

**645 E Main St, Amboy, IL 61310-1425, Lee County****Owner Information**

Owner Name:	<b>Mylan Frank</b>	Tax Billing Zip:	<b>61310</b>
Owner Name 2:	<b>Mylan Diana</b>	Tax Billing Zip+4:	<b>1425</b>
Tax Billing Address:	<b>645 E Main St</b>	Owner Occupied:	<b>Yes</b>
Tax Billing City & State:	<b>Amboy, IL</b>		

**Location Information**

Township:	<b>Amboy</b>	Carrier Route:	<b>C001</b>
Subdivision:	<b>Thompsons Add</b>	Flood Zone Code:	<b>AE</b>
School District Name:	<b>Amboy Comm Unit SD 272</b>	Flood Zone Panel:	<b>17103C0429F</b>
School District:	<b>1703690</b>	Flood Zone Date:	<b>04/05/2010</b>
Census Tract:	<b>8.00</b>		

**Tax Information**

Parcel ID:	<b>021514356008</b>	% Improved:	<b>67%</b>
County Assessor Link:	<b>02-15-14-356-008</b>	Tax Year:	<b>2016</b>
Tax Area:	<b>02001</b>	Property Tax Amount:	<b>\$1,412</b>
Lot # :	<b>8</b>		
Legal Description:	<b>SECT/LOT:00 TWP:00 RNG/BLK:000 THOMPSONS ADD E 87 FT OF W 230 FT LT 8 9412-2085</b>		
Improved Assessment:	<b>\$10,409</b>		

**Assessment & Tax**

Assessment Year	2016	2015	2014
Market Value - Total	\$46,887	\$46,887	\$46,887
Assessed Value - Total	\$15,629	\$15,629	\$15,629
Assessed Value - Land	\$5,220	\$5,220	\$5,220
Assessed Value - Improved	\$10,409	\$10,409	\$10,409
YOY Assessed Change (\$)	\$0	\$0	
YOY Assessed Change (%)	0%	0%	

Tax Amount	Tax Year	Change (\$)	Change (%)
\$933	2014		
\$865	2015	-\$68	-7.24%
\$1,412	2016	\$547	63.25%

**Characteristics**

Universal Land Use:	<b>Residential (NEC)</b>	# of Buildings:	<b>1</b>
County Use Code:	<b>Improved Residential Lot</b>	Stories:	<b>Tax: 1.5 MLS: 2</b>
Year Built:	<b>1861</b>	Bedrooms:	<b>MLS: 4</b>
Lot Frontage:	<b>87</b>	Baths - Full:	<b>Tax: 1 MLS: 3</b>
Lot Depth:	<b>330</b>	Bath - Number of Fixtures:	<b>5</b>
Lot Sq Ft:	<b>26,100</b>	Basement Type:	<b>Partial</b>
Lot Acres:	<b>0.5992</b>	Basement Sq Ft:	<b>976</b>
Building Sq Ft:	<b>Tax: 1,875 MLS: 1,971</b>	Parking - # Cars:	<b>MLS: 2</b>
Gross Area:	<b>1,875</b>	Exterior:	<b>Vinyl</b>

**Estimated Value**

RealAVM™ (1):	<b>\$94,549</b>	Confidence Score (2):	<b>69</b>
RealAVM™ Range:	<b>\$76,585 - \$112,513</b>	Forecast Standard Deviation (3):	<b>19</b>
Value As Of:	<b>06/07/2018</b>		

(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:	<b>09984321</b>	MLS Orig. List Price:	<b>\$159,900</b>
MLS Status:	<b>New</b>	MLS Listing Price:	<b>\$159,900</b>
MLS Area Name:	<b>AMBOY</b>	Listing Broker Name:	<b>TEAM ADVANTAGE PLUS REALTY</b>
MLS Listing Date:	<b>06/13/2018</b>	Listing Agent Name:	<b>930034-Todd Burghardt</b>

<b>MLS Listing #</b>	08929689
<b>MLS Status</b>	Closed
<b>MLS Listing Date</b>	05/21/2015
<b>MLS Closed Date</b>	06/30/2015

<b>MLS Off Market Date</b>	06/05/2015
<b>MLS Orig Listing Price</b>	\$14,900
<b>MLS Listing Price</b>	\$14,900
<b>MLS Sold Price</b>	\$15,500

### Last Market Sale & Sales History

<b>Recording Date</b>	07/09/2015	03/11/2015
<b>Sale Date</b>	06/18/2015	03/03/2015
<b>Sale Price</b>	\$15,500	
<b>Nominal</b>		Y
<b>Buyer Name</b>	Mylan Frank & Diana	Wells Fargoe Bk Na
<b>Buyer Name 2</b>	Mylan Diana	
<b>Seller Name</b>	Federal Hm Ln Mtg Corp	Sheriff Of Lee
<b>Document Number</b>	1507-541	1503-721
<b>Document Type</b>	Special Warranty Deed	Sheriff's Deed

### Mortgage History

<b>Mortgage Date</b>	10/30/2006
<b>Mortgage Amount</b>	\$68,400
<b>Mortgage Lender</b>	Wells Fargo Bk Na
<b>Mortgage Type</b>	Conventional
<b>Mortgage Term</b>	30
<b>Mortgage Term Code</b>	Years
<b>Mortgage Purpose</b>	Refi
<b>Mortgage Doc #</b>	610-3815
<b>Borrower Name</b>	Lawmorie William P
<b>Borrower Name 2</b>	Lawmorie Terry L

### Foreclosure History

<b>Document Type</b>	Lis Pendens
<b>Recording Date</b>	04/19/2011
<b>Document Number</b>	1863
<b>Book Number</b>	1104
<b>Page Number</b>	1680
<b>Buyer 1</b>	Lawmorie William P
<b>Original Doc Date</b>	10/30/2006
<b>Original Document Number</b>	7309
<b>Original Book Page</b>	610003815
<b>Lien Type</b>	Mtg

#### 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