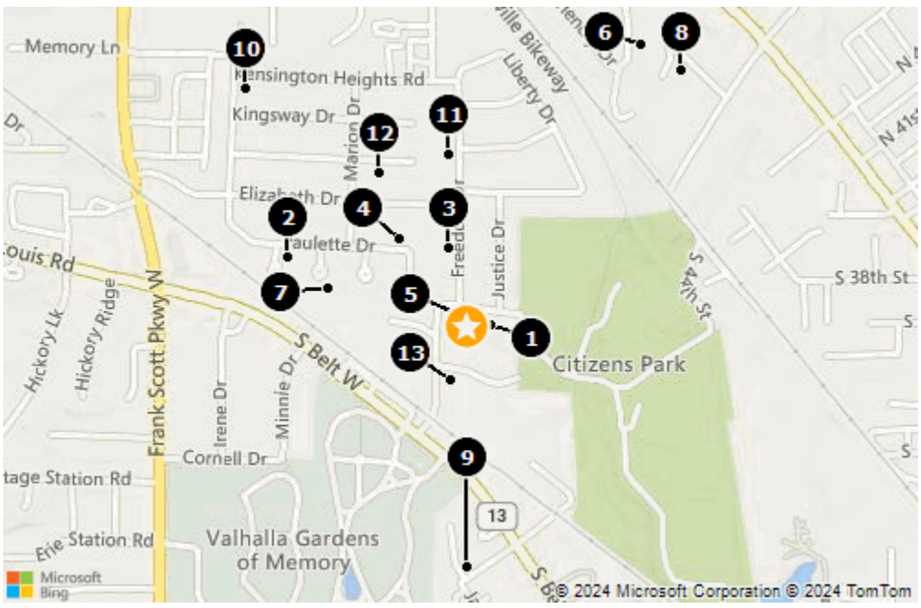
SiteX™ Report

OrderID: 92348304

SiteX Property Information Report



Subject Property Location

4 JUSTICE DR, BELLEVILLE, IL 62226-5179

County:	**ST CLAIR IL**	Census Tract:	171635016.071009
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	08-18-0-400-003	Thomas Bros Pg-Grid:	

Valuation

Value:	**$148,000**	FSD:	17
Value Range:	$122,840 - $173,160	Confidence Score:	83

County Tax & Assessment

Assessment Year:	2023	Market Value Year:	2023	Tax Rate Code Area:	07068
Assd Land Value:	$8,824	Market Land Value:	$26,472	Tax Year:	2023
Assd Improvement:	$19,020	Market Improvment Value:	$57,060	Total Taxable Value:	$2,196
Total Assessed Value:	$27,844	Total Assessor Market Value:	$83,532	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 07 Subdivision: FRIENDLY ACRES 2ND ADD
Abbreviated Description: FRIENDLY ACRES 2ND ADD LOT/SEC-23 A02727268
City/Muni/Twp: ST CLAIR

Property Characteristics

Lot Size:	15,246 SF	Bedrooms:		Pool:	
Building Area:	912 SF	Baths:		Fireplace:	
Year Built:	1956	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/24/2021	Sales Price:	$130,000
Document #:	A02727268 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	11/18/2021		
Document Type:	Warranty Deed		

Legal Description:
Lot: 23 Subdivision: SECOND ADDITION TO FRIENDLY ACRES Map Ref: MB 52 PG 87

Prior Transfer

Recording Date:	08/19/2016	Sales Price:	$84,000
Document #:	A02506375 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	08/04/2016		
Document Type:	Warranty Deed		

Legal Description:
Lot: 23 Subdivision: SECOND ADDITION TO FRIENDLY ACRES Map Ref: MB52 PG87 Sec/Twnship/Range: SW4 S18T01NR08W

Prior Transfer

Recording Date:	01/27/2015	Sales Price:	N/A
Document #:	A02441078 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	01/07/2015		
Document Type:	Quit Claim Deed		

Legal Description:
Lot: 23 Subdivision: SECOND ADDITION TO FRIENDLY ACRES Map Ref: MB52 PG87 Sec/Twnship/Range: SW4 S18T01NR08W

Prior Transfer

Recording Date:	01/27/2015	Sales Price:	N/A
Document #:	A02441076 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	01/09/2015		
Document Type:	Deed in Lieu of Foreclosure		

Legal Description:
Lot: 23 Subdivision: SECOND ADDITION TO FRIENDLY ACRES Map Ref: MB52 PG87 Sec/Twnship/Range: SW4 S18T01NR08W

Prior Transfer

Recording Date:	11/18/1921	Sales Price:	$130,000
Document #:	A02727268 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 07 Subdivision: FRIENDLY ACRES 2ND ADD
Abbreviated Description: FRIENDLY ACRES 2ND ADD LOT/SEC-23 A02727268
City/Muni/Twp: ST CLAIR

Area Sales Analysis

Total Area Sales	$1,792,000	Median # of Bedrooms	
Median Lot Size	14,810 SF	Median # of Baths	
Median Living Area	1,424 SF	Median Year Built	1962
Price Range - 2 Yrs	$50,000 to $265,000	Age Range	27 years to 84 years
Median Value	$133,000	Median Age	62 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.03Mi.	**12 JUSTICE DR** **BELLEVILLE, IL 62226-5179**	07/24/2024	$143,000	$95	1493	//	1957	22,651 SF	
		APN: 08-18-0-400-005 Document #: A02819849 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 25 Subdivision: SECOND ADDITION TO FRIENDLY ACRES MapRef: MB 52 PG 87 Abbreviated Description: Lot:25 Subdivision:SECOND ADDITION TO FRIENDLY ACRES Map Ref:MB 52 PG 87								
2	.24Mi.	**41 PAULETTE DR** **BELLEVILLE, IL 62226-5067**	06/21/2024	$265,000	$186	1424	//	1997	10,019 SF	
		APN: 08-18-0-107-019 Document #: A02816699 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 9 Subdivision: THE SECOND ADDITION TO LYNNWOOD FARMS MapRef: MB 91 PG 4 Abbreviated Description: Lot:9 Subdivision:THE SECOND ADDITION TO LYNNWOOD FARMS Map Ref:MB 91 PG 4								
3	.1Mi.	**119 FREEDOM DR** **BELLEVILLE, IL 62226-5106**	05/31/2024	$50,000	$46	1080	//	1962	14,810 SF	
		APN: 08-18-0-205-003 Document #: A02814632 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 12 Subdivision: FIRST ADDITION TO FRIENDLY ACRES MapRef: MB 52 PG 48 Abbreviated Description: Lot:12 Subdivision:FIRST ADDITION TO FRIENDLY ACRES Map Ref:MB 52 PG 48								
4	.14Mi.	**10 PAULETTE DR** **BELLEVILLE, IL 62226-5063**	04/19/2024	$225,000	$141	1595	//	1990	10,019 SF	
		APN: 08-18-0-106-010 Document #: A02811037 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 34 Subdivision: FIRST ADDITION TO LYNNWOOD FARMS MapRef: MB 87 PG 63 Abbreviated Description: Lot:34 Subdivision:FIRST ADDITION TO LYNNWOOD FARMS Map Ref:MB 87 PG 63								
5	.01Mi.	**8 JUSTICE DR** **BELLEVILLE, IL 62226-5179**	03/20/2024	$125,000	$120	1040	//	1959	15,246 SF	
		APN: 08-18-0-400-004 Document #: A02808133 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 24 Subdivision: SECOND ADDITION TO FRIENDLY ACRES MapRef: MB 52 PG 87 Abbreviated Description: Lot:24 Subdivision:SECOND ADDITION TO FRIENDLY ACRES Map Ref:MB 52 PG 87								
6	.42Mi.	**37 FRIENDLY DR** **BELLEVILLE, IL 62226-5192**	03/04/2024	$165,000	$110	1488	//	1977	18,731 SF	
		APN: 08-18-0-208-072 Document #: A02806717 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 22&23 Subdivision: HOMELAND PARK MapRef: MB 43 PG 84 Abbreviated Description: Lot:22&23 Subdivision:HOMELAND PARK Map Ref:MB 43 PG 84Abbreviated Description:SOUTHERLY 50 FT OF LOT 22								
7	.18Mi.	**10 TRAILWOOD CT** **BELLEVILLE, IL 62226-5070**	01/03/2024	$235,000	$128	1835	//	1993	14,375 SF	
		APN: 08-18-0-107-024 Document #: A02801879 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 14 Subdivision: SECOND ADDITION TO LYNNWOOD FARMS MapRef: MB 91 PG 4 Abbreviated Description: Lot:14 Subdivision:SECOND ADDITION TO LYNNWOOD FARMS Map Ref:MB 91 PG 4								
8	.4Mi.	**4458 W WASHINGTON ST** **BELLEVILLE, IL 62226-5102**	12/05/2023	$133,000	$81	1640	//	1954	40,075 SF	
		APN: 08-18-0-214-001 Document #: A02799738 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 24,13&14 Subdivision: BERNARD C YOCH ASSESSMENT PLAT MapRef: MB 47 PG 95 Sec/Twnship/Range: S18T01NR08W 3PM Abbreviated Description: Lot:24,13&14 Subdivision:BERNARD C YOCH ASSESSMENT PLAT Map Ref:MB 47 PG 95Sec/Twnship/Range:S18T01NR08W 3PM Abbreviated Description:PART OF LOT 13 & PART OF LOT 14								
9	.3Mi.	**20 JANET DR** **BELLEVILLE, IL 62226-4906**	10/24/2023	$88,000	$112	784	//	1940	7,405 SF	
		APN: 08-18-0-405-006 Document #: A02795568 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 19 Subdivision: GEORGE W BECHTOLD PLACE ASSESSMENT PLAT MapRef: MB 1 PG 12 Abbreviated Description: Lot:19 Subdivision:GEORGE W BECHTOLD PLACE ASSESSMENT PLAT Map Ref:MB 1 PG 12								
10	.41Mi.	**134 KENSINGTON HEIGHTS RD** **BELLEVILLE, IL 62226-5031**	10/23/2023	$50,000	$62	800	//	1982	5,227 SF	

APN: 08-18-0-111-025 Document #: A02795509
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 16 Subdivision: FOURTH ADDITION TO PARKMOOR Tract No: 65 MapRef: MB 74 PG 25 Sec/Twnship/Range: NW4 S18T01NR08W 3RD PM Abbreviated Description: Lot:16 Subdivision:FOURTH ADDITION TO PARKMOOR Tract No:65 Map Ref:MB 74 PG 25Sec/Twnship/Range:NW4 S18T01NR08W 3RD PM City/Muni/Twp:BELLEVILLE City/Muni/Twp: BELLEVILLE

11	.22Mi.	**145 FREEDOM DR** **BELLEVILLE, IL 62226-5147**	10/06/2023	$145,000	$123	1176	//	1955	14,810 SF

APN: 08-18-0-201-005 Document #: A02794110
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 5 Subdivision: FIRST ADDITION TO FRIENDLY ACRES MapRef: MB 52 PG 48 Abbreviated Description: Lot:5 Subdivision:FIRST ADDITION TO FRIENDLY ACRES Map Ref:MB 52 PG 48

12	.22Mi.	**18 CHASE PARK DR** **BELLEVILLE, IL 62226-5002**	08/18/2023	$80,000	$72	1100	//	1979	4,356 SF

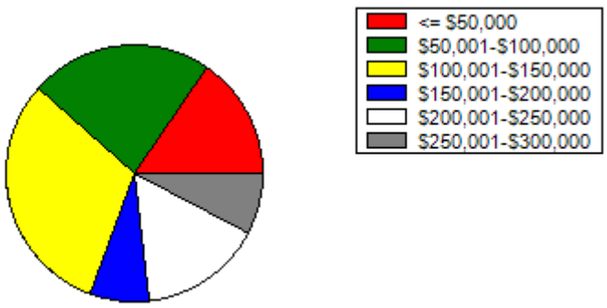
APN: 08-18-0-109-038 Document #: A02789660
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 86 Subdivision: FIRST ADDITION TO PARKMOOR MapRef: MB 71 PG 78 Sec/Twnship/Range: NW4 S18T01NR08W 3RD PM Abbreviated Description: Lot:86 Subdivision:FIRST ADDITION TO PARKMOOR Map Ref:MB 71 PG 78Sec/Twnship/Range:NW4 S18T01NR08W 3RD PM

13	.07Mi.	**10 HARMONY DR** **BELLEVILLE, IL 62226-5112**	06/30/2023	$88,000	$50	1740	//	1955	16,553 SF

APN: 08-18-0-401-001 Document #: A02785405
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 10 Subdivision: FRIENDLY ACRES MapRef: MB 50 PG 78 Abbreviated Description: Lot:10 Subdivision:FRIENDLY ACRES Map Ref:MB 50 PG 78

Comparable Sales Chart

% Distribution Sales for Two Years



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.	**4 JUSTICE DR**	**11/18/1921**	$83,532	$27,844	912		1956	15,246 SF	
.01Mi.	**8 JUSTICE DR**	**08/02/1921**	$89,733	$29,911	1,040		1959	15,246 SF	
.03Mi.	**100 FREEDOM DR**	**05/07/2018**	$133,542	$44,514	858		1961	15,246 SF	
.03Mi.	**12 JUSTICE DR**	**10/26/2012**	$91,896	$30,632	1,493		1957	22,651 SF	
.04Mi.	**7 HARMONY DR**	**12/09/2007**	$94,437	$31,479	1,092		1955	20,473 SF	
.04Mi.	**4 HARMONY DR**		$83,469	$27,823	1,108		1955	20,038 SF	
.04Mi.	**108 FREEDOM DR**	**08/12/2010**	$89,889	$29,963	1,120		1957	12,632 SF	
.05Mi.	**25 JUSTICE DR**		$105,723	$35,241	1,200		1957	15,682 SF	
.05Mi.	**11 HARMONY DR**	**08/06/2018**	$109,296	$36,432	1,319		1954	18,295 SF	
.05Mi.	**107 FREEDOM DR**		$86,496	$28,832	1,008		1955	13,504 SF	
.05Mi.	**2 LAWN DR**		$100,905	$33,635	1,056		1954	16,117 SF	
.06Mi.	**14 JUSTICE DR**	**09/22/1922**	$145,185	$48,395	768		1973	1 SF	
.06Mi.	**112 FREEDOM DR**	**02/11/2019**	$91,908	$30,636	1,120		1956	11,326 SF	
.06Mi.	**15 HARMONY DR**	**12/17/2013**	$113,964	$37,988	1,511		1955	16,553 SF	
.06Mi.	**111 FREEDOM DR**		$103,785	$34,595	1,270		1955	14,810 SF	
.07Mi.	**29 JUSTICE DR**		$95,589	$31,863	1,200		1958	11,761 SF	

Rent vs. Own

Households Occupied by Renters:	31%	Households Occupied by Owners:	59%

Demographics & Income

Median Age:	39.4 years old	Households:	12,415
Median Household Income:	$70,055	Households w/Family:	56%
Household Income Per Capita:	$38,973	Households w/Family Married:	40%
Most Common Education Level:	High School Graduate	Households w/Family Children:	24%

SiteX™ Report

OrderID: 92348304

School District

School District Zone:	Belleville School District 118	Students:	3,510
Number of Schools:	11	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.06Mi.	**Union Elementary School** Number of Students: 424 Student-Teacher Ratio: NA	C	Public	KG - 6
1.31Mi.	**West Jr High School** Number of Students: 442 Student-Teacher Ratio: NA	B+	Public	7 - 8

Flood Report

The Subject Property of **4 JUSTICE DR, BELLEVILLE, IL 62226-5179** 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	126%	HIGHER
BURGLARY	118%	HIGHER
MOTOR VEHICLE THEFT	118%	HIGHER
FORCIBLE ROBBERY	116%	HIGHER
AGGRAVATED ASSAULT	120%	HIGHER
FORCIBLE RAPE	90%	LOWER
MURDER	109%	SIMILAR
OVERALL	98%	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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