

112 S State St, Franklin Grove, IL 61031-9534, Lee County**Owner Information**

| | | | |
|---------------------------|---------------------------|--------------------|--------------|
| Owner Name: | Mason Gary C | Tax Billing Zip: | 61031 |
| Owner Name 2: | Spink Yvonne L | Tax Billing Zip+4: | 9534 |
| Tax Billing Address: | 112 S State St | Owner Occupied: | Yes |
| Tax Billing City & State: | Franklin Grove, IL | | |

Location Information

| | | | |
|-----------------------|--------------------------------|-------------------|--------------------|
| Township: | Franklin Grove | Census Tract: | 2.00 |
| Township Range Sect: | 3-2- | Carrier Route: | R021 |
| Subdivision: | Franklin Grove | Flood Zone Code: | X |
| School District Name: | Ashton Comm Unit SD 275 | Flood Zone Panel: | 17103C0275F |
| School District: | 1704380 | Flood Zone Date: | 04/05/2010 |

Tax Information

| | | | |
|-----------------------|---|----------------------|------------------|
| Parcel ID: | 060901155003 | % Improved: | 86% |
| County Assessor Link: | 06-09-01-155-003 | Exemption(s): | Homestead |
| Tax Area: | 06005 | Tax Year: | 2016 |
| Block # : | 2 | Property Tax Amount: | \$1,250 |
| Lot # : | 3 | | |
| Legal Description: | SECT/LOT:00 TWP:03 RNG/BLK:002 FR. GROVE 9206-1518 | | |
| Improved Assessment: | \$17,467 | | |

Assessment & Tax

| Assessment Year | 2016 | 2015 | 2014 |
|---------------------------|----------|----------|----------|
| Market Value - Total | \$60,633 | \$60,633 | \$60,633 |
| Assessed Value - Total | \$20,211 | \$20,211 | \$20,211 |
| Assessed Value - Land | \$2,744 | \$2,744 | \$2,744 |
| Assessed Value - Improved | \$17,467 | \$17,467 | \$17,467 |
| YOY Assessed Change (\$) | \$0 | \$0 | |
| YOY Assessed Change (%) | 0% | 0% | |

| Tax Amount | Tax Year | Change (\$) | Change (%) |
|------------|----------|-------------|------------|
| \$1,263 | 2014 | | |
| \$1,260 | 2015 | -\$3 | -0.27% |
| \$1,250 | 2016 | -\$10 | -0.76% |

Characteristics

| | | | |
|---------------------|---------------------------------|----------------------------|---------------|
| Universal Land Use: | SFR | # of Buildings: | 1 |
| County Use Code: | Improved Residential Lot | Stories: | 2 |
| Year Built: | 1926 | Bedrooms: | MLS: 2 |
| Lot Frontage: | 66 | Baths - Full: | 1 |
| Lot Depth: | 162 | Bath - Number of Fixtures: | 5 |
| Lot Sq Ft: | 10,692 | Basement Type: | Full |
| Lot Acres: | 0.2455 | Parking - # Cars: | MLS: 1 |
| Building Sq Ft: | 1,078 | Exterior: | Frame |
| Gross Area: | 1,078 | | |

Estimated Value

| | | | |
|-----------------|----------------------------|----------------------------------|-----------|
| RealAVM™ (1): | \$60,553 | Confidence Score (2): | 62 |
| RealAVM™ Range: | \$41,782 - \$79,324 | Forecast Standard Deviation (3): | 31 |
| Value As Of: | 05/03/2018 | | |

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

Listing Information

| | | | |
|---------------------|-----------------------|-----------------------|-----------------------------------|
| MLS Listing Number: | 09948409 | MLS Orig. List Price: | \$74,900 |
| MLS Status: | New | MLS Listing Price: | \$74,900 |
| MLS Area Name: | FRANKLIN GROVE | Listing Broker Name: | TEAM ADVANTAGE PLUS REALTY |
| MLS Listing Date: | 05/12/2018 | Listing Agent Name: | 930034-Todd Burghardt |

Last Market Sale & Sales History

| Recording Date | |
|----------------|--|
| 09/10/2009 | |

| | |
|------------------------|-------------------------------|
| Sale Date | 09/09/2009 |
| Nominal | Y |
| Buyer Name | Spink Yvonne L |
| Buyer Name 2 | Mason Gary C |
| Seller Name | Spink Yvonne L |
| Document Number | 909-1028 |
| Document Type | Warranty Deed Joint Tenant |

Mortgage History

| | |
|---------------------------|-------------------------------|
| Mortgage Date | 10/04/2010 |
| Mortgage Amount | \$38,700 |
| Mortgage Lender | First Nat'l Bk&Tr/Rochelle |
| Mortgage Type | Conventional |
| Mortgage Term | 15 |
| Mortgage Term Code | Years |
| Mortgage Purpose | Refi |
| Mortgage Doc # | 1010-293 |
| Borrower Name | Spink Yvonne L |
| Borrower Name 2 | Mason Gary C |

Courtesy of Todd Burghardt, Midwest Real Estate Data, LLC

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Property Detail