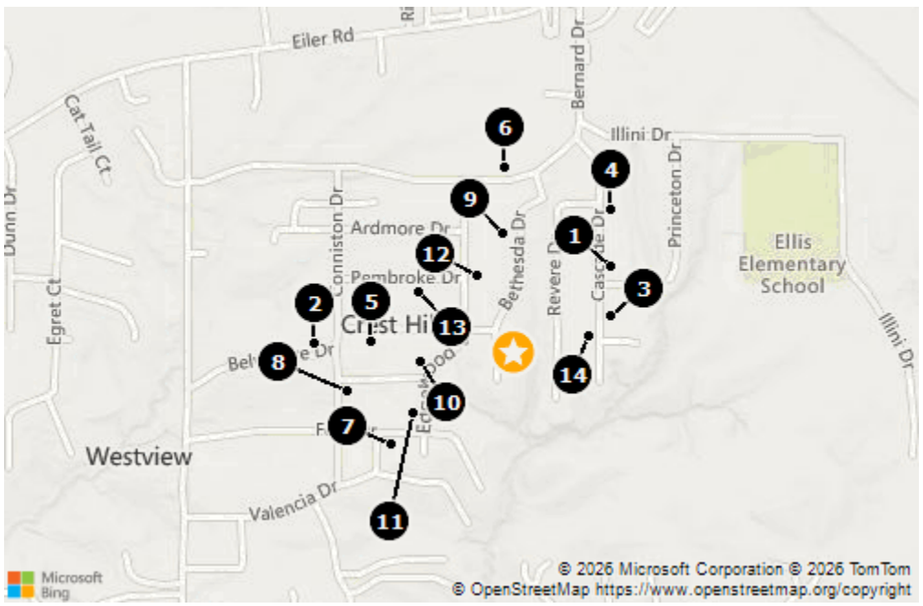
ICE SiteX Report

OrderID: 98692408

SiteX Property Information Report



Subject Property Location

308 BETHESDA DR, BELLEVILLE, IL 62223-3310

County:	**ST CLAIR IL**	Census Tract:	171635032.023006
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	07-15-0-212-005	Thomas Bros Pg-Grid:	

Valuation

Value:	**$136,000**	FSD:	32	Common Confidence Score:	20
Value Range:	$92,480 - $179,520	ICE Confidence Score:	68		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	09013
Assd Land Value:	$5,330	Market Land Value:	$15,990	Tax Year:	2025
Assd Improvement:	$34,465	Market Improvment Value:	$103,395	Total Taxable Value:	$2,814
Total Assessed Value:	$39,795	Total Assessor Market Value:	$119,385	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 129 District: 09 Subdivision: VILLA HILLS 3RD ADD
Abbreviated Description: VILLA HILLS 3RD ADD LOT/SEC-129 A02305486
City/Muni/Twp: STOOKEY

Property Characteristics

Lot Size:	13,068 SF	Bedrooms:		Pool:	
Building Area:	1200 SF	Baths:		Fireplace:	
Year Built:	1955	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Mixed	Heating:	
Number of Stories:	1+B	Number of Cars:	3	A/C:	Central
Style:		Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/08/2025	Sales Price:	$75,925
Document #:	A02862767 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/28/2024	Sales Price:	$75,925
Document #:	A02829751 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/16/2012	Sales Price:	N/A
Document #:	A02306201 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/12/2012	Sales Price:	$73,500
Document #:	A02305486 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/08/2012		
Document Type:			

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Legal Description:
Lot: 129 Subdivision: THIRD ADDITION TO VILLA HILLS Map Ref: MB50 PG55

Prior Transfer

Recording Date:	03/08/2012	Sales Price:	$73,500
Document #:	A02305486 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 129 District: 09 Subdivision: VILLA HILLS 3RD ADD
Abbreviated Description: VILLA HILLS 3RD ADD LOT/SEC-129 A02305486
City/Muni/Twp: STOOKEY

Mortgage Record

Recording Date:	06/02/2010	Loan Amount:	N/A
Document #:	A02214855 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 129 Subdivision: THIRD ADDITION TO VILLA HILLS

Prior Transfer

Recording Date:	06/02/2010	Sales Price:	N/A
Document #:	A02214840 BK-PG 3988-0642	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/20/2004	Loan Amount:	N/A
Document #:	A01823900 BK-PG 3988-0642	Loan Type:	Unknown
TD Due Date:	02/12/2011	Type Finance:	

Legal Description:
Lot: 129 Subdivision: THIRD ADDITION TO VILLA HILLS

Mortgage Record

Recording Date:	06/25/2003	Loan Amount:	N/A
Document #:	A01768130 BK-PG 3864-1057	Loan Type:	Unknown
TD Due Date:	06/16/2010	Type Finance:	

Legal Description:
Lot: 129 Subdivision: THIRD ADDITION TO VILLA HILLS

Area Sales Analysis

Total Area Sales	$1,347,500	Median # of Bedrooms	
Median Lot Size	11,544 SF	Median # of Baths	
Median Living Area	1,072 SF	Median Year Built	1957
Price Range - 2 Yrs	$14,000 to $195,000	Age Range	25 years to 74 years
Median Value	$79,750	Median Age	69 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.17Mi.	**124 CASCADE DR** **BELLEVILLE, IL 62223-3314**	08/14/2026	$170,000	$95	1776	//	1955	11,761 SF	
		APN: 07-14-0-104-017 Document #: A02892650 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 250 Subdivision: SIXTH ADDITION TO VILLA HILLS A SUBDIVISIO MapRef: MB 51 PG 56 Abbreviated Description: Lot:250 Subdivision:SIXTH ADDITION TO VILLA HILLS A SUBDIVISIO Map Ref:MB 51 PG 56								
2	.25Mi.	**605 BELVEDERE DR** **BELLEVILLE, IL 62223-3207**	07/27/2026	$60,000	$44	1352	//	2001	16,117 SF	
		APN: 07-15-0-201-037 Document #: A02890678 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 84 Subdivision: SECOND ADDITION MapRef: MB 47 PG 92 Abbreviated Description: Lot:84 Subdivision:SECOND ADDITION Map Ref:MB 47 PG 92City/Muni/Twp:VILLA HILLS City/Muni/Twp: VILLA HILLS								
3	.13Mi.	**208 CASCADE DR** **BELLEVILLE, IL 62223-3316**	07/14/2026	$64,500	$50	1274	//	1957	7,841 SF	
		APN: 07-14-0-106-003 Document #: A02889479 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 254 Subdivision: SIXTH ADDITION TO VILLA HILLS MapRef: MB 51 PG 56 Sec/Twnship/Range: W2NW4 S14&NE4 S15T01NR09W 3PM Abbreviated Description: Lot:254 Subdivision:SIXTH ADDITION TO VILLA HILLS Map Ref:MB 51 PG 56Sec/Twnship/Range:W2NW4 S14&NE4 S15T01NR09W 3PM								
4	.22Mi.	**100 CASCADE DR** **BELLEVILLE, IL 62223-3314**	06/02/2026	$54,000	$46	1164	//	1955	7,841 SF	
		APN: 07-14-0-104-010 Document #: A02885291 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 244 Subdivision: SIXTH ADDITION TO VILLA HILLS MapRef: MB 51 PG 56 Abbreviated Description: Lot:244 Subdivision:SIXTH ADDITION TO VILLA HILLS Map Ref:MB 51 PG 56								
5	.18Mi.	**528 BELVEDERE DR** **BELLEVILLE, IL 62223-3206**	03/04/2026	$20,500	$23	864	//	1963	11,326 SF	
		APN: 07-15-0-209-003 Document #: A02876368 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 70 Subdivision: SECOND ADDITION TO VILLA HILLS MapRef: MB 47 PG 92 Abbreviated Description: Lot:70 Subdivision:SECOND ADDITION TO VILLA HILLS Map Ref:MB 47 PG 92								
6	.24Mi.	**403 BERNARD DR** **BELLEVILLE, IL 62223-3226**	12/10/2025	$14,000	$12	1080	//	1959	17,424 SF	
		APN: 07-15-0-200-027 Document #: A02868572 Document Type: Price Code: R Land Use: Single Family Residential								

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Legal: Lot: 5 Subdivision: VILLA HILLS MapRef: MB 47 PG 71 Abbreviated Description: Lot:5 Subdivision:VILLA HILLS Map Ref:MB 47 PG 71

7	.19Mi.	**510 FERN DR** **BELLEVILLE, IL 62223-4012**	11/26/2025	$127,000	$82	1540	//	1974	10,454 SF

APN: 07-15-0-219-010 Document #: A02867434
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 158 Subdivision: FOURTH ADDITION TO VILLA HILLS MapRef: MB 50 PG 75 Abbreviated Description: Lot:158 Subdivision:FOURTH ADDITION TO VILLA HILLS Map Ref:MB 50 PG 75

8	.22Mi.	**400 CONNISTON DR** **BELLEVILLE, IL 62223-4002**	11/12/2025	$195,000	$123	1584	//	1996	12,197 SF

APN: 07-15-0-210-001 Document #: A02866050
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 155 Subdivision: THIRD ADDITION TO VILLA HILLS MapRef: MB 50 PG 55 Abbreviated Description: Lot:155 Subdivision:THIRD ADDITION TO VILLA HILLS Map Ref:MB 50 PG 55

9	.15Mi.	**109 BETHESDA DR** **BELLEVILLE, IL 62223-3305**	10/27/2025	$47,500	$56	840	//	1955	8,276 SF

APN: 07-15-0-205-020 Document #: A02864465
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 221 Subdivision: FIFTH ADDITION TO VILLA HILLS MapRef: MB 52 PG 27 Abbreviated Description: Lot:221 Subdivision:FIFTH ADDITION TO VILLA HILLS Map Ref:MB 52 PG 27

10	.12Mi.	**301 EDGEWOOD DR** **BELLEVILLE, IL 62223-4004**	09/26/2025	$45,000	$42	1057	//	1953	14,810 SF

APN: 07-15-0-209-015 Document #: A02861573
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 117 Subdivision: THIRD ADDITION TO VILLA HILLS A SUBDIVISION OF PAR MapRef: MB 50 PG 55 Abbreviated Description: Lot:117 Subdivision:THIRD ADDITION TO VILLA HILLS A SUBDIVISION OF PAR Map Ref:MB 50 PG 55

11	.15Mi.	**409 EDGEWOOD DR** **BELLEVILLE, IL 62223-4006**	09/19/2025	$172,000	$161	1064	//	1957	11,761 SF

APN: 07-15-0-210-013 Document #: A02860839
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 148 Subdivision: THIRD ADDITION TO VILLA HILLS MapRef: MB 50 PG 55 Abbreviated Description: Lot:148 Subdivision:THIRD ADDITION TO VILLA HILLS Map Ref:MB 50 PG 55

12	.11Mi.	**120 EDGEWOOD DR** **BELLEVILLE, IL 62223-3219**	08/14/2025	$95,000	$106	888	//	1952	16,117 SF

APN: 07-15-0-205-012 Document #: A02856708
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 47 Subdivision: SECOND ADDITION TO VILLA HILLS MapRef: MB 47 PG 92 Abbreviated Description: Lot:47 Subdivision:SECOND ADDITION TO VILLA HILLS Map Ref:MB 47 PG 92

13	.14Mi.	**512 PEMBROKE DR** **BELLEVILLE, IL 62223-3222**	08/13/2025	$161,000	$159	1008	//	1957	11,326 SF

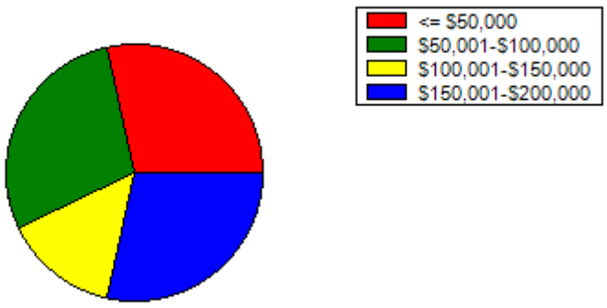
APN: 07-15-0-204-007 Document #: A02856650
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 35 Subdivision: FIRST ADDITION TO VILLA HILLS MapRef: MB 48 PG 95 Abbreviated Description: Lot:35 Subdivision:FIRST ADDITION TO VILLA HILLS Map Ref:MB 48 PG 95

14	.1Mi.	**217 CASCADE DR** **BELLEVILLE, IL 62223-3315**	07/22/2025	$122,000	$141	864	//	1960	7,841 SF

APN: 07-14-0-102-006 Document #: A02854462
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 268 Subdivision: SIXTH ADDITION TO VILLA HILLS MapRef: MB 31 PG 56 Sec/Twnship/Range: W2NW4S14&NW4S15T01NR09W 3PM Abbreviated Description: Lot:268 Subdivision:SIXTH ADDITION TO VILLA HILLS Map Ref:MB 31 PG 56Sec/Twnship/ Range:W2NW4S14&NW4S15T01NR09W 3PM

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.	**308 BETHESDA DR**	**03/08/2012**	$119,385	$39,795	1,200		1955	13,068 SF	
.02Mi.	**312 BETHESDA DR**	**10/30/2008**	$92,379	$30,793	1,092		1953	13,068 SF	
.02Mi.	**304 BETHESDA DR**	**06/01/1998**	$86,814	$28,938	832		1954	13,068 SF	
.03Mi.	**300 BETHESDA DR**	**06/03/2021**	$101,574	$33,858	1,080		1953	13,068 SF	
.03Mi.	**221 REVERE DR**		$98,652	$32,884	884		1955	14,375 SF	
.04Mi.	**316 BETHESDA DR**		$109,371	$36,457	1,064		1961	18,731 SF	
.04Mi.	**217 REVERE DR**		$25,059	$8,353	884		1959	29,185 SF	
.04Mi.	**309 BETHESDA DR**	**12/07/2004**	$138,723	$46,241	1,180		1955	13,504 SF	
.04Mi.	**313 BETHESDA DR**	**11/29/2021**	$113,943	$37,981	936		1954	13,504 SF	
.04Mi.	**301 BETHESDA DR**	**06/14/2005**	$76,806	$25,602	1,084		1955	13,504 SF	
.05Mi.	**204 BETHESDA DR**		$134,649	$44,883				36,155 SF	
.06Mi.	**317 BETHESDA DR**		$19,887	$6,629	1,120		1958	19,602 SF	
.06Mi.	**210 EDGEWOOD DR**	**12/05/2023**	$90,642	$30,214	880		1960	11,761 SF	
.06Mi.	**318 BETHESDA DR**		$132,867	$44,289	1,335		1957	24,829 SF	
.06Mi.	**205 REVERE DR**		$95,208	$31,736	1,120		1974	10,454 SF	
.07Mi.	**208 EDGEWOOD DR**	**11/22/2022**	$121,869	$40,623	1,220		1953	19,602 SF	

Rent vs. Own

Households Occupied by Renters:	19%	Households Occupied by Owners:	72%

Demographics & Income

Median Age:	43.8 years old	Households:	7,005
Median Household Income:	$78,574	Households w/Family:	62%
Household Income Per Capita:	$41,862	Households w/Family Married:	45%
Most Common Education Level:	High School Graduate	Households w/Family Children:	26%

School District

School District Zone:	Harmony Emge School District 175	Students:	735
Number of Schools:	3	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.17Mi.	**Harmony Intermediate Center** Number of Students: 207 Student-Teacher Ratio: 17.05	C	Public	4 - 6
1.17Mi.	**Harmony Intermediate Center** Number of Students: 207 Student-Teacher Ratio: 17.05	C	Public	4 - 6
1.17Mi.	**Emge Junior High School** Number of Students: 146 Student-Teacher Ratio: 12.93	C+	Public	7 - 8
1.17Mi.	**Emge Junior High School** Number of Students: 146 Student-Teacher Ratio: 12.93	C+	Public	7 - 8
0.42Mi.	**Ellis Elementary School** Number of Students: 382 Student-Teacher Ratio: 15.55	D+	Public	PK - 3
0.42Mi.	**Ellis Elementary School** Number of Students: 382 Student-Teacher Ratio: 15.55	D+	Public	PK - 3

Flood Report

The Subject Property of **308 BETHESDA DR, BELLEVILLE, IL 62223-3310** 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	110%	HIGHER
BURGLARY	92%	SIMILAR
MOTOR VEHICLE THEFT	111%	HIGHER
FORCIBLE ROBBERY	96%	SIMILAR
AGGRAVATED ASSAULT	121%	HIGHER
FORCIBLE RAPE	95%	SIMILAR
MURDER	110%	HIGHER
OVERALL	103%	SIMILAR

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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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