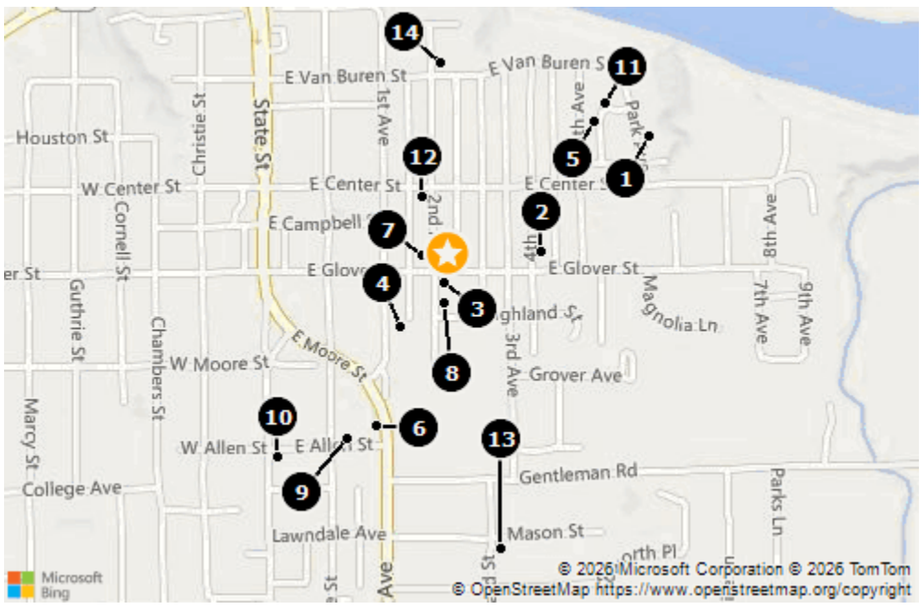
ICE SiteX Report

OrderID: 97797678

SiteX Property Information Report



Subject Property Location

538 2ND AVE, OTTAWA, IL 61350-3612

County:	**LA SALLE IL**	Census Tract:	170999636.001013
Property Use:	Single Family Residential (Assumed)	Zoning:	
Parcel Number:	22-13-108-007	Thomas Bros Pg-Grid:	

Valuation

Value:	**$198,000**	FSD:	42	Common Confidence Score:	17
Value Range:	$114,840 - $281,160	ICE Confidence Score:	58		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	SO001
Assd Land Value:	$6,979	Market Land Value:	$20,937	Tax Year:	2025
Assd Improvement:	$53,033	Market Improvment Value:	$159,099	Total Taxable Value:	$5,440
Total Assessed Value:	$60,012	Total Assessor Market Value:	$180,036	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 14 Block: 11 District: SO Subdivision: HIGHLAND 2ND ADD Sec/Twnship/Range: SEC 13 TWN 33 RNG 03
Abbreviated Description: HIGHLAND 2ND ADD TO OTTAWA, LT 14 BLK 11 SEC 13-33-3
City/Muni/Twp: SOUTH OTTAWA TOWNSHIP

Property Characteristics

Lot Size:	7,405 SF	Bedrooms:		Pool:	
Building Area:	1788 SF	Baths:		Fireplace:	
Year Built:	1894	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:	2	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	12/28/2021	Loan Amount:	N/A
Document #:	2021-19998 BK-PG -	Loan Type:	Unknown
TD Due Date:	11/01/2051	Type Finance:	FIX

Legal Description:
Lot: 14 Block: 11 Subdivision: HIGHLAND 2ND ADD

Prior Transfer

Recording Date:	07/29/2016	Sales Price:	$105,000
Document #:	201610972 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/29/2016		
Document Type:			

Legal Description:
Lot: 14 Block: 11 Subdivision: HIGHLAND 2ND ADDITION

Mortgage Record

Recording Date:	10/16/2006	Loan Amount:	N/A
Document #:	2006-26374 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	11/01/2021	Type Finance:	VAR

Legal Description:
Lot: 14 Block: 11 Subdivision: HIGHLAND SECOND ADDITION TO OTTAWA
City/Muni/Twp: OATTAWA

ICE SiteX Report

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Prior Transfer

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

Legal Description:
Lot: 14 Block: 11 District: SO Subdivision: HIGHLAND 2ND ADD Sec/Twnship/Range: SEC 13 TWN 33 RNG 03
Abbreviated Description: HIGHLAND 2ND ADD TO OTTAWA, LT 14 BLK 11 SEC 13-33-3
City/Muni/Twp: SOUTH OTTAWA TOWNSHIP

Area Sales Analysis

Total Area Sales	$2,465,500	Median # of Bedrooms	
Median Lot Size	8,059 SF	Median # of Baths	
Median Living Area	1,309 SF	Median Year Built	1935
Price Range - 2 Yrs	$114,000 to $386,500	Age Range	39 years to 146 years
Median Value	$142,250	Median Age	91 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.29Mi.	**436 PARK AVE** **OTTAWA, IL 61350-3634**	06/15/2026	$386,500	$144	2674	//1	1928	28,750 SF	
		APN: 22-13-105-008 Document #: 2026-05853 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 7-8 Block: 2 Subdivision: HIGHLAND PARK MapRef: MB G PG 15 Abbreviated Description: Lot:7-8 Block:2 Subdivision:HIGHLAND PARK Map Ref:MB G PG 15								
2	.12Mi.	**530 4TH AVE** **OTTAWA, IL 61350-3620**	06/10/2026	$160,000	$253	632	//	1890	7,405 SF	
		APN: 22-13-110-007 Document #: 2026-05695 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 7 Block: 13 Subdivision: HIGHLAND 2ND ADD Abbreviated Description: Lot:7 Block:13 Subdivision:HIGHLAND 2ND ADD								
3	.04Mi.	**606 2ND AVE** **OTTAWA, IL 61350-4008**	05/29/2026	$129,000	$95	1344	//	1880	11,326 SF	
		APN: 22-13-116-001 Document #: 2026-05194 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 3 Block: 16 Subdivision: HIGHLAND 3RD ADD Abbreviated Description: Lot:3 Block:16 Subdivision:HIGHLAND 3RD ADD								
4	.11Mi.	**634 1ST AVE** **OTTAWA, IL 61350-4002**	03/05/2026	$212,000	$154	1368	//	1945	8,712 SF	
		APN: 22-13-129-024 Document #: 2026-02125 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 10 Block: 10 Section: 13 Subdivision: HIGHLAND ADD MapRef: MB J PG 2 Sec/Twnship/Range: NW4 S13 T33N R3E Abbreviated Description: Lot:10 Block:10 Section:13 Subdivision:HIGHLAND ADD Map Ref:MB J PG 2Sec/Twnship/Range:NW4 S13 T33N R3E								
5	.24Mi.	**430 5TH AVE** **OTTAWA, IL 61350-3622**	12/22/2025	$114,000	$133	856	//	1947	6,534 SF	
		APN: 22-13-104-008 Document #: 2025-13751 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 8 Block: 1 Subdivision: HIGHLAND PARK MapRef: MB G PG 15 Abbreviated Description: Lot:8 Block:1 Subdivision:HIGHLAND PARK Map Ref:MB G PG 15								
6	.23Mi.	**731 1ST AVE** **OTTAWA, IL 61350-4003**	12/22/2025	$128,500	$118	1080	//	1952	9,148 SF	
		APN: 22-14-238-013 Document #: 2025-13745 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 6 Block: 24 Subdivision: DAYS ADD Abbreviated Description: Lot:6 Block:24 Subdivision:DAYS ADD								
7	.03Mi.	**537 2ND AVE** **OTTAWA, IL 61350-3611**	12/10/2025	$143,000	$97	1471	//	1890	7,405 SF	
		APN: 22-13-107-015 Document #: 2025-13219 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 13 Block: 9 Subdivision: HIGHLAND ADD Abbreviated Description: Lot:13 Block:9 Subdivision:HIGHLAND ADD								
8	.06Mi.	**614 2ND AVE** **OTTAWA, IL 61350-4008**	12/09/2025	$141,500	$138	1024	//	1950	5,227 SF	
		APN: 22-13-116-003 Document #: 2025-13157 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 6 Block: 16 Subdivision: HIGHLANDS 3RD ADD Abbreviated Description: Lot:6 Block:16 Subdivision:HIGHLANDS 3RD ADD								
9	.25Mi.	**200 E ALLEN ST** **OTTAWA, IL 61350-3911**	12/09/2025	$282,000	$130	2169	//1	1987	18,295 SF	
		APN: 22-14-238-017 Document #: 2025-13137 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 8-9 Block: 24 Subdivision: DAYS ADD Abbreviated Description: Lot:8-9 Block:24 Subdivision:DAYS ADD								
10	.32Mi.	**802 STATE ST** **OTTAWA, IL 61350-3949**	12/03/2025	$130,000	$133	976	//	1930	6,098 SF	
		APN: 22-14-241-017 Document #: 2025-12937 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 6-8 Block: 26 Subdivision: HESS SUB Abbreviated Description: Lot:6-8 Block:26 Subdivision:HESS SUB								
11	.27Mi.	**401 SUNNYSIDE AVE** **OTTAWA, IL 61350-3639**	11/06/2025	$122,000	$81	1496	//	1956	6,534 SF	
		APN: 22-13-104-005 Document #: 2025-11990 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 1 Subdivision: WILLIAMS SUB MapRef: MB 1233 PG 552 Abbreviated Description: Lot:1 Subdivision:WILLIAMS SUB Map Ref:MB 1233 PG 552								
12	.08Mi.	**501 2ND AVE** **OTTAWA, IL 61350-3611**	10/27/2025	$125,000	$114	1089	//	1900	7,405 SF	
		APN: 22-13-107-009 Document #: 2025-11577 Document Type: Price Code: R Land Use: Single Family Residential (Assumed)								

ICE SiteX Report

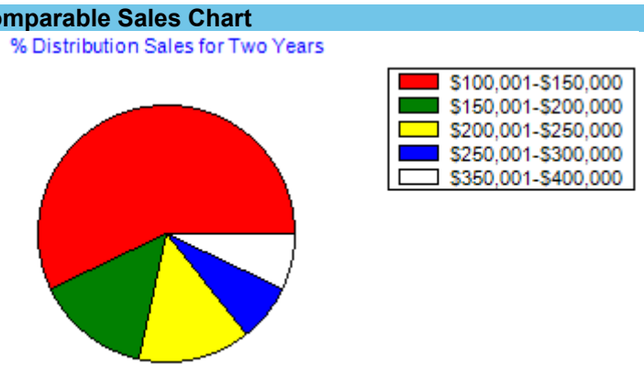
OrderID: 97797678

Legal: Lot: 1 Block: 9 Subdivision: HIGHLAND ADD Abbreviated Description: Lot:1 Block:9 Subdivision:HIGHLAND ADD

13 .37Mi. **501 MASON ST** 10/21/2025 $177,000 $138 1274 // 1941 8,712 SF
OTTAWA, IL 61350-4043
APN: 22-13-303-001 Document #: 2025-11327
Document Type: Price Code: R
Land Use: Single Family Residential (Assumed)
Legal: Lot: 11 Block: 4 Subdivision: MASONS ADD Abbreviated Description: Lot:11 Block:4 Subdivision:MASONS ADD

14 .23Mi. **402 E VAN BUREN ST** 10/14/2025 $215,000 $138 1550 // 1893 12,197 SF
OTTAWA, IL 61350-3603
APN: 22-12-335-020 Document #: 2025-11031
Document Type: Price Code: R
Land Use: Single Family Residential (Assumed)
Legal: Lot: 5-4 Block: 4 Subdivision: HIGHLAND ADD Abbreviated Description: Lot:5-4 Block:4 Subdivision:HIGHLAND ADD

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.	**538 2ND AVE**		$180,036	$60,012	1,788		1894	7,405 SF	
.01Mi.	**534 2ND AVE**		$281,718	$93,906	1,836	//1	1865	7,405 SF	
.01Mi.	**540 2ND AVE**		$203,949	$67,983	2,155		1910	7,405 SF	
.02Mi.	**528 2ND AVE**		$178,134	$59,378	1,668		1940	7,405 SF	
.03Mi.	**541 3RD AVE**		$24,078	$8,026				7,405 SF	
.03Mi.	**525 3RD AVE**		$101,592	$33,864	952		1950	7,405 SF	
.03Mi.	**541 3RD AVE**		$141,285	$47,095	1,440		1925	7,405 SF	
.03Mi.	**522 2ND AVE**		$231,276	$77,092	1,314		1891	7,405 SF	
.03Mi.	**537 2ND AVE**		$159,966	$53,322	1,471		1890	7,405 SF	
.03Mi.	**523 3RD AVE**		$134,112	$44,704	1,119		1936	7,405 SF	
.04Mi.	**539 2ND AVE**		$142,758	$47,586	1,085		1925	7,405 SF	
.04Mi.	**533 2ND AVE**		$198,561	$66,187	2,024		1978	7,405 SF	
.04Mi.	**606 2ND AVE**		$141,222	$47,074	1,344		1880	11,326 SF	
.04Mi.	**525 2ND AVE**		$92,094	$30,698	900		1905	7,405 SF	
.04Mi.	**521 3RD AVE**		$120,516	$40,172	1,136		1927	7,405 SF	
.04Mi.	**421/423 E GLOVER ST**		$332,670	$110,890	2,208		2002	7,405 SF	

Rent vs. Own

Households Occupied by Renters:	23%	Households Occupied by Owners:	68%

Demographics & Income

Median Age:	41.8 years old	Households:	9,894
Median Household Income:	$72,701	Households w/Family:	60%
Household Income Per Capita:	$35,615	Households w/Family Married:	43%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	Ottawa Township High School District 140	Students:	1,223
Number of Schools:	2	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.65Mi.	**Ottawa Township High School**	D+	Public	9 - 12
Number of Students: 1,223 Student-Teacher Ratio: 13.74 Advanced Placement: Yes				
0.65Mi.	**Ottawa Township High School**	D+	Public	9 - 12

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Number of Students: 1,223
Student-Teacher Ratio: 13.74
Advanced Placement: Yes

Flood Report

The Subject Property of **538 2ND AVE, OTTAWA, IL 61350-3612** 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	123%	HIGHER
BURGLARY	103%	SIMILAR
MOTOR VEHICLE THEFT	125%	HIGHER
FORCIBLE ROBBERY	99%	SIMILAR
AGGRAVATED ASSAULT	114%	HIGHER
FORCIBLE RAPE	93%	SIMILAR
MURDER	119%	HIGHER
OVERALL	114%	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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