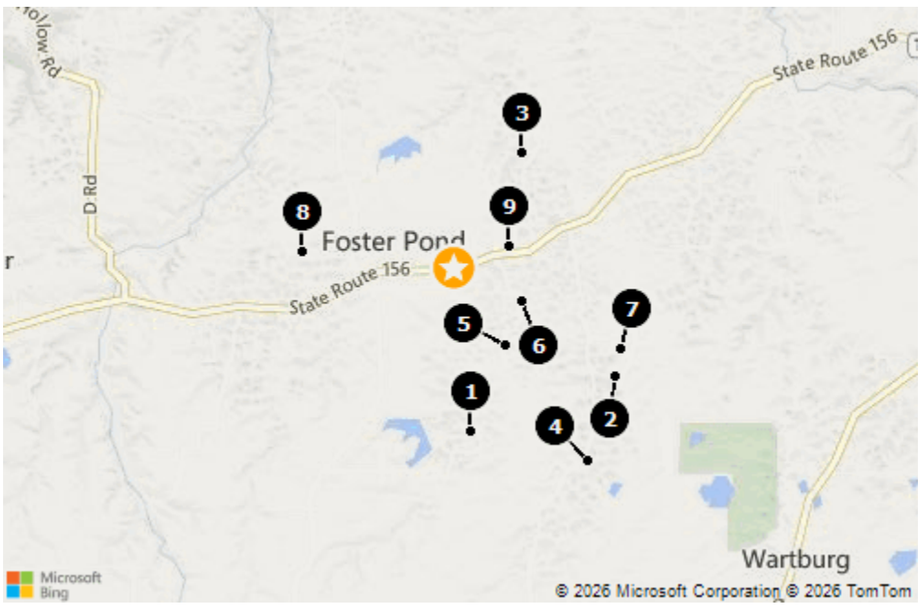
ICE SiteX Report

OrderID: 96361577

SiteX Property Information Report



Subject Property Location

3049 STATE ROUTE 156, WATERLOO, IL 62298-6303

County:	**MONROE IL**	Census Tract:	171336004.023015
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	07-32-400-015-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$273,000**	FSD:	31
Value Range:	$188,370 - $357,630	Confidence Score:	69

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	07002
Assd Land Value:	$16,845	Market Land Value:	$50,535	Tax Year:	2024
Assd Improvement:	$51,210	Market Improvment Value:	$153,630	Total Taxable Value:	$3,598
Total Assessed Value:	$68,055	Total Assessor Market Value:	$204,165	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	M

Assessment Legal Description

Lot: 7,10 Sec/Twnship/Range: SEC 32 TWN 02S RNG 10W
Abbreviated Description: TAX LOTS 7 & 10
City/Muni/Twp: TWN 07 - T2S R10W

Property Characteristics

Lot Size:	20,038 SF	Bedrooms:	3	Pool:	
Building Area:	1236 SF	Baths:		Fireplace:	
Year Built:	1890	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	2	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/21/2025	Sales Price:	$68,172
Document #:	436858 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/29/2010	Sales Price:	N/A
Document #:	337980 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	01/01/2000		
Document Type:			
Legal Description:			
Subdivision: RESIDENTIAL			

Prior Transfer

Recording Date:	01/29/2010	Sales Price:	N/A
Document #:	337979 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/05/2009		
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/01/1990	Sales Price:	$54,500

ICE SiteX Report

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Document #:	BK-PG 167 -787	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 7,10 Sec/Twnship/Range: SEC 32 TWN 02S RNG 10W
Abbreviated Description: TAX LOTS 7 & 10
City/Muni/Twp: TWN 07 - T2S R10W

Area Sales Analysis

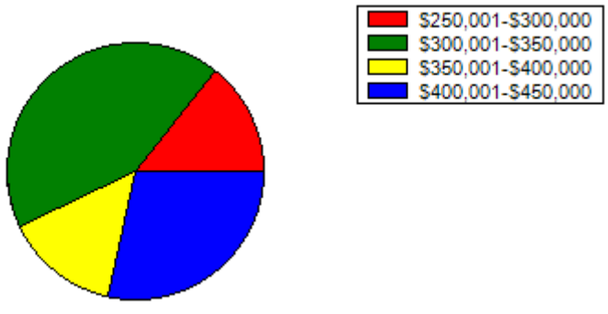
Total Area Sales	$3,659,500	Median # of Bedrooms	3
Median Lot Size	253,956 SF	Median # of Baths	
Median Living Area	1,320 SF	Median Year Built	1985
Price Range - 2 Yrs	$270,000 to $674,500	Age Range	23 years to 62 years
Median Value	$385,000	Median Age	41 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.84Mi.	**3083 DB RD** **WATERLOO, IL 62298-6339**	11/21/2025	$430,000	$275	1560	/3/	1964	537,533 SF	
		APN: 10-05-400-002-000 Document #: 440185 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 6-11 Section: 5 Sec/Twnship/Range: S5 T3S R10W Abbreviated Description: Lot:6-11 Section:5 Sec/Twnship/Range:S5 T3S R10W								
2	.98Mi.	**6123 CHANTILLY BND** **WATERLOO, IL 62298-2132**	05/19/2025	$310,000	$180	1718	/4/	2003	120,226 SF	V
		APN: 10-04-182-034-000 Document #: 437663 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 34-35 Section: 4 Subdivision: CHANTILLY VILLAGE PH II MapRef: DOC 263656 Sec/Twnship/Range: SE4 NW4 S4 T3S R10W Abbreviated Description: Lot:34-35 Section:4 Subdivision:CHANTILLY VILLAGE PH II Map Ref:DOC 263656Sec/Twnship/Range:SE4 NW4 S4 T3S R10W								
3	.67Mi.	**3167 BOEHNE DRIVE EAST FRK** **WATERLOO, IL 62298-4919**	04/28/2025	$435,000	$357	1216	/3/	1987	217,801 SF	
		APN: 07-32-200-006-000 Document #: 437336 Document Type: Price Code: R Land Use: Single Family Residential Legal: Section: 32 Sec/Twnship/Range: SE4 NE4 S32 T2S R10W Abbreviated Description: Section:32 Sec/Twnship/Range:SE4 NE4 S32 T2S R10W								
4	1.24Mi.	**6040 OLD BAUM CHURCH RD** **WATERLOO, IL 62298-6346**	02/18/2025	$270,000	$204	1320	/3/	1972	522,722 SF	
		APN: 10-04-300-004-000 Document #: 436492 Document Type: Price Code: R Land Use: Single Family Residential Legal: Section: 4 Sec/Twnship/Range: SE4 SW4 S4 T3S R10W Abbreviated Description: Section:4 Sec/Twnship/Range:SE4 SW4 S4 T3S R10W								
5	.47Mi.	**6236 WINDY OAKS LN** **WATERLOO, IL 62298-6356**	12/16/2024	$674,500	$632	1066	/4/	1983	696,091 SF	
		APN: 10-05-200-009-000 Document #: 435780 Document Type: Price Code: R Land Use: Single Family Residential Legal: Section: 5 Sec/Twnship/Range: SE4 NE4 S5 T3S R10W Abbreviated Description: Section:5 Sec/Twnship/Range:SE4 NE4 S5 T3S R10W								
6	.33Mi.	**6362 WINDY OAKS LN** **WATERLOO, IL 62298-6358**	12/02/2024	$305,000	$178	1709	/4/	1978	253,956 SF	
		APN: 10-05-200-006-000 Document #: 435594 Document Type: Price Code: R Land Use: Single Family Residential Legal: Section: 5 Sec/Twnship/Range: NE4 S5 T3S R10W Abbreviated Description: Section:5 Sec/Twnship/Range:NE4 S5 T3S R10W								
7	.94Mi.	**3713 WEEPING WILLOW CT** **WATERLOO, IL 62298-2128**	09/13/2024	$525,000	$285	1839	/3/	2002	47,045 SF	
		APN: 10-04-181-014-000 Document #: 434567 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 14 Section: 4 Subdivision: CHANTILLY VILLAGE PH I MapRef: DOC 217890 Sec/Twnship/Range: SE4 NW4 S4 T3S R10W Abbreviated Description: Lot:14 Section:4 Subdivision:CHANTILLY VILLAGE PH I Map Ref:DOC 217890Sec/Twnship/Range:SE4 NW4 S4 T3S R10W								
8	.88Mi.	**2701 SHADY TREE LN** **WATERLOO, IL 62298-4832**	08/26/2024	$325,000			//		1,232,753 SF	
		APN: 07-31-400-002-000 Document #: 434344 Document Type: Price Code: R Land Use: Single Family Residential Legal: Section: 31 Sec/Twnship/Range: S31 T2S R10W Abbreviated Description: Section:31 Sec/Twnship/Range:S31 T2S R10W								
9	.31Mi.	**6407 BOEHNE DR** **WATERLOO, IL 62298-4917**	07/29/2024	$385,000	$344	1116	/4/	1994	126,760 SF	
		APN: 07-32-400-020-000 Document #: 434011 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 9A Section: 32 MapRef: MB A PG 37 Sec/Twnship/Range: SE4 SE4 S32 T2S R10W Abbreviated Description: Lot:9A Section:32 Map Ref:MB A PG 37Sec/Twnship/Range:SE4 SE4 S32 T2S R10W								

Comparable Sales Chart

% Distribution Sales for Two Years



ICE SiteX Report

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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.	**3049 STATE ROUTE 156**	**10/01/1990**	$204,165	$68,055	1,236	/3/	1890	20,038 SF	
.04Mi.	**3048 STATE ROUTE 156**		$127,653	$42,551	900	/3/	1920	10,890 SF	
.09Mi.	**3036 STATE ROUTE 156**	**02/19/2013**	$59,628	$19,876	1,640	/3/	1858	2 SF	
.09Mi.	**3079 STATE ROUTE 156**		$365,274	$121,758				5 SF	
.12Mi.	**3078 STATE ROUTE 156**	**04/01/1998**	$246,105	$82,035	1,240	/2/	1910	6 SF	
.2Mi.	**3120 STATE ROUTE 156**		$149,415	$49,805	1,624	/3/	1920	2 SF	
.26Mi.	**3139 STATE ROUTE 156**	**07/01/1993**	$243,135	$81,045	1,512	/3/	1995	3 SF	
.29Mi.	**6345 WINDY OAKS LN**	**11/15/2002**	$174,447	$58,149	1,024	/2/	1940	5 SF	
.31Mi.	**6407 BOEHNE DR**		$402,468	$134,156	1,116	/4/	1994	3 SF	
.31Mi.	**6443 BOEHNE DR**	**02/23/2005**	$276,372	$92,124	1,680	/3/	1994	5 SF	
.33Mi.	**6362 WINDY OAKS LN**		$308,655	$102,885	1,709	/4/	1978	6 SF	
.36Mi.	**6303 WINDY OAKS LN**		$215,517	$71,839	1,223	/3/	1976	15 SF	
.36Mi.	**3175 STATE ROUTE 156**	**08/26/2005**	$260,751	$86,917	1,446	/4/	1955	3 SF	
.38Mi.	**6539 BOEHNE DR**	**06/01/1998**	$389,955	$129,985	1,892	/3/	1998	13 SF	
.41Mi.	**6557 BOEHNE DR**		$240,252	$80,084	1,776	/2/	1958	1 SF	
.41Mi.	**6278 WINDY OAKS LN**		$570,219	$190,073				10 SF	

Rent vs. Own

Households Occupied by Renters:	15%	Households Occupied by Owners:	80%

Demographics & Income

Median Age:	43.5 years old	Households:	7,126
Median Household Income:	$101,459	Households w/Family:	71%
Household Income Per Capita:	$46,803	Households w/Family Married:	60%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	32%

School District

School District Zone:	Waterloo Community Unit School District 5	Students:	2,687
Number of Schools:	5	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.96Mi.	**Gardner Elementary School** Number of Students: 355 Student-Teacher Ratio: NA	C-	Public	4 - 5
4.74Mi.	**Waterloo Junior High School** Number of Students: 660 Student-Teacher Ratio: NA	A	Public	6 - 8
4.87Mi.	**W. J. Zahnow Elementary School** Number of Students: 436 Student-Teacher Ratio: NA	NA	Public	PK - 1
4.83Mi.	**Waterloo High School** Number of Students: 855 Student-Teacher Ratio: NA	A-	Public	9 - 12
4.99Mi.	**Rogers Elementary School** Number of Students: 381 Student-Teacher Ratio: NA	A+	Public	2 - 3

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	101%	SIMILAR
BURGLARY	95%	SIMILAR
MOTOR VEHICLE THEFT	106%	SIMILAR
FORCIBLE ROBBERY	113%	HIGHER
AGGRAVATED ASSAULT	107%	SIMILAR
FORCIBLE RAPE	128%	HIGHER
MURDER	113%	HIGHER
OVERALL	99%	SIMILAR

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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