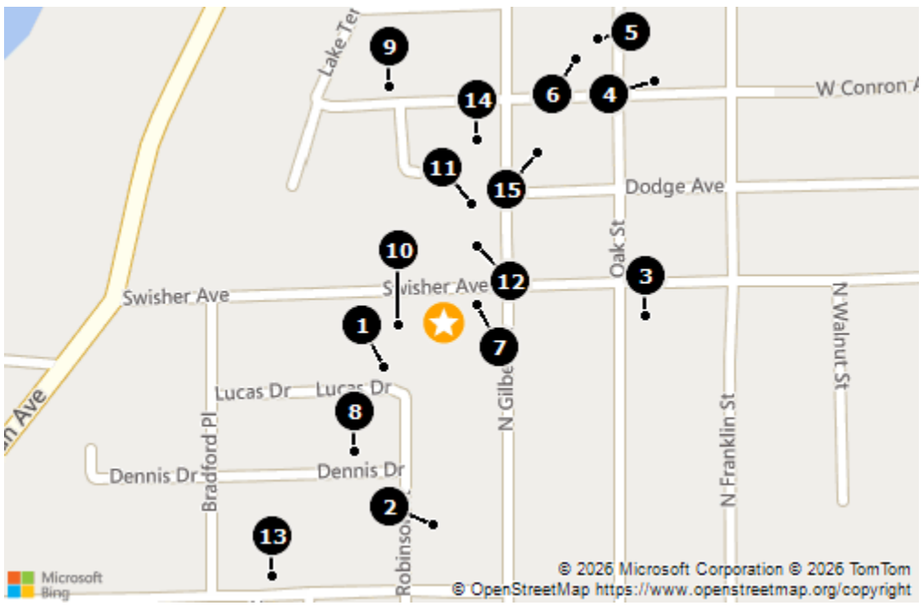
ICE SiteX Report

OrderID: 98671668

SiteX Property Information Report



Subject Property Location

404 SWISHER AVE, DANVILLE, IL 61832-2269

County:	**VERMILION IL**	Census Tract:	171830007.001030
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	18-32-107-018	Thomas Bros Pg-Grid:	

Valuation

Value:	**$122,000**	FSD:	15	Common Confidence Score:	47
Value Range:	$103,700 - $140,300	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	NE005
Assd Land Value:	$6,348	Market Land Value:	$19,044	Tax Year:	2025
Assd Improvement:	$30,408	Market Improvment Value:	$91,224	Total Taxable Value:	$2,501
Total Assessed Value:	$36,756	Total Assessor Market Value:	$110,268	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 8 District: NE Subdivision: WEST ACRES Sec/Twnship/Range: SEC 32 TWN 20 RNG 11
Abbreviated Description: WEST ACRES SUB W2 NW4 32 20 11 L8
City/Muni/Twp: NEWELL

Property Characteristics

Lot Size:	11,761 SF	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

Mortgage Record

Recording Date:	04/10/2025	Loan Amount:	N/A
Document #:	25-02485 BK-PG -	Loan Type:	Unknown
TD Due Date:	06/01/2051	Type Finance:	

Legal Description:
Lot: 8 Subdivision: WEST ACRES SUB

Mortgage Record

Recording Date:	07/19/2023	Loan Amount:	N/A
Document #:	23-04146 BK-PG -	Loan Type:	Unknown
TD Due Date:	06/01/2051	Type Finance:	

Legal Description:
Lot: 8 Subdivision: WEST ACRES SUB

Prior Transfer

Recording Date:	03/13/2023	Sales Price:	N/A
Document #:	23-01415 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/01/2021	Sales Price:	N/A
Document #:	21-04105 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

ICE SiteX Report

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Document Type:
Legal Description:

Prior Transfer

Recording Date: 05/27/2021
Document #: 21-03984 BK-PG -
Contract Date: 05/27/2021
Document Type:
Legal Description:
Lot: 8 Subdivision: WEST ACRES SUB

Sales Price: $93,500
Type of Sale: Full-Computed from Transfer Tax

Prior Transfer

Recording Date: 05/27/2021
Document #: 2021-03984 BK-PG -
Document Type:
Legal Description:
Lot: 8 District: NE Subdivision: WEST ACRES Sec/Twnship/Range: SEC 32 TWN 20 RNG 11
Abbreviated Description: WEST ACRES SUB W2 NW4 32 20 11 L8
City/Muni/Twp: NEWELL

Sales Price: $93,500
Type of Sale: Per Assessor Transaction History

Prior Transfer

Recording Date: 07/26/2017
Document #: 17-05274 BK-PG -
Contract Date: 07/26/2017
Document Type:
Legal Description:
Lot: 8 Subdivision: WEST ACRES SUB Map Ref: PR 6 PG 528

Sales Price: $94,000
Type of Sale: Full-Computed from Transfer Tax

Prior Transfer

Recording Date: 03/05/2015
Document #: 1501428 BK-PG -
Document Type:
Legal Description:

Sales Price: N/A
Type of Sale: Full-Computed from Transfer Tax

Mortgage Record

Recording Date: 02/27/2015
Document #: 1501297 BK-PG -
TD Due Date:
Legal Description:
Subdivision: WEST ACRES

Loan Amount: N/A
Loan Type: Stand Alone First
Type Finance: FIX

Prior Transfer

Recording Date: 02/27/2015
Document #: 1501296 BK-PG -
Contract Date: 02/27/2015
Document Type:
Legal Description:
Subdivision: WEST ACRES

Sales Price: $86,000
Type of Sale: Full-Computed from Transfer Tax

Mortgage Record

Recording Date: 12/01/2014
Document #: 1408989 BK-PG -
TD Due Date: 11/17/2015
Legal Description:
Subdivision: WEST ACRES

Loan Amount: N/A
Loan Type: Stand Alone First
Type Finance: FIX

Prior Transfer

Recording Date: 11/20/2014
Document #: 1408734 BK-PG -
Document Type:
Legal Description:

Sales Price: N/A
Type of Sale: Full-Computed from Transfer Tax

Mortgage Record

Recording Date: 02/04/2008
Document #: 0801001 BK-PG -
TD Due Date:
Legal Description:
Subdivision: WEST ACRES

Loan Amount: N/A
Loan Type: Stand Alone First
Type Finance: FIX

Area Sales Analysis

Total Area Sales	$1,712,500	Median # of Bedrooms	
Median Lot Size	7,841 SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs	$30,000 to $192,500	Age Range	
Median Value	$115,000	Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.05Mi.	**405 LUCAS DR** **DANVILLE, IL 61832-2248**	08/12/2026	$162,000			//		SF	
		APN: 18-32-110-037 Document #: 26-06515 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 6 Abbreviated Description: Lot:6								
2	.12Mi.	**1631 ROBINSON ST** **DANVILLE, IL 61832-2281**	07/31/2026	$110,000			//		9,583 SF	

ICE SiteX Report

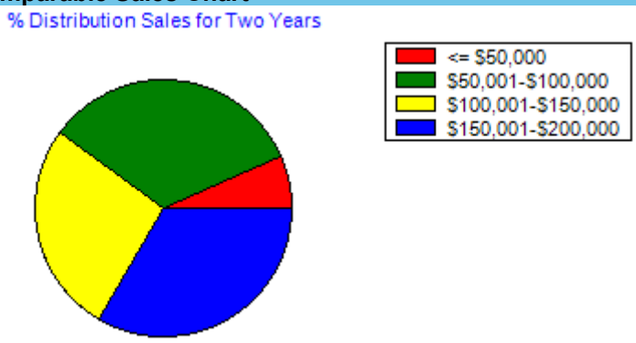
OrderID: 98671668

	APN: 18-32-100-027 Document #: 26-06093 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 3 Abbreviated Description: Lot:3					
3	.12Mi.	**214 SWISHER AVE** **DANVILLE, IL 61832-2214**	07/14/2026	$65,000	//	8,712 SF
	APN: 18-32-129-001 Document #: 26-05519 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 1 3 Section: 32 Sec/Twnship/Range: E2 NW4 SE4 NW4 T20N R11W Abbreviated Description: Lot:1 3 Section:32 Sec/Twnship/Range:E2 NW4 SE4 NW4 T20N R11W					
4	.2Mi.	**209 W CONRON AVE** **DANVILLE, IL 61832-1703**	07/08/2026	$30,000	//	4,792 SF
	APN: 18-32-121-008 Document #: 26-05401 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 5-10 Abbreviated Description: Lot:5-10					
5	.2Mi.	**1908 OAK ST** **DANVILLE, IL 61832-1716**	06/18/2026	$92,000	//	6,970 SF
	APN: 18-32-118-016 Document #: 26-04969 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 3 Block: 3 Abbreviated Description: Lot:3 Block:3					
6	.19Mi.	**1906 OAK ST** **DANVILLE, IL 61832-1716**	06/15/2026	$128,000	//	6,970 SF
	APN: 18-32-118-018 Document #: 26-04884 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 4 Block: 3 Abbreviated Description: Lot:4 Block:3					
7	.02Mi.	**1668 N GILBERT ST** **DANVILLE, IL 61832-2283**	03/31/2026	$57,500	//	6,970 SF
	APN: 18-32-109-001 Document #: 26-02412 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 1 Abbreviated Description: Lot:1					
8	.1Mi.	**403 DENNIS DR** **DANVILLE, IL 61832-2229**	03/30/2026	$175,000	//	10,454 SF
	APN: 18-32-110-025 Document #: 26-02373 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 19 MapRef: PR 7 PG 76 Abbreviated Description: Lot:19 Map Ref:PR 7 PG 76					
9	.16Mi.	**411 W CONRON AVE** **DANVILLE, IL 61832-1744**	12/19/2025	$115,000	//	8,276 SF
	APN: 18-32-102-016 Document #: 25-09875 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 22 MapRef: PG 318 Abbreviated Description: Lot:22 Map Ref:PG 318					
10	.03Mi.	**408 SWISHER AVE** **DANVILLE, IL 61832-2269**	12/08/2025	$125,000	//	11,761 SF
	APN: 18-32-107-016 Document #: 25-09493 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 10 Subdivision: WEST ACRES SUB MapRef: PR 6 PG 529 Abbreviated Description: Lot:10 Subdivision:WEST ACRES SUB Map Ref:PR 6 PG 529					
11	.08Mi.	**1712 N GILBERT ST** **DANVILLE, IL 61832-2236**	10/27/2025	$60,000	//	6,534 SF
	APN: 18-32-108-001 Document #: 25-08125 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 1 Abbreviated Description: Lot:1					
12	.05Mi.	**1706 N GILBERT ST** **DANVILLE, IL 61832-2236**	07/31/2025	$151,000	//	6,534 SF
	APN: 18-32-108-004 Document #: 25-05633 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 4 Abbreviated Description: Lot:4					
13	.19Mi.	**425 WILKIN AVE** **DANVILLE, IL 61832-2265**	06/03/2025	$157,000	//	8,712 SF
	APN: 18-32-100-024 Document #: 25-04133 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 12 MapRef: PR 8 PG 75 Abbreviated Description: Lot:12 Map Ref:PR 8 PG 75					
14	.12Mi.	**1810 N GILBERT ST** **DANVILLE, IL 61832-2238**	06/02/2025	$92,500	//	9,148 SF
	APN: 18-32-105-002 Document #: 25-04089 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 9 10 2 MapRef: PR 5 PG 282 Abbreviated Description: Lot:9 10 2 Map Ref:PR 5 PG 282					
15	.12Mi.	**1805 N GILBERT ST** **DANVILLE, IL 61832-2237**	05/30/2025	$192,500	//	7,841 SF
	APN: 18-32-123-002 Document #: 25-04059 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 3 Section: 32 Sec/Twnship/Range: E2 NW4 T20N R11W Abbreviated Description: Lot:3 Section:32 Sec/Twnship/Range:E2 NW4 T20N R11W					

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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.	**404 SWISHER AVE**	**05/27/2021**	$110,268	$36,756				11,761 SF	
.01Mi.	**406 SWISHER AVE**	**04/03/2025**	$95,274	$31,758				11,761 SF	
.02Mi.	**1666 N GILBERT ST**		$97,917	$32,639				6,970 SF	
.02Mi.	**1664 N GILBERT ST**	**01/29/2026**	$44,529	$14,843				6,970 SF	
.02Mi.	**1668 N GILBERT ST**	**08/21/2013**	$32,883	$10,961				6,970 SF	
.03Mi.	**403 LUCAS DR**	**10/02/2019**	$150,042	$50,014				13,939 SF	
.03Mi.	**408 SWISHER AVE**	**12/08/2025**	$130,242	$43,414				11,761 SF	
.03Mi.	**1660 N GILBERT ST**	**03/08/2004**	$246,417	$82,139				17,860 SF	
.04Mi.	**401 LUCAS DR**		$144,450	$48,150				15,682 SF	
.04Mi.	**1702 N GILBERT ST**		$121,284	$40,428				13,068 SF	
.04Mi.	**410 SWISHER AVE**		$127,254	$42,418				13,504 SF	
.05Mi.	**405 LUCAS DR**		$166,329	$55,443					
.05Mi.	**1656 N GILBERT ST**	**09/27/2023**	$72,633	$24,211				9,583 SF	
.05Mi.	**403 SWISHER AVE**	**04/14/2022**	$123,303	$41,101				28,314 SF	
.05Mi.	**1706 N GILBERT ST**	**07/31/2025**	$133,608	$44,536				6,534 SF	
.05Mi.	**411 SWISHER AVE**	**06/28/1999**	$182,334	$60,778				28,314 SF	

Rent vs. Own

Households Occupied by Renters:	38%	Households Occupied by Owners:	49%

Demographics & Income

Median Age:	40.6 years old	Households:	10,789
Median Household Income:	$48,919	Households w/Family:	52%
Household Income Per Capita:	$26,515	Households w/Family Married:	30%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	Danville Community Consolidated School District 118	Students:	4,940
Number of Schools:	11	Rating:	F

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.38Mi.	**Danville High School** Number of Students: 1,253 Student-Teacher Ratio: 15.1 Advanced Placement: Yes	F	Public	9 - 12
0.45Mi.	**Edison Elementary School** Number of Students: 233 Student-Teacher Ratio: 12.59	D-	Public	KG - 4
0.54Mi.	**North Ridge Middle School** Number of Students: 740 Student-Teacher Ratio: 21.14	F	Public	7 - 8

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	148%	NOTABLY HIGHER
BURGLARY	134%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	147%	NOTABLY HIGHER
FORCIBLE ROBBERY	94%	SIMILAR
AGGRAVATED ASSAULT	129%	HIGHER
FORCIBLE RAPE	91%	LOWER
MURDER	131%	NOTABLY HIGHER
OVERALL	133%	NOTABLY HIGHER

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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