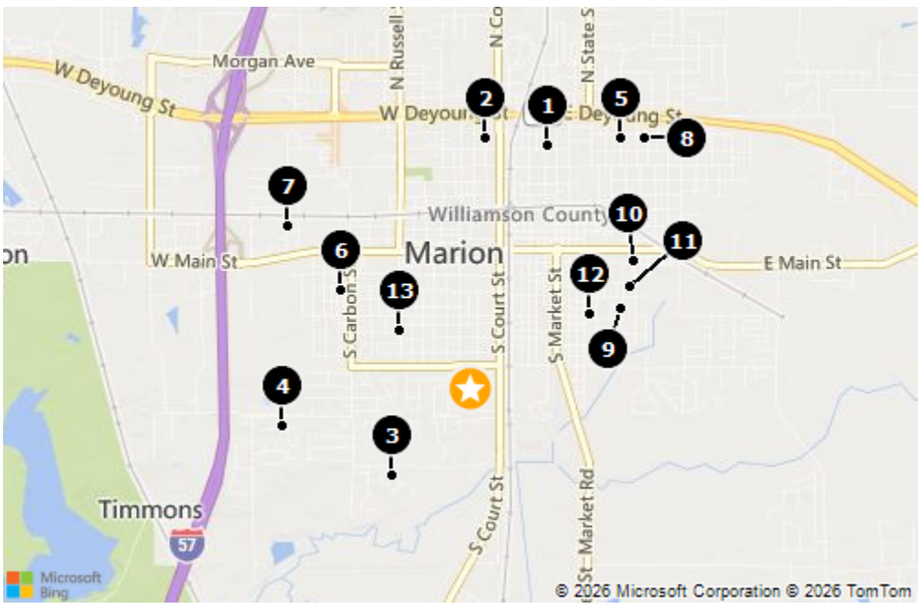
ICE SiteX Report

OrderID: 98056402

SiteX Property Information Report



Subject Property Location

906 BOSTON RD, MARION, IL 62959-2141

County:	**WILLIAMSON IL**	Census Tract:	171990212.004026
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	06-24-407-010	Thomas Bros Pg-Grid:	

Valuation

Value:	**$100,000**	FSD:	27	Common Confidence Score:	25
Value Range:	$73,000 - $127,000	ICE Confidence Score:	73		

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	06975
Assd Land Value:	$3,190	Market Land Value:	$9,570	Tax Year:	2024
Assd Improvement:	$16,020	Market Improvment Value:	$48,060	Total Taxable Value:	$1,486
Total Assessed Value:	$19,210	Total Assessor Market Value:	$57,630	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Abbreviated Description:	JO-DANN ADDITION
City/Muni/Twp:	WEST MARION

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	936 SF	Baths:		Fireplace:	
Year Built:	1950	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Other
Number of Units:		Garage Type:	Garage	Heating:	Gas
Number of Stories:	1	Number of Cars:	1	A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/23/2025	Sales Price:	N/A
Document #:	2025-00009281 BK-PG 305-731	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/25/2025	Loan Amount:	N/A
Document #:	2025-00005092 BK-PG 306-982	Loan Type:	
TD Due Date:	01/01/2055	Type Finance:	

Legal Description:

Lot: 11 Subdivision: JO DANN ADDITION
City/Muni/Twp: MARION

Prior Transfer

Recording Date:	12/30/2024	Sales Price:	$79,500
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Abbreviated Description: JO-DANN ADDITION
City/Muni/Twp: WEST MARION

ICE SiteX Report

OrderID: 98056402

Area Sales Analysis

Total Area Sales	$2,116,000	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	1,526 SF	Median Year Built	1939
Price Range - 2 Yrs	$17,000 to $575,000	Age Range	23 years to 126 years
Median Value	$125,000	Median Age	87 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.31Mi.	**1005 N VAN BUREN ST** **MARION, IL 62959-2257**	07/21/2026	$185,000	$105	1757	//	1960	5,227 SF	
		APN: 06-13-280-012 Document #: 2026-00005337 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 23 Block: 2 Sec/Twnship/Range: SE4NE4 S13T09SR02E 3PM Abbreviated Description: Lot:23 Block:2 Sec/Twnship/Range:SE4NE4 S13T09SR02E 3PM								
2	1.29Mi.	**1010 N JOHNSON ST** **MARION, IL 62959-1663**	06/17/2026	$17,000	$14	1138	//	1920	SF	
		APN: 06-13-256-012 Document #: 2026-00004462 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 9&10 Block: 1 Subdivision: COMMISSIONERS SUBDIVISION Tract No: S Abbreviated Description: Lot:9&10 Block:1 Subdivision:COMMISSIONERS SUBDIVISION Tract No:S								
3	.59Mi.	**1602 S EUGENE LN** **MARION, IL 62959-1554**	06/17/2026	$300,000	$98	3048	//	1995	SF	
		APN: 06-25-101-028 Document #: 2026-00004449 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 36 Subdivision: SOUTH LAKE ESTATES MapRef: PL 7 PG 131 Abbreviated Description: Lot:36 Subdivision:SOUTH LAKE ESTATES Map Ref:PL 7 PG 131								
4	.98Mi.	**2200 BRENTWOOD DR** **MARION, IL 62959-1494**	12/05/2025	$575,000	$254	2258	//	2003	SF	Yes
		APN: 06-23-452-015 Document #: 2025-00008815 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 56 Subdivision: HUNTERS RUN SUBDIVISION PHASE II Sec/Twnship/Range: SE4 S23T09SR02E 3PM Abbreviated Description: Lot:56 Subdivision:HUNTERS RUN SUBDIVISION PHASE II Sec/Twnship/Range:SE4 S23T09SR02E 3PM								
5	1.5Mi.	**1012 N GARFIELD ST** **MARION, IL 62959-3337**	09/16/2025	$32,000	$40	796	//	1900	SF	
		APN: 07-18-180-012 Document #: 2025-00006692 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Block: 3 Subdivision: H M PARKS SECOND EDITION Abbreviated Description: Lot:1 Block:3 Subdivision:H M PARKS SECOND EDITION Abbreviated Description:NORTH2 LOT City/Muni/Twp:MARION City/Muni/Twp: MARION								
6	.83Mi.	**401 S 1ST ST** **MARION, IL 62959-1311**	09/03/2025	$125,000	$133	936	//	1930	SF	
		APN: 06-23-229-012 Document #: 2025-00006249 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 12 Block: 1 Subdivision: MARION HEIGHTS PROPOSED ADDITION Abbreviated Description: Lot:12 Block:1 Subdivision:MARION HEIGHTS PROPOSED ADDITION City/Muni/Twp:MARION City/Muni/Twp: MARION								
7	1.24Mi.	**201 N 5TH ST** **MARION, IL 62959-4710**	06/20/2025	$19,500	$20	964	//	1940	SF	
		APN: 06-14-451-002 Document #: 2025-00004188 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 9-12 Block: 43 Subdivision: MARION HEIGHTS SURVEY PROPOSED ADDITION TO THE CIT MapRef: PL 3 PG 62 Abbreviated Description: Lot:9-12 Block:43 Subdivision:MARION HEIGHTS SURVEY PROPOSED ADDITION TO THE CIT Map Ref:PL 3 PG 62City/Muni/Twp:MARION City/Muni/Twp: MARION								
8	1.56Mi.	**605 E CARTER ST** **MARION, IL 62959-3313**	05/06/2025	$107,000	$70	1526	//	1935	SF	
		APN: 07-18-258-002 Document #: 2025-00003027 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 6 Block: 2 Subdivision: PARKLAND ADDITION Abbreviated Description: Lot:6 Block:2 Subdivision:PARKLAND ADDITION City/Muni/Twp:MARION City/Muni/Twp: MARION								
9	.87Mi.	**608 S CALUMET ST** **MARION, IL 62959-3510**	03/04/2025	$205,000	$189	1080	//	1950	SF	
		APN: 07-19-135-037 Document #: 2025-00001430 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 8 Block: 2 Subdivision: PARISH PARK PLACE Abbreviated Description: Lot:8 Block:2 Subdivision:PARISH PARK PLACE City/Muni/Twp:MARION City/Muni/Twp: MARION								
10	1.07Mi.	**200 S FUTURE ST** **MARION, IL 62959-3563**	01/29/2025	$109,500	$106	1024	//	1930	SF	
		APN: 07-18-390-013 Document #: 2025-00000678 Document Type: Price Code: R Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:MARION City/Muni/Twp: MARION								
11	.97Mi.	**409 S CALUMET ST** **MARION, IL 62959-3505**	01/16/2025	$130,000	$70	1839	//	1940	SF	
		APN: 07-19-128-005 Document #: 2025-00000316 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 5 Block: 3 Subdivision: THORNE PLACE ADDITION Abbreviated Description: Lot:5 Block:3 Subdivision:THORNE PLACE ADDITION City/Muni/Twp:MARION City/Muni/Twp: MARION								
12	.72Mi.	**410 E ALLEN AVE** **MARION, IL 62959-3105**	01/08/2025	$117,000	$74	1566	//	1921	SF	
		APN: 07-19-136-010 Document #: 2025-00000101 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 4 Block: 7 Subdivision: C H DENISONS SECOND ADDITION MapRef: MB 1 PG 59 Abbreviated Description: Lot:4 Block:7 Subdivision:C H DENISONS SECOND ADDITION Map Ref:MB 1 PG 59City/Muni/Twp:MARION City/Muni/Twp: MARION								
13	.48Mi.	**1500 W MAPLEWOOD ST**	01/03/2025	$194,000	$89	2156	//	1939	SF	

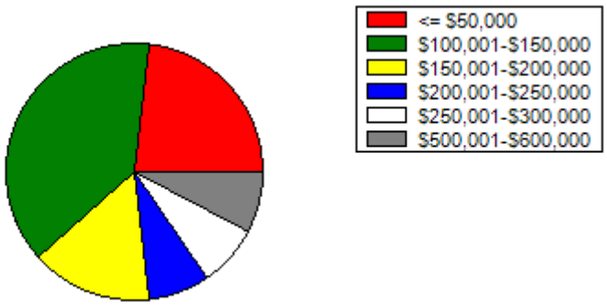
ICE SiteX Report

OrderID: 98056402

MARION, IL 62959-1336
APN: 06-24-153-009 Document #: 2025-00000061
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 8 Block: 4 Sec/Twnship/Range: SW4NW4 S24T09R02E 3PM Abbreviated Description: Lot:8 Block:4 Sec/Twnship/Range:SW4NW4 S24T09R02E 3PM

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.	**906 BOSTON RD**	**12/30/2024**	$57,630	$19,210	936		1950		
.01Mi.	**910 BOSTON RD**	**08/06/2010**	$58,080	$19,360	900		1950		
.01Mi.	**904 BOSTON RD**	**02/27/2023**	$74,640	$24,880	1,248		1953		
.02Mi.	**902 BOSTON RD**	**05/15/2002**	$55,530	$18,510	936		1950		
.02Mi.	**912 BOSTON RD**	**06/13/2024**	$96,870	$32,290	704		1950		
.02Mi.	**905 BOSTON RD**	**02/09/2015**	$47,310	$15,770	1,128		1954		
.02Mi.	**909 BOSTON RD**	**09/22/2000**	$75,690	$25,230	1,200		1955		
.03Mi.	**907 W CONCORD ST**	**06/30/2021**	$76,140	$25,380	1,339		1950		
.03Mi.	**905 W CONCORD ST**	**08/16/2023**	$73,680	$24,560	1,010		1950		
.03Mi.	**903 BOSTON RD**	**04/12/2018**	$60,540	$20,180	726		1954		
.03Mi.	**911 BOSTON RD**	**09/18/2013**	$93,690	$31,230	952		2014		
.03Mi.	**909 W CONCORD ST**	**03/01/2019**	$94,620	$31,540	1,144		1950		
.03Mi.	**903 W CONCORD ST**	**03/29/2019**	$77,880	$25,960	1,368		1949		
.03Mi.	**900 BOSTON RD**	**02/29/2016**	$16,500	$5,500	1,540		1950		
.03Mi.	**914 BOSTON RD**	**02/18/2022**	$95,220	$31,740	952		2014		
.04Mi.	**901 BOSTON RD**	**01/27/2006**	$35,520	$11,840	968		1958		

Rent vs. Own

Households Occupied by Renters:	28%	Households Occupied by Owners:	61%

Demographics & Income

Median Age:	42.4 years old	Households:	11,386
Median Household Income:	$64,145	Households w/Family:	60%
Household Income Per Capita:	$37,558	Households w/Family Married:	47%
Most Common Education Level:	High School Graduate	Households w/Family Children:	24%

School District

School District Zone:	Marion Community Unit School District 2	Students:	3,684
Number of Schools:	7	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.81Mi.	**Marion Jr High School** Number of Students: 742 Student-Teacher Ratio: 15.3	C	Public	6 - 8
0.59Mi.	**Marion High School** Number of Students: 1,075 Student-Teacher Ratio: 14.57 Advanced Placement: Yes	C	Public	9 - 12
0.39Mi.	**Longfellow Elementary School** Number of Students: 261 Student-Teacher Ratio: 12.95	A-	Public	KG - 5

ICE SiteX Report

OrderID: 98056402

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	105%	SIMILAR
BURGLARY	106%	SIMILAR
MOTOR VEHICLE THEFT	104%	SIMILAR
FORCIBLE ROBBERY	109%	SIMILAR
AGGRAVATED ASSAULT	111%	HIGHER
FORCIBLE RAPE	116%	HIGHER
MURDER	112%	HIGHER
OVERALL	106%	SIMILAR

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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