

Location Details Lot Details Building Details Ownership History Contact Information Tax His



7505 36TH AVE
MOLINE IL 61265

Zone AG2 •

APN: 1712415002

Location Details

APN	1712415002	CASS ERROR CODES	4.1,A1
LATITUDE	41.475017	US CENSUS COUNTY	MOLINE
LONGITUDE	-90.436257	SUBDIVISION	
PARCEL ADDRESS	ROCK-ISLAND	FIPS CODE	17161
COUNTY		LEGAL DESCRIPTION	LOT 2 DEERVIEW ADD
ADDRESS SOURCE	county;accuzip	NUMBER OF ADDRESSES	0

Lot Details

ZONING CODE	AG2	CENSUS 2010 TRACT	17161021100
CALCULATED ACRES	0.46506611	CENSUS 2010 BLOCK	171610211002012
FEDERAL QUALIFIED OPPORTUNITY ZONE	No	CENSUS 2010 BLOCKGROUP	171610211002



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DELIVERY POINT	N N	USPS DELIVERY POINT	VALIDATION
VALIDATION CODES	Property Data	DELIVERY POINT MATCH	S
DELIVERY POINT	AAM3	TYPE	
VALIDATION NOTES	Validation (Intelligence)	USPS VACANCY	2022-10-
		INDICATOR DATE	25T01:42:53.083Z

Ownership History

NUTT WESLEY V/CAROL L [Fewer Details ^](#)

OWNER FIRST NAME	WESLEY V/CAROL L	LAND USE CODE DESCRIPTION: OWNERSHIP	Private ownership
OWNER LAST NAME	NUTT	MAILING ADDRESS	833 1ST AVE HAMPTON IL 61256-7711

Contact Information

These phone numbers and email addresses are checked against the litigator and TCPA lists.

You have **217 credits** remaining this month, the cycle will renew on **08/31/2023**

[Redacted contact information]

[Redacted contact information] [View Contact Information](#) [Redacted contact information]

[Redacted contact information] [Redacted contact information] [Redacted contact information]

Tax History

2021 [Fewer Details ^](#)

PARCEL VALUE TYPE	ASSESSED	TOTAL PARCEL VALUE	\$21,719
LAND VALUE	\$21,719		



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Purchase Price
Auctions (/properties/Auctions)
Enter Purchase Price

Net Operating Income
Enter NOI

Property Data

Down Payment

Enter Down Payment Intelligence (/intelligence) 100%



Interest Rate

Enter Interest Rate

Term (years)

Enter Term

Loan Amount

\$--

Annual Debt Service

\$--

\$-- /mo

Annual Cash Flow

\$--

\$-- /mo

Valuation Metrics

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DSCR	Cap Rate	ROI

Location Insights

Foot Traffic Trends ?

June 2023 VS June 2022 | Zip Code: 61265, Rock Island County, Illinois

Regional Change	Monthly Trends	Top Properties

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Auctions (/properties/Auctions)

Placer.ai
Property Data

Full Report



Intelligence (/intelligence)

Climate Factors

Flood Risk
Fire Risk

Flood Risk

6

/10

Major

FLOOD
FACTOR

X (unshaded)
FEMA Flood Zone

7505 36TH AVE

This property has a major Flood Factor™. Because the environment is changing, the annual risk to this building is increasing and could increase by 69.90% in 30 years.

[Get full risk report at RiskFactor.com.](https://riskfactor.com)
(https://riskfactor.com/property/7505-36th-ave-moline-illinois-61265/175035517_fsid/flood)

3.80%	14.80%	25.80%	36.80%	47.90%	58.90%	69.90%
0y	5y	10y	15y	20y	25y	30y

Within the next 30 years, this property has a 69.90% chance of any flood water reaching the building at least once.

Climate risk data is provided by Risk Factor™, a product of First Street Foundation®. The Risk Factor models are designed to approximate risk and not intended to include all possible scenarios.

Flood Risk ⓘ

Depth of Flood Water (ft.)

Based on a 1% chance that any flooding will occur this year.

- Less than 0.5 ft
- 0-1 ft
- 1-2 ft
- 2-3 ft
- More than 3 ft

Additional Details

PLSS TOWNSHIP	017N	FIRE DISTRICT	EAST MOLINE RURAL FPD
PLSS SECTION	Section 12	UNIT SCHOOL	MOLINE- COAL VALLEY SCHL 40
PLSS RANGE	001W	AIRPORT	METRO AIRPORT AUTHORITY
PREVIOUS PIN	0712175	CEMETERY	SOUTH MOLINE CEMETERY
PARCEL NUMBER	1712415002		
ESTIMATED MARKET	65164		

