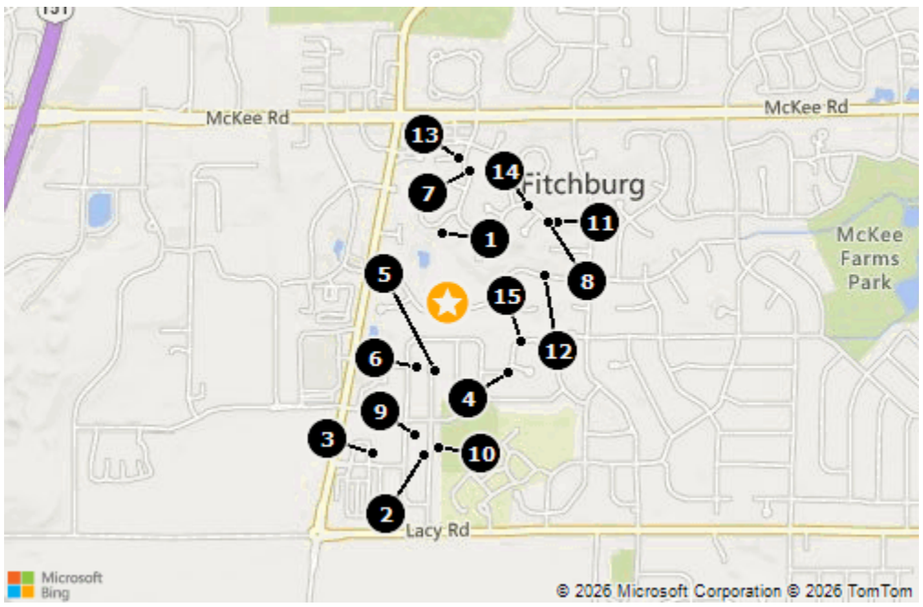
ICE SiteX Report

OrderID: 98722919

SiteX Property Information Report



Subject Property Location

5908 SCHUMANN DR, FITCHBURG, WI 53711-5103

County:	**DANE WI**	Census Tract:	550250107.011006
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	0609-081-4501-9	Thomas Bros Pg-Grid:	

Valuation

Value:	**$896,000**	FSD:	8	Common Confidence Score:	78
Value Range:	$824,320 - $967,680	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	5901 VOC1
Assd Land Value:	$101,700	Market Land Value:		Tax Year:	2025
Assd Improvement:	$682,300	Market Improvment Value:		Total Taxable Value:	$14,018
Total Assessed Value:	$784,000	Total Assessor Market Value:	$816,300	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 261 Block: 45 District: 225 Subdivision: SIXTH ADD Sec/Twnship/Range: SEC 08 TWN 06N RNG 09E
Abbreviated Description: SIXTH ADDN TO SEMINOLE FOREST LOT 261
City/Muni/Twp: CITY OF FITCHBURG

Property Characteristics

Lot Size:	13,068 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

Prior Transfer

Recording Date:	12/11/2009	Sales Price:	$331,100
Document #:	4618779 BK-PG -002531	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/17/2008	Sales Price:	N/A
Document #:	4475266 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	09/26/2008	Loan Amount:	N/A
Document #:	4470283 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:		Type Finance:	
Legal Description:			

Lot: 261 Subdivision: SIXTH ADDITION TO SEMINOLE FOREST
Abbreviated Description: TAX ID# 0609-081-4501-9
City/Muni/Twp: FITCHBURG

Prior Transfer

Recording Date:	07/28/2006	Sales Price:	$420,000

ICE SiteX Report

OrderID: 98722919

Document #:	4218425 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/06/2006	Loan Amount:	N/A
Document #:	4210256 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 261 Subdivision: SIXHT ADDITION TO SEMINOLE FOREST
City/Muni/Twp: FITHCHBURG

Mortgage Record

Recording Date:	07/06/2006	Loan Amount:	N/A
Document #:	4210255 BK-PG -	Loan Type:	ARM (Adjustable Rate Mortgage)
TD Due Date:	07/01/2036	Type Finance:	ADJ

Legal Description:
Lot: 261 Subdivision: SIXTH ADDITION TO SEMINOLE FOREST
City/Muni/Twp: FITCHBURG

Mortgage Record

Recording Date:	06/17/2005	Loan Amount:	N/A
Document #:	4068033 BK-PG -	Loan Type:	ARM (Adjustable Rate Mortgage)
TD Due Date:	07/01/2035	Type Finance:	ADJ

Legal Description:
Lot: 261 Subdivision: SIXTH ADDITION TO SEMINOLE FOREST
City/Muni/Twp: FITHCHBURG

Prior Transfer

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

Legal Description:
Lot: 261 Block: 45 District: 225 Subdivision: SIXTH ADD Sec/Twnship/Range: SEC 08 TWN 06N RNG 09E
Abbreviated Description: SIXTH ADDN TO SEMINOLE FOREST LOT 261
City/Muni/Twp: CITY OF FITCHBURG

Area Sales Analysis

Total Area Sales	$10,911,500	Median # of Bedrooms	
Median Lot Size	13,286 SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs	$423,000 to $1,325,000	Age Range	
Median Value	$665,000	Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.16Mi.	**2881 JONATHAN CIR** **FITCHBURG, WI 53711-5109**	09/11/2026	$1,005,000			//		19,341 SF	
		APN: 0609-081-4222-7 Document #: 6125061 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 222 Subdivision: FIFTH ADDITION TO SEMINOLE FOREST Abbreviated Description: Lot:222 Subdivision:FIFTH ADDITION TO SEMINOLE FOREST City/Muni/Twp:FITCHBURG City/Muni/Twp: FITCHBURG								
2	.36Mi.	**2748 WAYFAIR ST** **FITCHBURG, WI 53711-9600**	08/11/2026	$483,900			//		10,019 SF	
		APN: 0609-084-4933-2 Document #: 6118552 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 54 Subdivision: SILVER MAPLE COMMONS V Abbreviated Description: Lot:54 Subdivision:SILVER MAPLE COMMONS V City/Muni/Twp:FITCHBURG City/Muni/Twp: FITCHBURG								
3	.39Mi.	**2625 WILDCAT DR** **FITCHBURG, WI 53711-9141**	07/21/2026	$435,000			//		2,788 SF	
		APN: 0609-083-5233-2 Document #: 6114104 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 113 Subdivision: CRESCENT CROSSING Abbreviated Description: Lot:113 Subdivision:CRESCENT CROSSING City/Muni/Twp:FITCHBURG City/Muni/Twp: FITCHBURG								
4	.24Mi.	**5885 PERSIMMON DR** **FITCHBURG, WI 53711-5007**	07/13/2026	$665,000			//		21,867 SF	
		APN: 0609-084-0518-5 Document #: 6112246 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 48 Subdivision: LACY HEIGHTS Abbreviated Description: Lot:48 Subdivision:LACY HEIGHTS City/Muni/Twp:FITCHBURG City/Muni/Twp: FITCHBURG								
5	.21Mi.	**2780 WAYFAIR CIR** **FITCHBURG, WI 53711-8601**	07/07/2026	$860,000			//		10,367 SF	
		APN: 0609-084-2718-2 Document #: 6110932 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 58 Subdivision: STONER PRAIRIE Abbreviated Description: Lot:58 Subdivision:STONER PRAIRIE City/Muni/Twp:FITCHBURG City/Muni/Twp: FITCHBURG								
6	.17Mi.	**2788 LEO MARY ST** **FITCHBURG, WI 53711-9304**	06/23/2026	$665,000			//		10,019 SF	
		APN: 0609-084-2507-2 Document #: 6107801 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 47 Subdivision: STONER PRAIRIE Abbreviated Description: Lot:47 Subdivision:STONER PRAIRIE City/Muni/Twp:FITCHBURG City/Muni/Twp: FITCHBURG								
7	.33Mi.	**5948 WOODS EDGE RD** **FITCHBURG, WI 53711-5188**	05/29/2026	$730,000			//		18,252 SF	

ICE SiteX Report

OrderID: 98722919

APN: 0609-081-2144-6 Document #: 6102392
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 134 Subdivision: THIRD ADDITION TO SEMINOLE FOREST Abbreviated Description: Lot:134 Subdivision:THIRD ADDITION TO SEMINOLE FOREST City/Muni/Twp:FITCHBURG City/Muni/Twp: FITCHBURG

8	.29Mi.	**5841 WOODS EDGE RD** **FITCHBURG, WI 53711-5135**	05/28/2026	$648,600	//	14,244 SF

APN: 0609-081-6083-2 Document #: 6101804
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 23 Subdivision: SEMINOLE FOREST Abbreviated Description: Lot:23 Subdivision:SEMINOLE FOREST City/Muni/Twp:FITCHBURG City/Muni/Twp: FITCHBURG

9	.32Mi.	**2752 LEO MARY ST** **FITCHBURG, WI 53711-9304**	05/22/2026	$865,000	//	10,019 SF

APN: 0609-084-4757-2 Document #: 6100992
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 117 Subdivision: SECOND ADDITION TO STONER Abbreviated Description: Lot:117 Subdivision:SECOND ADDITION TO STONER City/Muni/Twp:FITCHBURG City/Muni/Twp: FITCHBURG

10	.34Mi.	**2753 WAYFAIR ST** **FITCHBURG, WI 53711-9600**	04/03/2026	$625,000	//	10,019 SF

APN: 0609-084-4514-2 Document #: 6090261
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 94 Subdivision: SECOND ADDITION TO STONER PRAIRIE Abbreviated Description: Lot:94 Subdivision:SECOND ADDITION TO STONER PRAIRIE City/Muni/Twp:FITCHBURG City/Muni/Twp: FITCHBURG

11	.31Mi.	**5837 WOODS EDGE RD** **FITCHBURG, WI 53711-5135**	03/12/2026	$776,000	//	13,504 SF

APN: 0609-081-6072-5 Document #: 6085788
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 22 Subdivision: SEMINOLE FOREST Abbreviated Description: Lot:22 Subdivision:SEMINOLE FOREST City/Muni/Twp:FITCHBURG City/Muni/Twp: FITCHBURG

12	.25Mi.	**5846 SCHUMANN DR** **FITCHBURG, WI 53711-5177**	01/20/2026	$810,000	//	13,286 SF

APN: 0609-081-6560-4 Document #: 6076018
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 170 Subdivision: FOURTH ADDITION TO SEMINOLE FOREST Abbreviated Description: Lot:170 Subdivision:FOURTH ADDITION TO SEMINOLE FOREST City/Muni/Twp:FITCHBURG City/Muni/Twp: FITCHBURG

13	.42Mi.	**5912 MINONG LN** **FITCHBURG, WI 53711-9201**	01/02/2026	$423,000	//	3,311 SF

APN: 0609-083-4925-2 Document #: 6073355
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 85 Subdivision: CRESCENT CROSSING Abbreviated Description: Lot:85 Subdivision:CRESCENT CROSSING City/Muni/Twp:FITCHBURG City/Muni/Twp: FITCHBURG

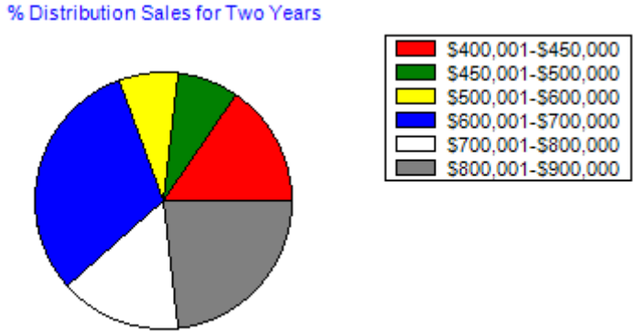
14	.32Mi.	**5854 WOODS EDGE RD** **FITCHBURG, WI 53711-5144**	10/07/2025	$595,000	//	16,030 SF

APN: 0609-081-0408-1 Document #: 6055755
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 58 Subdivision: SEMINOLE FOREST Abbreviated Description: Lot:58 Subdivision:SEMINOLE FOREST City/Muni/Twp:FITCHBURG City/Muni/Twp: FITCHBURG

15	.18Mi.	**5870 PERSIMMON DR** **FITCHBURG, WI 53711-5004**	09/09/2025	$1,325,000	//	26,267 SF

APN: 0609-084-0584-5 Document #: 6050313
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 54 Subdivision: LACY HEIGHTS Abbreviated Description: Lot:54 Subdivision:LACY HEIGHTS City/Muni/Twp:FITCHBURG City/Muni/Twp: FITCHBURG

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.

ICE SiteX Report

OrderID: 98722919

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.	**5908 SCHUMANN DR**		$816,300	$784,000				13,068 SF	
.02Mi.	**5904 SCHUMANN DR**		$867,900	$833,500				12,415 SF	
.02Mi.	**5912 SCHUMANN DR**		$1,177,600	$1,131,000				13,068 SF	
.03Mi.	**5900 SCHUMANN DR**		$617,600	$593,100				13,024 SF	
.03Mi.	**5916 SCHUMANN DR**		$916,800	$880,500				13,809 SF	
.04Mi.	**5907 SCHUMANN DR**		$721,300	$692,700				11,848 SF	
.04Mi.	**5911 SCHUMANN DR**		$741,800	$712,400				11,718 SF	
.05Mi.	**5915 SCHUMANN DR**		$652,300	$626,500				11,718 SF	
.05Mi.	**5903 SCHUMANN DR**		$928,100	$891,300				12,850 SF	
.05Mi.	**5892 SCHUMANN DR**		$1,027,700	$987,000				13,939 SF	
.05Mi.	**5922 SCHUMANN DR**		$963,100	$925,000				13,678 SF	
.06Mi.	**5897 SCHUMANN DR**		$809,400	$777,300				14,288 SF	
.06Mi.	**5919 SCHUMANN DR**		$979,800	$941,000				13,504 SF	
.06Mi.	**5888 SCHUMANN DR**		$771,400	$740,800				13,939 SF	
.07Mi.	**5926 SCHUMANN DR**		$935,600	$898,500				11,674 SF	
.07Mi.	**5900 HIALEAH**		$909,000	$873,000				13,591 SF	

Rent vs. Own

Households Occupied by Renters:	38%	Households Occupied by Owners:	58%

Demographics & Income

Median Age:	37.9 years old	Households:	22,905
Median Household Income:	$101,054	Households w/Family:	57%
Household Income Per Capita:	$54,870	Households w/Family Married:	46%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	25%

School District

School District Zone:	Verona Area School District	Students:	5,796
Number of Schools:	11	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.46Mi.	**Savanna Oaks Middle School** Number of Students: 360 Student-Teacher Ratio: 10.3	B	Public	6 - 8
5.39Mi.	**Verona Area High School** Number of Students: 1,820 Student-Teacher Ratio: 15.16 Advanced Placement: Yes	C+	Public	9 - 12
0.38Mi.	**Stoner Prairie Elementary School** Number of Students: 407 Student-Teacher Ratio: 12.92	B+	Public	KG - 5
4.62Mi.	**Verona Area K4** Number of Students: 292 Student-Teacher Ratio: 29.2	NA	Public	PK - PK

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	95%	SIMILAR
BURGLARY	64%	NOTABLY LOWER
MOTOR VEHICLE THEFT	94%	SIMILAR
FORCIBLE ROBBERY	58%	NOTABLY LOWER
AGGRAVATED ASSAULT	73%	NOTABLY LOWER
FORCIBLE RAPE	47%	SIGNIFICANTLY LOWER
MURDER	81%	LOWER
OVERALL	74%	NOTABLY LOWER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

ICE SiteX Report

OrderID: 98722919

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.

Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.