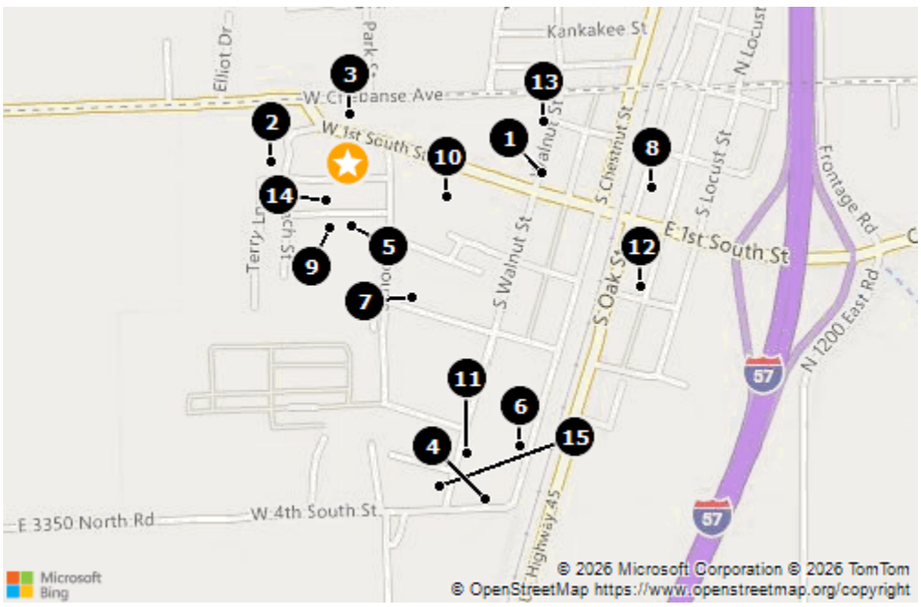
ICE SiteX Report

OrderID: 98729974

SiteX Property Information Report



Subject Property Location

336 W FIRST SOUTH ST, CHEBANSE, IL 60922-2118

County:	**IROQUOIS IL**	Census Tract:	170759502.002035
Property Use:	Single Family Residential (Assumed)	Zoning:	
Parcel Number:	03 14 129 006	Thomas Bros Pg-Grid:	

Valuation

Value:	**$215,000**	FSD:	12	Common Confidence Score:	60
Value Range:	$189,200 - $240,800	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	07006
Assd Land Value:	$9,300	Market Land Value:	$27,900	Tax Year:	2025
Assd Improvement:	$60,490	Market Improvment Value:	$181,470	Total Taxable Value:	$4,940
Total Assessed Value:	$69,790	Total Assessor Market Value:	$209,370	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 4 District: 07 Subdivision: C H HANSEN SD
Abbreviated Description: C H HANSEN SD LT 4 VIL OF CHEBANSE
City/Muni/Twp: CHEBANSE TOWNSHIP

Property Characteristics

Lot Size:	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:	07/20/2022	Sales Price:	$184,900
Document #:	22R2587 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	07/08/2022		
Document Type:			

Legal Description:
Lot: 4 Subdivision: CHRISTIAN C HANSENS SUBDIVISION Map Ref: MB E PG 278 Sec/Twnship/Range: E2NE4NW4 S14T29NR14W 2PM

Prior Transfer

Recording Date:	07/08/2022	Sales Price:	$184,900
Document #:	22R2587 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 4 District: 07 Subdivision: C H HANSEN SD
Abbreviated Description: C H HANSEN SD LT 4 VIL OF CHEBANSE
City/Muni/Twp: CHEBANSE TOWNSHIP

Prior Transfer

Recording Date:	12/03/2018	Sales Price:	$120,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

ICE SiteX Report

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Prior Transfer

Recording Date:	12/03/2018	Sales Price:	$120,000
Document #:	18R3718 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	12/03/2018		
Document Type:			

Legal Description:
Lot: 4 Subdivision: CHRISTIAN C HANSENS SUBDIVISION Map Ref: MB E PG 278 Sec/Twnship/Range: E2NE4NW4 S14T29NR14W 2PM

Mortgage Record

Recording Date:	04/09/2012	Loan Amount:	N/A
Document #:	12R1329 BK-PG -	Loan Type:	
TD Due Date:	04/06/2017	Type Finance:	UNK

Legal Description:

Area Sales Analysis

Total Area Sales	$2,936,500	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs	$72,000 to $285,000	Age Range	
Median Value	$212,000	Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.26Mi.	**288 S WALNUT ST** **CHEBANSE, IL 60922-2012**	08/14/2026	$155,000			//		SF	
	APN: 03 14 205 007 Document #: 26R2856 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 12 Block: 6 Abbreviated Description: Lot:12 Block:6 Abbreviated Description:PORTION LOT12 City/Muni/Twp:CHEBANSE City/Muni/Twp: CHEBANSE									
2	.1Mi.	**315 PEACH ST** **CHEBANSE, IL 60922-8038**	08/03/2026	$265,000			//		SF	
	APN: 03 14 126 012 Document #: 26R2675 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal:									
3	.06Mi.	**448 W CHEBANSE AVE** **CHEBANSE, IL 60922-9668**	07/08/2026	$285,000			//		SF	
	APN: 03 14 128 003 Document #: 26R2358 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 3 Subdivision: SMITHS SUBDIVISION MapRef: MB K GP 34 Sec/Twnship/Range: NE4NW4 S14T29SR14W 2PM Abbreviated Description: Lot:3 Subdivision:SMITHS SUBDIVISION Map Ref:MB K GP 34Sec/Twnship/Range:NE4NW4 S14T29SR14W 2PM									
4	.44Mi.	**103 W FOURTH SOUTH ST** **CHEBANSE, IL 60922-9655**	07/06/2026	$260,000			//		SF	
	APN: 03 14 255 027 Document #: 26R2314 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 8 Subdivision: REBINS ADDITION MapRef: MB F PG 9 Abbreviated Description: Lot:8 Subdivision:REBINS ADDITION Map Ref:MB F PG 9City/Muni/Twp:CHEBANSE City/Muni/Twp: CHEBANSE									
5	.08Mi.	**330 W SECOND SOUTH ST** **CHEBANSE, IL 60922-9637**	06/22/2026	$261,000			//		SF	
	APN: 03 14 130 006 Document #: 26R2114 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 14 Subdivision: SCHULTZ SECOND ADDITION MapRef: MB F PG 31 Abbreviated Description: Lot:14 Subdivision:SCHULTZ SECOND ADDITION Map Ref:MB F PG 31City/Muni/Twp:CHEBANSE City/Muni/Twp: CHEBANSE									
6	.4Mi.	**569 S CHESTNUT ST** **CHEBANSE, IL 60922-9616**	04/22/2026	$180,000			//		SF	
	APN: 03 14 255 014 Document #: 26R1316 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 6 Subdivision: REBINS ADDITION Abbreviated Description: Lot:6 Subdivision:REBINS ADDITION Abbreviated Description:PORTION LOT6 City/Muni/Twp:CHEBANSE City/Muni/Twp: CHEBANSE									
7	.17Mi.	**283 W THIRD SOUTH ST** **CHEBANSE, IL 60922-9639**	03/27/2026	$150,000			//		SF	
	APN: 03 14 203 021 Document #: 26R0972 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 2-4 Subdivision: R J O CONNORS ADDITION MapRef: MB C PG 6 Abbreviated Description: Lot:2-4 Subdivision:R J O CONNORS ADDITION Map Ref:MB C PG 6Abbreviated Description:PORTION LOTS2&4									
8	.38Mi.	**248 S OAK ST** **CHEBANSE, IL 60922-2028**	12/22/2025	$157,000			//		SF	
	APN: 03 14 228 004 Document #: 25R4281 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 5 Block: 7 Abbreviated Description: Lot:5 Block:7 City/Muni/Twp:CHEBANSE City/Muni/Twp: CHEBANSE									
9	.09Mi.	**360 W SECOND SOUTH ST** **CHEBANSE, IL 60922-2002**	10/23/2025	$224,500			//		SF	
	APN: 03 14 130 004 Document #: 25R3605 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 12 Subdivision: SCHULTZ SECOND ADDITION MapRef: MB F PG 34 Abbreviated Description: Lot:12 Subdivision:SCHULTZ SECOND ADDITION Map Ref:MB F PG 34									
10	.12Mi.	**252 W FIRST SOUTH ST** **CHEBANSE, IL 60922-9652**	09/23/2025	$75,000			//		SF	
	APN: 03 14 202 005 Document #: 25R3183 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal:									
11	.39Mi.	**578 S WALNUT ST** **CHEBANSE, IL 60922-9615**	09/22/2025	$275,000			//		SF	

ICE SiteX Report

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APN: 03 14 255 013 Document #: 25R3149
Document Type: Price Code: R
Land Use: Single Family Residential (Assumed)
Legal: Lot: 7 Subdivision: REBANS ADDITION Abbreviated Description: Lot:7 Subdivision:REBANS ADDITION Abbreviated Description:PORTION LOT7 City/Muni/Twp:CHEBANSE City/Muni/Twp: CHEBANSE

12	.39Mi.	**125 E SECOND SOUTH ST** **CHEBANSE, IL 60922-9664**	07/28/2025	$145,000	//		SF

APN: 03 14 229 013 Document #: 25R2436
Document Type: Price Code: R
Land Use: Single Family Residential (Assumed)
Legal: Lot: 9&10 Block: 10 Abbreviated Description: Lot:9&10 Block:10 Abbreviated Description:PORTION LOTS9&10 City/Muni/Twp:CHEBANSE City/Muni/Twp: CHEBANSE

13	.23Mi.	**125 S WALNUT ST** **CHEBANSE, IL 60922-2007**	06/27/2025	$72,000	//	2,745	SF

APN: 03 14 201 022 Document #: 25R2048
Document Type: Price Code: R
Land Use: Single Family Residential (Assumed)
Legal:

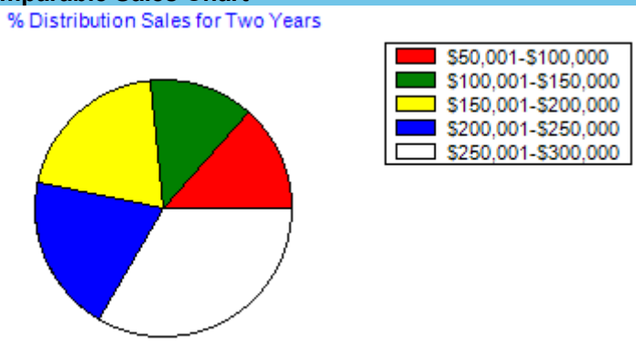
14	.05Mi.	**365 W SECOND SOUTH ST** **CHEBANSE, IL 60922-9621**	06/04/2025	$212,000	//		SF

APN: 03 14 129 013 Document #: 25R1804
Document Type: Price Code: R
Land Use: Single Family Residential (Assumed)
Legal: Lot: 5 Subdivision: SCHULTS SECOND ADDITION MapRef: MB F PG 31 Sec/Twnship/Range: E2NE4NW4 S14T29NR14W 2PM Abbreviated Description: Lot:5 Subdivision:SCHULTS SECOND ADDITION Map Ref:MB F PG 31Sec/Twnship/Range:E2NE4NW4 S14T29NR14W 2PM

15	.41Mi.	**589 S WALNUT ST** **CHEBANSE, IL 60922-9632**	05/12/2025	$220,000	//		SF

APN: 03 14 253 004 Document #: 25R1538
Document Type: Price Code: R
Land Use: Single Family Residential (Assumed)
Legal: Lot: 11 Subdivision: PARK VIEW SUBDIVISION MapRef: MB H PG 30 Abbreviated Description: Lot:11 Subdivision:PARK VIEW SUBDIVISION Map Ref:MB H PG 30City/Muni/Twp:CHEBANSE City/Muni/Twp: CHEBANSE

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.	**336 W FIRST SOUTH ST**	**07/08/2022**	$209,370	$69,790					
.01Mi.	**348 W FIRST SOUTH ST**		$188,760	$62,920					
.01Mi.	**326 W FIRST SOUTH ST**	**10/23/2009**	$166,890	$55,630					
.02Mi.	**358 W FIRST SOUTH ST**		$150,720	$50,240					
.02Mi.	**312 W FIRST SOUTH ST**		$150,000	$50,000					
.03Mi.	**306 E FIRST SOUTH ST**	**05/21/2010**	$176,130	$58,710					
.04Mi.	**345 W SECOND SOUTH ST**	**05/01/2020**	$173,040	$57,680					
.04Mi.	**355 W SECOND SOUTH ST**		$165,510	$55,170					
.04Mi.	**325 W SECOND SOUTH ST**	**01/04/2021**	$199,410	$66,470					
.04Mi.	**333 W FIRST SOUTH ST**	**06/28/2017**	$181,800	$60,600					
.04Mi.	**313 W FIRST SOUTH ST**	**08/04/2020**	$180,930	$60,310					
.05Mi.	**380 W FIRST SOUTH ST**		$163,500	$54,500					
.05Mi.	**365 W SECOND SOUTH ST**	**06/04/2025**	$206,100	$68,700					
.05Mi.	**135-145 SCHOOL ST**	**03/24/2025**	$115,920	$38,640					
.05Mi.	**345 W FIRST SOUTH ST**		$165,360	$55,120					
.05Mi.	**307 W FIRST SOUTH ST**		$143,730	$47,910					

Rent vs. Own

Households Occupied by Renters:	26%	Households Occupied by Owners:	67%

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Demographics & Income

Median Age:	41.4 years old	Households:	753
Median Household Income:	$71,241	Households w/Family:	74%
Household Income Per Capita:	$32,138	Households w/Family Married:	46%
Most Common Education Level:	High School Graduate	Households w/Family Children:	35%

School District

School District Zone:	Central Community Unit School District 4	Students:	968
Number of Schools:	4	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.90Mi.	**John L Nash Middle School** Number of Students: 278 Student-Teacher Ratio: 11.3	C+	Public	5 - 8
2.90Mi.	**Central High School** Number of Students: 298 Student-Teacher Ratio: 11.94 Advanced Placement: Yes	C-	Public	9 - 12
0.16Mi.	**Chebanse Elementary School** Number of Students: 343 Student-Teacher Ratio: 13.5	B+	Public	KG - 4
8.54Mi.	**Ashkum Early Literacy Center** Number of Students: 49 Student-Teacher Ratio: 23.33	NA	Public	PK - PK

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	32%	SIGNIFICANTLY LOWER
BURGLARY	138%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	21%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	102%	SIMILAR
AGGRAVATED ASSAULT	77%	NOTABLY LOWER
FORCIBLE RAPE	104%	SIMILAR
MURDER	73%	NOTABLY LOWER
OVERALL	70%	NOTABLY LOWER

Disaster Alerts

No alerts noted

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