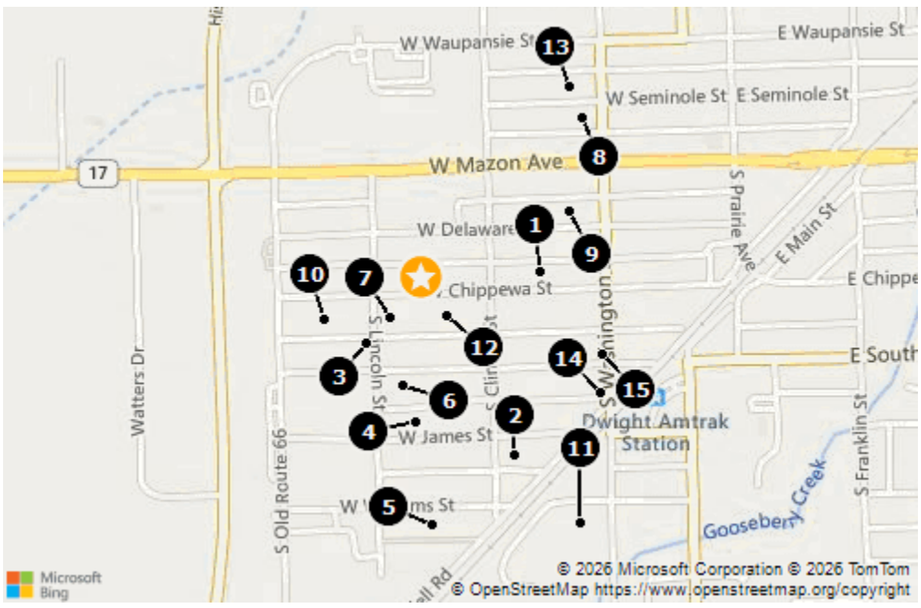
ICE SiteX Report

OrderID: 98110111

SiteX Property Information Report



Subject Property Location

316 W CHIPPEWA ST, DWIGHT, IL 60420-1206

County:	**LIVINGSTON IL**	Census Tract:	171059601.004007
Property Use:	Single Family Residential (Assumed)	Zoning:	
Parcel Number:	05-05-09-104-019	Thomas Bros Pg-Grid:	

Valuation

Value:	**$187,000**	FSD:	15	Common Confidence Score:	51
Value Range:	$158,950 - $215,050	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	05002
Assd Land Value:	$7,374	Market Land Value:	$22,122	Tax Year:	2025
Assd Improvement:	$56,191	Market Improvment Value:	$168,573	Total Taxable Value:	$5,196
Total Assessed Value:	$63,565	Total Assessor Market Value:	$190,695	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 20 Block: 3 District: 05 Subdivision: NEWELL'S ADD

Abbreviated Description:	05 09 104 019 LOT 50 X 150 LOT 20 BLK 3 NEWELL'S ADD
City/Muni/Twp:	DWIGHT

Property Characteristics

Lot Size:	7,500 SF	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:	03/06/2026	Sales Price:	$178,825
Document #:	2026R-00930 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/25/2025	Sales Price:	N/A
Document #:	2025R-03647 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/20/2025	Sales Price:	N/A
Document #:	2025R-01105 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	02/28/2025	Loan Amount:	N/A
Document #:	2025R-00748 BK-PG -	Loan Type:	New Conventional
TD Due Date:	03/01/2035	Type Finance:	

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Legal Description:
Lot: 20 Block: 3 Subdivision: NEWELLS ADD

Prior Transfer

Recording Date:	02/28/2025	Sales Price:	$185,000
Document #:	2025R-00746 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	02/01/2025		
Document Type:			

Legal Description:
Lot: 20 Block: 3 Subdivision: NEWELLS ADD

Prior Transfer

Recording Date:	12/29/2020	Sales Price:	$132,500
Document #:	2020R-05892 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/08/2020		
Document Type:			

Legal Description:
Lot: 20 Block: 3
Abbreviated Description: NEWELLS ADDITION

Prior Transfer

Recording Date:	12/21/2020	Sales Price:	N/A
Document #:	2020R-05768 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/07/2019	Sales Price:	N/A
Document #:	2019R-03912 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/06/2014	Loan Amount:	N/A
Document #:	629238 BK-PG -	Loan Type:	Unknown
TD Due Date:	06/01/2044	Type Finance:	

Legal Description:
Lot: 20 Block: 3 Subdivision: NEWELL'S ADD
City/Muni/Twp: DWIGHT

Prior Transfer

Recording Date:	06/06/2014	Sales Price:	$93,500
Document #:	629237 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/02/2014		
Document Type:			

Legal Description:
Lot: 20 Block: 3 Subdivision: NEWELL'S ADD
City/Muni/Twp: DWIGHT

Mortgage Record

Recording Date:	06/03/2014	Loan Amount:	N/A
Document #:	629183 BK-PG -	Loan Type:	Unknown
TD Due Date:	12/15/2019	Type Finance:	

Legal Description:
Lot: 20 Block: 3 Subdivision: NEWELL'S ADD
City/Muni/Twp: DWIGHT

Prior Transfer

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

Legal Description:
Lot: 20 Block: 3 District: 05 Subdivision: NEWELL'S ADD
Abbreviated Description: 05 09 104 019 LOT 50 X 150 LOT 20 BLK 3 NEWELL'S ADD
City/Muni/Twp: DWIGHT

Area Sales Analysis

Total Area Sales	$2,582,500	Median # of Bedrooms	
Median Lot Size	8,750 SF	Median # of Baths	
Median Living Area	SF	Median Year Built	1931
Price Range - 2 Yrs	$35,000 to $284,000	Age Range	68 years to 121 years
Median Value	$185,000	Median Age	95 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.14Mi.	**216 W CHIPPEWA ST** **DWIGHT, IL 60420-1204**	07/27/2026	$85,000			//		11,250 SF	
		APN: 05-05-09-128-017 Document #: 2026R-03212 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 20 Block: 20 Abbreviated Description: Lot:20 Block:20								
2	.24Mi.	**225 W JAMES ST** **DWIGHT, IL 60420-1222**	07/22/2026	$212,000			//		8,750 SF	
		APN: 05-05-09-179-002 Document #: 2026R-03106 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 9 Subdivision: MORGANS ADD Abbreviated Description: Lot:9 Subdivision:MORGANS ADD								

ICE SiteX Report

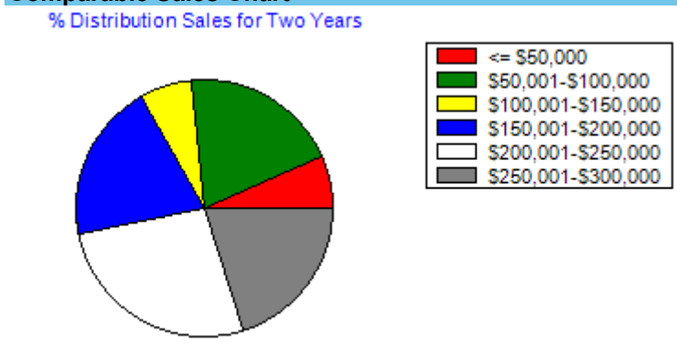
OrderID: 98110111

3	.11Mi.	**309 S LINCOLN ST** **DWIGHT, IL 60420-1230**	07/20/2026	$215,000			//		7,500 SF
	APN: 05-05-09-105-017 Document #: 2026R-03049 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 21-22 Block: 5 Subdivision: NEWELLS ADD Abbreviated Description: Lot:21-22 Block:5 Subdivision:NEWELLS ADD								
4	.18Mi.	**316 W JAMES ST** **DWIGHT, IL 60420-1225**	07/16/2026	$162,000			//		6,250 SF
	APN: 05-05-09-152-062 Document #: 2026R-03012 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 20 Block: 7 Subdivision: NEWELLS 2ND ADD Abbreviated Description: Lot:20 Block:7 Subdivision:NEWELLS 2ND ADD								
5	.3Mi.	**317 W WILLIAMS ST** **DWIGHT, IL 60420-1247**	07/13/2026	$170,000	$125	1350	//	1905	13,500 SF
	APN: 05-05-09-156-004 Document #: 2026R-02906 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 8-9 Block: 11 Subdivision: NEWELLS 2ND ADD Abbreviated Description: Lot:8-9 Block:11 Subdivision:NEWELLS 2ND ADD								
6	.14Mi.	**321 W SOUTH ST** **DWIGHT, IL 60420-1240**	06/12/2026	$280,000			//		7,920 SF
	APN: 05-05-09-152-072 Document #: 2026R-02450 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 11-13 Block: 7 Subdivision: IRWON H BAKERS SUB Abbreviated Description: Lot:11-13 Block:7 Subdivision:IRWON H BAKERS SUB								
7	.06Mi.	**325 W CHIPPEWA ST** **DWIGHT, IL 60420-1205**	05/28/2026	$284,000			//		18,675 SF
	APN: 05-05-09-106-030 Document #: 2026R-02177 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 13-14 Block: 4 Subdivision: NEWELLS ADD Abbreviated Description: Lot:13-14 Block:4 Subdivision:NEWELLS ADD								
8	.27Mi.	**205 W SEMINOLE ST** **DWIGHT, IL 60420-1153**	05/27/2026	$212,000			//		7,500 SF
	APN: 05-05-04-380-010 Document #: 2026R-02156 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 3 Block: 12 Abbreviated Description: Lot:3 Block:12								
9	.2Mi.	**206 W DELAWARE ST** **DWIGHT, IL 60420-1250**	05/13/2026	$208,000			//		11,250 SF
	APN: 05-05-09-126-022 Document #: 2026R-01951 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 24-25 Block: 13 Abbreviated Description: Lot:24-25 Block:13								
10	.13Mi.	**413 W CHIPPEWA ST** **DWIGHT, IL 60420-1207**	03/24/2026	$35,000			//		11,250 SF
	APN: 05-05-09-105-006 Document #: 2026R-01208 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 7 Block: 5 Subdivision: NEWELLS ADD TO DWIGHT Abbreviated Description: Lot:7 Block:5 Subdivision:NEWELLS ADD TO DWIGHT								
11	.36Mi.	**207 W WILLIAMS ST** **DWIGHT, IL 60420-1245**	02/11/2026	$72,000			//		18,500 SF
	APN: 05-05-09-182-025 Document #: 2026R-00567 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 4-5 Block: 6 Subdivision: MORGANS ADD Abbreviated Description: Lot:4-5 Block:6 Subdivision:MORGANS ADD								
12	.06Mi.	**311 W CHIPPEWA ST** **DWIGHT, IL 60420-1205**	01/08/2026	$85,000			//		11,250 SF
	APN: 05-05-09-106-009 Document #: 2026R-00072 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 6 Block: 4 Section: 9 Subdivision: NEWELLS ADD TO DWIGHT A SUB Sec/Twnship/Range: SW4 NW4 S9 T30N R7E Abbreviated Description: Lot:6 Block:4 Section:9 Subdivision:NEWELLS ADD TO DWIGHT A SUB Sec/Twnship/Range:SW4 NW4 S9 T30N R7E								
13	.3Mi.	**206 W SEMINOLE ST** **DWIGHT, IL 60420-1154**	01/02/2026	$252,500			//		7,500 SF
	APN: 05-05-04-378-016 Document #: 2026R-00003 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 25 Block: 5 Abbreviated Description: Lot:25 Block:5								
14	.26Mi.	**405 S WASHINGTON ST** **DWIGHT, IL 60420-1337**	10/14/2025	$185,000	$185	1000	/3/	1958	5,625 SF
	APN: 05-05-09-176-012 Document #: 2025R-04469 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 1 Block: 2 Subdivision: MORGANS ADD Abbreviated Description: Lot:1 Block:2 Subdivision:MORGANS ADD								
15	.23Mi.	**311 S WASHINGTON ST** **DWIGHT, IL 60420-1335**	10/02/2025	$125,000			//		8,750 SF
	APN: 05-05-09-130-025 Document #: 2025R-04306 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 27-28 Block: 21 Abbreviated Description: Lot:27-28 Block:21								

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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.	**316 W CHIPPEWA ST**		$190,695	$63,565				7,500 SF	
.01Mi.	**318 W CHIPPEWA ST**		$159,348	$53,116				7,500 SF	
.01Mi.	**314 W CHIPPEWA ST**		$90,105	$30,035				7,500 SF	
.02Mi.	**312 W CHIPPEWA ST**		$115,617	$38,539				9,000 SF	
.02Mi.	**320 W CHIPPEWA ST**		$131,262	$43,754				7,500 SF	
.03Mi.	**308 W CHIPPEWA ST**		$70,818	$23,606				13,500 SF	
.03Mi.	**319 W DELAWARE ST**		$144,480	$48,160				7,500 SF	
.03Mi.	**315 W DELAWARE ST**		$120,528	$40,176				7,500 SF	
.04Mi.	**313 W DELAWARE ST**		$114,027	$38,009				7,500 SF	
.04Mi.	**317 W DELAWARE ST**		$96,690	$32,230				7,500 SF	
.04Mi.	**317 W DELAWARE ST**		$96,690	$32,230				7,500 SF	
.04Mi.	**323 W DELAWARE ST**		$119,616	$39,872				7,500 SF	
.04Mi.	**311 W DELAWARE ST**		$143,250	$47,750				7,500 SF	
.05Mi.	**317 W CHIPPEWA ST**		$166,980	$55,660				11,250 SF	
.05Mi.	**202 S LINCOLN ST**		$197,874	$65,958				6,972 SF	
.05Mi.	**315 W CHIPPEWA ST**		$163,362	$54,454				11,250 SF	

Rent vs. Own

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

Demographics & Income

Median Age:	37.7 years old	Households:	2,101
Median Household Income:	$75,467	Households w/Family:	67%
Household Income Per Capita:	$42,502	Households w/Family Married:	48%
Most Common Education Level:	High School Graduate	Households w/Family Children:	22%

School District

School District Zone:	Dwight Common School District 232	Students:	519
Number of Schools:	1	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.56Mi.	**Dwight Common School** Number of Students: 519 Student-Teacher Ratio: 12.72	B	Public	PK - 8
0.56Mi.	**Dwight Common School** Number of Students: 519 Student-Teacher Ratio: 12.72	B	Public	PK - 8
0.66Mi.	**Dwight High School** Number of Students: 211 Student-Teacher Ratio: 9.95 Advanced Placement: Yes	C	Public	9 - 12
0.66Mi.	**Dwight High School** Number of Students: 211 Student-Teacher Ratio: 9.95 Advanced Placement: Yes	C	Public	9 - 12

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Flood Report

The Subject Property of **316 W CHIPPEWA ST, DWIGHT, IL 60420-1206** 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	131%	NOTABLY HIGHER
BURGLARY	117%	HIGHER
MOTOR VEHICLE THEFT	138%	NOTABLY HIGHER
FORCIBLE ROBBERY	134%	NOTABLY HIGHER
AGGRAVATED ASSAULT	113%	HIGHER
FORCIBLE RAPE	137%	NOTABLY HIGHER
MURDER	140%	NOTABLY HIGHER
OVERALL	137%	NOTABLY HIGHER

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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