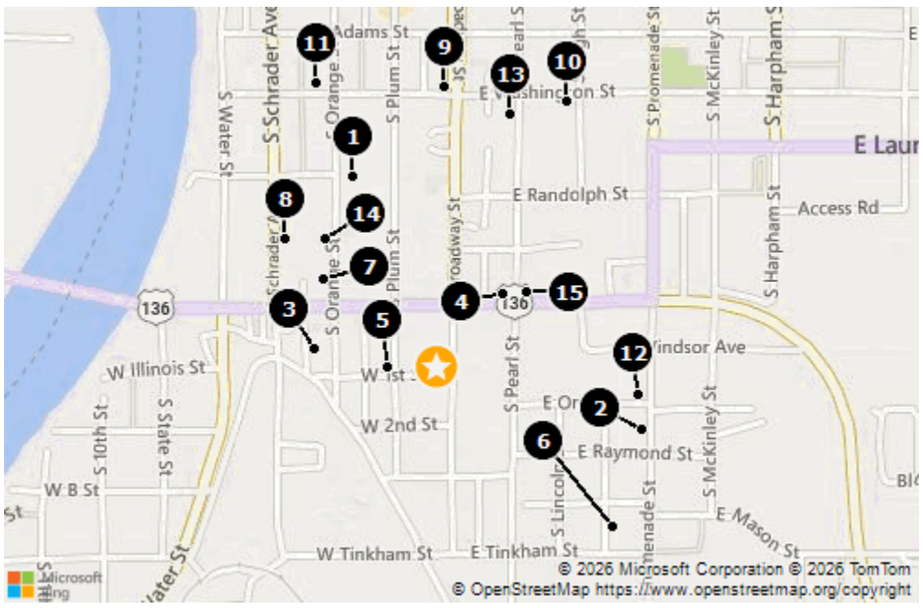
ICE SiteX Report

OrderID: 97523874

SiteX Property Information Report



Subject Property Location

632 S BROADWAY ST, HAVANA, IL 62644-1712

County:	**MASON IL**	Census Tract:	171259565.005001
Property Use:	Single Family Residential (Assumed)	Zoning:	
Parcel Number:	09-01-417-014	Thomas Bros Pg-Grid:	

Valuation

Value:	**$65,000**	FSD:	42	Common Confidence Score:	17
Value Range:	$37,700 - $92,300	ICE Confidence Score:	58		

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	05052
Assd Land Value:	$2,475	Market Land Value:	$7,425	Tax Year:	2024
Assd Improvement:	$16,047	Market Improvment Value:	$48,141	Total Taxable Value:	$1,941
Total Assessed Value:	$18,522	Total Assessor Market Value:	$55,566	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 4 Block: A District: 05 Subdivision: KREBAUM'S 1ST ADD
Abbreviated Description: A KREBAUM'S 1ST ADD LOT 4 BLK A 126
City/Muni/Twp: HAVANA TOWNSHIP

Property Characteristics

Lot Size:	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:	02/10/2025	Sales Price:	N/A
Document #:	202500299697 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	08/04/2015	Loan Amount:	N/A
Document #:	201500278457 BK-PG -	Loan Type:	FHA
TD Due Date:	08/01/2045	Type Finance:	

Legal Description:
Lot: 4 Block: A Subdivision: ADOLPH KREBAUMS ADDITION
City/Muni/Twp: HAVANA

Prior Transfer

Recording Date:	10/24/2013	Sales Price:	$45,000
Document #:	201300274539 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	10/24/2013	Loan Amount:	N/A
Document #:	201300274538 BK-PG -	Loan Type:	FHA

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TD Due Date:	11/01/2043	Type Finance:	FIX

Legal Description:
Lot: 4 Block: A Subdivision: ADOLPH KREBAUMS ADDITION
City/Muni/Twp: HAVANA

Mortgage Record

Recording Date:	04/09/2013	Loan Amount:	N/A
Document #:	201300273046 BK-PG -	Loan Type:	Unknown
TD Due Date:	03/29/2028	Type Finance:	

Legal Description:
Lot: 4 Block: A Subdivision: ADOLPH KREBAUMS ADDITION
City/Muni/Twp: HAVANA

Prior Transfer

Recording Date:	09/09/2011	Sales Price:	$20,000
Document #:	201100268764 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	09/08/2011		
Document Type:			

Legal Description:
Lot: 4 Block: A Subdivision: ADOLPH KREBAUMS ADDIITON
City/Muni/Twp: HAVANA

Prior Transfer

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

Legal Description:
Lot: 4 Block: A District: 05 Subdivision: KREBAUM'S 1ST ADD
Abbreviated Description: A KREBAUM'S 1ST ADD LOT 4 BLK A 126
City/Muni/Twp: HAVANA TOWNSHIP

Area Sales Analysis

Total Area Sales	$790,500	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs	$17,500 to $109,000	Age Range	
Median Value	$50,000	Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.26Mi.	**401 S ORANGE ST** **HAVANA, IL 62644-1399**	12/15/2025	$33,000			//		SF	

APN: 09-01-402-004 Document #: 202500301465
Document Type: Price Code: R
Land Use: Single Family Residential (Assumed)
Legal: Lot: 17-19 Block: 2 Subdivision: ASSESSORS SUBDIVISION OF JOHN WALKERS AND BOGGS MapRef: MB A PG 380 & 381 Abbreviated Description: Lot:17-19 Block:2 Subdivision:ASSESSORS SUBDIVISION OF JOHN WALKERS AND BOGGS Map Ref:MB A PG 380 & 381City/Muni/Twp:CITY OF HAVANA City/Muni/Twp: CITY OF HAVANA

2	.26Mi.	**814 S PROMENADE ST** **HAVANA, IL 62644-1832**	11/21/2025	$25,000			//		SF	

APN: 09-01-426-004 Document #: 202500301344
Document Type: Price Code: R
Land Use: Single Family Residential (Assumed)
Legal: Lot: 3 Block: 1 Subdivision: EJ LISTSS SUBDIVISION Sec/Twnship/Range: SE4SE4S01T21NR09W3PM Abbreviated Description: Lot:3 Block:1 Subdivision:EJ LISTSS SUBDIVISION Sec/Twnship/Range:SE4SE4S01T21NR09W3PM

3	.15Mi.	**312 W 1ST ST** **HAVANA, IL 62644-1768**	10/17/2025	$38,000			//		SF	

APN: 09-01-415-009 Document #: 202500301145
Document Type: Price Code: R
Land Use: Single Family Residential (Assumed)
Legal: Lot: 8 Block: 6 Subdivision: JAMES WALKERS ADDITION Sec/Twnship/Range: NW4SE4S01T21NR09W3PM Abbreviated Description: Lot:8 Block:6 Subdivision:JAMES WALKERS ADDITION Sec/Twnship/Range:NW4SE4S01T21NR09W3PM Abbreviated Description:LOT: THE WEST HALF (W 1/2) OF LOT EIGHT (8) City/Muni/Twp:CITY OF HAVANA City/Muni/Twp: CITY OF HAVANA

4	.12Mi.	**128 E DEARBORN ST** **HAVANA, IL 62644-1302**	10/06/2025	$45,000			//		SF	

APN: 09-01-413-008 Document #: 202500301069
Document Type: Price Code: R
Land Use: Single Family Residential (Assumed)
Legal: Lot: 10 Block: 1 Subdivision: TEN EYCKS ADDITION Abbreviated Description: Lot:10 Block:1 Subdivision:TEN EYCKS ADDITION City/Muni/Twp:CITY OF HAVANA City/Muni/Twp: CITY OF HAVANA

5	.06Mi.	**200 W 1ST ST** **HAVANA, IL 62644-1704**	09/26/2025	$17,500			//		SF	

APN: 09-01-416-012 Document #: 202500301014
Document Type: Price Code: R
Land Use: Single Family Residential (Assumed)
Legal: Lot: 1,4 Block: B Subdivision: ADOLPH KREBAUMS FIRST ADDITION Abbreviated Description: Lot:1,4 Block:B Subdivision:ADOLPH KREBAUMS FIRST ADDITION Abbreviated Description:LOT: EAST HALF OF-THE SOUTH EIGHTEEN (18) FEET OF LOT ONE (1) City/Muni/Twp:CITY OF HAVANA City/Muni/Twp: CITY OF HAVANA

6	.3Mi.	**909 S COLEMAN ST** **HAVANA, IL 62644-1861**	07/03/2025	$50,000			//		SF	

APN: 09-01-436-003 Document #: 202500300536
Document Type: Price Code: R
Land Use: Single Family Residential (Assumed)
Legal: Lot: 6-9 Block: 7 Subdivision: EZRA J LISTS SUBDIVISION Sec/Twnship/Range: SE4SE4S01T21NR09W3PM Abbreviated Description: Lot:6-9 Block:7 Subdivision:EZRA J LISTS SUBDIVISION Sec/Twnship/Range:SE4SE4S01T21NR09W3PM

7	.18Mi.	**562 S ORANGE ST** **HAVANA, IL 62644-1376**	06/24/2025	$64,000			//		SF	

APN: 09-01-409-008 Document #: 202500300471
Document Type: Price Code: R
Land Use: Single Family Residential (Assumed)

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Legal: Lot: 1 Subdivision: JOSIAH HARTSELLS SUBDIVISION Abbreviated Description: Lot:1 Subdivision:JOSIAH HARTSELLS SUBDIVISION Abbreviated Description:LOT: FORTY-ONE (41) FEET OFF THE NORTH SIDE OF LOT 1 City/Muni/Twp:CITY OF HAVANA City/Muni/Twp: CITY OF HAVANA

8	.24Mi.	**535 S SCHRADER AVE** **HAVANA, IL 62644-1769**	01/31/2025	$30,000	//	SF

APN: 09-01-408-004 Document #: 202500299663
Document Type: Price Code: D
Land Use: Single Family Residential (Assumed)
Legal: Lot: 3 Block: A Abbreviated Description: Lot:3 Block:A City/Muni/Twp:CITY OF HAVANA City/Muni/Twp: CITY OF HAVANA

9	.35Mi.	**228 S BROADWAY ST** **HAVANA, IL 62644-1418**	12/26/2024	$68,000	//	SF

APN: 09-01-233-013 Document #: 202400299451
Document Type: Price Code: R
Land Use: Single Family Residential (Assumed)
Legal: Lot: 9 Block: 41 Abbreviated Description: Lot:9 Block:41 City/Muni/Twp:CITY OF HAVANA City/Muni/Twp: CITY OF HAVANA

10	.36Mi.	**302 S HIGH ST** **HAVANA, IL 62644-1426**	11/20/2024	$69,000	//	SF

APN: 09-01-241-003 Document #: 202400299290
Document Type: Price Code: R
Land Use: Single Family Residential (Assumed)
Legal: Lot: 1 Block: 46 Abbreviated Description: Lot:1 Block:46 City/Muni/Twp:CITY OF HAVANA City/Muni/Twp: CITY OF HAVANA

11	.38Mi.	**226 S ORANGE ST** **HAVANA, IL 62644-1312**	07/26/2024	$70,000	//	SF

APN: 09-01-231-012 Document #: 202400298603
Document Type: Price Code: R
Land Use: Single Family Residential (Assumed)
Legal: Lot: 9 Block: 39 Abbreviated Description: Lot:9 Block:39 City/Muni/Twp:CITY OF HAVANA City/Muni/Twp: CITY OF HAVANA

12	.25Mi.	**726 S PROMENADE ST** **HAVANA, IL 62644-1830**	07/26/2024	$70,000	//	SF

APN: 09-01-419-021 Document #: 202400298599
Document Type: Price Code: R
Land Use: Single Family Residential (Assumed)
Legal: Abbreviated Description: City/Muni/Twp:CITY OF HAVANA City/Muni/Twp: CITY OF HAVANA

13	.31Mi.	**308 S PEARL ST** **HAVANA, IL 62644-1446**	06/26/2024	$62,000	//	SF

APN: 09-01-240-005 Document #: 202400298416
Document Type: Price Code: R
Land Use: Single Family Residential (Assumed)
Legal:

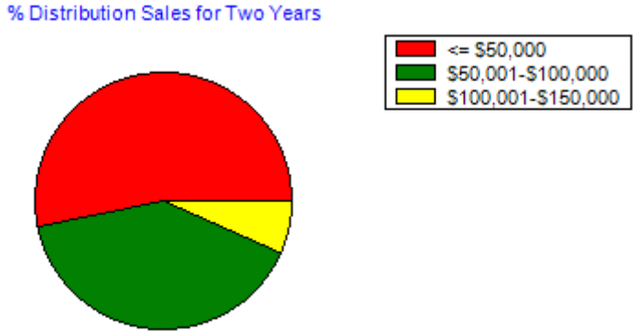
14	.22Mi.	**534 S ORANGE ST** **HAVANA, IL 62644-1376**	06/17/2024	$109,000	//	SF

APN: 09-01-408-005 Document #: 202400298373
Document Type: Price Code: R
Land Use: Single Family Residential (Assumed)
Legal: Lot: 4 Block: A Subdivision: ASSESSORS ADDITION Abbreviated Description: Lot:4 Block:A Subdivision:ASSESSORS ADDITION City/Muni/Twp:CITY OF HAVANA City/Muni/Twp: CITY OF HAVANA

15	.15Mi.	**525 S PEARL ST** **HAVANA, IL 62644-1333**	05/29/2024	$40,000	//	SF

APN: 09-01-414-019 Document #: 202400298259
Document Type: Price Code: D
Land Use: Single Family Residential (Assumed)
Legal: Lot: 7 Block: 1 Subdivision: AMANDA W LANGFORDS ADDITION Legal Unit: 1 Abbreviated Description: Lot:7 Block:1 Subdivision:AMANDA W LANGFORDS ADDITION Legal Unit:1 City/Muni/Twp:CITY OF HAVANA City/Muni/Twp: CITY OF HAVANA

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.

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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.	**632 S BROADWAY ST**		$55,566	$18,522					
.01Mi.	**630 S BROADWAY ST**		$44,229	$14,743					
.03Mi.	**620 S BROADWAY ST**		$53,772	$17,924					
.03Mi.	**635 S PLUM ST**		$80,088	$26,696					
.04Mi.	**621 S PLUM ST**	**06/14/2016**	$55,521	$18,507					
.04Mi.	**616 S BROADWAY ST**		$31,920	$10,640					
.04Mi.	**635 S BROADWAY ST**	**06/30/2020**	$94,677	$31,559					
.04Mi.	**627 S BROADWAY ST**		$52,317	$17,439					
.05Mi.	**619 S BROADWAY ST**		$39,111	$13,037					
.06Mi.	**111 W DEARBORN ST**		$94,389	$31,463					
.06Mi.	**103 W DEARBORN ST**	**11/29/2023**	$70,530	$23,510					
.06Mi.	**709 S BROADWAY ST**		$28,602	$9,534					
.06Mi.	**119 W DEARBORN ST**		$38,445	$12,815					
.06Mi.	**613 S PLUM ST**		$52,704	$17,568					
.06Mi.	**611 S BROADWAY ST**		$47,622	$15,874					
.06Mi.	**200 W 1ST ST**		$14,301	$4,767					

Rent vs. Own

Households Occupied by Renters:	16%	Households Occupied by Owners:	69%

Demographics & Income

Median Age:	43.7 years old	Households:	1,870
Median Household Income:	$60,250	Households w/Family:	52%
Household Income Per Capita:	$33,549	Households w/Family Married:	40%
Most Common Education Level:	High School Graduate	Households w/Family Children:	23%

School District

School District Zone:	Havana Community Unit School District 126	Students:	819
Number of Schools:	3	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.41Mi.	**Havana High School** Number of Students: 249 Student-Teacher Ratio: 11.45	B-	Public	9 - 12
0.63Mi.	**Havana Jr High School** Number of Students: 284 Student-Teacher Ratio: 13.85	B	Public	5 - 8
0.62Mi.	**New Central Elementary School** Number of Students: 286 Student-Teacher Ratio: 12.04	B-	Public	KG - 4

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	132%	NOTABLY HIGHER
BURGLARY	129%	HIGHER
MOTOR VEHICLE THEFT	134%	NOTABLY HIGHER
FORCIBLE ROBBERY	90%	LOWER
AGGRAVATED ASSAULT	128%	HIGHER
FORCIBLE RAPE	92%	SIMILAR
MURDER	124%	HIGHER
OVERALL	126%	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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