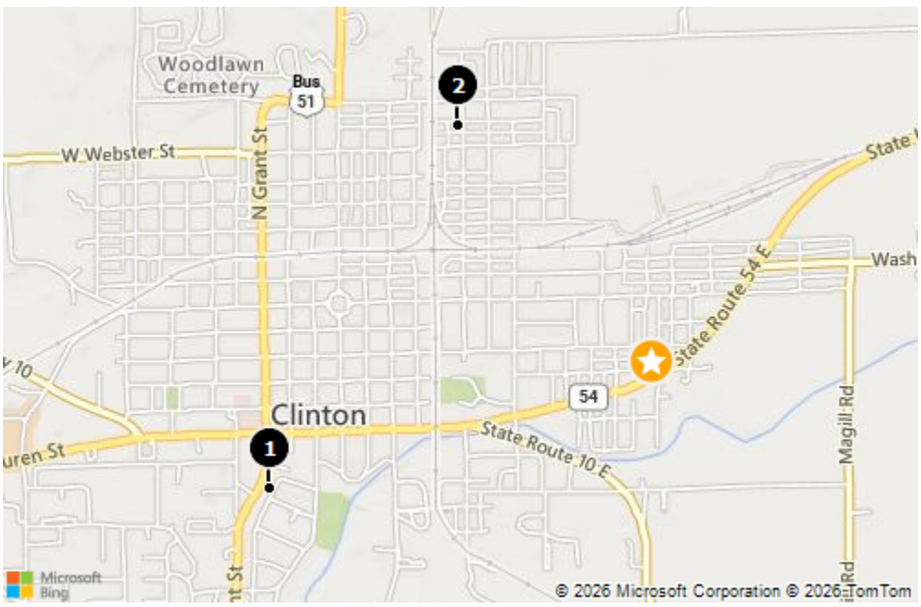
ICE SiteX Report

OrderID: 96415741

SiteX Property Information Report



Subject Property Location

309 S PORTLAND PL, CLINTON, IL 61727-2324

County:	**DE WITT IL**	Census Tract:	170399718.002037
Property Use:	Single Family Residential (Assumed)	Zoning:	
Parcel Number:	07-35-251-002	Thomas Bros Pg-Grid:	

Valuation

Value:	**$139,000**	FSD:	17
Value Range:	$115,370 - $162,630	Confidence Score:	83

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	
Assd Land Value:	$6,625	Market Land Value:	$102,229	Tax Year:	2024
Assd Improvement:	$27,448	Market Improvment Value:		Total Taxable Value:	$2,121
Total Assessed Value:	$34,073	Total Assessor Market Value:	$102,229	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 4-5 Block: 5 District: 07 Subdivision: PORTLAND PLACE ADDITION
Abbreviated Description: LOTS 4 & 5 BLK 5, PORTLAND PLACE ADDITION
City/Muni/Twp: CLINTONIA

Property Characteristics

Lot Size:		Bedrooms:	2	Pool:	
Building Area:	1215 SF	Baths:	1	Fireplace:	
Year Built:	1952	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Veneer
Number of Units:		Garage Type:	Garage	Heating:	
Number of Stories:	1	Number of Cars:	2	A/C:	Yes
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	03/08/2024	Loan Amount:	N/A
Document #:	266608 BK-PG -	Loan Type:	FHA
TD Due Date:	12/01/2051	Type Finance:	

Legal Description:
Lot: 4&5 Block: 5 Subdivision: PORTLAND PLACE SUBDIVISION Sec/Twnship/Range: W2NE4 S36T20NR02E 3PM

Mortgage Record

Recording Date:	12/30/2021	Loan Amount:	N/A
Document #:	261801 BK-PG -	Loan Type:	Stand Alone First
TD Due Date:	12/01/2051	Type Finance:	FIX

Legal Description:
Lot: 4 & 5 Block: 5 Subdivision: PORTLAND PLACE

Prior Transfer

Recording Date:	12/13/2021	Sales Price:	N/A
Document #:	261650 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/15/2021	Sales Price:	N/A
Document #:	259229 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"

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Contract Date: 03/15/2021
Document Type:
Legal Description:
Lot: 4 & 5 Block: 5 Subdivision: PORTLAND PLACE

Prior Transfer

Recording Date: 08/19/2019
Document #: 255071 BK-PG -
Contract Date: 08/15/2019
Document Type:
Legal Description:
Lot: 4 & 5 Block: 5 Subdivision: PORTLAND PLACE

Sales Price: $87,000
Type of Sale: Full-Computed from Transfer Tax

Prior Transfer

Recording Date: 06/28/2019
Document #: 254670 BK-PG 796-329
Document Type:
Legal Description:

Sales Price: N/A
Type of Sale: Full-Computed from Transfer Tax

Mortgage Record

Recording Date: 11/24/2014
Document #: 243008 BK-PG -
TD Due Date: 12/01/2034
Legal Description:
Subdivision: PORTLAND PLACE

Loan Amount: N/A
Loan Type: Stand Alone First
Type Finance: FIX

Prior Transfer

Recording Date: 11/24/2014
Document #: 243007 BK-PG 779-112
Document Type:
Legal Description:

Sales Price: N/A
Type of Sale: Full-Computed from Transfer Tax

Mortgage Record

Recording Date: 02/07/2014
Document #: 240927 BK-PG 779-130
TD Due Date:
Legal Description:
Lot: 4, 5 Block: 5 Subdivision: PORTLAND PLACE SUB

Loan Amount: N/A
Loan Type: Stand Alone First
Type Finance:

Mortgage Record

Recording Date: 02/07/2014
Document #: 240926 BK-PG 779-112
TD Due Date:
Legal Description:
Lot: 4, 5 Block: 5 Subdivision: PORTLAND PLACE SUB

Loan Amount: N/A
Loan Type: Stand Alone First
Type Finance:

Prior Transfer

Recording Date: 02/07/2014
Document #: 240925 BK-PG -
Contract Date: 01/16/2014
Document Type:
Legal Description:
Subdivision: PORTLAND PLACE

Sales Price: $75,000
Type of Sale: Full-Computed from Transfer Tax

Prior Transfer

Recording Date:
Document #: BK-PG -
Document Type:
Legal Description:
Lot: 4-5 Block: 5 District: 07 Subdivision: PORTLAND PLACE ADDITION
Abbreviated Description: LOTS 4 & 5 BLK 5, PORTLAND PLACE ADDITION
City/Muni/Twp: CLINTONIA

Sales Price: N/A
Type of Sale: Per Assessor Transaction History

Area Sales Analysis

Total Area Sales	$315,000	Median # of Bedrooms	1.5
Median Lot Size	SF	Median # of Baths	2
Median Living Area	1,246 SF	Median Year Built	1962
Price Range - 2 Yrs	$70,000 to $245,000	Age Range	32 years to 96 years
Median Value	$157,500	Median Age	64 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1Mi.	**113 CEDAR DR** **CLINTON, IL 61727-2494**	07/30/2024	$245,000	$157	1555	/3/3	1994	SF	
		APN: 07-34-403-002 Document #: 267471 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 72 Subdivision: CEDARSIDE THIRD ADDITION MapRef: MB H PG 288 Abbreviated Description: Lot:72 Subdivision:CEDARSIDE THIRD ADDITION Map Ref:MB H PG 288								
2	.76Mi.	**721 N ELIZABETH ST** **CLINTON, IL 61727-1143**	07/30/2024	$70,000	$74	936	//1	1930	SF	
		APN: 07-26-310-001 Document #: 267474 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 1&2 Block: 1 Subdivision: ASHLEYS ADDITION Abbreviated Description: Lot:1&2 Block:1 Subdivision:ASHLEYS ADDITION Abbreviated Description:NORTH2 LOTS1&2 City/Muni/Twp:CLINTON City/Muni/Twp: CLINTON								

ICE SiteX Report

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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.	**309 S PORTLAND PL**		$102,229	$34,073	1,215	/2/1	1952		
.01Mi.	**1217 E SOUTH ST**		$92,958	$30,983	1,200	/2/2	2005		
.02Mi.	**1213 E SOUTH ST**		$81,254	$27,082	709	//1	1953		
.02Mi.	**303 S PORTLAND PL**		$99,001	$32,997	1,848	//1	1949		
.03Mi.	**1214 E JEFFERSON ST**		$101,170	$33,720	1,067	/2/1	1968		
.03Mi.	**1211 E SOUTH ST**		$100,888	$33,626	684	//1	1953		
.04Mi.	**1212 E JEFFERSON ST**		$107,249	$35,746	1,002	/2/1	1953		
.04Mi.	**1209 E SOUTH ST**		$79,130	$26,374	683	/2/1	1953		
.04Mi.	**302 S PORTLAND PL**		$106,967	$35,652	1,172	//1	1948		
.04Mi.	**1210 E JEFFERSON ST**		$65,659	$21,884	711	//1	1948		
.05Mi.	**221 S PORTLAND PL**		$103,033	$34,341	999		1950		
.05Mi.	**1207 E SOUTH ST**		$62,946	$20,980	1,095	//1	1953		
.05Mi.	**1208 E JEFFERSON ST**		$71,659	$23,884	775	//1	1943		
.06Mi.	**400 S PORTLAND PL**		$116,835	$38,941	1,464	/3/1	1955		
.06Mi.	**215 S PORTLAND PL**		$98,017	$32,669	1,240	//1	1953		
.06Mi.	**1205 E SOUTH ST**		$93,180	$31,057	1,151	/3/2	1943		

Rent vs. Own

Households Occupied by Renters:	29%	Households Occupied by Owners:	62%

Demographics & Income

Median Age:	41.0 years old	Households:	3,785
Median Household Income:	$59,154	Households w/Family:	53%
Household Income Per Capita:	$34,595	Households w/Family Married:	39%
Most Common Education Level:	High School Graduate	Households w/Family Children:	21%

School District

School District Zone:	Clinton Community Unit School District 15	Students:	1,664
Number of Schools:	5	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.76Mi.	**Clinton Jr High School** Number of Students: 406 Student-Teacher Ratio: NA	C-	Public	6 - 8
0.95Mi.	**Lincoln Elementary School** Number of Students: 154 Student-Teacher Ratio: NA	NA	Public	PK - 1
1.50Mi.	**Clinton Elementary School** Number of Students: 441 Student-Teacher Ratio: NA	D+	Public	2 - 5
0.31Mi.	**Douglas Elementary School** Number of Students: 172 Student-Teacher Ratio: NA	NA	Public	PK - 1
1.73Mi.	**Clinton High School** Number of Students: 491 Student-Teacher Ratio: NA	D-	Public	9 - 12

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	135%	NOTABLY HIGHER
BURGLARY	118%	HIGHER
MOTOR VEHICLE THEFT	132%	NOTABLY HIGHER
FORCIBLE ROBBERY	107%	SIMILAR
AGGRAVATED ASSAULT	131%	NOTABLY HIGHER
FORCIBLE RAPE	146%	NOTABLY HIGHER
MURDER	126%	HIGHER
OVERALL	121%	HIGHER

Disaster Alerts

No alerts noted

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