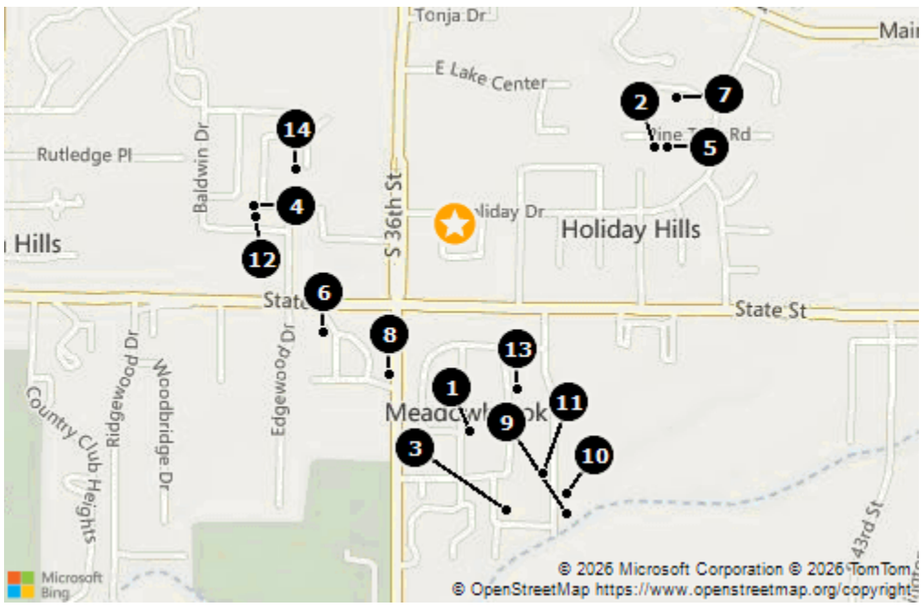
ICE SiteX Report

OrderID: 98722806

SiteX Property Information Report



Subject Property Location

3620 HOLIDAY DR, QUINCY, IL 62305-5869

County:	**ADAMS IL**	Census Tract:	170010011.001017
Property Use:	Single Family Residential (Assumed)	Zoning:	
Parcel Number:	233135900000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$242,000**	FSD:	17	Common Confidence Score:	44
Value Range:	$200,860 - $283,140	ICE Confidence Score:	83		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	23001
Assd Land Value:	$10,610	Market Land Value:	$31,830	Tax Year:	2024
Assd Improvement:	$65,570	Market Improvment Value:	$196,710	Total Taxable Value:	$4,440
Total Assessed Value:	$76,180	Total Assessor Market Value:	$228,540	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 5 Block: 2 District: 23

Abbreviated Description:	LOT 5 BLK 2 HOLIDAY HILLS LOT 5
City/Muni/Twp:	QUINCY

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:	04/10/2026	Sales Price:	N/A
Document #:	2026R-02056 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	07/31/2025	Loan Amount:	N/A
Document #:	2025R-04488 BK-PG -	Loan Type:	Unknown
TD Due Date:	04/01/2054	Type Finance:	

Legal Description:

Lot: 5 Block: 2 Subdivision: HOLIDAY HILLS SUB

Prior Transfer

Recording Date:	04/10/2024	Sales Price:	N/A
Document #:	2024R-02123 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	03/20/2024	Loan Amount:	N/A
Document #:	2024R-01670 BK-PG -	Loan Type:	FHA
TD Due Date:	04/01/2054	Type Finance:	FIX

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Legal Description:
Lot: 2 Block: 5 Subdivision: HOLIDAY HILLS SUB

Prior Transfer

Recording Date:	08/15/2023	Sales Price:	N/A
Document #:	2023R-04770 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/01/2023	Loan Amount:	N/A
Document #:	2023R-04462 BK-PG -	Loan Type:	New Conventional
TD Due Date:	08/01/2053	Type Finance:	FIX

Legal Description:
Lot: 5 Block: 2 Subdivision: HOLIDAY HILLS SUB

Prior Transfer

Recording Date:	11/22/2022	Sales Price:	N/A
Document #:	2022R-08254 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/09/2022	Sales Price:	$220,000
Document #:	2022R-07915 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	11/08/2022		
Document Type:			

Legal Description:
Lot: 5 Block: 2 Subdivision: HOLIDAY HILLS SUB

Prior Transfer

Recording Date:	11/08/2022	Sales Price:	N/A
Document #:	2022R-07915 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 5 Block: 2 District: 23
Abbreviated Description: LOT 5 BLK 2 HOLIDAY HILLS LOT 5
City/Muni/Twp: QUINCY

Mortgage Record

Recording Date:	06/23/2020	Loan Amount:	N/A
Document #:	2020R-05325 BK-PG -	Loan Type:	New Conventional
TD Due Date:	07/01/2035	Type Finance:	FIX

Legal Description:
Lot: 5 Block: 2 Subdivision: HOLIDAY HILLS SUB

Prior Transfer

Recording Date:	06/11/2019	Sales Price:	$154,000
Document #:	2019R-03542 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/10/2019		
Document Type:			

Legal Description:
Lot: 5 Block: 2 Subdivision: HOLIDAY HILL

Mortgage Record

Recording Date:	11/13/2012	Loan Amount:	N/A
Document #:	2012R-12548 BK-PG -	Loan Type:	New Conventional
TD Due Date:	12/01/2042	Type Finance:	

Legal Description:
Lot: 5 Block: 2 Subdivision: HOLIDAY HILLS Sec/Twnship/Range: NW4 S05T02SR08W 4PM
City/Muni/Twp: QUINCY

Prior Transfer

Recording Date:	08/20/2010	Sales Price:	N/A
Document #:	2010R-07959 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/09/2010	Sales Price:	$160,000
Document #:	2010R-05100 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	06/02/2010		
Document Type:			

Legal Description:
Lot: 5 Block: 2 Subdivision: HOLIDAY HILLS SUBDIVISION
City/Muni/Twp: QUINCY

Prior Transfer

Recording Date:	06/02/2010	Sales Price:	N/A
Document #:	2010R-04853 BK-PG 709-01105	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/23/2010	Sales Price:	N/A
Document #:	BK-PG 708-08346	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

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Legal Description:

Prior Transfer

Recording Date:	02/10/2009	Sales Price:	N/A
Document #:	BK-PG 708-10346	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/30/2009	Loan Amount:	N/A
Document #:	BK-PG 709-01105	Loan Type:	New Conventional
TD Due Date:	02/01/2024	Type Finance:	

Legal Description:
Lot: 5 Block: 2 Subdivision: HOLIDAY HILLS Sec/Twnship/Range: NW4 S05T02SR08W 4TH PM
City/Muni/Twp: QUINCY

Mortgage Record

Recording Date:	09/26/2008	Loan Amount:	N/A
Document #:	BK-PG 708-10346	Loan Type:	ARM (Adjustable Rate Mortgage)
TD Due Date:	09/26/2018	Type Finance:	ADJ

Legal Description:
Lot: 5 Block: 2 Subdivision: HOLIDAY HILLS Sec/Twnship/Range: NW4 S05T02SR08W 4TH PM
City/Muni/Twp: QUINCY

Mortgage Record

Recording Date:	08/01/2008	Loan Amount:	N/A
Document #:	BK-PG 708-08346	Loan Type:	Credit Line (Revolving)
TD Due Date:	08/15/2013	Type Finance:	VAR

Legal Description:
Lot: 5 Block: 2 Subdivision: HOLIDAY HILLS Sec/Twnship/Range: NW4 S0502SR08W 4TH PM
City/Muni/Twp: QUINCY

Prior Transfer

Recording Date:	07/15/2008	Sales Price:	$117,000
Document #:	BK-PG 708 -07611	Type of Sale:	Full Amount on Deed
Contract Date:	07/14/2008		
Document Type:			

Legal Description:
Lot: 5 Block: 2 Subdivision: HOLIDAY HILLS Sec/Twnship/Range: NW4 S05T02SR08W 4TH PM
City/Muni/Twp: QUINCY

Area Sales Analysis

Total Area Sales	$3,253,000	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs	$60,500 to $470,000	Age Range	
Median Value	$204,500	Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.26Mi.	**643 HILL AND BROOK** **QUINCY, IL 62305-5931**	10/14/2026	$60,500			//		SF	
	APN: 233244800000 Document #: 2026R-06349 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 49 Block: 5 Section: 5 Subdivision: MEADOWBROOK SUB Sec/Twnship/Range: SW4 S5 T2S R8W Abbreviated Description: Lot:49 Block:5 Section:5 Subdivision:MEADOWBROOK SUB Sec/Twnship/Range:SW4 S5 T2S R8W									
2	.27Mi.	**3930 PINE TREE RD** **QUINCY, IL 62305-5857**	10/13/2026	$215,000			//		SF	
	APN: 233293400000 Document #: 2026R-06328 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 12 Block: 2 Subdivision: HOLIDAY HILLS 3RD ADD Abbreviated Description: Lot:12 Block:2 Subdivision:HOLIDAY HILLS 3RD ADD									
3	.36Mi.	**803 MEADOW LARK DR** **QUINCY, IL 62305-5978**	10/01/2026	$300,000			//		SF	
	APN: 237068708200 Document #: 2026R-06119 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 46B Section: 5 Subdivision: MEADOW CREEK SUB MapRef: MB 708 PG 9441 Sec/Twnship/Range: SW4 S5 T2S R8W Abbreviated Description: Lot:46B Section:5 Subdivision:MEADOW CREEK SUB Map Ref:MB 708 PG 9441Sec/Twnship/Range:SW4 S5 T2S R8W									
4	.25Mi.	**330 GLENDALE DR** **QUINCY, IL 62301-4449**	09/18/2026	$184,000			//		SF	
	APN: 236164900000 Document #: 2026R-05796 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 4 Subdivision: GLENDALE SUB Abbreviated Description: Lot:4 Subdivision:GLENDALE SUB									
5	.28Mi.	**3936 PINE TREE RD** **QUINCY, IL 62305-5857**	08/25/2026	$260,000			//		SF	
	APN: 233293500000 Document #: 2026R-05269 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 13 Block: 2 Section: 5 Subdivision: HOLIDAY HILLS 3RD ADD Sec/Twnship/Range: NW4 S5 T2S R8W Abbreviated Description: Lot:13 Block:2 Section:5 Subdivision:HOLIDAY HILLS 3RD ADD Sec/Twnship/Range:NW4 S5 T2S R8W									
6	.21Mi.	**514 HOLFORD DR** **QUINCY, IL 62301-5705**	08/25/2026	$172,500			//		SF	
	APN: 233321000000 Document #: 2026R-05267 Document Type: Price Code: R Land Use: Single Family Residential (Assumed)									

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Legal: Lot: 2 Section: 6 Subdivision: HOLFORD SUB Sec/Twnship/Range: E2 SE4 S6 T2S R8W Abbreviated
Description: Lot:2 Section:6 Subdivision:HOLFORD SUB Sec/Twnship/Range:E2 SE4 S6 T2S R8W

7	.31Mi.	**4020 CUMBERLAND DR** **QUINCY, IL 62305-5817**	07/24/2026	$470,000	//	SF

APN: 236185400000 Document #: 2026R-04477
Document Type: Price Code: R
Land Use: Single Family Residential (Assumed)
Legal: Lot: 4-6 Section: 5 Subdivision: CANTERBURY ESTATES SUB Sec/Twnship/Range: NW4 S5 T2S R8W Abbreviated
Description: Lot:4-6 Section:5 Subdivision:CANTERBURY ESTATES SUB Sec/Twnship/Range:NW4 S5 T2S R8W

8	.2Mi.	**3531 S HOLFORD DR** **QUINCY, IL 62301-5771**	07/23/2026	$140,000	//	SF

APN: 233322600000 Document #: 2026R-04427
Document Type: Price Code: R
Land Use: Single Family Residential (Assumed)
Legal: Lot: 17 & 19 Subdivision: HOLFORD SUB Abbreviated Description: Lot:17 & 19 Subdivision:HOLFORD SUB

9	.4Mi.	**805 BROOKFIELD RD** **QUINCY, IL 62305-5919**	07/16/2026	$339,000	//	SF

APN: 237068704200 Document #: 2026R-04242
Document Type: Price Code: R
Land Use: Single Family Residential (Assumed)
Legal: Lot: 16 Section: 5 Subdivision: MEADOW CREEK SUB PH NO 1 MapRef: MB 705 PG 9511 Sec/Twnship/Range: SW4 S5 T2S R8W Abbreviated
Description: Lot:16 Section:5 Subdivision:MEADOW CREEK SUB PH NO 1 Map Ref:MB 705 PG 9511Sec/Twnship/Range:SW4 S5 T2S R8W

10	.37Mi.	**733 BROOKFIELD RD** **QUINCY, IL 62305-5920**	06/30/2026	$312,000	//	10,890 SF

APN: 237068704000 Document #: 2026R-03857
Document Type: Price Code: R
Land Use: Single Family Residential (Assumed)
Legal: Lot: 14 Section: 5 Subdivision: MEADOW CREEK SUB PH 1 MapRef: MB 705 PG 9511 Sec/Twnship/Range: SW4 S5 T2S R8W Abbreviated
Description: Lot:14 Section:5 Subdivision:MEADOW CREEK SUB PH 1 Map Ref:MB 705 PG 9511Sec/Twnship/Range:SW4 S5 T2S R8W

11	.33Mi.	**720 BROOKFIELD RD** **QUINCY, IL 62305-5964**	06/26/2026	$290,000	//	6,970 SF

APN: 237068704800 Document #: 2026R-03790
Document Type: Price Code: R
Land Use: Single Family Residential (Assumed)
Legal: Lot: 22 Section: 5 Subdivision: MEADOW CREEK SUB PH 1 Sec/Twnship/Range: SW4 S5 T2S R8W Abbreviated
Description: Lot:22 Section:5 Subdivision:MEADOW CREEK SUB PH 1 Sec/Twnship/Range:SW4 S5 T2S R8W

12	.24Mi.	**334 GLENDALE DR** **QUINCY, IL 62301-4449**	06/24/2026	$123,000	//	SF

APN: 236164800000 Document #: 2026R-03722
Document Type: Price Code: R
Land Use: Single Family Residential (Assumed)
Legal: Lot: 2 & 3 Subdivision: GLENDALE SUB Abbreviated Description: Lot:2 & 3 Subdivision:GLENDALE SUB

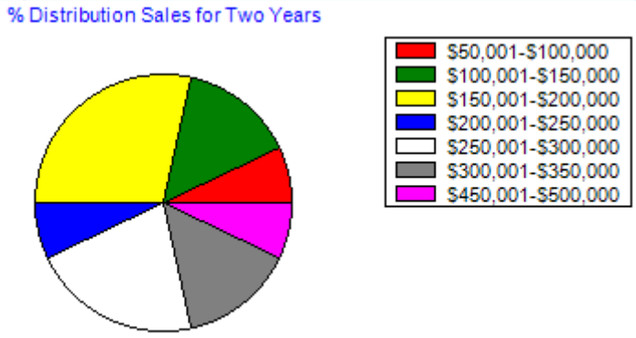
13	.22Mi.	**619 MEADOW LARK DR** **QUINCY, IL 62305-5943**	05/20/2026	$194,000	//	SF

APN: 233247600000 Document #: 2026R-02970
Document Type: Price Code: R
Land Use: Single Family Residential (Assumed)
Legal: Lot: 77 Block: 6 Section: 5 Subdivision: MEADOWBROOK SUB Sec/Twnship/Range: SW4 S5 T2S R8W Abbreviated
Description: Lot:77 Block:6 Section:5 Subdivision:MEADOWBROOK SUB Sec/Twnship/Range:SW4 S5 T2S R8W

14	.21Mi.	**309 GLENDALE CT** **QUINCY, IL 62301-4434**	03/18/2026	$193,000	//	SF

APN: 236166700000 Document #: 2026R-01465
Document Type: Price Code: R
Land Use: Single Family Residential (Assumed)
Legal: Lot: 22 Subdivision: GLENDALE SUB Abbreviated Description: Lot:22 Subdivision:GLENDALE SUB

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.

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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.	**3620 HOLIDAY DR**	**11/08/2022**	$228,540	$76,180					
.02Mi.	**409 HOLLY DR**		$159,210	$53,070					
.02Mi.	**3702 HOLIDAY DR**		$165,630	$55,210					
.02Mi.	**443 HOLLY DR**	**02/01/2010**	$178,290	$59,430					
.03Mi.	**3608 HOLIDAY DR**	**09/30/2016**	$178,290	$59,430					
.03Mi.	**425 HOLLY DR**		$159,210	$53,070					
.03Mi.	**406 HOLLY DR**	**07/19/2019**	$199,980	$66,660					
.04Mi.	**431 HOLLY DR**		$159,210	$53,070					
.04Mi.	**412 HOLLY DR**		$171,960	$57,320					
.05Mi.	**3718 HOLIDAY DR**	**01/03/2023**	$171,390	$57,130					
.05Mi.	**3602 HOLIDAY DR**	**07/01/2003**	$206,340	$68,780					
.05Mi.	**460 HOLLY DR**	**12/01/2008**	$197,430	$65,810					
.05Mi.	**411 S 36TH ST**	**03/30/2023**	$166,170	$55,390					
.06Mi.	**454 HOLLY DR**	**09/01/2015**	$184,710	$61,570					
.06Mi.	**418 HOLLY DR**	**10/01/2004**	$191,070	$63,690					
.06Mi.	**430 HOLLY DR**	**05/26/2022**	$171,900	$57,300					

Rent vs. Own

Households Occupied by Renters:	17%	Households Occupied by Owners:	77%

Demographics & Income

Median Age:	44.9 years old	Households:	8,150
Median Household Income:	$85,243	Households w/Family:	68%
Household Income Per Capita:	$43,624	Households w/Family Married:	52%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	Quincy School District 172	Students:	6,264
Number of Schools:	9	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.49Mi.	**Thomas S Baldwin Elementary School** Number of Students: 564 Student-Teacher Ratio: 14.09	C-	Public	KG - 5
0.32Mi.	**Quincy Senior High School** Number of Students: 1,847 Student-Teacher Ratio: 18.7 Advanced Placement: Yes	C	Public	9 - 12
1.99Mi.	**Quincy Junior High School** Number of Students: 1,295 Student-Teacher Ratio: 17.1	D+	Public	6 - 8

Flood Report

The Subject Property of **3620 HOLIDAY DR, QUINCY, IL 62305-5869** 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	88%	LOWER
BURGLARY	98%	SIMILAR
MOTOR VEHICLE THEFT	104%	SIMILAR
FORCIBLE ROBBERY	105%	SIMILAR
AGGRAVATED ASSAULT	87%	LOWER
FORCIBLE RAPE	107%	SIMILAR
MURDER	83%	LOWER
OVERALL	66%	NOTABLY LOWER

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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