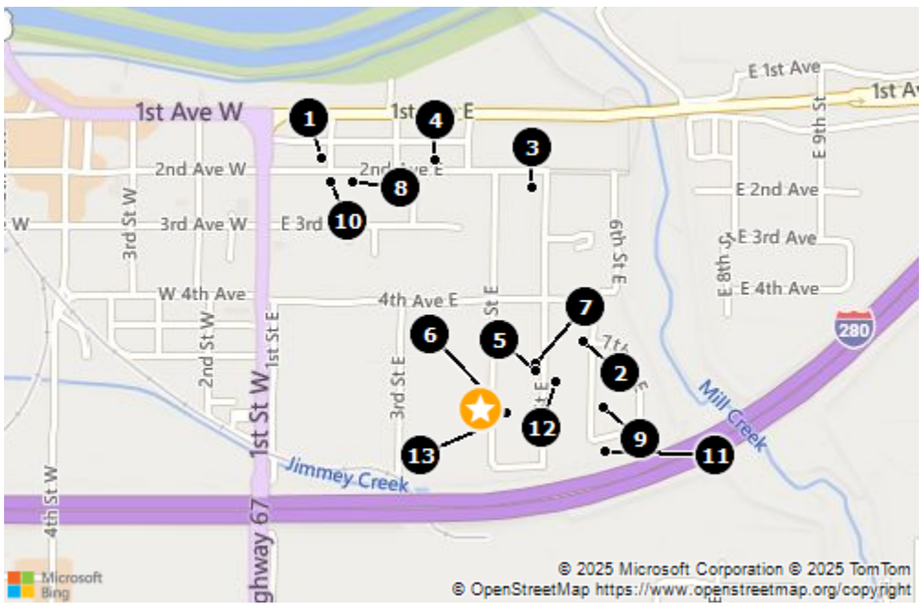
ICE SiteX Report

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SiteX Property Information Report



Subject Property Location

448 4TH ST E, MILAN, IL 61264-2813

County:	**ROCK ISLAND IL**	Census Tract:	171610243.001010
Property Use:	Single Family Residential (Assumed)	Zoning:	MIL
Parcel Number:	16-24-304-003	Thomas Bros Pg-Grid:	

Valuation

Value:	**$128,000**	FSD:	10
Value Range:	$115,200 - $140,800	Confidence Score:	90

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	11006
Assd Land Value:	$5,911	Market Land Value:	$17,733	Tax Year:	2024
Assd Improvement:	$37,108	Market Improvment Value:	$111,324	Total Taxable Value:	$3,412
Total Assessed Value:	$43,019	Total Assessor Market Value:	$129,057	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 3-4 Block: 2 Section: 24 District: 11 Subdivision: PLEASANTDALE
Abbreviated Description: LOT 3 AND 4 BLOCK 2 PLEASANTDALE 2ND ADD
City/Muni/Twp: BLACKHAWK

Property Characteristics

Lot Size:	14,375 SF	Bedrooms:		Pool:	
Building Area:	864 SF	Baths:		Fireplace:	
Year Built:	1953	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
Mortgage Record

Recording Date:	10/28/2021	Loan Amount:	N/A
Document #:	2021-20081 BK-PG -	Loan Type:	Unknown
TD Due Date:	11/01/2051	Type Finance:	FIX

Legal Description:
Lot: 3 & 4 Block: 2 Subdivision: PLEASANTDALE 2ND ADD

Prior Transfer

Recording Date:	10/20/2021	Sales Price:	N/A
Document #:	2021-19446 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/02/2018	Sales Price:	N/A
Document #:	2018-06917 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	04/30/2018		
Document Type:			

Legal Description:
Lot: 3 Block: 2 Subdivision: PLEASANTDALE 2ND ADD
Abbreviated Description: PLEASANTDALE 2ND ADD LOT 3

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Prior Transfer

Recording Date:	01/26/2018	Sales Price:	$80,000
Document #:	2018-01420 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/22/2018		
Document Type:			

Legal Description:
Lot: 3 Block: 2 Subdivision: PLESANTDALE 2ND ADD

Prior Transfer

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

Legal Description:
Lot: 3-4 Block: 2 Section: 24 District: 11 Subdivision: PLEASANTDALE
Abbreviated Description: LOT 3 AND 4 BLOCK 2 PLEASANTDALE 2ND ADD
City/Muni/Twp: BLACKHAWK

Area Sales Analysis

Total Area Sales	$1,341,500	Median # of Bedrooms	
Median Lot Size	6,970 SF	Median # of Baths	
Median Living Area	952 SF	Median Year Built	1952
Price Range - 2 Yrs	$10,000 to $176,000	Age Range	63 years to 170 years
Median Value	$110,000	Median Age	73 years

Comparable Sales Data

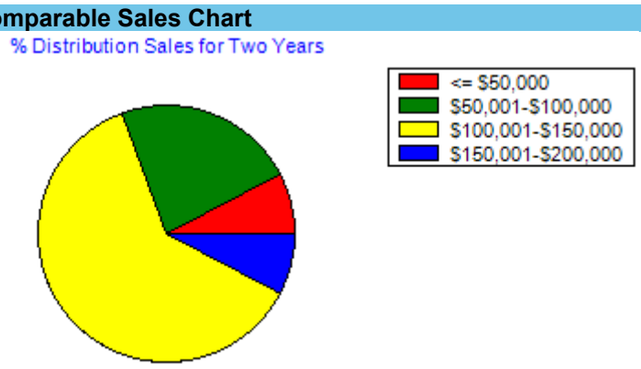
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.36Mi.	**129 2ND AVE E** **MILAN, IL 61264-2514**	11/12/2025	$176,000	$53	3262	//	1855	8,276 SF	
		APN: 16-24-102-012 Document #: 2025-14615 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 12 Block: 4 Subdivision: WILLIAMS DICKSON ADD Abbreviated Description: Lot:12 Block:4 Subdivision:WILLIAMS DICKSON ADD								
2	.15Mi.	**416 6TH ST E** **MILAN, IL 61264-2827**	11/03/2025	$65,000	$50	1296	//	1962	5,663 SF	
		APN: 16-24-310-005 Document #: 2025-14154 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 5 Subdivision: RADCLIFF ADD Abbreviated Description: Lot:5 Subdivision:RADCLIFF ADD								
3	.27Mi.	**204 5TH ST E** **MILAN, IL 61264-2545**	10/27/2025	$10,000	$7	1291	//	1958	7,405 SF	
		APN: 16-24-111-002 Document #: 2025-13775 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 1 Block: 1 Subdivision: PLEASANTDALE 3RD ADD Abbreviated Description: Lot:1 Block:1 Subdivision:PLEASANTDALE 3RD ADD								
4	.31Mi.	**321 2ND AVE E** **MILAN, IL 61264-2518**	10/22/2025	$82,500	$73	1116	//	1926	8,276 SF	
		APN: 16-24-104-015 Document #: 2025-13577 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 11 Block: 2 Subdivision: WILLIAM DICKSONS ADD Abbreviated Description: Lot:11 Block:2 Subdivision:WILLIAM DICKSONS ADD								
5	.08Mi.	**432 5TH ST E** **MILAN, IL 61264-2817**	10/20/2025	$116,000	$172	672	//	1952	6,970 SF	
		APN: 16-24-306-009 Document #: 2025-13420 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 8 Block: 2 Subdivision: PLEASANTDALE 3RD ADD Abbreviated Description: Lot:8 Block:2 Subdivision:PLEASANTDALE 3RD ADD								
6	.04Mi.	**453 4TH ST E** **MILAN, IL 61264-2814**	09/16/2025	$115,000	$136	840	//	1951	6,970 SF	
		APN: 16-24-305-004 Document #: 2025-11779 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 4 Block: 4 Subdivision: PLEASANTDALE 2ND ADD Abbreviated Description: Lot:4 Block:4 Subdivision:PLEASANTDALE 2ND ADD								
7	.08Mi.	**428 5TH ST E** **MILAN, IL 61264-2817**	09/03/2025	$122,000	$128	952	//	1955	6,970 SF	
		APN: 16-24-306-008 Document #: 2025-11077 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 7 Block: 2 Subdivision: PLEASANTDALE 3RD ADD Abbreviated Description: Lot:7 Block:2 Subdivision:PLEASANTDALE 3RD ADD								
8	.31Mi.	**208 2ND AVE E** **MILAN, IL 61264-2515**	07/02/2025	$132,000	$61	2151	//	1955	8,276 SF	
		APN: 16-24-105-009 Document #: 2025-07930 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 8 Block: 5 Subdivision: WILLIAM DICKSONS ADD Abbreviated Description: Lot:8 Block:5 Subdivision:WILLIAM DICKSONS ADD								
9	.15Mi.	**449 6TH ST E** **MILAN, IL 61264-2839**	05/23/2025	$75,000	$83	896	//	1962	6,970 SF	
		APN: 16-24-310-032 Document #: 2025-06120 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 54 Subdivision: RADCLIFF ADD Abbreviated Description: Lot:54 Subdivision:RADCLIFF ADD								
10	.32Mi.	**136 2ND AVE E** **MILAN, IL 61264-2513**	05/02/2025	$105,000	$133	788	//	1950	8,276 SF	
		APN: 16-24-105-007 Document #: 2025-05124 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 10 Block: 5 Subdivision: WILLIAM DICKSONS ADD Abbreviated Description: Lot:10 Block:5 Subdivision:WILLIAM DICKSONS ADD								
11	.16Mi.	**608 6TH AVE E** **MILAN, IL 61264-2825**	12/23/2024	$110,000	$115	952	//	1962	6,534 SF	
		APN: 16-24-310-060 Document #: 2024-15800 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 22 Block: 1 Subdivision: RADCLIFF ADD Abbreviated Description: Lot:22 Block:1 Subdivision:RADCLIFF ADD								

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12	.1Mi.	**437 5TH ST E** **MILAN, IL 61264-2818**	12/03/2024	$108,000	$160	672	//	1943	6,970 SF
		APN: 16-24-308-010 Document #: 2024-14814 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 9 Block: 1 Subdivision: PLEASANTDALE 4TH ADD Abbreviated Description: Lot:9 Block:1 Subdivision:PLEASANTDALE 4TH ADD							
13	.02Mi.	**456 4TH ST E** **MILAN, IL 61264-2813**	10/28/2024	$125,000	$118	1051	//	1915	7,405 SF
		APN: 16-24-304-005 Document #: 2024-13205 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 6 Block: 2 Section: 24 Subdivision: PLEASANTDALE 2ND ADD Sec/Twnship/Range: SE4 NW4 S24 T17N R2W Abbreviated Description: Lot:6 Block:2 Section:24 Subdivision:PLEASANTDALE 2ND ADD Sec/Twnship/Range:SE4 NW4 S24 T17N R2W							

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.	**448 4TH ST E**		$129,057	$43,019	864		1953	14,375 SF	
.01Mi.	**452 4TH ST E**		$124,311	$41,437	1,250		1953	7,405 SF	
.02Mi.	**456 4TH ST E**		$104,886	$34,962	1,051		1915	7,405 SF	
.02Mi.	**440 4TH ST E**		$94,728	$31,576	864		1951	7,405 SF	
.03Mi.	**460 4TH ST E**		$127,401	$42,467	1,140		1950	7,405 SF	
.04Mi.	**453 4TH ST E**		$95,862	$31,954	840		1951	6,970 SF	
.04Mi.	**445 4TH ST E**		$99,648	$33,216	864		1961	6,970 SF	
.04Mi.	**457 4TH ST E**		$91,212	$30,404	672		1952	6,970 SF	
.04Mi.	**432 4TH ST E**		$110,658	$36,886	912		1952	14,375 SF	
.04Mi.	**468 4TH ST E**		$92,583	$30,861	806		1950	7,405 SF	
.04Mi.	**441 4TH ST E**		$132,633	$44,211	1,068		1963	6,970 SF	
.04Mi.	**461 4TH ST E**		$94,401	$31,467	1,070		1955	6,970 SF	
.05Mi.	**465 4TH ST E**		$93,321	$31,107	924		1955	6,970 SF	
.05Mi.	**437 4TH ST E**		$116,070	$38,690	1,204		1958	6,970 SF	
.05Mi.	**472 4TH ST E**		$104,664	$34,888	1,126		1915	7,405 SF	
.05Mi.	**428 4TH ST E**		$124,365	$41,455	1,144		1950	7,405 SF	

Rent vs. Own

Households Occupied by Renters:	19%	Households Occupied by Owners:	75%

Demographics & Income

Median Age:	45.5 years old	Households:	4,686
Median Household Income:	$77,364	Households w/Family:	67%
Household Income Per Capita:	$41,057	Households w/Family Married:	48%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	Rock Island School District 41	Students:	6,123
Number of Schools:	14	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.98Mi.	**Edison Jr High School** Number of Students: 404 Student-Teacher Ratio: NA	D	Public	7 - 8
0.85Mi.	**Thomas Jefferson Elementary School** Number of Students: 296 Student-Teacher Ratio: NA	D	Public	PK - 6

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2.79Mi.	**Rock Island High School**	D-	Public	9 - 12

Number of Students: 1,774
Student-Teacher Ratio: NA
Advanced Placement: Yes

Flood Report

The Subject Property of **448 4TH ST E, MILAN, IL 61264-2813** is in **Zone X500** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 0.2% ANNUAL CHANCE FLOODING; AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; OR AN AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOODING.

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	101%	SIMILAR
BURGLARY	136%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	108%	SIMILAR
FORCIBLE ROBBERY	136%	NOTABLY HIGHER
AGGRAVATED ASSAULT	106%	SIMILAR
FORCIBLE RAPE	133%	NOTABLY HIGHER
MURDER	118%	HIGHER
OVERALL	116%	HIGHER

Disaster Alerts

No alerts noted

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