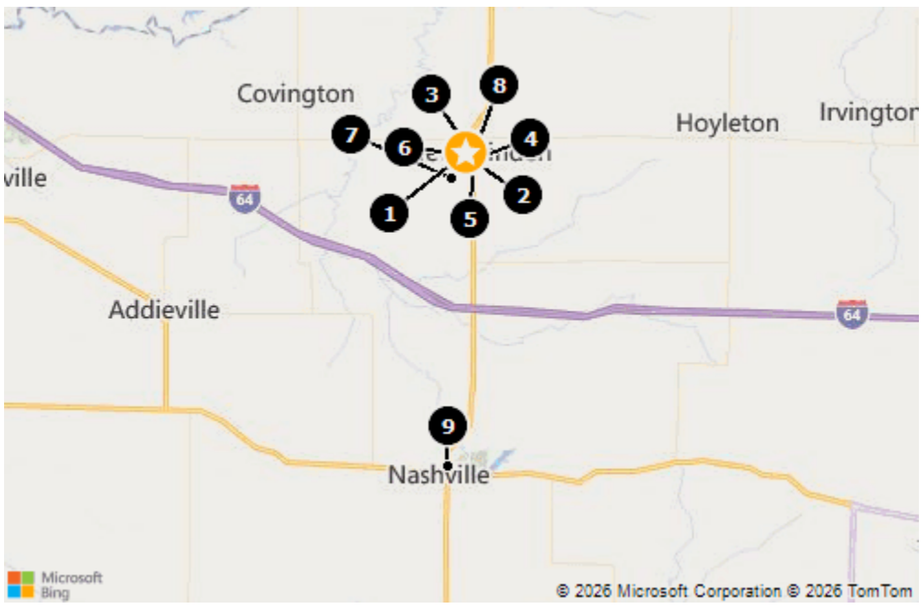
ICE SiteX Report

OrderID: 98665642

SiteX Property Information Report



Subject Property Location

385 N PINE ST, NASHVILLE, IL 62263-2219

County:	**WASHINGTON IL**	Census Tract:	171899501.003069
Property Use:	Single Family Residential (Assumed)	Zoning:	
Parcel Number:	04-07-13-476-002	Thomas Bros Pg-Grid:	

Valuation

Value:	**$95,000**	FSD:	21	Common Confidence Score:	36
Value Range:	$75,050 - $114,950	ICE Confidence Score:	79		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	4010
Assd Land Value:	$2,722	Market Land Value:	$8,166	Tax Year:	2025
Assd Improvement:	$21,481	Market Improvment Value:	$64,443	Total Taxable Value:	$1,411
Total Assessed Value:	$24,203	Total Assessor Market Value:	$72,609	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

District: 4 Sec/Twnship/Range:	SEC 13 TWN 01S RNG 03W
Abbreviated Description:	S13 T1S R3W PT SE SE - 124' X 150'
City/Muni/Twp:	COVINGTON TOWNSHIP

Property Characteristics

Lot Size:	18,731 SF	Bedrooms:	3	Pool:	
Building Area:	1264 SF	Baths:	1	Fireplace:	
Year Built:	1989	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	
Number of Units:		Garage Type:	Mixed	Heating:	Central
Number of Stories:	1	Number of Cars:	3	A/C:	Yes
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/28/2026	Sales Price:	N/A
Document #:	289322 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/05/2023	Sales Price:	$65,000
Document #:	283915 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

District: 4 Sec/Twnship/Range: SEC 13 TWN 01S RNG 03W
Abbreviated Description: S13 T1S R3W PT SE SE - 124' X 150'
City/Muni/Twp: COVINGTON TOWNSHIP

Prior Transfer

Recording Date:	12/05/2023	Sales Price:	$65,000
Document #:	283915 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	12/05/2023		
Document Type:			
Legal Description:			

Sec/Twnship/Range: SE4SE4 S13T01SR03W 3PM

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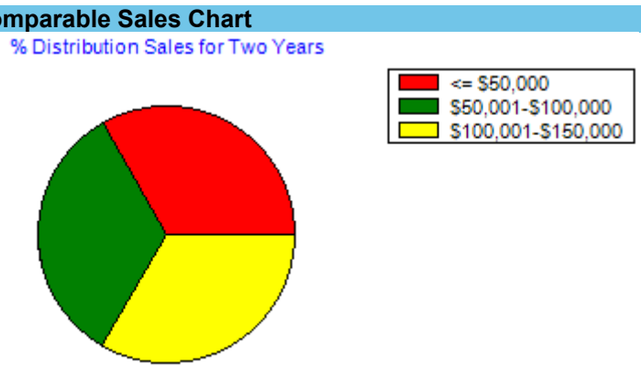
Area Sales Analysis

Total Area Sales	$622,500	Median # of Bedrooms	3
Median Lot Size	17,424 SF	Median # of Baths	1
Median Living Area	1,183 SF	Median Year Built	1960
Price Range - 2 Yrs	$12,000 to $129,000	Age Range	13 years to 126 years
Median Value	$58,000	Median Age	66 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.26Mi.	**680 N MAIN ST** **NASHVILLE, IL 62263-2316**	05/07/2026	$129,000	$128	1004	5/3/1	2013	9,583 SF	
		APN: 06-08-18-302-008 Document #: 289211 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Sec/Twnship/Range: NW4SW4 S18T01SR02W 3PM Abbreviated Description: Sec/Twnship/Range:NW4SW4 S18T01SR02W 3PM								
2	.31Mi.	**60 E SOUTH ST** **NASHVILLE, IL 62263-2340**	03/19/2026	$22,000	$20	1096	5/3/1	1900	24,829 SF	
		APN: 06-08-19-101-003 Document #: 288927 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: C Subdivision: MILL TRACT OUTLOTS Sec/Twnship/Range: NW4NW4 S19T01SR02W 3PM Abbreviated Description: Lot:C Subdivision:MILL TRACT OUTLOTS Sec/Twnship/Range:NW4NW4 S19T01SR02W 3PM Abbreviated Description:PORTION LOT C City/Muni/Twp:NEW MINDEN City/Muni/Twp: NEW MINDEN								
3	.14Mi.	**241 N MAIN ST** **NASHVILLE, IL 62263-2309**	12/05/2025	$80,000	$45	1767	5/3/1	2009	18,295 SF	
		APN: 04-07-13-478-012 Document #: 288348 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 5&6 Block: 1 Subdivision: CHAS WEIHES FIRST ADDITION Sec/Twnship/Range: SE4SE4 S18T01SR03W 3PM Abbreviated Description: Lot:5&6 Block:1 Subdivision:CHAS WEIHES FIRST ADDITION Sec/Twnship/Range:SE4SE4 S18T01SR03W 3PM City/Muni/Twp:NEW MINDEN City/Muni/Twp: NEW MINDEN								
4	.26Mi.	**176 E 2ND ST** **NASHVILLE, IL 62263-2370**	11/19/2025	$12,000	$8	1370	5/3/1	1922	4,792 SF	
		APN: 06-08-18-360-004 Document #: 288266 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 5&6 Block: 2 Abbreviated Description: Lot:5&6 Block:2 Abbreviated Description:EAST45FT LOTS5&6 City/Muni/Twp:NEW MINDEN City/Muni/Twp: NEW MINDEN								
5	.24Mi.	**73 S MAIN ST** **NASHVILLE, IL 62263-2323**	11/01/2025	$30,000	$22	1344	5/3/1	1971	17,424 SF	
		APN: 04-07-13-480-009 Document #: 288131 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Sec/Twnship/Range: SE4SE4 S13T18SR03W 3PM Abbreviated Description: Sec/Twnship/Range:SE4SE4 S13T18SR03W 3PM								
6	.25Mi.	**161 E 2ND ST** **NASHVILLE, IL 62263-2382**	10/30/2025	$55,000	$73	748	5/3/1	1960	10,890 SF	
		APN: 06-08-18-355-004 Document #: 288102 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 7&8 Block: 7 Abbreviated Description: Lot:7&8 Block:7 City/Muni/Twp:NEW MINDEN City/Muni/Twp: NEW MINDEN								
7	.6Mi.	**17642 PHEASANT RD** **NASHVILLE, IL 62263-2808**	09/23/2025	$125,000	$127	980	5/3/1	1950	217,801 SF	
		APN: 04-07-24-200-002 Document #: 287902 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Sec/Twnship/Range: SW4NE4 S24T01SR03W 3PM Abbreviated Description: Sec/Twnship/Range:SW4NE4 S24T01SR03W 3PM								
8	.15Mi.	**225 N MAIN ST** **NASHVILLE, IL 62263-2309**	09/03/2025	$111,500	$67	1644	5/3/1	1984	10,019 SF	
		APN: 04-07-13-478-010 Document #: 287769 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 7 Block: 1 Subdivision: CHARLES WEIHES FIRST ADDITION Sec/Twnship/Range: SE4SE4 S13T01SR03W 3PM Abbreviated Description: Lot:7 Block:1 Subdivision:CHARLES WEIHES FIRST ADDITION Sec/Twnship/Range:SE4SE4 S13T01SR03W 3PM City/Muni/Twp:NEW MINDEN City/Muni/Twp: NEW MINDEN								
9	.39Mi.	**360 N MILL ST** **NASHVILLE, IL 62263-2381**	07/17/2025	$58,000	$49	1183	6/3/1	1912	47,916 SF	
		APN: 06-08-18-358-001 Document #: 287516 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Sec/Twnship/Range: SW4SW4 S18T01SR02W 3PM Abbreviated Description: Sec/Twnship/Range:SW4SW4 S18T01SR02W 3PM City/Muni/Twp:NASHVILLE City/Muni/Twp: NASHVILLE								

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.

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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.	**385 N PINE ST**	**12/05/2023**	$72,609	$24,203	1,264	6/3/1	1989	18,731 SF	
.07Mi.	**167 W 2ND ST**	**07/16/2007**	$85,923	$28,641	1,424	5/3/2	1997	18,731 SF	
.09Mi.	**117 W 2ND ST**	**04/07/2010**	$44,208	$14,736	1,570	5/3/1	1900	27,878 SF	
.1Mi.	**145 N PINE ST**	**09/01/2022**	$62,946	$20,982				37,026 SF	
.1Mi.	**84 W NORTH ST**	**02/24/2023**	$95,256	$31,752	1,540	5/3/1	1900	24,394 SF	
.11Mi.	**62 W NORTH ST**	**12/30/2025**	$16,767	$5,589				6,098 SF	
.11Mi.	**73 W NORTH ST**	**06/05/2020**	$191,787	$63,929				27,878 SF	
.12Mi.	**79 W SECOND ST**	**10/05/2019**	$52,140	$17,380	1,012	5/3/1	1970	10,019 SF	
.14Mi.	**81 N PINE ST**	**06/29/2001**	$103,179	$34,393	1,008	5/3/1	1994	25,265 SF	
.14Mi.	**351 N MAIN ST**	**08/29/2008**	$79,038	$26,346	2,792	5/3/1	1908	10,890 SF	
.14Mi.	**313 N MAIN ST**	**11/14/2018**	$62,223	$20,741	1,512	5/3/1	1903	10,890 SF	
.14Mi.	**155 N ELM ST**	**06/10/2021**	$226,794	$75,598	2,018	5/3/2	1994	1 SF	
.14Mi.	**72 W SECOND ST**	**05/27/2025**	$55,962	$18,654	1,440	5/3/1	1982	9,148 SF	
.14Mi.	**293 N MAIN ST**	**11/14/2018**	$36,249	$12,083				11,761 SF	
.14Mi.	**86 N PINE ST**	**09/13/2022**	$190,260	$63,420	1,740	6/4/1	1988	24,829 SF	
.14Mi.	**407 N MAIN ST**	**09/14/2000**	$52,851	$17,617	960	5/3/1	1941	7,405 SF	

Rent vs. Own

Households Occupied by Renters:	20%	Households Occupied by Owners:	69%

Demographics & Income

Median Age:	43.6 years old	Households:	2,026
Median Household Income:	$72,894	Households w/Family:	69%
Household Income Per Capita:	$35,910	Households w/Family Married:	50%
Most Common Education Level:	High School Graduate	Households w/Family Children:	39%

School District

School District Zone:	Nashville Community High School District 99	Students:	359
Number of Schools:	1	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
7.17Mi.	**Nashville Community High School** Number of Students: 359 Student-Teacher Ratio: 11.74	B	Public	9 - 12
7.17Mi.	**Nashville Community High School** Number of Students: 359 Student-Teacher Ratio: 11.74	B	Public	9 - 12
6.96Mi.	**Nashville Grade School** Number of Students: 622 Student-Teacher Ratio: 14.81	C+	Public	PK - 8
6.96Mi.	**Nashville Grade School** Number of Students: 622 Student-Teacher Ratio: 14.81	C+	Public	PK - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	125%	HIGHER
BURGLARY	111%	HIGHER
MOTOR VEHICLE THEFT	119%	HIGHER
FORCIBLE ROBBERY	85%	LOWER
AGGRAVATED ASSAULT	114%	HIGHER
FORCIBLE RAPE	111%	HIGHER
MURDER	99%	SIMILAR
OVERALL	93%	SIMILAR

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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ICE SiteX Report

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