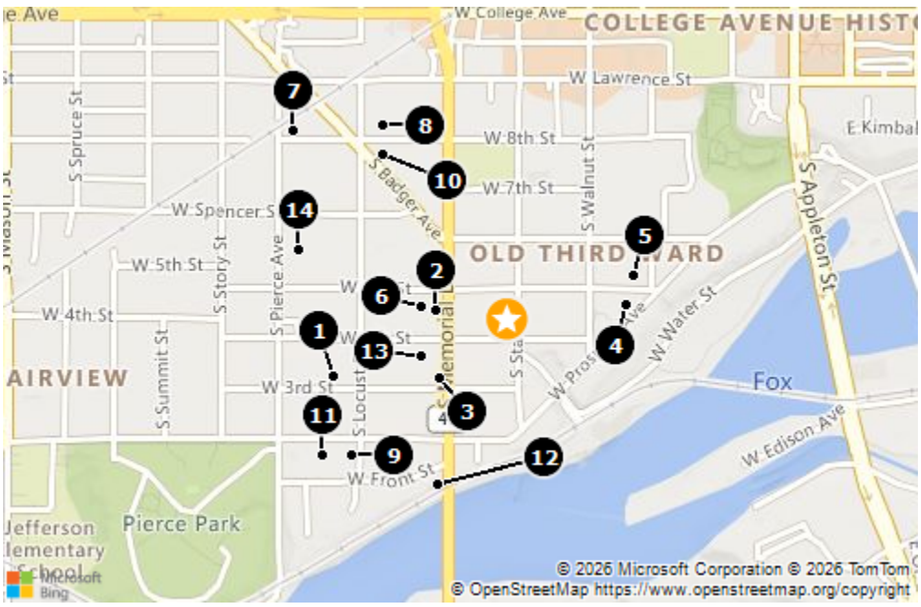
ICE SiteX Report

OrderID: 98738757

SiteX Property Information Report



Subject Property Location

617 S STATE ST, APPLETON, WI 54911-6046

County:	**OUTAGAMIE WI**	Census Tract:	550870110.023028
Property Use:	Single Family Residential	Zoning:	CENTRAL CITY RESIDENTIAL
Parcel Number:	31-3-0443-00 01	Thomas Bros Pg-Grid:	

Valuation

Value:	**$353,000**	FSD:	9	Common Confidence Score:	64
Value Range:	$321,230 - $384,770	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	201
Assd Land Value:	$35,600	Market Land Value:	$40,750	Tax Year:	2025
Assd Improvement:	$253,900	Market Improvment Value:	$290,631	Total Taxable Value:	$5,728
Total Assessed Value:	$289,500	Total Assessor Market Value:	$331,381	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 5 Block: 13 Subdivision: GRAND CHUTE
Abbreviated Description: GRAND CHUTE PLAT 3WD LOT 5 LESS S50FT AND ALL OF LOT 6 BLK 13
City/Muni/Twp: CITY OF APPLETON

Property Characteristics

Lot Size:	8,520 SF	Bedrooms:	3	Pool:	
Building Area:	1930 SF	Baths:	1	Fireplace:	Yes
Year Built:	1907	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	8	Ext Walls:	
Number of Units:	1	Garage Type:	Detached	Heating:	
Number of Stories:	2+AB	Number of Cars:	1	A/C:	
Style:		Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/27/2026	Sales Price:	$291,000
Document #:	2371995 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/18/2025	Sales Price:	$291,000
Document #:	2333944 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/02/2024	Sales Price:	$289,900
Document #:	2306227 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	12/22/2023		
Document Type:			
Legal Description:			

Lot: 5&6 Block: 13 Subdivision: GRAND CHUTE PLAT
City/Muni/Twp: APPLETON

Prior Transfer

Recording Date:	12/00/2023	Sales Price:	$289,900

ICE SiteX Report

OrderID: 98738757

Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 5 Block: 13 Subdivision: GRAND CHUTE
Abbreviated Description: GRAND CHUTE PLAT 3WD LOT 5 LESS S50FT AND ALL OF LOT 6 BLK 13
City/Muni/Twp: CITY OF APPLETON

Prior Transfer

Recording Date:	02/00/2021	Sales Price:	$216,500
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$4,160,800	Median # of Bedrooms	3
Median Lot Size	6,048 SF	Median # of Baths	1
Median Living Area	1,770 SF	Median Year Built	1915
Price Range - 2 Yrs	$185,000 to $500,000	Age Range	46 years to 159 years
Median Value	$268,500	Median Age	111 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.21Mi.	**814 W 3RD ST** **APPLETON, WI 54914-5437**	07/31/2026	$207,000	$202	1024	4/2/1	1951	6,098 SF	
		APN: 31-3-0486-00 Document #: 2369951 Document Type: Price Code: R Land Use: Single Family Residential Legal: Block: 16 Subdivision: THIRD WARD PLAT Abbreviated Description: Block:16 Subdivision:THIRD WARD PLAT City/Muni/Twp:APPLETON City/Muni/Twp: APPLETON								
2	.08Mi.	**609 S MEMORIAL DR** **APPLETON, WI 54911-6033**	07/08/2026	$235,000	$195	1200	5/3/1	1980	6,900 SF	
		APN: 31-3-0459-00 Document #: 2368215 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 9 Block: 14 Subdivision: THIRD WARD PLAT Abbreviated Description: Lot:9 Block:14 Subdivision:THIRD WARD PLAT City/Muni/Twp:APPLETON City/Muni/Twp: APPLETON								
3	.1Mi.	**719 S MEMORIAL DR** **APPLETON, WI 54911-6035**	07/06/2026	$409,200	$182	2240	9/4/2	1915	6,791 SF	
		APN: 31-3-0383-00 Document #: 2368016 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 5&6 Block: 8 Subdivision: GRAND CHUTE PLAT Abbreviated Description: Lot:5&6 Block:8 Subdivision:GRAND CHUTE PLAT Abbreviated Description:EAST10FTS96.8FT LOT05S96.8FT LOT 06 City/Muni/Twp:APPLETON City/Muni/Twp: APPLETON								
4	.14Mi.	**410 W PROSPECT AVE** **APPLETON, WI 54911-6039**	07/02/2026	$500,000	$178	2806	8/4/2	1908	7,105 SF	
		APN: 31-3-0419-00 Document #: 2367798 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 5 Block: 11 Subdivision: GRAND CHUTE PLAT Abbreviated Description: Lot:5 Block:11 Subdivision:GRAND CHUTE PLAT City/Muni/Twp:APPLETON City/Muni/Twp: APPLETON								
5	.15Mi.	**406 W 5TH ST** **APPLETON, WI 54911-6006**	06/29/2026	$280,000	$193	1450	6/3/1	1867	5,881 SF	
		APN: 31-3-0670-00 Document #: 2367475 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 4&5 Block: 30 Subdivision: GRAND CHUTE PLAT Abbreviated Description: Lot:4&5 Block:30 Subdivision:GRAND CHUTE PLAT Abbreviated Description:WEST2 LOT4&5 City/Muni/Twp:APPLETON City/Muni/Twp: APPLETON								
6	.1Mi.	**715 W 5TH ST** **APPLETON, WI 54914-5369**	06/18/2026	$350,000	$104	3339	10/4/2	1947	7,867 SF	
		APN: 31-3-0461-00 Document #: 2366756 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 9-11 Block: 14 Subdivision: GRAND CHUTE PLAT Abbreviated Description: Lot:9-11 Block:14 Subdivision:GRAND CHUTE PLAT Abbreviated Description:WEST5FT LOTS9&10 City/Muni/Twp:APPLETON City/Muni/Twp: APPLETON								
7	.33Mi.	**836 W 8TH ST** **APPLETON, WI 54914-5346**	06/01/2026	$220,000	$229	960	5/3/2	1870	5,545 SF	
		APN: 31-3-0910-00 Document #: 2365252 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 12 Block: 47 Subdivision: GRAND CHUTE PLAT Abbreviated Description: Lot:12 Block:47 Subdivision:GRAND CHUTE PLAT City/Muni/Twp:APPLETON City/Muni/Twp: APPLETON								
8	.27Mi.	**736 W 8TH ST** **APPLETON, WI 54914-5233**	05/14/2026	$240,000	$129	1859	7/3/2	1890	5,750 SF	
		APN: 31-3-0889-00 Document #: 2364160 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 9 Block: 46 Subdivision: THIRD WARD PLAT Abbreviated Description: Lot:9 Block:46 Subdivision:THIRD WARD PLAT Abbreviated Description:SOUTH115EAST50FT LOT9 City/Muni/Twp:APPLETON City/Muni/Twp: APPLETON								
9	.24Mi.	**803 W PROSPECT AVE** **APPLETON, WI 54914-5416**	05/08/2026	$395,000	$201	1959	6/3/1	1937	5,998 SF	
		APN: 31-3-0517-01 Document #: 2363805 Document Type: Price Code: R Land Use: Single Family Residential Legal: Block: 19 Subdivision: NORTH OF FOX RIVER Sec/Twnship/Range: S34T21NR17E Abbreviated Description: Block:19 Subdivision:NORTH OF FOX RIVER Sec/Twnship/Range:S34T21NR17E Abbreviated Description:PORTION BLK19 City/Muni/Twp:APPLETON City/Muni/Twp: APPLETON								
10	.24Mi.	**739 W 8TH ST** **APPLETON, WI 54914-5234**	04/13/2026	$224,900	$133	1680	10/3/1	1900	4,286 SF	
		APN: 31-3-0795-00 Document #: 2361712 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 9 Block: 39 Subdivision: THIRD WARD Abbreviated Description: Lot:9 Block:39 Subdivision:THIRD WARD City/Muni/Twp:APPLETON City/Muni/Twp: APPLETON								
11	.27Mi.	**821 W PROSPECT AVE**	04/01/2026	$377,700	$190	1984	7/3/2	1921	5,998 SF	

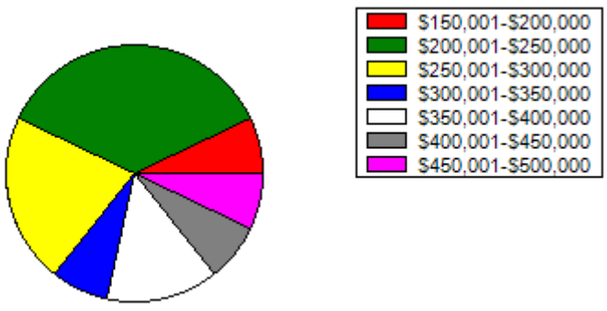
ICE SiteX Report

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		APPLETON, WI 54914-5416							
	APN: 31-3-0515-00 Document #: 2360975 Document Type: Price Code: R Land Use: Single Family Residential Legal: Block: 19 Subdivision: THIRD WARD PLAT Abbreviated Description: Block:19 Subdivision:THIRD WARD PLAT City/Muni/Twp:PPLETON City/Muni/Twp: PPLETON								
12	.21Mi.	**707 W FRONT ST**	03/20/2026	$260,000	$114	2268	8/3/1	1925	12,998 SF
		APPLETON, WI 54914-5468							
	APN: 31-3-0318-00 Document #: 2360002 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 3 Block: 2 Subdivision: THIRD WARD PLAT MapRef: VOL 126 PG 520 Abbreviated Description: Lot:3 Block:2 Subdivision:THIRD WARD PLAT Map Ref:VOL 126 PG 520City/Muni/Twp:APPLETON City/Muni/Twp: APPLETON								
13	.11Mi.	**715 W 4TH ST**	02/09/2026	$185,000	$247	748	5/2/1	1895	4,840 SF
		APPLETON, WI 54914-5446							
	APN: 31-3-0386-00 Document #: 2357249 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 9 Block: 8 Subdivision: GRAND CHUTE PLAT Abbreviated Description: Lot:9 Block:8 Subdivision:GRAND CHUTE PLAT City/Muni/Twp:APPLETON City/Muni/Twp: APPLETON								
14	.26Mi.	**500 S PIERCE AVE**	02/05/2026	$277,000	$188	1470	6/4/1	1915	6,299 SF
		APPLETON, WI 54914-5324							
	APN: 31-3-0619-00 Document #: 2357043 Document Type: Price Code: R Land Use: Single Family Residential Legal: Block: 26 Subdivision: THIRD WARD PLAT Abbreviated Description: Block:26 Subdivision:THIRD WARD PLAT City/Muni/Twp:PPLETON City/Muni/Twp: PPLETON								

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.	**617 S STATE ST**	**12/00/2023**	$331,381	$289,500	1,930	8/3/1	1907	8,520 SF	
.01Mi.	**609 S ATE ST**	**06/00/2022**	$252,857	$220,900	1,524	7/3/2	1911	7,200 SF	
.01Mi.	**623 S STATE ST**	**10/00/2023**	$274,605	$239,900	2,682	8/4/1	1890	3,951 SF	
.02Mi.	**608 W 4TH ST**	**01/00/1996**	$134,613	$117,600	1,134	6/3/1	1927	2,100 SF	
.02Mi.	**614 W 4TH ST**	**05/00/2004**	$189,099	$165,200	1,440	5/3/2	1890	7,261 SF	
.02Mi.	**603 S STATE ST**	**12/00/2018**	$297,156	$259,600	2,024	8/4/1	1930	7,200 SF	
.03Mi.	**615 W 5TH ST**	**07/00/2024**	$273,804	$239,200	2,133	10/3/2	1890	7,200 SF	
.03Mi.	**707 S STATE ST**	**03/00/2013**	$642,043	$560,900	4,077	11/5/3	1891	21,828 SF	
.04Mi.	**621 W 5TH ST**	**06/00/2014**	$349,695	$305,500	2,318	6/4/1	1904	7,261 SF	
.04Mi.	**624 W 4TH ST**	**12/00/2008**	$158,766	$138,700	1,294	6/3/1	1916	2,400 SF	
.05Mi.	**617 W 4TH ST**	**06/00/2022**	$275,979	$241,100	1,496	6/3/1	1887	7,318 SF	
.05Mi.	**702 S STATE ST**	**03/00/2024**	$231,222	$202,000	1,776	7/4/1	1915	5,053 SF	
.05Mi.	**525 W 5TH ST**	**01/00/2009**	$126,256	$110,300	1,188	5/3/1	1891	3,237 SF	
.05Mi.	**627 W 5TH ST**	**12/00/2023**	$156,705	$136,900	954	6/2/1	1921	3,001 SF	
.05Mi.	**719 S ATE ST**	**10/00/2011**	$276,208	$241,300	2,477	10/4/2	1890	7,200 SF	
.05Mi.	**608 S ATE ST**	**09/00/2017**	$230,765	$201,600	1,434	4/2/2	1959	7,876 SF	

Rent vs. Own

Households Occupied by Renters:	38%	Households Occupied by Owners:	57%

Demographics & Income

Median Age:	37.9 years old	Households:	11,788
Median Household Income:	$68,407	Households w/Family:	52%
Household Income Per Capita:	$37,193	Households w/Family Married:	39%
Most Common Education Level:	High School Graduate	Households w/Family Children:	24%

ICE SiteX Report

OrderID: 98738757

School District

School District Zone:	Appleton Area School District	Students:	14,994
Number of Schools:	39	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.70Mi.	**Wilson Middle School** Number of Students: 587 Student-Teacher Ratio: 13.79	D	Public	6 - 8
0.58Mi.	**Jefferson Elementary School** Number of Students: 212 Student-Teacher Ratio: 9.34	D+	Public	KG - 5
1.08Mi.	**Appleton West High School** Number of Students: 1,024 Student-Teacher Ratio: 13.55	D	Public	9 - 12

Flood Report

The Subject Property of **617 S STATE ST, APPLETON, WI 54911-6046** 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	151%	NOTABLY HIGHER
BURGLARY	126%	HIGHER
MOTOR VEHICLE THEFT	142%	NOTABLY HIGHER
FORCIBLE ROBBERY	100%	SIMILAR
AGGRAVATED ASSAULT	128%	HIGHER
FORCIBLE RAPE	91%	LOWER
MURDER	120%	HIGHER
OVERALL	118%	HIGHER

Disaster Alerts

4/13/2026 - Severe Tornados, Flooding 7/27/2026 - Severe Storms And Tornadoes

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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