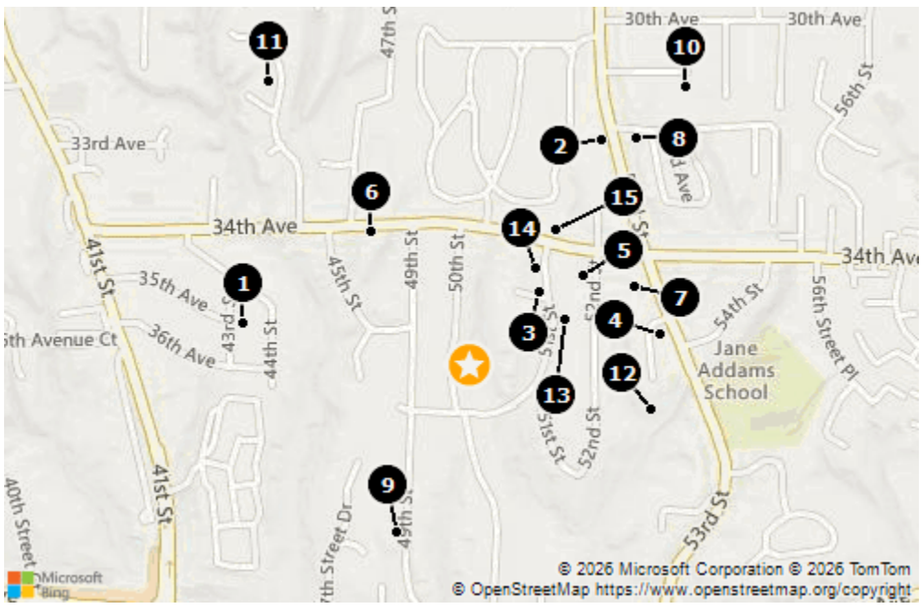
ICE SiteX Report

OrderID: 98697780

SiteX Property Information Report



Subject Property Location

3442 50TH ST, MOLINE, IL 61265-6618

County:	**ROCK ISLAND IL**	Census Tract:	171610212.003001
Property Use:	Single Family Residential (Assumed)	Zoning:	MOL
Parcel Number:	17-11-301-062	Thomas Bros Pg-Grid:	

Valuation

Value:	**$277,000**	FSD:	7	Common Confidence Score:	80
Value Range:	$257,610 - $296,390	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	7005
Assd Land Value:	$20,834	Market Land Value:	$62,502	Tax Year:	2025
Assd Improvement:	$68,236	Market Improvment Value:	$204,708	Total Taxable Value:	$7,166
Total Assessed Value:	$89,070	Total Assessor Market Value:	$267,210	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 4 Block: 301 Section: 11 District: 07 Subdivision: HOMEWOOD
Abbreviated Description: LOT 4 HOMEWOOD 1ST ADD
City/Muni/Twp: SOUTH MOLINE

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	1678 SF	Baths:		Fireplace:	
Year Built:	1962	Partial Baths:		Type Const:	Frame
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:	02/12/2026	Sales Price:	N/A
Document #:	2026-01704 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/20/2023	Sales Price:	N/A
Document #:	2023-07521 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/07/2023	Sales Price:	$270,000
Document #:	2023-06907 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	05/16/2023		
Document Type:			
Legal Description:			

Lot: 4 Subdivision: HOMEWOOD 1ST ADD

Prior Transfer

Recording Date:	02/19/2021	Sales Price:	N/A
Document #:	2021-03096 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

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Document Type:
Legal Description:

Mortgage Record

Recording Date:	02/01/2021	Loan Amount:	N/A
Document #:	2021-01905 BK-PG -	Loan Type:	VA
TD Due Date:	03/01/2051	Type Finance:	FIX

Legal Description:
Lot: 4 Subdivision: HOMEWOOD 1ST ADD

Prior Transfer

Recording Date:	04/14/2020	Sales Price:	$233,000
Document #:	2020-05204 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/07/2020		

Document Type:
Legal Description:
Lot: 4 Subdivision: HOMEWOOD 1ST ADD

Mortgage Record

Recording Date:	05/03/2010	Loan Amount:	N/A
Document #:	201010368 BK-PG -	Loan Type:	Stand Alone First
TD Due Date:		Type Finance:	FIX

Legal Description:
Subdivision: HOMEWOOD

Prior Transfer

Recording Date:	09/02/2008	Sales Price:	N/A
Document #:	200819391 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

Document Type:
Legal Description:

Prior Transfer

Recording Date:	08/26/2008	Sales Price:	N/A
Document #:	200818933 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

Document Type:
Legal Description:

Prior Transfer

Recording Date:	08/20/2008	Sales Price:	$230,000
Document #:	200818596 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

Document Type:
Legal Description:
Subdivision: HOMEWOOD

Mortgage Record

Recording Date:	05/18/2007	Loan Amount:	N/A
Document #:	200711143 BK-PG -	Loan Type:	New Conventional
TD Due Date:		Type Finance:	FIX

Legal Description:
Subdivision: HOMEWOOD

Mortgage Record

Recording Date:	09/05/2006	Loan Amount:	N/A
Document #:	2006-21490 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	

Legal Description:
Lot: 4 Subdivision: HOMEWOOD FIRST ADDITION TO THE CITY OF MOLINE
City/Muni/Twp: MOLINE

Prior Transfer

Recording Date:	08/04/2006	Sales Price:	$156,500
Document #:	2006-18782 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	08/03/2006		

Document Type:
Legal Description:
Lot: 4 Subdivision: HOMEWOOD FIRST ADDITION TO THE CITY OF MOLINE
City/Muni/Twp: MOLINE

Prior Transfer

Recording Date:	04/14/2004	Sales Price:	N/A
Document #:	2004-10497 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	04/13/2004		

Document Type:
Legal Description:
Lot: 4 Subdivision: HOMEWOOD FIRS ADDITION TO THE CITY OF MOLINE
City/Muni/Twp: MOLINE

Prior Transfer

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

Document Type:
Legal Description:
Lot: 4 Block: 301 Section: 11 District: 07 Subdivision: HOMEWOOD
Abbreviated Description: LOT 4 HOMEWOOD 1ST ADD
City/Muni/Twp: SOUTH MOLINE

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Area Sales Analysis

Total Area Sales	$4,036,500	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	1,556 SF	Median Year Built	1965
Price Range - 2 Yrs	$85,000 to $515,000	Age Range	34 years to 77 years
Median Value	$260,000	Median Age	61 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.28Mi.	**3502 43RD ST** **MOLINE, IL 61265-5521**	09/17/2026	$258,000	$111	2322	//	1963	SF	
		APN: 17-10-408-054 Document #: 2026-12074 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 17 Subdivision: SOUTHEAST HILLS Abbreviated Description: Lot:17 Subdivision:SOUTHEAST HILLS								
2	.32Mi.	**3201 53RD ST** **MOLINE, IL 61265-5754**	08/24/2026	$85,000	$108	784	//	1949	SF	
		APN: 17-11-132-001 Document #: 2026-10872 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 2 Section: 11 Subdivision: ARCADIA ADD Sec/Twnship/Range: SE4 NW4 S11 T17N R1W Abbreviated Description: Lot:2 Section:11 Subdivision:ARCADIA ADD Sec/Twnship/Range:SE4 NW4 S11 T17N R1W								
3	.12Mi.	**5019 34TH AVENUE A** **MOLINE, IL 61265-6603**	08/03/2026	$254,000	$106	2390	//	1964	SF	
		APN: 17-11-302-015 Document #: 2026-09806 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 87 Subdivision: HOMEWOOD 2ND ADD Abbreviated Description: Lot:87 Subdivision:HOMEWOOD 2ND ADD								
4	.24Mi.	**3425 53RD ST** **MOLINE, IL 61265-6639**	07/27/2026	$258,000	$136	1890	//	1967	SF	
		APN: 17-11-305-014 Document #: 2026-09418 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 17 Subdivision: HOMEWOOD 4TH ADD Abbreviated Description: Lot:17 Subdivision:HOMEWOOD 4TH ADD								
5	.17Mi.	**3409 52ND ST** **MOLINE, IL 61265-6624**	07/02/2026	$238,500	$153	1556	//	1968	SF	
		APN: 17-11-304-007 Document #: 2026-08361 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 106 Subdivision: HOMEWOOD 3RD ADD Abbreviated Description: Lot:106 Subdivision:HOMEWOOD 3RD ADD								
6	.18Mi.	**4610 34TH AVE** **MOLINE, IL 61265-5618**	06/16/2026	$210,000	$149	1404	//	1965	SF	
		APN: 17-10-410-018 Document #: 2026-07554 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 2-6 Subdivision: SOUTHWOOD HILLS 2ND ADD MapRef: DOC 626936 Abbreviated Description: Lot:2-6 Subdivision:SOUTHWOOD HILLS 2ND ADD Map Ref:DOC 626936								
7	.23Mi.	**3411 53RD ST** **MOLINE, IL 61265-6639**	06/12/2026	$300,000	$177	1688	//	1973	SF	
		APN: 17-11-305-005 Document #: 2026-07399 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 4 Subdivision: HOMEWOOD 4TH ADD Abbreviated Description: Lot:4 Subdivision:HOMEWOOD 4TH ADD								
8	.34Mi.	**5302 32ND AVE** **MOLINE, IL 61265-5730**	05/26/2026	$260,000	$172	1504	//	1978	SF	
		APN: 17-11-132-010 Document #: 2026-06394 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 13 Subdivision: ARCADIA SUB MapRef: DOC 695608 Abbreviated Description: Lot:13 Subdivision:ARCADIA SUB Map Ref:DOC 695608								
9	.22Mi.	**3537 49TH ST** **MOLINE, IL 61265-6617**	05/26/2026	$230,000	$149	1542	//	1962	SF	
		APN: 17-11-301-023 Document #: 2026-06439 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 63 Subdivision: HOMEWOOD 1ST ADD Abbreviated Description: Lot:63 Subdivision:HOMEWOOD 1ST ADD								
10	.42Mi.	**5332 31ST AVENUE CT** **MOLINE, IL 61265-5728**	05/20/2026	$265,000	$205	1290	//	1972	SF	
		APN: 17-11-119-011 Document #: 2026-06268 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 8 Section: 11 Subdivision: GLASSMANS 2ND ADD Sec/Twnship/Range: S11 T17N R1W Abbreviated Description: Lot:8 Section:11 Subdivision:GLASSMANS 2ND ADD Sec/Twnship/Range:S11 T17N R1W								
11	.42Mi.	**3025 45TH ST** **MOLINE, IL 61265-5573**	04/21/2026	$515,000	$169	3046	//	1992	SF	
		APN: 17-10-221-008 Document #: 2026-04787 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 9 Subdivision: HICKORY WOODS Abbreviated Description: Lot:9 Subdivision:HICKORY WOODS								
12	.22Mi.	**3503 53RD ST** **MOLINE, IL 61265-6641**	04/21/2026	$330,000	$87	3768	//	1967	SF	
		APN: 17-11-305-020 Document #: 2026-04770 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 19 Subdivision: HOMEWOOD 4TH ADD Abbreviated Description: Lot:19 Subdivision:HOMEWOOD 4TH ADD								
13	.13Mi.	**3426 51ST ST** **MOLINE, IL 61265-6620**	04/07/2026	$275,000	$182	1504	//	1965	SF	
		APN: 17-11-302-027 Document #: 2026-04068 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 99 Subdivision: HOMEWOOD 2ND ADD Abbreviated Description: Lot:99 Subdivision:HOMEWOOD 2ND ADD								
14	.14Mi.	**3405 51ST ST** **MOLINE, IL 61265-6621**	10/24/2025	$278,000	$194	1430	//	1964	SF	
		APN: 17-11-302-013 Document #: 2025-13645 Document Type: Price Code: R								

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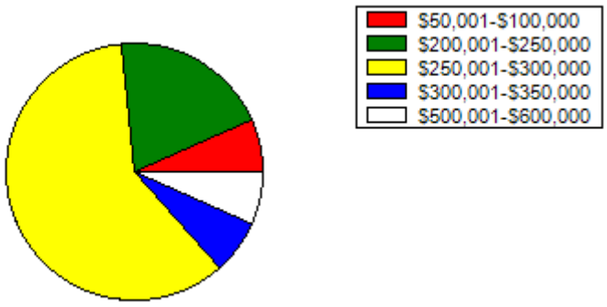
Land Use: Single Family Residential (Assumed)
Legal: Lot: 85 Subdivision: HOMEWOOD 2ND ADD Abbreviated Description: Lot:85 Subdivision:HOMEWOOD 2ND ADD

15	.19Mi.	**5105 34TH AVE** **MOLINE, IL 61265-5623**	10/15/2025	$280,000	$179	1556	//	1959	SF

APN: 17-11-303-001 Document #: 2025-13282
Document Type: Price Code: R
Land Use: Single Family Residential (Assumed)
Legal: Lot: 1 Section: 11 Subdivision: NORTHCREST ADD TO HOMEWOOD Sec/Twnship/Range: NW4 S11 T17N R1W Abbreviated Description: Lot:1 Section:11 Subdivision:NORTHCREST ADD TO HOMEWOOD Sec/Twnship/Range:NW4 S11 T17N R1W

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.

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.	**3442 50TH ST**		$267,210	$89,070	1,678		1962		
.02Mi.	**3448 50TH ST**		$323,130	$107,710	1,928		1973		
.02Mi.	**3436 50TH ST**		$269,424	$89,808	1,414		1967		
.04Mi.	**3443 50TH ST**		$242,235	$80,745	1,232		1961		
.04Mi.	**3432 50TH ST**		$272,490	$90,830	1,364		1964		
.04Mi.	**3439 50TH ST**		$268,671	$89,557	1,952		1963		
.04Mi.	**3447 50TH ST**		$271,488	$90,496	1,770		1967		
.04Mi.	**5009 35TH AVE**		$267,135	$89,045	1,595		1964		
.04Mi.	**5016 34TH AVENUE B**		$423,120	$141,040	3,316		1964		
.04Mi.	**3456 50TH ST**		$300,507	$100,169	2,020		1967		
.04Mi.	**3435 50TH ST**		$245,043	$81,681	1,509		1964		
.04Mi.	**5015 35TH AVE**		$299,775	$99,925	3,282		1963		
.05Mi.	**5011 34TH AVENUE B**		$294,153	$98,051	1,514		1963		
.05Mi.	**3451 50TH ST**		$317,064	$105,688	2,450		1971		
.05Mi.	**3431 50TH ST**		$290,610	$96,870	1,934		1961		
.06Mi.	**3444 49TH ST**		$206,553	$68,851	1,222		1966		

Rent vs. Own

Households Occupied by Renters:	30%	Households Occupied by Owners:	62%

Demographics & Income

Median Age:	40.2 years old	Households:	19,283
Median Household Income:	$65,240	Households w/Family:	61%
Household Income Per Capita:	$35,812	Households w/Family Married:	43%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	Moline Unit School District 40	Students:	7,257
Number of Schools:	14	Rating:	D

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.38Mi.	**Jane Addams Elementary School** Number of Students: 299 Student-Teacher Ratio: 15.74	B	Public	KG - 5
2.94Mi.	**John Deere Middle School** Number of Students: 770 Student-Teacher Ratio: 15.4	D	Public	6 - 8
1.10Mi.	**Moline High School** Number of Students: 2,195 Student-Teacher Ratio: 18.38	D+	Public	9 - 12

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Advanced Placement: Yes

1.56Mi.	**Wilson Middle School**	D+	Public	6 - 8

Number of Students: 860
Student-Teacher Ratio: 16.52

Flood Report

The Subject Property of **3442 50TH ST, MOLINE, IL 61265-6618** 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	130%	NOTABLY HIGHER
BURGLARY	105%	SIMILAR
MOTOR VEHICLE THEFT	133%	NOTABLY HIGHER
FORCIBLE ROBBERY	112%	HIGHER
AGGRAVATED ASSAULT	110%	HIGHER
FORCIBLE RAPE	98%	SIMILAR
MURDER	122%	HIGHER
OVERALL	115%	HIGHER

Disaster Alerts

No alerts noted

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