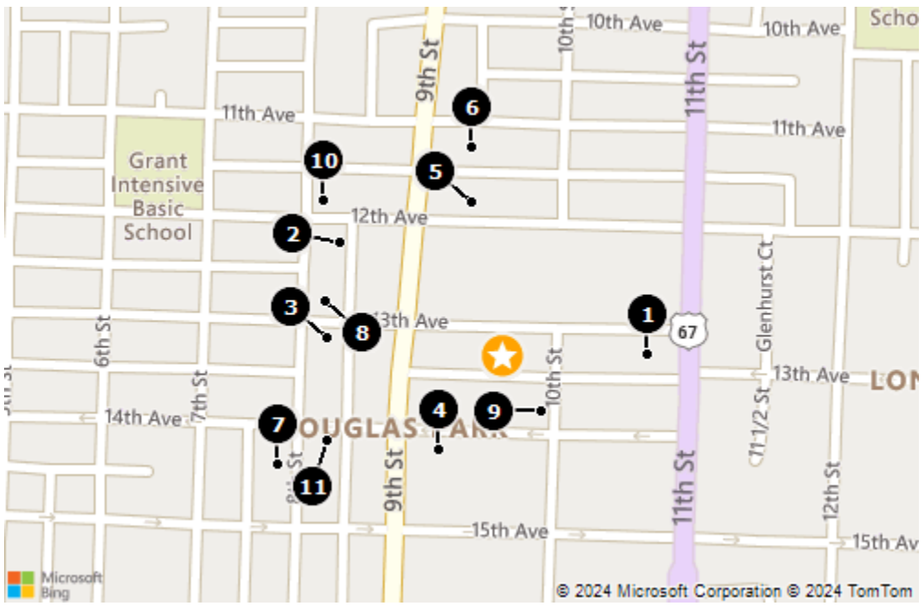
SiteX™ Report

OrderID: 91193160

SiteX Property Information Report



Subject Property Location

924 13TH AVE, ROCK ISLAND, IL 61201-3412

County:	**ROCK ISLAND IL**	Census Tract:	171610236.001009
Property Use:	Single Family Residential (Assumed)	Zoning:	RI
Parcel Number:	16-02-116-007	Thomas Bros Pg-Grid:	

Valuation

Value:	**$60,000**	FSD:	27
Value Range:	$43,800 - $76,200	Confidence Score:	73

County Tax & Assessment

Assessment Year:	2022	Market Value Year:	2022	Tax Rate Code Area:	09001
Assd Land Value:	$1,430	Market Land Value:	$4,290	Tax Year:	2022
Assd Improvement:	$24,309	Market Improvment Value:	$72,927	Total Taxable Value:	$2,671
Total Assessed Value:	$25,739	Total Assessor Market Value:	$77,217	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 24 Block: 116 Section: 2 District: 09 Subdivision: W E BAILEYS 10TH ST ADD
Abbreviated Description: LOT 24 W E BAILEYS 10TH ST ADD
City/Muni/Twp: ROCK ISLAND

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	1628 SF	Baths:		Fireplace:	
Year Built:	1910	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	
Number of Stories:	2	Number of Cars:	2	A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	08/30/2016	Loan Amount:	N/A
Document #:	201613982 BK-PG -	Loan Type:	FHA
TD Due Date:	09/01/2046	Type Finance:	FIX

Legal Description:
Subdivision: W E BAILEYS 10TH STREET ADDN

Prior Transfer

Recording Date:	08/30/2016	Sales Price:	$55,000
			Multiple Parcels Involved in this transaction
Document #:	201613981 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/26/2016		
Document Type:	Warranty Deed		

Legal Description:
Subdivision: W E BAILEYS 10TH STREET ADDN

Mortgage Record

Recording Date:	03/07/2013	Loan Amount:	N/A
Document #:	201305143 BK-PG -	Loan Type:	Stand Alone First
TD Due Date:		Type Finance:	FIX

Legal Description:
Subdivision: W E BAILEY 10TH ST

SiteX™ Report

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Mortgage Record

Recording Date:	07/16/2012	Loan Amount:	N/A
Document #:	201216782 BK-PG -	Loan Type:	Stand Alone First
TD Due Date:		Type Finance:	FIX

Legal Description:
Subdivision: W E BAILEY

Prior Transfer

Recording Date:	07/26/2011	Sales Price:	N/A
Document #:	201115323 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/15/2011		
Document Type:	Warranty Deed		

Legal Description:
Subdivision: W E BAILEY 10TH ST

Prior Transfer

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

Legal Description:
Lot: 24 Block: 116 Section: 2 District: 09 Subdivision: W E BAILEYS 10TH ST ADD
Abbreviated Description: LOT 24 W E BAILEYS 10TH ST ADD
City/Muni/Twp: ROCK ISLAND

Area Sales Analysis

Total Area Sales	$519,500	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	1,056 SF	Median Year Built	1914
Price Range - 2 Yrs	$14,000 to $103,500	Age Range	52 years to 124 years
Median Value	$45,000	Median Age	110 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.09Mi.	**1024 13TH AVE** **ROCK ISLAND, IL 61201-3414**	03/11/2024	$45,000	$44	1008	//	1972	SF	
		APN: 16-02-124-001 Document #: 2024-03017 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 3 Subdivision: STROEHLES 1ST ADD Abbreviated Description: Lot:3 Subdivision:STROEHLES 1ST ADD								
2	.12Mi.	**808 12TH AVE** **ROCK ISLAND, IL 61201-2330**	01/04/2024	$64,000	$45	1414	//	1909	SF	
		APN: 16-03-221-001 Document #: 2024-00215 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 55-56 Subdivision: FRANKLIN SCHOOL ADD Abbreviated Description: Lot:55-56 Subdivision:FRANKLIN SCHOOL ADD								
3	.11Mi.	**1301 8TH ST** **ROCK ISLAND, IL 61201-3442**	12/19/2023	$20,000	$22	904	//	1909	SF	
		APN: 16-03-221-006 Document #: 2023-15902 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 49 Subdivision: FRANKLIN SCHOOL ADD Abbreviated Description: Lot:49 Subdivision:FRANKLIN SCHOOL ADD								
4	.07Mi.	**910 14TH AVE** **ROCK ISLAND, IL 61201-3419**	12/18/2023	$43,000	$61	700	//	1914	SF	
		APN: 16-02-123-002 Document #: 2023-15832 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 9 Block: 2 Subdivision: DACKS 2ND ADD Abbreviated Description: Lot:9 Block:2 Subdivision:DACKS 2ND ADD								
5	.1Mi.	**913 12TH AVE** **ROCK ISLAND, IL 61201-2332**	09/05/2023	$103,500	$68	1505	//	1909	SF	
		APN: 16-02-106-003 Document #: 2023-11125 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 1 Subdivision: GEORGE SCHAFERS ADD Abbreviated Description: Lot:1 Subdivision:GEORGE SCHAFERS ADD								
6	.13Mi.	**912 11TH AVE** **ROCK ISLAND, IL 61201-2326**	07/03/2023	$14,000	$13	1056	//	1940	SF	
		APN: 16-02-105-002 Document #: 2023-08138 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 19 Subdivision: G W REDDIGS ADD Abbreviated Description: Lot:19 Subdivision:G W REDDIGS ADD								
7	.15Mi.	**1406 8TH ST** **ROCK ISLAND, IL 61201-3413**	06/27/2023	$45,000	$48	932	//	1934	SF	
		APN: 16-03-221-041 Document #: 2023-07887 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 29 Subdivision: FRANKLIN SCHOOL ADD Abbreviated Description: Lot:29 Subdivision:FRANKLIN SCHOOL ADD								
8	.11Mi.	**1223 8TH ST** **ROCK ISLAND, IL 61201-3411**	05/18/2023	$25,000	$10	2284	//	1900	SF	
		APN: 16-03-221-005 Document #: 2023-06051 Document Type: Deed Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 50 & 51 Subdivision: FRANKLIN SCHOOL ADD Abbreviated Description: Lot:50 & 51 Subdivision:FRANKLIN SCHOOL ADD								
9	.04Mi.	**941 14TH AVE** **ROCK ISLAND, IL 61201-3420**	05/03/2023	$84,000	$51	1624	//	1925	SF	
		APN: 16-02-122-010 Document #: 2023-05381 Document Type: Executor's Deed Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 1 Block: 1 Subdivision: DACKS 2ND ADD Abbreviated Description: Lot:1 Block:1 Subdivision:DACKS 2ND ADD								
10	.14Mi.	**801 12TH AVE** **ROCK ISLAND, IL 61201-2331**	04/19/2023	$53,000	$33	1578	//	1909	SF	
		APN: 16-03-218-007 Document #: 2023-04754 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential (Assumed)								

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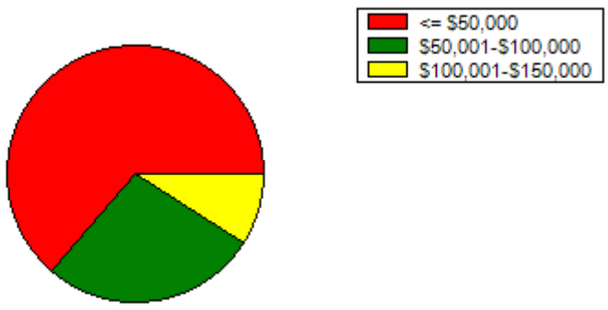
Legal: Lot: 6 Subdivision: HEIDEMANNS ADD Abbreviated Description: Lot:6 Subdivision:HEIDEMANNS ADD

11	.12Mi.	**1401 8TH ST** **ROCK ISLAND, IL 61201-3464**	03/27/2023	$23,000	$25	899	//	1925	SF

APN: 16-03-221-051 Document #: 2023-03533
Document Type: Administrator's deed Price Code: R
Land Use: Single Family Residential (Assumed)
Legal: Lot: 42 Subdivision: FRANKLIN SCHOOL ADD Abbreviated Description: Lot:42 Subdivision:FRANKLIN SCHOOL ADD

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.	**924 13TH AVE**		$77,217	$25,739	1,628		1910		
.02Mi.	**916 13TH AVE**		$27,864	$9,288	922		1962		
.02Mi.	**932 13TH AVE**		$24,213	$8,071	1,170		1910		
.03Mi.	**927 14TH AVE**		$38,094	$12,698	920		1920		
.03Mi.	**925 14TH AVE**		$45,960	$15,320	1,000		1940		
.03Mi.	**933 14TH AVE**		$47,136	$15,712	1,626		1909		
.03Mi.	**921 14TH AVE**		$42,672	$14,224	1,448		1915		
.03Mi.	**908 13TH AVE**		$14,946	$4,982	902		1924		
.04Mi.	**907 14TH AVE**		$75,441	$25,147	1,444		1917		
.04Mi.	**904 13TH AVE**		$29,616	$9,872	866		1927		
.04Mi.	**941 14TH AVE**		$50,640	$16,880	1,624		1925		
.04Mi.	**1309 10TH ST**		$45,960	$15,320	756		1915	3 SF	
.05Mi.	**1004 13TH AVE**		$37,041	$12,347	1,268		1910		
.05Mi.	**1001 14TH AVE**		$58,032	$19,344	1,333		1910	3 SF	
.05Mi.	**903 14TH AVE**		$58,098	$19,366	1,560		1920		
.06Mi.	**1005 14TH AVE**		$33,423	$11,141	1,038		1920		

Rent vs. Own

Households Occupied by Renters:	33%	Households Occupied by Owners:	55%

Demographics & Income

Median Age:	37.6 years old	Households:	15,161
Median Household Income:	$57,821	Households w/Family:	55%
Household Income Per Capita:	$33,321	Households w/Family Married:	37%
Most Common Education Level:	High School Graduate	Households w/Family Children:	26%

School District

School District Zone:	Rock Island School District 41	Students:	6,123
Number of Schools:	14	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.96Mi.	**Edison Jr High School** Number of Students: 404 Student-Teacher Ratio: NA	D	Public	7 - 8
0.90Mi.	**Rock Island High School** Number of Students: 1,774 Student-Teacher Ratio: NA Advanced Placement: Yes	D-	Public	9 - 12
0.34Mi.	**Rock Island Academy** Number of Students: 455 Student-Teacher Ratio: NA	D	Public	PK - 6

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Flood Report

The Subject Property of **924 13TH AVE, ROCK ISLAND, IL 61201-3412** 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	132%	NOTABLY HIGHER
BURGLARY	111%	HIGHER
MOTOR VEHICLE THEFT	130%	NOTABLY HIGHER
FORCIBLE ROBBERY	95%	SIMILAR
AGGRAVATED ASSAULT	123%	HIGHER
FORCIBLE RAPE	113%	HIGHER
MURDER	120%	HIGHER
OVERALL	114%	HIGHER

Disaster Alerts

No alerts noted

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