

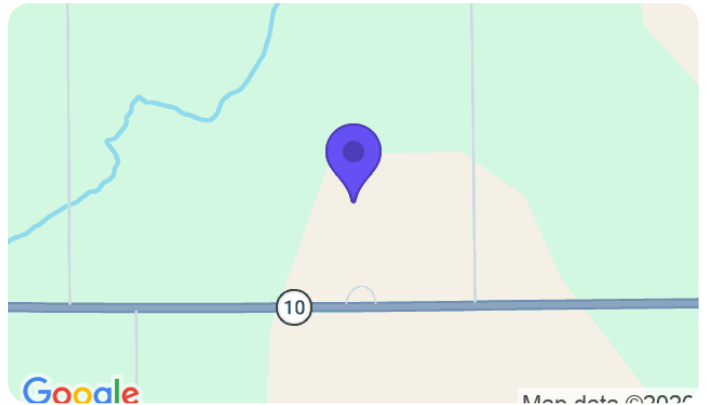
Rural Residence

RESIDENTIAL

1874 STATE ROUTE 10

BEASON, IL 62512

\$207,362 TopHap Estimate · \$182 / ft² · confidence 59 · as of Jul 14, 2026



1,138 ft²
LIVING AREA

138.66 ac
LOT SIZE

1940
YEAR BUILT

VALUATION

\$207K

\$123K low

\$291K high

Last Sale

\$1,952,000 · Jan 30, 2026

Est. Owner Equity

\$207,362

TAX & ASSESSMENT

Property Tax	\$9,681 (2025)
Assessed Value	\$139,180
Previous Assessed	\$130,140
Assessor Market Value	\$312,840

PROPERTY FACTS

Property Type	Rural Residence
County	LOGAN
Lot (acres)	138.66
Pool	No

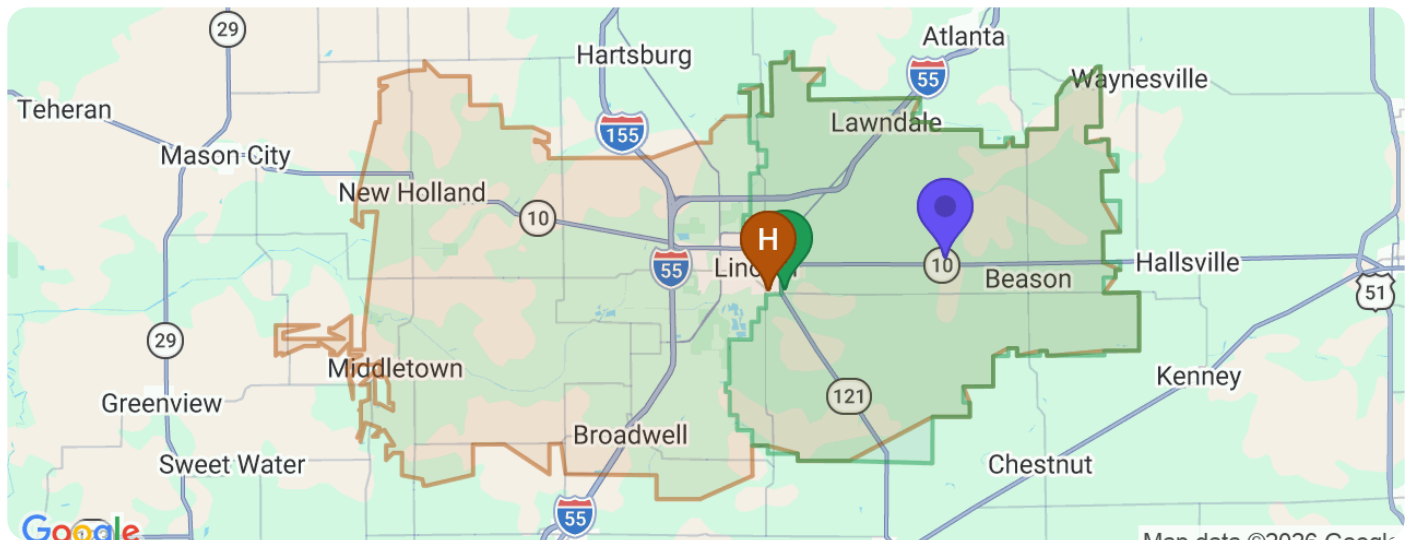
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 29, 2026	Resale	Special Warranty Deed	\$1,952,000	\$1715	
Aug 27, 2024	Resale	Deed	\$1,600,000	\$1406	\$1.3M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Chester-East Lincoln Elementary School	Elementary	PK-8	5.5 mi
Lincoln Community High School	High	9-12	6.0 mi

District: Lincoln Community High School District 404



Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 62512

105 CRIME INDEX	84 AIR POLLUTION	488 POPULATION	\$58K MEDIAN IN-COME	52°F AVG TEMP	59% SUNSHINE
---------------------------	----------------------------	--------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------