unit School District 196	Students:	548
Number of Schools:	3	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.65Mi.	**Sesser-Valier High School** Number of Students: 175 Student-Teacher Ratio: 10.26 Advanced Placement: Yes	D	Public	9 - 12
4.65Mi.	**Sesser-Valier Elementary School** Number of Students: 252 Student-Teacher Ratio: 11.77	A-	Public	PK - 5
4.65Mi.	**Sesser-Valier Jr High School** Number of Students: 121 Student-Teacher Ratio: 14.68 Advanced Placement: Yes	B-	Public	6 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	119%	HIGHER
BURGLARY	173%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	105%	SIMILAR
FORCIBLE ROBBERY	151%	NOTABLY HIGHER
AGGRAVATED ASSAULT	54%	NOTABLY LOWER
FORCIBLE RAPE	120%	HIGHER
MURDER	110%	HIGHER
OVERALL	77%	NOTABLY 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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