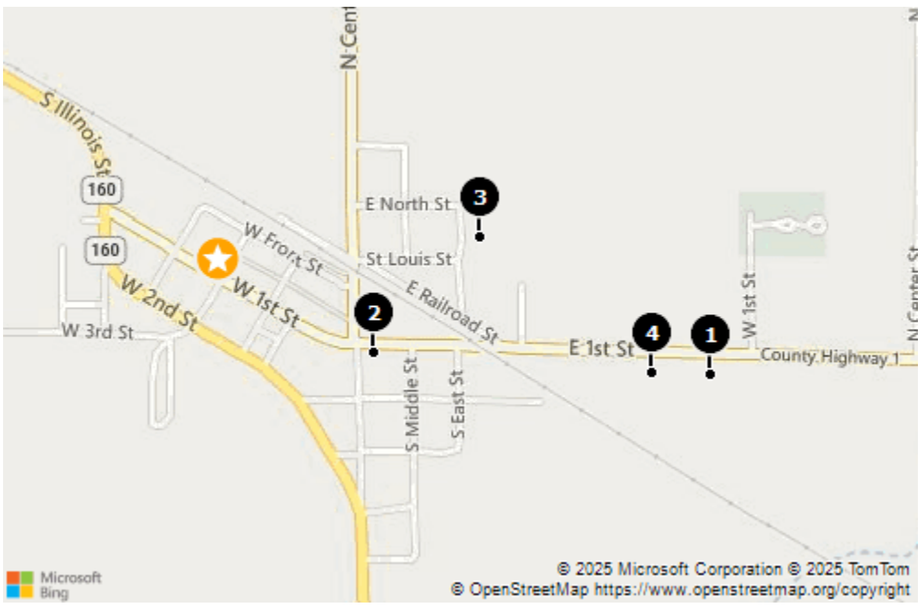
ICE SiteX Report

OrderID: 95882181

SiteX Property Information Report



Subject Property Location

227 W 1ST ST, ADDIEVILLE, IL 62214-2605

County:	**WASHINGTON IL**	Census Tract:	171899502.004057
Property Use:	Single Family Residential (Assumed)	Zoning:	
Parcel Number:	12-06-36-380-007	Thomas Bros Pg-Grid:	

Valuation

Value:	**$123,000**	FSD:	28
Value Range:	$88,560 - $157,440	Confidence Score:	72

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	12004
Assd Land Value:	$4,876	Market Land Value:	$14,628	Tax Year:	2024
Assd Improvement:	$21,944	Market Improvment Value:	$65,832	Total Taxable Value:	$1,444
Total Assessed Value:	$26,820	Total Assessor Market Value:	$80,460	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 10-12 Block: 7 District: 12 Sec/Twnship/Range: SEC 36 TWN 01S RNG 04W
Abbreviated Description: S36 T1S R4W LOTS 10 TO 12 BLK 7 ADDIEVILLE
City/Muni/Twp: OKAWVILLE TOWNSHIP

Property Characteristics

Lot Size:	21,344 SF	Bedrooms:	3	Pool:	
Building Area:	1184 SF	Baths:	2	Fireplace:	
Year Built:	1950	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	5	Ext Walls:	
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	1+A	Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/24/2018	Sales Price:	N/A
Document #:	269874 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 10-12 Block: 7 District: 12 Sec/Twnship/Range: SEC 36 TWN 01S RNG 04W
Abbreviated Description: S36 T1S R4W LOTS 10 TO 12 BLK 7 ADDIEVILLE
City/Muni/Twp: OKAWVILLE TOWNSHIP

Mortgage Record

Recording Date:	06/03/2014	Loan Amount:	N/A
Document #:	258741 BK-PG 812-338	Loan Type:	Stand Alone First
TD Due Date:	06/01/2044	Type Finance:	

Legal Description:

Area Sales Analysis

Total Area Sales	$468,000	Median # of Bedrooms	3
Median Lot Size	38,769 SF	Median # of Baths	1
Median Living Area	1,344 SF	Median Year Built	1977
Price Range - 2 Yrs	$17,000 to $180,000	Age Range	26 years to 73 years
Median Value	$135,500	Median Age	48 years

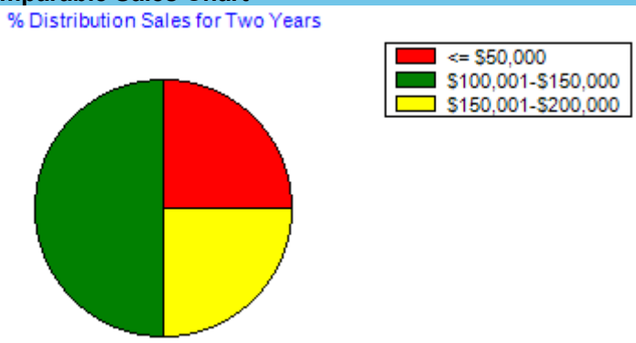
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Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.64Mi.	**742 E 1ST ST** **ADDIEVILLE, IL 62214-2667**	05/21/2025	$180,000	$111	1612	5/3/1	1967	42,689 SF	
		APN: 14-11-01-226-013 Document #: 287185 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential (Assumed) Legal: Sec/Twnship/Range: NE4NE4 S01T02SR04W 3PM Abbreviated Description: Sec/Twnship/Range:NE4NE4 S01T02SR04W 3PM								
2	.23Mi.	**26 E 1ST ST** **ADDIEVILLE, IL 62214-2618**	02/27/2025	$17,000	$16	1008	5/3/1	1999	6,098 SF	
		APN: 14-11-01-201-008 Document #: 286612 Document Type: Special Warranty Deed Price Code: D Land Use: Single Family Residential (Assumed) Legal: Lot: 5&6 Block: 1 Subdivision: HENRY J GAEBES FIRST ADDITION Abbreviated Description: Lot:5&6 Block:1 Subdivision:HENRY J GAEBES FIRST ADDITION City/Muni/Twp:ADDIEVILLE City/Muni/Twp: ADDIEVILLE								
3	.33Mi.	**238 N EAST ST** **ADDIEVILLE, IL 62214-**	02/18/2025	$135,000	$100	1344	5/3/1	1987	43,560 SF	
		APN: 12-06-36-456-002 Document #: 286565 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential (Assumed) Legal: Sec/Twnship/Range: SW4SE4 S36T01SR04W 3PM Abbreviated Description: Sec/Twnship/Range:SW4SE4 S36T01SR04W 3PM								
4	.57Mi.	**630 E 1ST ST** **ADDIEVILLE, IL 62214-2664**	01/30/2025	$136,000	$101	1344	5/3/1	1952	34,848 SF	
		APN: 14-11-01-226-002 Document #: 286443 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential (Assumed) Legal: Sec/Twnship/Range: NW4S01T02SR04W 3PM Abbreviated Description: Sec/Twnship/Range:NW4S01T02SR04W 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.	**227 W 1ST ST**	**07/24/2018**	$80,460	$26,820	1,184	5/3/2	1950	21,344 SF	
.03Mi.	**174 S WASHINGTON ST**	**09/22/2000**	$68,184	$22,728	1,056	5/3/1	1979	14,375 SF	
.03Mi.	**127 S MAIN ST**	**04/20/1999**	$50,574	$16,858	1,138	5/3/1	1950	13,504 SF	
.03Mi.	**258 W FRONT ST**	**11/25/2019**	$122,253	$40,751	1,792	5/3/1	2008	13,504 SF	
.04Mi.	**219 S MAIN ST**	**08/30/2007**	$18,948	$6,316				14,375 SF	
.04Mi.	**173 W 1ST ST**	**10/03/2012**	$20,664	$6,888	1,688	5/3/2	1900	14,375 SF	
.05Mi.	**220 S WASHINGTON ST**	**02/01/2005**	$24,636	$8,212				14,375 SF	
.05Mi.	**220 S MAIN ST**	**06/21/2019**	$69,108	$23,036	960	5/3/1	2002	8,712 SF	
.06Mi.	**168 W FRONT ST**	**01/17/1997**	$70,209	$23,403	1,488	5/3/1	1950	10,019 SF	
.06Mi.	**245 S MAIN ST**	**07/10/1978**	$82,995	$27,665	1,228	5/3/1	1953	19,166 SF	
.07Mi.	**244 S MAIN ST**	**10/14/2022**	$179,469	$59,823	1,568	6/4/2	2002	8,712 SF	
.07Mi.	**138 W FRONT ST**	**04/22/2019**	$7,158	$2,386	1,568	5/3/1	1950	6,534 SF	
.07Mi.	**185 S JEFFERSON ST**	**02/12/2020**	$20,268	$6,756	1,680	5/3/1	1950	14,375 SF	
.08Mi.	**137 S WASHINGTON ST**	**12/21/2018**	$42,918	$14,306	1,578	5/3/1	1900	20,038 SF	
.08Mi.	**272 S WASHINGTON ST**	**10/05/2021**	$30,621	$10,207	900	5/3/1	1950	14,375 SF	
.08Mi.	**272 S MAIN ST**	**10/14/2022**	$123,057	$41,019				8,712 SF	

Rent vs. Own

Households Occupied by Renters:	6%	Households Occupied by Owners:	84%

Demographics & Income

Median Age:	45.5 years old	Households:	314
Median Household Income:	$87,739	Households w/Family:	76%
Household Income Per Capita:	$43,495	Households w/Family Married:	67%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

ICE SiteX Report

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School District

School District Zone:	West Washington County Community Unit District 10	Students:	547
Number of Schools:	2	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.94Mi.	**Okawville Jr/Sr High School** Number of Students: 281 Student-Teacher Ratio: NA	B-	Public	7 - 12
3.94Mi.	**Okawville Grade School** Number of Students: 266 Student-Teacher Ratio: NA	A	Public	PK - 6

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	28%	SIGNIFICANTLY LOWER
BURGLARY	142%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	26%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	107%	SIMILAR
AGGRAVATED ASSAULT	96%	SIMILAR
FORCIBLE RAPE	131%	NOTABLY HIGHER
MURDER	96%	SIMILAR
OVERALL	87%	LOWER

Disaster Alerts

7/13/2024 - Severe Tornados, Flooding

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