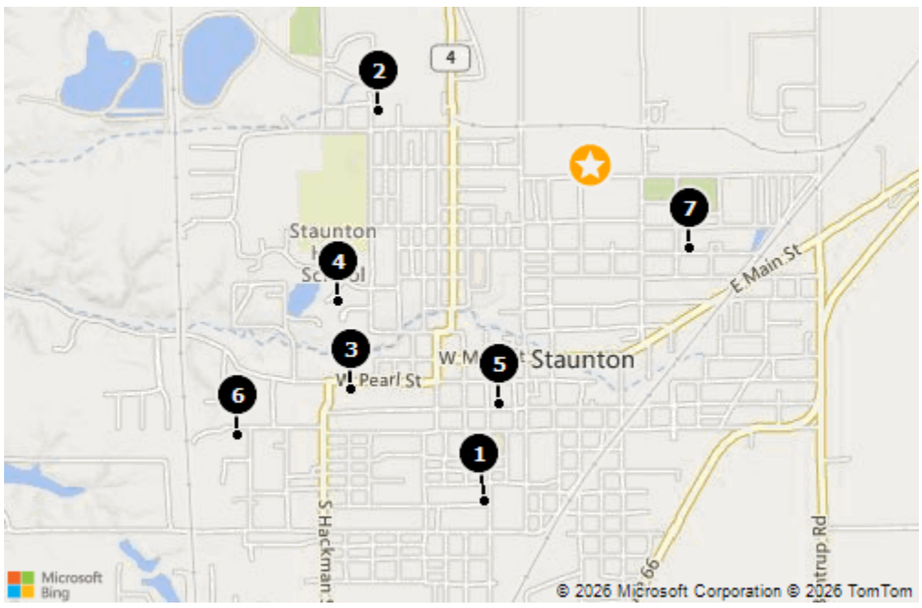
ICE SiteX Report

OrderID: 98134343

SiteX Property Information Report



Subject Property Location

319 E LEONARD ST, STAUNTON, IL 62088-1230

County:	**MACOUPIN IL**	Census Tract:	171179572.002000
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	01-000-510-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$117,000**	FSD:	30	Common Confidence Score:	23
Value Range:	$81,900 - $152,100	ICE Confidence Score:	70		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	01001
Assd Land Value:	$2,885	Market Land Value:	$8,655	Tax Year:	2025
Assd Improvement:	$27,825	Market Improvment Value:	$83,475	Total Taxable Value:	$668
Total Assessed Value:	$30,710	Total Assessor Market Value:	$92,130	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	DF

Assessment Legal Description

District: 1 Map Ref: 24-29-326-018 Sec/Twnship/Range: SEC 29 TWN 07N RNG 06W
Abbreviated Description: S29 T7 R6 OFF W SIDE NE SW 66 X 300 24-29-326-018
City/Muni/Twp: BELVIDERE TWP

Property Characteristics

Lot Size:	21,780 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:	03/02/2021	Sales Price:	N/A
Document #:	589111 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 1 Map Ref: 24-29-326-018 Sec/Twnship/Range: SEC 29 TWN 07N RNG 06W
Abbreviated Description: S29 T7 R6 OFF W SIDE NE SW 66 X 300 24-29-326-018
City/Muni/Twp: BELVIDERE TWP

Prior Transfer

Recording Date:	03/02/2021	Sales Price:	N/A
Document #:	589111 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/01/2021		
Document Type:			

Legal Description:
Section: 29
Abbreviated Description: NE4 SW4 S29 T7N R6W

Area Sales Analysis

Total Area Sales	$180,601,500	Median # of Bedrooms	
Median Lot Size	14,000 SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs	$10,000 to $180,000,000	Age Range	
Median Value	$99,500	Median Age	

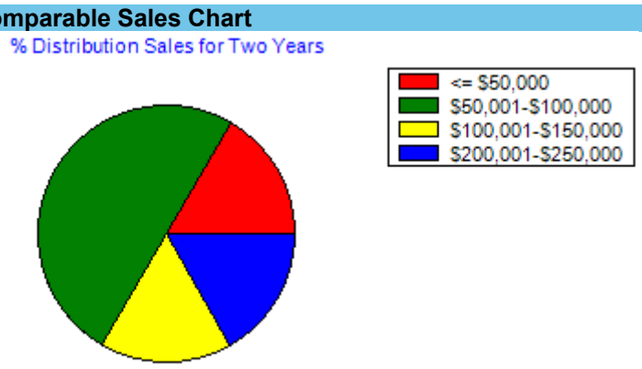
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Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.88Mi.	**619 S WOOD ST** **STAUNTON, IL 62088-1848**	06/29/2026	$205,000			//		20,434 SF	
		APN: 01-002-915-00 Document #: 624946 Document Type: Price Code: D Land Use: Single Family Residential Legal: Tract No: S Abbreviated Description: Tract No:S								
2	.55Mi.	**904 N DENEEN ST** **STAUNTON, IL 62088-1064**	01/20/2026	$10,000			//		15,000 SF	
		APN: 01-003-044-00 Document #: 622112 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7&8 Block: 2 Subdivision: A W MAXES SUBDIVISION Sec/Twnship/Range: SE4NE4 S30T07NR06W 3PM Abbreviated Description: Lot:7&8 Block:2 Subdivision:A W MAXES SUBDIVISION Sec/Twnship/Range:SE4NE4 S30T07NR06W 3PM								
3	.82Mi.	**828 W PEARL ST** **STAUNTON, IL 62088-1321**	01/02/2026	$73,000			//		18,295 SF	
		APN: 01-000-749-00 Document #: 621803 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: SW4NE4 S31T07NR06W 3PM Abbreviated Description: Sec/Twnship/Range:SW4NE4 S31T07NR06W 3PM								
4	.72Mi.	**230 SUNSET CT** **STAUNTON, IL 62088-1369**	12/03/2025	$180,000,000			//		SF	
		APN: 01-003-183-00 Document #: 621231 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Block: D Subdivision: MCKAY ACRES SUBDIVISION Abbreviated Description: Lot:6 Block:D Subdivision:MCKAY ACRES SUBDIVISION City/Muni/Twp:STAUNTON City/Muni/Twp: STAUNTON								
5	.64Mi.	**219 W MILL ST** **STAUNTON, IL 62088-1824**	07/16/2025	$75,000			//		10,500 SF	
		APN: 01-001-161-00 Document #: 618790 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7-9 Block: 6 Subdivision: ORIGINAL PLATOF THECITY OF STAUNTOIN Abbreviated Description: Lot:7-9 Block:6 Subdivision:ORIGINAL PLATOF THECITY OF STAUNTOIN								
6	1.12Mi.	**1220 W HENRY ST** **STAUNTON, IL 62088-1642**	06/02/2025	$99,500			//		10,890 SF	
		APN: 01-002-399-00 Document #: 617944 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: W2NE4 S31T07NR06W 3PM Abbreviated Description: Sec/Twnship/Range:W2NE4 S31T07NR06W 3PM								
7	.32Mi.	**715 E PENNSYLVANIA ST** **STAUNTON, IL 62088-1275**	05/01/2025	$139,000			//		14,000 SF	
		APN: 01-002-282-00 Document #: 617451 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13&14 Block: 4 Subdivision: M ASCHBACHERS ADDITION Abbreviated Description: Lot:13&14 Block:4 Subdivision:M ASCHBACHERS ADDITION								

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.

ICE SiteX Report

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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.	**319 E LEONARD ST**	**03/02/2021**	$92,130	$30,710				21,780 SF	
.01Mi.	**325 E LEONARD ST**	**10/16/2000**	$118,215	$39,405				32,670 SF	
.02Mi.	**313 E LEONARD ST**	**01/19/1993**	$110,388	$36,796				14,520 SF	
.03Mi.	**303 E LEONARD ST**	**06/06/2002**	$43,164	$14,388				11,761 SF	
.04Mi.	**329 E LEONARD ST**	**08/03/2018**	$177,342	$59,114				41,382 SF	
.05Mi.	**413 E LEONARD ST**	**05/03/1991**	$130,848	$43,616				1 SF	
.05Mi.	**419 E LEONARD ST**		$90,411	$30,137				13,068 SF	
.05Mi.	**310 E LEONARD ST**	**08/01/2014**	$167,319	$55,773				18,731 SF	
.05Mi.	**227 E LEONARD ST**	**09/07/2006**	$16,698	$5,566				2 SF	
.06Mi.	**317 E LEONARD ST**	**11/01/2016**	$327,228	$109,076					
.06Mi.	**230 E LEONARD ST**	**07/01/2010**	$186,135	$62,045				9,148 SF	
.06Mi.	**322 E LEONARD ST**	**09/28/2023**	$173,919	$57,973				28,750 SF	
.07Mi.	**221 E LEONARD ST**		$97,656	$32,552				10,890 SF	
.07Mi.	**330 E LEONARD ST**	**09/21/2001**	$98,055	$32,685				22,216 SF	
.07Mi.	**412 E LEONARD ST**	**12/12/2019**	$85,326	$28,442				19,602 SF	
.08Mi.	**705 N MAPLE ST**	**06/22/2020**	$161,379	$53,793				18,295 SF	

Rent vs. Own

Households Occupied by Renters:	17%	Households Occupied by Owners:	74%

Demographics & Income

Median Age:	43.7 years old	Households:	2,938
Median Household Income:	$62,243	Households w/Family:	58%
Household Income Per Capita:	$31,717	Households w/Family Married:	40%
Most Common Education Level:	High School Graduate	Households w/Family Children:	26%

School District

School District Zone:	Staunton Community Unit School District 6	Students:	1,165
Number of Schools:	3	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.58Mi.	**Staunton Elementary School** Number of Students: 541 Student-Teacher Ratio: 15.26	B-	Public	PK - 5
0.58Mi.	**Staunton Jr High School** Number of Students: 240 Student-Teacher Ratio: 13.65	A-	Public	6 - 8
0.58Mi.	**Staunton High School** Number of Students: 384 Student-Teacher Ratio: 15.37	B	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	144%	NOTABLY HIGHER
BURGLARY	125%	HIGHER
MOTOR VEHICLE THEFT	143%	NOTABLY HIGHER
FORCIBLE ROBBERY	137%	NOTABLY HIGHER
AGGRAVATED ASSAULT	142%	NOTABLY HIGHER
FORCIBLE RAPE	142%	NOTABLY HIGHER
MURDER	145%	NOTABLY HIGHER
OVERALL	136%	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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