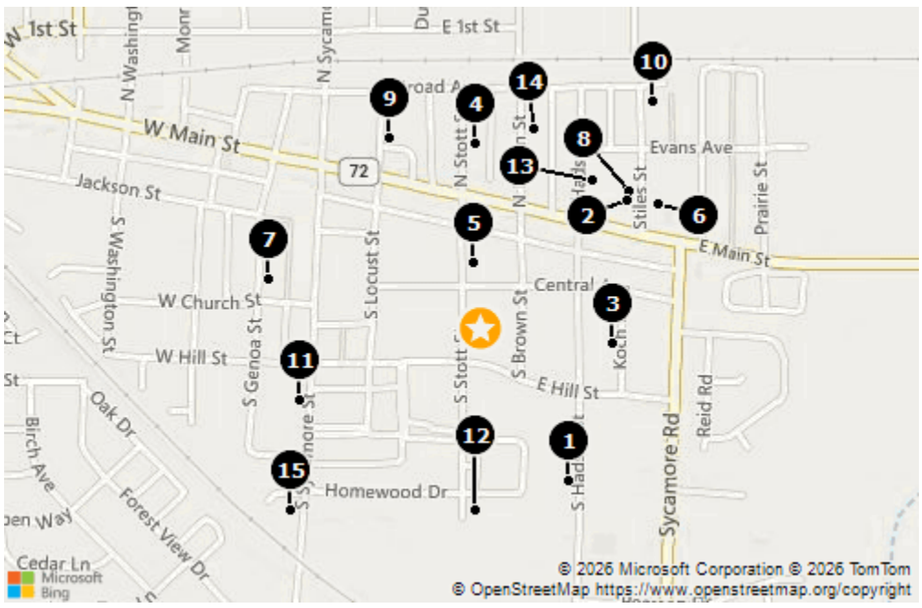
ICE SiteX Report

OrderID: 98198006

SiteX Property Information Report



Subject Property Location

218 S STOTT ST, GENOA, IL 60135-1254

County:	**DEKALB IL**	Census Tract:	170370001.002062
Property Use:	Single Family Residential (Assumed)	Zoning:	
Parcel Number:	03-30-231-005	Thomas Bros Pg-Grid:	

Valuation

Value:	**$193,000**	FSD:	17	Common Confidence Score:	39
Value Range:	$160,190 - $225,810	ICE Confidence Score:	83		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	GE06
Assd Land Value:	$12,561	Market Land Value:	$37,683	Tax Year:	2025
Assd Improvement:	$49,249	Market Improvment Value:	$147,747	Total Taxable Value:	$4,654
Total Assessed Value:	$61,810	Total Assessor Market Value:	$185,430	Delinquent Year:	
				Tax Account ID:	03-30-231-005
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 12 Block: 4 Subdivision: MORNINGSIDE ADD
Abbreviated Description: MORNINGSIDE ADDITION - LOT 12 BLOCK 4
City/Muni/Twp: GENOA

Property Characteristics

Lot Size:	7,500 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
Mortgage Record

Recording Date:	03/05/2025	Loan Amount:	N/A
Document #:	2025001650 BK-PG -	Loan Type:	FHA
TD Due Date:	02/01/2065	Type Finance:	

Legal Description:
Lot: 12 Block: 4 Subdivision: MORNINGSIDE ADDITION
City/Muni/Twp: GENOA

Prior Transfer

Recording Date:	10/21/2024	Sales Price:	N/A
Document #:	2024007674 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/13/2024	Loan Amount:	N/A
Document #:	2024003173 BK-PG -	Loan Type:	FHA
TD Due Date:	11/01/2051	Type Finance:	

Legal Description:
Lot: 12 Block: 4 Subdivision: MORNINGSIDE ADDITION
City/Muni/Twp: GENOA

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Prior Transfer

Recording Date:	02/01/2024	Sales Price:	N/A
Document #:	2024000762 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/22/2023	Loan Amount:	N/A
Document #:	2023004215 BK-PG -	Loan Type:	FHA
TD Due Date:	11/01/2051	Type Finance:	

Legal Description:
Lot: 12 Block: 4 Subdivision: MORNINGSIDE ADDITION
City/Muni/Twp: GENOA

Mortgage Record

Recording Date:	09/20/2022	Loan Amount:	N/A
Document #:	2022009121 BK-PG -	Loan Type:	FHA
TD Due Date:	11/01/2051	Type Finance:	

Legal Description:
Lot: 12 Block: 4 Subdivision: MORNINGSIDE ADDITION
City/Muni/Twp: GENOA

Prior Transfer

Recording Date:	06/21/2022	Sales Price:	N/A
Document #:	2022005939 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/27/2019	Sales Price:	N/A
Document #:	2019005489 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	06/21/2019		
Document Type:			

Legal Description:
Lot: 12 Block: 4 Subdivision: MORNINGSIDE ADDITION TO THE VILLAGE
City/Muni/Twp: GENOA

Prior Transfer

Recording Date:	05/22/2019	Sales Price:	N/A
Document #:	2019004185 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/30/2019	Sales Price:	$149,900
Document #:	2019003285 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 12 Block: 4 Subdivision: MORNINGSIDE ADD
Abbreviated Description: MORNINGSIDE ADDITION - LOT 12 BLOCK 4
City/Muni/Twp: GENOA

Prior Transfer

Recording Date:	04/30/2019	Sales Price:	$150,000
Document #:	2019003285 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	04/26/2019		
Document Type:			

Legal Description:
Lot: 12 Block: 4 Subdivision: MORNINGSIDE ADDITION
City/Muni/Twp: GENOA

Prior Transfer

Recording Date:	06/15/2018	Sales Price:	N/A
Document #:	2018005744 BK-PG -000	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/14/2018	Sales Price:	N/A
Document #:	2018005682 BK-PG -000	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/16/2018	Loan Amount:	N/A
Document #:	2018004524 BK-PG -	Loan Type:	ARM (Adjustable Rate Mortgage)
TD Due Date:	06/01/2048	Type Finance:	ADJ

Legal Description:
Lot: 12 Block: 4 Subdivision: MORNINGSIDE ADDITION
City/Muni/Twp: GENOA

Mortgage Record

Recording Date:	01/29/2018	Loan Amount:	N/A
Document #:	2018000899 BK-PG -	Loan Type:	Future Advance Clause/Open End Mortgage
TD Due Date:	01/15/2028	Type Finance:	

Legal Description:
Lot: 12 Block: 4 Subdivision: MORNINGSIDE ADDITION
City/Muni/Twp: GENOA

ICE SiteX Report

OrderID: 98198006

Prior Transfer

Recording Date:	01/29/2014	Sales Price:	$100,000
Document #:	2014000813 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/27/2014		
Document Type:			

Legal Description:
Subdivision: MORNINGSIDE

Area Sales Analysis

Total Area Sales	$3,390,000	Median # of Bedrooms	
Median Lot Size	7,500 SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs	$67,500 to $280,000	Age Range	
Median Value	$245,000	Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.21Mi.	**335 S HADSALL ST** **GENOA, IL 60135-1220**	07/20/2026	$231,000			//		SF	
		APN: 03-30-234-017 Document #: 2026006288 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 114 Block: 4 Subdivision: CHURCH SUBDIVISION MapRef: DOC 38556 Sec/Twnship/Range: NW4 S30T42NR05E 3PM Abbreviated Description: Lot:114 Block:4 Subdivision:CHURCH SUBDIVISION Map Ref:DOC 38556Sec/Twnship/Range:NW4 S30T42NR05E 3PM City/Muni/Twp:GENOA City/Muni/Twp: GENOA								
2	.23Mi.	**115 STILES ST** **GENOA, IL 60135-1324**	07/14/2026	$160,000			//		7,500 SF	
		APN: 03-20-355-006 Document #: 2026006084 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 6 Block: 7 Subdivision: CITIZENS ADDITION MapRef: MB B PG 100 Abbreviated Description: Lot:6 Block:7 Subdivision:CITIZENS ADDITION Map Ref:MB B PG 100City/Muni/Twp:GENOA City/Muni/Twp: GENOA								
3	.15Mi.	**221 KOCH DR** **GENOA, IL 60135-1305**	07/10/2026	$245,000			//		6,600 SF	
		APN: 03-29-103-005 Document #: 2026005972 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 18 Subdivision: ARTHUR F KOCH SUBDIVISION MapRef: MB 284471 PG 36 Sec/Twnship/Range: NW4 S29T42NR05E Abbreviated Description: Lot:18 Subdivision:ARTHUR F KOCH SUBDIVISION Map Ref:MB 284471 PG 36Sec/Twnship/Range:NW4 S29T42NR05E								
4	.22Mi.	**122 N STOTT ST** **GENOA, IL 60135-1250**	07/06/2026	$250,000			//		7,500 SF	
		APN: 03-19-479-008 Document #: 2026005766 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 7 Block: 2 Subdivision: J E STOTTS ADDITION MapRef: MB B PG 96 Sec/Twnship/Range: E2SE4 S19T42NR05E 3PM Abbreviated Description: Lot:7 Block:2 Subdivision:J E STOTTS ADDITION Map Ref:MB B PG 96Sec/Twnship/Range:E2SE4 S19T42NR05E 3PM City/Muni/Twp:GENOA City/Muni/Twp: GENOA								
5	.08Mi.	**130 S STOTT ST** **GENOA, IL 60135-1252**	07/01/2026	$170,000			//		7,500 SF	
		APN: 03-19-484-010 Document #: 2026005678 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 10 Block: 3 Subdivision: MORNINGSIDE ADDITION MapRef: MB C PG 51 Abbreviated Description: Lot:10 Block:3 Subdivision:MORNINGSIDE ADDITION Map Ref:MB C PG 51City/Muni/Twp:GENOA City/Muni/Twp: GENOA								
6	.27Mi.	**118 STILES ST** **GENOA, IL 60135-1325**	06/08/2026	$245,000			//		7,500 SF	
		APN: 03-20-356-005 Document #: 2026004807 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 14 Block: 6 Subdivision: CITIZENS ADDITION MapRef: MB B PG 100 Abbreviated Description: Lot:14 Block:6 Subdivision:CITIZENS ADDITION Map Ref:MB B PG 100City/Muni/Twp:GENOA City/Muni/Twp: GENOA								
7	.25Mi.	**232 S GENOA ST** **GENOA, IL 60135-1123**	06/03/2026	$274,500			//		7,500 SF	
		APN: 03-30-204-002 Document #: 2026004650 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 7&8 Block: 1 Subdivision: TRAVERS SECOND ADDITION MapRef: MB C PG 14 Abbreviated Description: Lot:7&8 Block:1 Subdivision:TRAVERS SECOND ADDITION Map Ref:MB C PG 14Abbreviated Description:SOUTH2 LOT7&N2 LOT8								
8	.24Mi.	**119 STILES ST** **GENOA, IL 60135-1324**	05/26/2026	$250,000			//		7,500 SF	
		APN: 03-20-355-005 Document #: 2026004352 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 5 Block: 7 Subdivision: CITIZENS ADDITION MapRef: MB B PG 100 Abbreviated Description: Lot:5 Block:7 Subdivision:CITIZENS ADDITION Map Ref:MB B PG 100City/Muni/Twp:GENOA City/Muni/Twp: GENOA								
9	.25Mi.	**118 N LOCUST ST** **GENOA, IL 60135-1229**	05/21/2026	$67,500			//		10,080 SF	
		APN: 03-19-478-005 Document #: 2026004259 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 6 Block: 1 Subdivision: PATTERSONS SECOND ADDITION Abbreviated Description: Lot:6 Block:1 Subdivision:PATTERSONS SECOND ADDITION City/Muni/Twp:GENOA City/Muni/Twp: GENOA								
10	.35Mi.	**222 STILES ST** **GENOA, IL 60135-1327**	05/06/2026	$262,500			//		7,500 SF	
		APN: 03-20-352-002 Document #: 2026003707 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 15 Block: 5 Subdivision: CITIZENS ADDITION MapRef: MB B PG 100 Abbreviated Description: Lot:15 Block:5 Subdivision:CITIZENS ADDITION Map Ref:MB B PG 100City/Muni/Twp:GENOA City/Muni/Twp: GENOA								
11	.24Mi.	**403 S SYCAMORE ST** **GENOA, IL 60135-1154**	04/01/2026	$270,000			//		11,550 SF	
		APN: 03-30-206-010 Document #: 2026002621 Document Type: Price Code: R								

ICE SiteX Report

OrderID: 98198006

Land Use: Single Family Residential (Assumed)
Legal: Lot: 1 Block: 1 Subdivision: BARTELS THIRD ADDITION MapRef: MB G PG 177 Abbreviated Description: Lot:1 Block:1 Subdivision:BARTELS THIRD ADDITION Map Ref:MB G PG 177City/Muni/Twp:GENOA City/Muni/Twp: GENOA

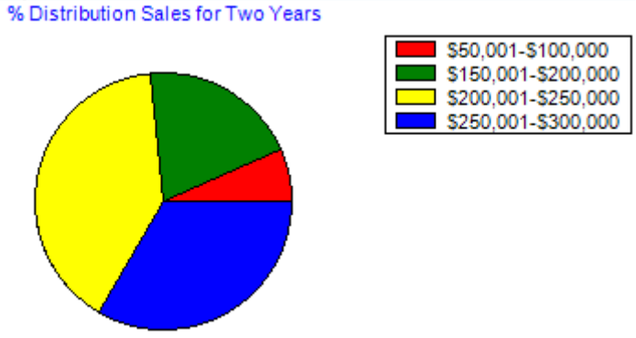
12 .22Mi. **404 S STOTT ST** 03/26/2026 $280,000 // 12,632 SF
GENOA, IL 60135-1263
APN: 03-30-276-004 Document #: 2026002403
Document Type: Price Code: R
Land Use: Single Family Residential (Assumed)
Legal: Lot: 10 Block: 4 Subdivision: CHURCH SUBDIVISION Sec/Twnship/Range: NE4 S30T42NR05E 3PM Abbreviated Description: Lot:10 Block:4 Subdivision:CHURCH SUBDIVISION Sec/Twnship/Range:NE4 S30T42NR05E 3PM City/Muni/Twp:GENOA City/Muni/Twp: GENOA

13 .23Mi. **128 N HADSALL ST** 03/05/2026 $229,500 // 7,500 SF
GENOA, IL 60135-1213
APN: 03-19-482-003 Document #: 2026001789
Document Type: Price Code: R
Land Use: Single Family Residential (Assumed)
Legal: Lot: 15 Block: 7 Subdivision: CITIZENS ADDITION MapRef: MB B PG 100 Abbreviated Description: Lot:15 Block:7 Subdivision:CITIZENS ADDITION Map Ref:MB B PG 100City/Muni/Twp:GENOA City/Muni/Twp: GENOA

14 .25Mi. **138 N BROWN ST** 02/25/2026 $190,000 // 7,500 SF
GENOA, IL 60135-1202
APN: 03-19-480-004 Document #: 2026001472
Document Type: Price Code: D
Land Use: Single Family Residential (Assumed)
Legal: Lot: 25 Block: 9 Subdivision: CITIZENS ADDITION Abbreviated Description: Lot:25 Block:9 Subdivision:CITIZENS ADDITION City/Muni/Twp:GENOA City/Muni/Twp: GENOA

15 .31Mi. **519 S SYCAMORE ST** 02/05/2026 $265,000 // 11,200 SF
GENOA, IL 60135-1156
APN: 03-30-251-011 Document #: 2026000934
Document Type: Price Code: R
Land Use: Single Family Residential (Assumed)
Legal: Sec/Twnship/Range: S30T42NR05E 3PM Abbreviated Description: Sec/Twnship/Range:S30T42NR05E 3PM

Comparable Sales Chart



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.	**218 S STOTT ST**	**04/30/2019**	$185,430	$61,810				7,500 SF	
.01Mi.	**222 S STOTT ST**	**08/28/2020**	$191,649	$63,883				7,500 SF	
.01Mi.	**214 S STOTT ST**	**06/05/2003**	$210,627	$70,209				7,500 SF	
.02Mi.	**210 S STOTT ST**		$201,846	$67,282				7,500 SF	
.03Mi.	**228 S STOTT ST**	**08/14/2006**	$307,563	$102,521					
.03Mi.	**206 S STOTT ST**	**01/24/2023**	$234,309	$78,103				7,500 SF	
.03Mi.	**213 S BROWN ST**	**03/07/2007**	$279,075	$93,025				11,250 SF	
.04Mi.	**223 S BROWN ST**	**05/19/2022**	$294,999	$98,333				11,250 SF	
.04Mi.	**202 S STOTT ST**	**08/06/2016**	$171,801	$57,267				7,500 SF	
.04Mi.	**219 S STOTT ST**	**06/29/2020**	$224,928	$74,976				9,000 SF	
.04Mi.	**215 S STOTT ST**	**02/03/2022**	$290,166	$96,722				15,000 SF	
.04Mi.	**223 S STOTT ST**	**09/23/2014**	$215,664	$71,888				7,500 SF	
.05Mi.	**209 S STOTT ST**	**01/24/2020**	$172,410	$57,470				7,500 SF	
.05Mi.	**320 CENTRAL AVE**	**02/09/2007**	$262,548	$87,516				11,250 SF	
.05Mi.	**229 S STOTT ST**	**10/29/2018**	$272,982	$90,994					
.05Mi.	**203 S STOTT ST**	**04/30/2021**	$211,947	$70,649				11,250 SF	

Rent vs. Own

Households Occupied by Renters:	21%	Households Occupied by Owners:	76%

Demographics & Income

Median Age:	38.6 years old	Households:	2,336
Median Household Income:	$85,687	Households w/Family:	74%
Household Income Per Capita:	$40,130	Households w/Family Married:	62%
Most Common Education Level:	Some College	Households w/Family Children:	28%

ICE SiteX Report

OrderID: 98198006

School District

School District Zone:	Genoa-Kingston Community Unit School District 424	Students:	1,503
Number of Schools:	4	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.89Mi.	**Genoa-Kingston Middle School** Number of Students: 355 Student-Teacher Ratio: 11.78	A-	Public	6 - 8
0.23Mi.	**Genoa Elementary School** Number of Students: 353 Student-Teacher Ratio: 12.99	C+	Public	3 - 5
1.53Mi.	**Genoa-Kingston High School** Number of Students: 485 Student-Teacher Ratio: 13.86 Advanced Placement: Yes	B+	Public	9 - 12
3.38Mi.	**Kingston Elementary School** Number of Students: 310 Student-Teacher Ratio: 11.39	NA	Public	PK - 2

Flood Report

The Subject Property of **218 S STOTT ST, GENOA, IL 60135-1254** 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	79%	LOWER
BURGLARY	124%	HIGHER
MOTOR VEHICLE THEFT	67%	NOTABLY LOWER
FORCIBLE ROBBERY	48%	SIGNIFICANTLY LOWER
AGGRAVATED ASSAULT	62%	NOTABLY LOWER
FORCIBLE RAPE	55%	NOTABLY LOWER
MURDER	65%	NOTABLY LOWER
OVERALL	67%	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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