

Rural Improved / Non-Residential OTHER / UNKNOWN

8294 N LEAF RIVER RD  
LEAF RIVER, IL 61047



9.1 ac  
LOT SIZE

VALUATION

Last Sale \$25,000 · Dec 21, 2016

TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,764 (2025) |
| Assessed Value        | \$116,318      |
| Previous Assessed     | \$106,254      |
| Assessor Market Value | \$212,103      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Rural Improved / Non-Residential |
| County        | OGLE                             |
| Lot (acres)   | 9.10                             |
| Pool          | No                               |

## CLIMATE RISK

|             |                |               |
|-------------|----------------|---------------|
| 95<br>FLOOD | 18<br>WILDFIRE | 31<br>DROUGHT |
|-------------|----------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE    | \$/FT <sup>2</sup> | LOAN |
|--------------|--------|---------------|----------|--------------------|------|
| Dec 20, 2016 | Resale | Warranty Deed | \$50,000 |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Forreston Jr/Sr High School | Middle     | 6–12   | 8.6 mi   |
| Forreston Grade School      | Elementary | 1–5    | 8.9 mi   |

District: Forrestville Valley Community Unit School District 221

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 61047**

|                           |                            |                            |                                    |                         |                        |
|---------------------------|----------------------------|----------------------------|------------------------------------|-------------------------|------------------------|
| <b>115</b><br>CRIME INDEX | <b>90</b><br>AIR POLLUTION | <b>2,439</b><br>POPULATION | <b>\$93K</b><br>MEDIAN IN-<br>COME | <b>48°F</b><br>AVG TEMP | <b>52%</b><br>SUNSHINE |
|---------------------------|----------------------------|----------------------------|------------------------------------|-------------------------|------------------------|

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

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|