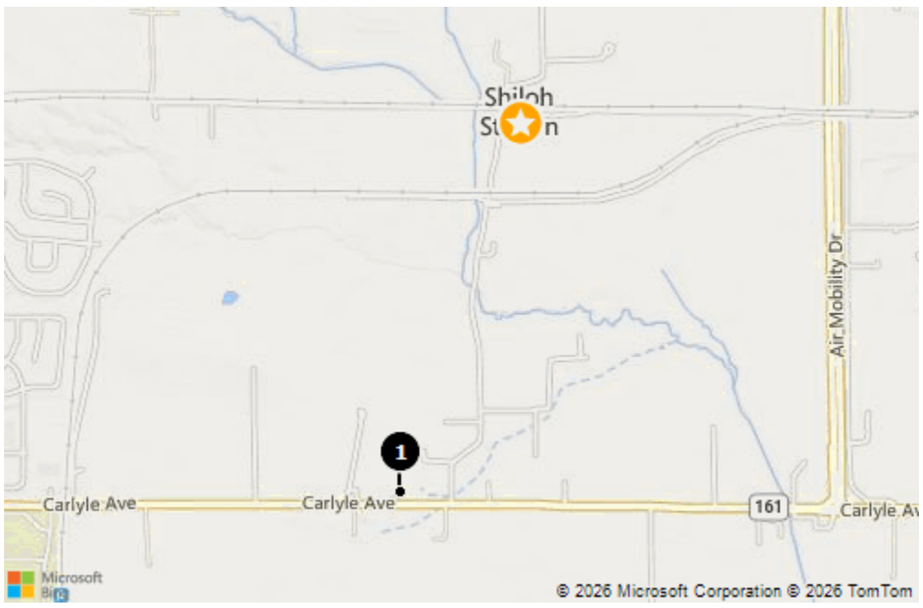
ICE SiteX Report

OrderID: 98692549

SiteX Property Information Report



Subject Property Location

4012 SHILOH STATION EAST RD, BELLEVILLE, IL 62221-7504

County:	**ST CLAIR IL**	Census Tract:	171635039.081008
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	09-17-0-400-004	Thomas Bros Pg-Grid:	

Valuation

Value:	**$130,000**	FSD:	18	Common Confidence Score:	39
Value Range:	$106,600 - $153,400	ICE Confidence Score:	82		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	05002
Assd Land Value:	$4,559	Market Land Value:	$13,677	Tax Year:	2025
Assd Improvement:	$24,434	Market Improvment Value:	$73,302	Total Taxable Value:	$1,739
Total Assessed Value:	$28,993	Total Assessor Market Value:	$86,979	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 05 Subdivision: SHILOH TWP Sec/Twnship/Range: SEC 17 TWN 01N RNG 07W

Abbreviated Description:	SHILOH TWP SEC 17 LOT/SEC-17-SUBL/TWP-1N-BLK/RG-7W LT 50FT X 150FT NE SE HOUSE #2 A02757177
City/Muni/Twp:	SHILOH VALLEY

Property Characteristics

Lot Size:	7,841 SF	Bedrooms:		Pool:	
Building Area:	1056 SF	Baths:		Fireplace:	
Year Built:	1940	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/06/2025	Sales Price:	$60,000
Document #:	A02865630 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/20/2024	Sales Price:	$118,808
Document #:	A02825954 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/06/2023	Sales Price:	$118,808
Document #:	A02791147 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/24/2022	Sales Price:	$121,000
			Multiple Parcels Involved in this transaction
Document #:	A02757177 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	08/15/2022		

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Document Type:
Legal Description:
Sec/Twnship/Range: SE4 S17T01NR07W 3RD PM

Prior Transfer

Recording Date:	08/15/2022	Sales Price:	$121,000
Document #:	A02757177 BK-PG -	Type of Sale:	Per Assessor Transaction History

Document Type:
Legal Description:
District: 05 Subdivision: SHILOH TWP Sec/Twnship/Range: SEC 17 TWN 01N RNG 07W
Abbreviated Description: SHILOH TWP SEC 17 LOT/SEC-17-SUBL/TWP-1N-BLK/RG-7W LT 50FT X 150FT NE SE HOUSE #2 A02757177
City/Muni/Twp: SHILOH VALLEY

Mortgage Record

Recording Date:	04/28/2022	Loan Amount:	N/A
Document #:	A02744581 BK-PG -	Loan Type:	Commercial
TD Due Date:	10/09/2022	Type Finance:	

Legal Description:
Sec/Twnship/Range: SE4 S17T01NR07W 3RD PM

Prior Transfer

Recording Date:	04/25/2022	Sales Price:	$60,000
Document #:	A02743997 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	04/22/2022		

Document Type:
Legal Description:
Sec/Twnship/Range: SE4 S17T01NR07W 3RD PM

Area Sales Analysis

Total Area Sales	$295,000	Median # of Bedrooms	
Median Lot Size	16,553 SF	Median # of Baths	
Median Living Area	1,172 SF	Median Year Built	1965
Price Range - 2 Yrs	$295,000 to $295,000	Age Range	61 years to 61 years
Median Value	$295,000	Median Age	61 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.97Mi.	**3021 CARLYLE AVE BELLEVILLE, IL 62221-7101**	07/31/2026	$295,000	$251	1172	//	1965	16,553 SF	

APN: 09-20-0-100-018 Document #: A02891305
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: NW4 S20T01NR07W 3PM Abbreviated Description: Sec/Twnship/Range:NW4 S20T01NR07W 3PM

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.	**4012 SHILOH STATION EAST RD**	**08/15/2022**	$86,979	$28,993	1,056		1940	7,841 SF	
.03Mi.	**1000 SHILOH STATION RD**		$138,126	$46,042	609		1940	7,841 SF	
.03Mi.	**4028 SHILOH STATION EAST RD**	**07/05/2024**	$113,925	$37,975	1,249		1908	15,682 SF	
.08Mi.	**4048 SHILOH STATION EAST RD**	**05/26/2023**	$91,566	$30,522	728		1951	14,810 SF	
.1Mi.	**4052 SHILOH STATION EAST RD**	**07/31/2020**	$148,632	$49,544	1,060		1930	15,682 SF	
.12Mi.	**4064 SHILOH STATION EAST RD**	**06/13/2018**	$188,148	$62,716	1,228		1912	1 SF	
.24Mi.	**1100 SHILOH STATION RD**	**04/08/2011**	$215,160	$71,720	1,338		2013	27,007 SF	
.28Mi.	**1140 SHILOH STATION RD**	**08/06/2021**	$197,025	$65,675	704		1908	34,848 SF	
.28Mi.	**901 SHILOH STATION RD**	**11/28/2017**		$153,649	1,145		1878	59 SF	
.29Mi.	**800 SHILOH STATION RD**	**08/02/2013**		$160,724	2,598		2013	2 SF	
.31Mi.	**1148 SHILOH STATION RD**		$147,615	$49,205	588		1901	7,405 SF	
.34Mi.	**1160 SHILOH STATION RD**		$201,492	$67,164				14,810 SF	
.49Mi.	**1228 SHILOH STATION RD**		$360,750	$120,250	2,224		2003	3 SF	
.53Mi.	**1232 SHILOH STATION RD**	**07/30/2010**	$232,446	$77,482	1,540		1992	3 SF	
.53Mi.	**3217 ENCLAVE DR**		$285,780	$95,260	2,660		1994	5 SF	
.54Mi.	**3225 ENCLAVE DR**		$348,276	$116,092	2,668		1994	5 SF	

Rent vs. Own

Households Occupied by Renters:	25%	Households Occupied by Owners:	68%

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Demographics & Income

Median Age:	38.4 years old	Households:	11,385
Median Household Income:	$87,712	Households w/Family:	68%
Household Income Per Capita:	$38,651	Households w/Family Married:	48%
Most Common Education Level:	Some College	Households w/Family Children:	34%

School District

School District Zone:	Mascoutah Community Unit School District 19	Students:	4,345
Number of Schools:	5	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
5.54Mi.	**Mascoutah Elementary School** Number of Students: 853 Student-Teacher Ratio: 16.75	A	Public	PK - 5
5.54Mi.	**Mascoutah Middle School** Number of Students: 973 Student-Teacher Ratio: 15.14	A-	Public	6 - 8
5.01Mi.	**Mascoutah High School** Number of Students: 1,243 Student-Teacher Ratio: 15.55 Advanced Placement: Yes	A-	Public	9 - 12

Flood Report

The Subject Property of **4012 SHILOH STATION EAST RD, BELLEVILLE, IL 62221-7504** 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	104%	SIMILAR
BURGLARY	81%	LOWER
MOTOR VEHICLE THEFT	106%	SIMILAR
FORCIBLE ROBBERY	85%	LOWER
AGGRAVATED ASSAULT	78%	LOWER
FORCIBLE RAPE	104%	SIMILAR
MURDER	95%	SIMILAR
OVERALL	87%	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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