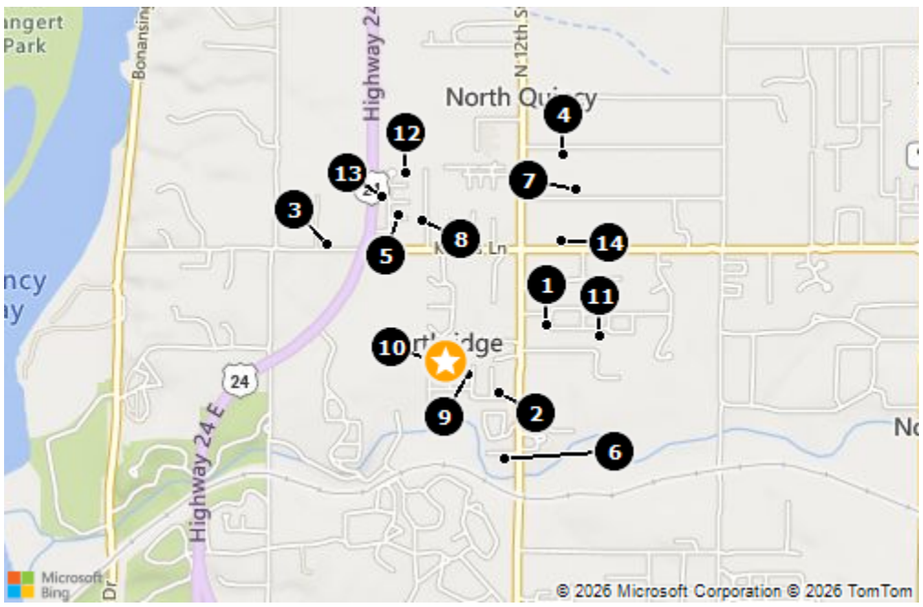
ICE SiteX Report

OrderID: 98382409

SiteX Property Information Report



Subject Property Location

2433 CEDAR CREEK CT, QUINCY, IL 62305-1339

County:	**ADAMS IL**	Census Tract:	170010004.001003
Property Use:	Single Family Residential (Assumed)	Zoning:	
Parcel Number:	237098800000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$236,000**	FSD:	19	Common Confidence Score:	36
Value Range:	$191,160 - $280,840	ICE Confidence Score:	81		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	23001
Assd Land Value:	$10,300	Market Land Value:	$30,900	Tax Year:	2024
Assd Improvement:	$71,060	Market Improvment Value:	$213,180	Total Taxable Value:	$4,768
Total Assessed Value:	$81,360	Total Assessor Market Value:	$244,080	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 54 District: 23 Subdivision: NORTHRIDGE SUB

Abbreviated Description:	LOT 54 NORTHRIDGE SUB LOT 54
City/Muni/Twp:	QUINCY

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:	02/17/2026	Sales Price:	$230,743
Document #:	2026R-00771 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	03/04/2025	Loan Amount:	N/A
Document #:	2025R-01160 BK-PG -	Loan Type:	Unknown
TD Due Date:	09/01/2053	Type Finance:	
Legal Description:			

Lot: 54 Section: 26 Subdivision: NORTHRIDGE ADD Sec/Twnship/Range: NE4 S26 T1S R9W

Prior Transfer

Recording Date:	09/14/2023	Sales Price:	N/A
Document #:	2023R-05459 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/01/2023	Sales Price:	$235,000
Document #:	2023R-05198 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	08/31/2023		

ICE SiteX Report

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Document Type:
Legal Description:
Lot: 54 Section: 26 Subdivision: NORTHRDIGE ADD Sec/Twnship/Range: NE4 S26 T1S R9W

Prior Transfer

Recording Date:	08/31/2023	Sales Price:	N/A
Document #:	2023R-05198 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 54 District: 23 Subdivision: NORTHRIDGE SUB
Abbreviated Description: LOT 54 NORTHRIDGE SUB LOT 54
City/Muni/Twp: QUINCY

Prior Transfer

Recording Date:	07/27/2021	Sales Price:	$185,000
Document #:	2021R-07176 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	07/15/2021		
Document Type:			

Legal Description:
Lot: 54 Subdivision: NORTHRIDGE ADD

Prior Transfer

Recording Date:	07/19/2021	Sales Price:	N/A
Document #:	2021R-06907 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/22/2020	Sales Price:	$90,000
Document #:	2020R-12562 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	12/21/2020		
Document Type:			

Legal Description:
Lot: 54 Section: 26 Subdivision: NORTHEIDGE ADD Map Ref: MB 7 PG 21
Abbreviated Description: NE4 S26 T1S R9W

Prior Transfer

Recording Date:	05/24/2019	Sales Price:	N/A
Document #:	2019R-03071 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	05/20/2019		
Document Type:			

Legal Description:
Section: 26
Abbreviated Description: NE4 S26 T1S R9W

Area Sales Analysis

Total Area Sales	$3,336,500	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs	$135,000 to $339,000	Age Range	
Median Value	$246,250	Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.27Mi.	**2605 N 13TH ST** **QUINCY, IL 62305-1411**	08/19/2026	$190,000			//		4,792 SF	
		APN: 236112921500 Document #: 2026R-05108 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 2 Block: 8 Section: 25 Subdivision: STONE CREEK PH 3 Sec/Twnship/Range: NW4 S25 T1S R9W Abbreviated Description: Lot:2 Block:8 Section:25 Subdivision:STONE CREEK PH 3 Sec/Twnship/Range:NW4 S25 T1S R9W								
2	.15Mi.	**2328 WHEATLAND DR** **QUINCY, IL 62305-7704**	08/12/2026	$317,000			//		SF	
		APN: 234173102600 Document #: 2026R-04963 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 27 Section: 26 Subdivision: WESTPOINTE SUB Sec/Twnship/Range: NE4 S26 T1S R9W Abbreviated Description: Lot:27 Section:26 Subdivision:WESTPOINTE SUB Sec/Twnship/Range:NE4 S26 T1S R9W								
3	.42Mi.	**621 KOCHS LN** **QUINCY, IL 62305-1530**	07/06/2026	$242,500			//		16,117 SF	
		APN: 237165100000 Document #: 2026R-03941 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 2 Section: 23 Subdivision: PETERS SUB Sec/Twnship/Range: SW4 SE4 S23 T1S R9W Abbreviated Description: Lot:2 Section:23 Subdivision:PETERS SUB Sec/Twnship/Range:SW4 SE4 S23 T1S R9W								
4	.58Mi.	**1234 HAMANN LN** **QUINCY, IL 62305-1174**	06/15/2026	$175,000			//		SF	
		APN: 220061300000 Document #: 2026R-03501 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 3 & 10 Section: 24 Subdivision: HAMANN LANE SUB Sec/Twnship/Range: SW4 S24 T1S R9W Abbreviated Description: Lot:3 & 10 Section:24 Subdivision:HAMANN LANE SUB Sec/Twnship/Range:SW4 S24 T1S R9W								
5	.38Mi.	**2906 BLUFF RIDGE DR** **QUINCY, IL 62305-1389**	05/26/2026	$219,000			//		SF	
		APN: 234121301700 Document #: 2026R-03066 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Section: 23 Subdivision: BLUFF RIDGE CLUSTER HOME ADD Sec/Twnship/Range: S2 SE4 S23 T1S R9W Abbreviated Description: Section:23 Subdivision:BLUFF RIDGE CLUSTER HOME ADD Sec/Twnship/Range:S2 SE4 S23 T1S R9W								

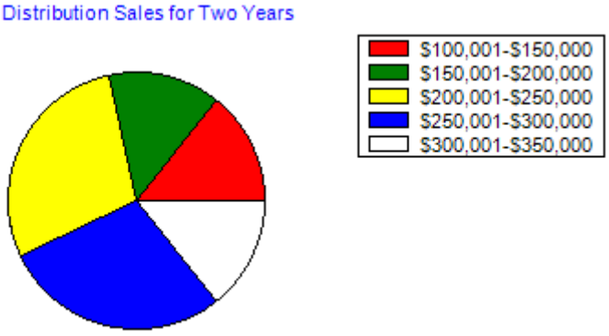
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6	.29Mi.	**1124 HUTMACHER RD** **QUINCY, IL 62305-1342**	05/26/2026	$135,000	//	SF
		APN: 237005200000 Document #: 2026R-03069 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Section: 26 Sec/Twnship/Range: SE4 S26 T1S R9W Abbreviated Description: Section:26 Sec/Twnship/Range:SE4 S26 T1S R9W				
7	.55Mi.	**1301 HIGHLAND LN** **QUINCY, IL 62305-1128**	05/15/2026	$300,000	//	SF
		APN: 237177300000 Document #: 2026R-02882 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 22 Section: 24 Subdivision: HICHMAN LOOMIS & BROWNS SUB Sec/Twnship/Range: SW4 S24 T1S R9W Abbreviated Description: Lot:22 Section:24 Subdivision:HICHMAN LOOMIS & BROWNS SUB Sec/Twnship/Range:SW4 S24 T1S R9W				
8	.36Mi.	**2901 RIVERSIDE TER** **QUINCY, IL 62305-1324**	05/05/2026	$265,000	//	SF
		APN: 237164300700 Document #: 2026R-02605 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 8 Section: 23 Subdivision: RIVERSIDE TERRACE SUB Sec/Twnship/Range: SE4 S23 T1S R9W Abbreviated Description: Lot:8 Section:23 Subdivision:RIVERSIDE TERRACE SUB Sec/Twnship/Range:SE4 S23 T1S R9W				
9	.06Mi.	**2411 WINTERGREEN DR** **QUINCY, IL 62305-0202**	04/27/2026	$254,000	//	9,148 SF
		APN: 234173101000 Document #: 2026R-02385 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 11 Section: 26 Subdivision: WEST POINTE SUB Sec/Twnship/Range: NE4 S26 T1S R9W Abbreviated Description: Lot:11 Section:26 Subdivision:WEST POINTE SUB Sec/Twnship/Range:NE4 S26 T1S R9W				
10	.02Mi.	**2432 NORTHRIDGE DR** **QUINCY, IL 62305-1344**	04/17/2026	$250,000	//	10,890 SF
		APN: 237099500000 Document #: 2026R-02245 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 61 Section: 26 Subdivision: NORTHRIDGE ADD Sec/Twnship/Range: NE4 S26 T1S R9W Abbreviated Description: Lot:61 Section:26 Subdivision:NORTHRIDGE ADD Sec/Twnship/Range:NE4 S26 T1S R9W				
11	.39Mi.	**1420 STONE CREEK DR** **QUINCY, IL 62305-1405**	04/08/2026	$339,000	//	3,485 SF
		APN: 236112928600 Document #: 2026R-01991 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 23 Block: 8 Section: 25 Subdivision: STONE CREEK PH 4 Sec/Twnship/Range: NW4 S25 T1S R9W Abbreviated Description: Lot:23 Block:8 Section:25 Subdivision:STONE CREEK PH 4 Sec/Twnship/Range:NW4 S25 T1S R9W				
12	.48Mi.	**3012 BLUFF RIDGE DR** **QUINCY, IL 62305-1311**	03/05/2026	$225,000	//	SF
		APN: 234121307800 Document #: 2026R-01198 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 3 Section: 23 Subdivision: BLUFF RIDGE CLUSTER HOME 2ND ADD Sec/Twnship/Range: S2 SE4 S23 T1S R9W Abbreviated Description: Lot:3 Section:23 Subdivision:BLUFF RIDGE CLUSTER HOME 2ND ADD Sec/Twnship/Range:S2 SE4 S23 T1S R9W				
13	.44Mi.	**2931 BLUFF RIDGE DR** **QUINCY, IL 62305-1390**	11/07/2025	$135,000	//	SF
		APN: 234121305500 Document #: 2025R-06749 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 2 Subdivision: BLUFF IDGE CLUSTER HOME 1ST ADD Abbreviated Description: Lot:2 Subdivision:BLUFF IDGE CLUSTER HOME 1ST ADD				
14	.42Mi.	**1301 KOCHS LN** **QUINCY, IL 62305-1135**	10/27/2025	$290,000	//	44,431 SF
		APN: 237179800000 Document #: 2025R-06424 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 26 Section: 24 MapRef: MB 1 PG 190 Sec/Twnship/Range: SW4 S24 T1S R9W Abbreviated Description: Lot:26 Section:24 Map Ref:MB 1 PG 190Sec/Twnship/Range:SW4 S24 T1S R9W				

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.

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.	**2433 CEDAR CREEK CT**	**08/31/2023**	$244,080	$81,360					
.02Mi.	**2425 CEDAR CREEK CT**		$186,510	$62,170				10,454 SF	
.02Mi.	**2435 CEDAR CREEK CT**	**11/22/2019**	$227,040	$75,680					
.02Mi.	**2432 NORTHRIDGE DR**	**06/01/2004**	$204,300	$68,100				10,890 SF	
.03Mi.	**2424 NORTHRIDGE DR**	**05/01/2005**	$225,090	$75,030				10,890 SF	
.03Mi.	**2500 NORTHRIDGE DR**		$182,400	$60,800					
.03Mi.	**2432 CEDAR CREEK CT**	**09/23/2022**	$238,920	$79,640					
.03Mi.	**2417 CEDAR CREEK CT**	**11/06/2020**	$181,050	$60,350				10,454 SF	
.04Mi.	**2508 NORTHRIDGE DR**	**07/01/2011**	$180,060	$60,020					
.04Mi.	**2424 CEDAR CREEK CT**	**08/01/2003**	$192,930	$64,310					
.04Mi.	**2416 NORTHRIDGE DR**	**08/22/2025**	$192,930	$64,310				10,890 SF	
.04Mi.	**2516 NORTHRIDGE DR**	**12/03/2021**	$198,060	$66,020				10,019 SF	
.04Mi.	**2440 CEDAR CREEK CT**		$192,930	$64,310					
.04Mi.	**2436 CEDAR CREEK CT**	**10/02/2023**	$186,540	$62,180					
.05Mi.	**2416 CEDAR CREEK CT**	**06/01/2014**	$212,220	$70,740					
.05Mi.	**2433 NORTHRIDGE DR**		$225,090	$75,030				10,890 SF	

Rent vs. Own

Households Occupied by Renters:	17%	Households Occupied by Owners:	77%

Demographics & Income

Median Age:	44.9 years old	Households:	8,150
Median Household Income:	$85,243	Households w/Family:	68%
Household Income Per Capita:	$43,624	Households w/Family Married:	52%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	Quincy School District 172	Students:	6,264
Number of Schools:	9	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.94Mi.	**Quincy Senior High School**	D-	Public	9 - 12
Number of Students: 1,847				
Student-Teacher Ratio: 18.7				
Advanced Placement: Yes				
2.08Mi.	**Quincy Junior High School**	D+	Public	6 - 8
Number of Students: 1,295				
Student-Teacher Ratio: 17.1				

Flood Report

The Subject Property of **2433 CEDAR CREEK CT, QUINCY, IL 62305-1339** 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	88%	LOWER
BURGLARY	98%	SIMILAR
MOTOR VEHICLE THEFT	104%	SIMILAR
FORCIBLE ROBBERY	105%	SIMILAR
AGGRAVATED ASSAULT	87%	LOWER
FORCIBLE RAPE	107%	SIMILAR
MURDER	83%	LOWER
OVERALL	66%	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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ICE SiteX Report

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