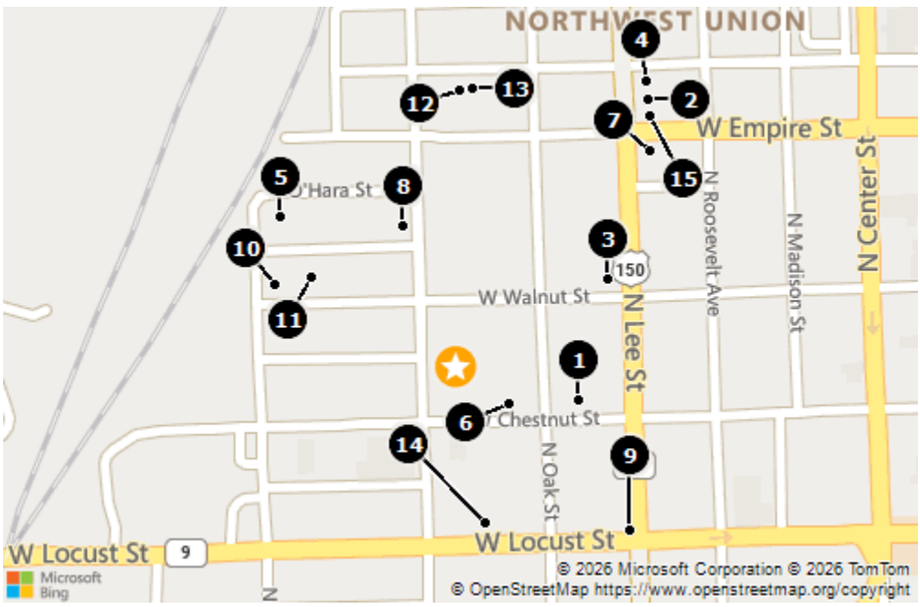
ICE SiteX Report

OrderID: 98665551

SiteX Property Information Report



Subject Property Location

805 N MASON ST, BLOOMINGTON, IL 61701-2820

County:	**MCLEAN IL**	Census Tract:	171130013.032009
Property Use:	Single Family Residential	Zoning:	R2
Parcel Number:	21-04-107-010	Thomas Bros Pg-Grid:	

Valuation

Value:	**$160,000**	FSD:	32	Common Confidence Score:	21
Value Range:	$108,800 - $211,200	ICE Confidence Score:	68		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	4001
Assd Land Value:	$10,122	Market Land Value:	$30,366	Tax Year:	2025
Assd Improvement:	$35,781	Market Improvment Value:	$107,343	Total Taxable Value:	$3,140
Total Assessed Value:	$45,903	Total Assessor Market Value:	$137,709	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 4 Block: 7 District: 40 Sec/Twnship/Range: SEC 04 TWN 23N RNG 02E
Abbreviated Description: SUB W1/2 BLK 7-ALLIN, GRIDLEY & PRICKETS ADD S42.5' LOT 4
City/Muni/Twp: CITY OF BLOOMINGTON

Property Characteristics

Lot Size:	7,253 SF	Bedrooms:	3	Pool:	
Building Area:	1600 SF	Baths:	2.5	Fireplace:	
Year Built:	1910	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:	2.5+B	Number of Cars:		A/C:	
Style:		Basement:	Unfinished	Roof Cover:	Asphalt
		Foundation:	I	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	07/09/2025	Loan Amount:	N/A
Document #:	2025-00009297 BK-PG -	Loan Type:	FHA
TD Due Date:	02/01/2052	Type Finance:	

Legal Description:
Lot: 6 Block: 7 Subdivision: GRIDLEY AND PRICKETTS ADDITION
City/Muni/Twp: BLOOMINGTON

Mortgage Record

Recording Date:	07/29/2024	Loan Amount:	N/A
Document #:	2024-00010747 BK-PG -	Loan Type:	FHA
TD Due Date:	02/01/2052	Type Finance:	

Legal Description:
Lot: 6 Block: 7 Subdivision: ALLIN GRIDLEY AND PRICKETTS ADDITION
City/Muni/Twp: BLOOMINGTON

Mortgage Record

Recording Date:	01/23/2024	Loan Amount:	N/A
Document #:	2024-00000949 BK-PG -	Loan Type:	FHA
TD Due Date:	02/01/2052	Type Finance:	

Legal Description:
Lot: 6 Block: 7 Subdivision: ALLIN GRIDLEY & PRICKETTS ADDITION
City/Muni/Twp: BLOOMINGTON

ICE SiteX Report

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Prior Transfer

Recording Date:	11/29/2023	Sales Price:	N/A
Document #:	2023-00016298 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/04/2022	Sales Price:	N/A
Document #:	2022-00004146 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/11/2022	Sales Price:	$125,000
Document #:	2022-00002904 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	01/31/2022		
Document Type:			

Legal Description:
Lot: 6 Block: 7 Subdivision: ALLIN GRIDLEY AND PRICKETTS ADDITION Map Ref: MB 1 PG 62
City/Muni/Twp: BLOOMINGTON

Prior Transfer

Recording Date:	01/31/2022	Sales Price:	$125,000
Document #:	202200002904 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 4 Block: 7 District: 40 Sec/Twnship/Range: SEC 04 TWN 23N RNG 02E
Abbreviated Description: SUB W1/2 BLK 7-ALLIN, GRIDLEY & PRICKETS ADD S42.5' LOT 4
City/Muni/Twp: CITY OF BLOOMINGTON

Prior Transfer

Recording Date:	04/04/2017	Sales Price:	$26,500
Document #:	2017-00005775 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	03/09/2017		
Document Type:			

Legal Description:
Lot: 6 Subdivision: ALLIN GRIDLEY AND PRICKETTS ADDITION Map Ref: MB1 PG62

Prior Transfer

Recording Date:	09/08/2008	Sales Price:	N/A
Document #:	2008-00024441 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	08/29/2008		
Document Type:			

Legal Description:
Lot: 6 Block: 7 Subdivision: ALLIN GRIDLEY & PRICKETTS ADD CITY BLOOMINGTON Map Ref: MB1 PG62

Prior Transfer

Recording Date:	08/09/2007	Sales Price:	N/A
Document #:	2007-00022221 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	08/07/2007		
Document Type:			

Legal Description:
Lot: 6 Block: 7 Subdivision: ALLIN GRIDLEY AND PRICKETTS ADDITON Map Ref: MB1 PG62
City/Muni/Twp: BLOOMINGTON

Area Sales Analysis

Total Area Sales	$2,106,000	Median # of Bedrooms	2
Median Lot Size	5,460 SF	Median # of Baths	1
Median Living Area	1,669 SF	Median Year Built	1910
Price Range - 2 Yrs	$69,500 to $211,000	Age Range	18 years to 116 years
Median Value	$140,000	Median Age	116 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.08Mi.	**505 W CHESTNUT ST** **BLOOMINGTON, IL 61701-2918**	09/24/2026	$75,000	$44	1669	//1	1910	6,785 SF	
		APN: 21-04-108-009 Document #: 2026-00014317 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 7&10 Block: 8 Subdivision: ALLIN GRIDLEY AND PRICKETTS ADDITION Abbreviated Description: Lot:7&10 Block:8 Subdivision:ALLIN GRIDLEY AND PRICKETTS ADDITION City/Muni/Twp:BLOOMINGTON City/Muni/Twp: BLOOMINGTON								
2	.2Mi.	**1003 N LEE ST** **BLOOMINGTON, IL 61701-2722**	08/21/2026	$138,000	$63	2178	/2/2	1910	5,460 SF	
		APN: 14-33-366-002 Document #: 2026-00012360 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 2&3 Block: 16 Subdivision: MAJORS NORTHERN ADDITION Abbreviated Description: Lot:2&3 Block:16 Subdivision:MAJORS NORTHERN ADDITION City/Muni/Twp:BLOOMINGTON City/Muni/Twp: BLOOMINGTON								
3	.11Mi.	**902 N LEE ST** **BLOOMINGTON, IL 61701-4548**	08/19/2026	$116,500	$75	1551	//	1910	5,081 SF	
		APN: 21-04-104-018 Document #: 2026-00012163 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 13 Block: 5 Subdivision: ALLIN GRIDLEY AND PRICKETTS ADDITION Abbreviated Description: Lot:13 Block:5 Subdivision:ALLIN GRIDLEY AND PRICKETTS ADDITION City/Muni/Twp:BLOOMINGTON City/Muni/Twp: BLOOMINGTON								
4	.21Mi.	**1005 N LEE ST** **BLOOMINGTON, IL 61701-2750**	08/06/2026	$150,000	$95	1575	//1	1910	5,460 SF	
		APN: 14-33-366-001 Document #: 2026-00011577								

ICE SiteX Report

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Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 2 Block: 16 Subdivision: MAJORS NORTHERN ADDITION Abbreviated Description: Lot:2 Block:16 Subdivision:MAJORS NORTHERN ADDITION Abbreviated Description:NORTH55FT LOT2 City/Muni/Twp:BLOOMINGTON City/Muni/Twp: BLOOMINGTON

5	.14Mi.	**907 N ALLIN ST** **BLOOMINGTON, IL 61701-2810**	07/29/2026	$160,000	$155	1028	4/2/1	1910	7,531 SF

APN: 21-04-102-001 Document #: 2026-00010936
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 8&9 Subdivision: COLLEGE ADDITION Abbreviated Description: Lot:8&9 Subdivision:COLLEGE ADDITION Abbreviated Description:NORTH63FT LOT8&W2 LOT9 City/Muni/Twp:BLOOMINGTON City/Muni/Twp: BLOOMINGTON

6	.04Mi.	**603 W CHESTNUT ST** **BLOOMINGTON, IL 61701-2811**	07/15/2026	$150,000	$80	1869	//2	1910	2,918 SF

APN: 21-04-107-027 Document #: 2026-00009916
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 8-9 Block: 7 Subdivision: ALLIN GRIDLEY AND PRICKETTS ADDITION Abbreviated Description: Lot:8-9 Block:7 Subdivision:ALLIN GRIDLEY AND PRICKETTS ADDITION Abbreviated Description:PORTION LOTS8-9 City/Muni/Twp:BLOOMINGTON City/Muni/Twp: BLOOMINGTON

7	.18Mi.	**919 N LEE ST** **BLOOMINGTON, IL 61701-2924**	06/11/2026	$169,000	$85	1974	7/4/2	1910	3,754 SF

APN: 21-04-105-001 Document #: 2026-00007853
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2 Block: 4 Subdivision: ALLIN GRIDLEY AND PRICKETTS ADDITION Abbreviated Description: Lot:2 Block:4 Subdivision:ALLIN GRIDLEY AND PRICKETTS ADDITION City/Muni/Twp:BLOOMINGTON City/Muni/Twp: BLOOMINGTON

8	.09Mi.	**910 N MASON ST** **BLOOMINGTON, IL 61701-2823**	05/20/2026	$110,000	$160	685	4/2/1	1910	2,096 SF

APN: 21-04-102-020 Document #: 2026-00007054
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 12 Subdivision: COLLEGE ADDITION Abbreviated Description: Lot:12 Subdivision:COLLEGE ADDITION Abbreviated Description:LOT: EAST 2 OF LOT 12 City/Muni/Twp:BLOOMINGTON City/Muni/Twp: BLOOMINGTON

9	.11Mi.	**708 N LEE ST** **BLOOMINGTON, IL 61701-4511**	05/15/2026	$120,000	$50	2362	/3/3	1910	5,858 SF

APN: 21-04-112-008 Document #: 2026-00006825
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 4&5 Block: 17 Subdivision: ALLIN GRIDLEY AND PRICKETTS ADDITION Abbreviated Description: Lot:4&5 Block:17 Subdivision:ALLIN GRIDLEY AND PRICKETTS ADDITION Abbreviated Description:LOT: SOUTH 2 LOT 4 & N 17 FT OF LOT 5 City/Muni/Twp:BLOOMINGTON City/Muni/Twp: BLOOMINGTON

10	.12Mi.	**721 W WALNUT ST** **BLOOMINGTON, IL 61701-2832**	05/14/2026	$160,000	$148	1080	6/3/1	1910	9,870 SF

APN: 21-04-102-026 Document #: 2026-00006753
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 17 Subdivision: COLLEGE ADDITION Abbreviated Description: Lot:17 Subdivision:COLLEGE ADDITION City/Muni/Twp:BLOOMINGTON City/Muni/Twp: BLOOMINGTON

11	.11Mi.	**715 W WALNUT ST** **BLOOMINGTON, IL 61701-2832**	01/22/2026	$69,500	$36	1905	6/3/2	2008	6,987 SF

APN: 21-04-102-012 Document #: 2026-00001184
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 16 Subdivision: COLLEGE ADDITION Abbreviated Description: Lot:16 Subdivision:COLLEGE ADDITION Abbreviated Description:LOT: EAST 2 OF LOT 16 City/Muni/Twp:BLOOMINGTON City/Muni/Twp: BLOOMINGTON

12	.17Mi.	**610 SCOTT ST** **BLOOMINGTON, IL 61701-2775**	01/16/2026	$130,000	$167	776	4/2/1	1910	3,860 SF

APN: 14-33-364-003 Document #: 2026-00000847
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 5 Block: 11 Subdivision: WEED AND TOMS SUBDIVISION Abbreviated Description: Lot:5 Block:11 Subdivision:WEED AND TOMS SUBDIVISION City/Muni/Twp:BLOOMINGTON City/Muni/Twp: BLOOMINGTON

13	.17Mi.	**608 SCOTT ST** **BLOOMINGTON, IL 61701-2775**	01/07/2026	$140,000	$129	1077	//1	1910	7,720 SF

APN: 14-33-364-004 Document #: 2026-00000282
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 3&4 Block: 11 Subdivision: WEED AND TOMS SUBDIVISION Abbreviated Description: Lot:3&4 Block:11 Subdivision:WEED AND TOMS SUBDIVISION City/Muni/Twp:BLOOMINGTON City/Muni/Twp: BLOOMINGTON

14	.08Mi.	**611 W LOCUST ST** **BLOOMINGTON, IL 61701-2801**	01/05/2026	$211,000	$100	2108	8/4/3.5	1991	12,937 SF

APN: 21-04-111-020 Document #: 2026-00000115
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 5-10 Block: 18 Subdivision: ALLIN GRIDLEY AND PRICKETTS ADDITION Abbreviated Description: Lot:5-10 Block:18 Subdivision:ALLIN GRIDLEY AND PRICKETTS ADDITION Abbreviated Description:LOT : EAST END OF LOT 6-7&10 City/Muni/Twp:BLOOMINGTON City/Muni/Twp: BLOOMINGTON

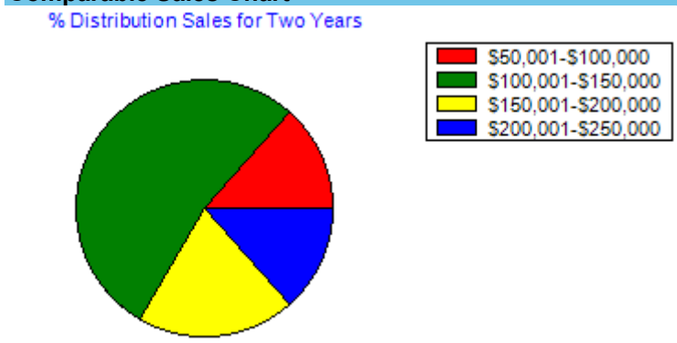
15	.2Mi.	**1001 N LEE ST** **BLOOMINGTON, IL 61701-2750**	11/12/2025	$207,000	$89	2309	8/3/2	1910	5,460 SF

APN: 14-33-366-003 Document #: 2025-00016276
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 3 Block: 16 Subdivision: MAJORS ORTHERN ADDITION Abbreviated Description: Lot:3 Block:16 Subdivision:MAJORS ORTHERN ADDITION Abbreviated Description:LOT: SOUTH 55 FT OF LOT 3 City/Muni/Twp:BLOOMINGTON City/Muni/Twp: BLOOMINGTON

ICE SiteX Report

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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.	**805 N MASON ST**	**01/31/2022**	$137,709	$45,903	1,600	7/3/2.5	1910	7,253 SF	
.01Mi.	**807 N MASON ST**	**10/09/2020**	$91,491	$30,497	977	6/2/1	1910	5,256 SF	
.01Mi.	**809 N MASON ST**	**05/01/2017**	$75,387	$25,129	771	//1	1910	4,437 SF	
.02Mi.	**607 W CHESTNUT ST**	**05/14/2010**	$108,621	$36,207	988	//1	1910	6,510 SF	
.02Mi.	**811 N MASON ST**		$104,076	$34,692	1,320	//1	1910	5,401 SF	
.03Mi.	**608 W WALNUT ST**	**10/01/1996**	$70,914	$23,638	796	5/2/1	1910	6,289 SF	
.03Mi.	**610 W WALNUT ST**	**09/12/2023**	$59,322	$19,774	567	3/1/1	1910	2,121 SF	
.03Mi.	**813 N MASON ST**	**09/01/1995**	$112,314	$37,438	1,832	6/3/1	1910	3,255 SF	
.03Mi.	**808 N OAK ST**	**04/29/2022**	$114,846	$38,282	1,428	8//1	1910	5,751 SF	
.03Mi.	**808 1/2 N OAK ST**	**03/10/2020**	$89,919	$29,973	836	5/2/1	1910	5,719 SF	
.03Mi.	**604 W WALNUT ST**	**09/01/2023**	$78,357	$26,119	788	//1	1910	3,057 SF	
.03Mi.	**810 N OAK ST**	**09/04/2025**	$98,133	$32,711	1,022	5/2/1	1910	5,714 SF	
.04Mi.	**812 N OAK ST**	**08/02/2021**	$100,695	$33,565	855	5/2/1	1910	5,709 SF	
.04Mi.	**812 N MASON ST**		$156,624	$52,208	1,338	6/4/2.5	1910	6,308 SF	
.04Mi.	**804-806 N OAK ST**		$184,212	$61,404	2,185		1910	7,405 SF	
.04Mi.	**603 W CHESTNUT ST**		$86,259	$28,753	1,869	//2	1910	2,918 SF	

Rent vs. Own

Households Occupied by Renters:	39%	Households Occupied by Owners:	52%

Demographics & Income

Median Age:	37.0 years old	Households:	15,553
Median Household Income:	$57,399	Households w/Family:	45%
Household Income Per Capita:	$34,395	Households w/Family Married:	30%
Most Common Education Level:	High School Graduate	Households w/Family Children:	21%

School District

School District Zone:	Bloomington School District 87	Students:	4,809
Number of Schools:	9	Rating:	D-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.37Mi.	**Bloomington High School** Number of Students: 1,369 Student-Teacher Ratio: 13.65 Advanced Placement: Yes	D+	Public	9 - 12
1.24Mi.	**Bloomington Junior High School** Number of Students: 1,050 Student-Teacher Ratio: 13.08	D	Public	6 - 8
0.17Mi.	**Bent Elementary School** Number of Students: 389 Student-Teacher Ratio: 14.41	D	Public	KG - 5

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	152%	NOTABLY HIGHER
BURGLARY	129%	HIGHER
MOTOR VEHICLE THEFT	143%	NOTABLY HIGHER
FORCIBLE ROBBERY	99%	SIMILAR
AGGRAVATED ASSAULT	138%	NOTABLY HIGHER
FORCIBLE RAPE	94%	SIMILAR
MURDER	136%	NOTABLY HIGHER
OVERALL	143%	NOTABLY 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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