

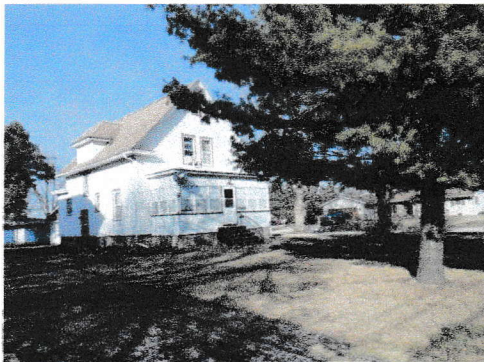
Polo, IL

REAL ESTATE AUCTION

312 E Dixon St Polo, IL 61064

Wednesday, April 30th, 2025 at 6:00 P.M.

GREAT NEIGHBORHOOD, CORNER LOT!



2-Story Home. 2 Bedrooms Up, Full Bath with Tub. Downstairs- Dining/Living/Bonus Room (could be add' bedroom) and half bath. Shingled House Roof (appx 10 yr old). Electric Range & Refrigerator stay with house. 2-Car Garage (24' X 24' with 16' insulated garage door) with Opener. Garage Roof approx. 5 years old. House has front & back porches with newer wooden handicap ramp attached to house.

Tax Information:

Tax ID # 14-09-462-017 \$ 2,391.66

Residential / Buffalo Township/ Polo School District / Polo Fire District / City Sewer & Water

Gas Furnace w/humidifier (new 2018), Central Air, Gas Water Heater, Water Softener, 100 Amp Breaker, Natural Gas

Terms and conditions

The property is sold as is, where is. Owner will guarantee a clear title. Successful buyer required to put 10% down and enter into a purchase agreement day of auction; balance of purchase price due at closing on or before May 29th, 2025. The 2024 taxes that are due in 2025 will be prorated at closing. All subsequent taxes will be buyer's responsibility. This printed information is believed to be correct, but all buyers should research the property and make their own conclusions. Administrator has right to accept or reject any or all bids. All announcements made the day of the sale take precedence over all printed materials.

William R Samuel Estate
Trish Bolen, Administrator

For Information or to view property contact:

Mark Ebert – Auctioneer 815-440-2183
Lenny Bryson- Auctioneer 815-946-4120

M. Tom Suits, Attorney



Ogle County, IL



Overview



Legend

- Municipalities
- Townships
- Roads
- Tax Parcels

| | | | | |
|-----------------------|---|----------|------|---|
| Parcel ID | 14-09-462-017 | Class | 0040 | Owner Address Available with Subscription |
| Township | Buffalo | Acreeage | n/a | |
| Property Address | 312 E DIXON ST POLO | | | |
| District | 00240 | | | |
| Brief Tax Description | RNG/BLK: TWP:0 SECT/LOT: E1/2 LOT 12 EX W 10FT BLK 1 WEBSTER'S ADD CITY OF POLO <i>(Note: Not to be used on legal documents)</i> | | | |

THIS WEBSITE IS NOT A SUBSTITUTE FOR A SURVEY.

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Ogle County, IL

Summary

Parcel ID 14-09-462-017
Property Address 312 E Dixon St
Township Buffalo
Gross Acres 0
Lot Dimensions (est ft)

Exemptions

| | |
|---|---|
| General Homestead Exemption: | Y |
| Home Improvement Exemption: | N |
| Drainage Exemption: | N |
| Senior Citizen Homestead Exemption: | Y |
| Senior Citizen Assessment Freeze Homestead Exemption: | N |
| Fraternal Freeze Exemption: | N |
| Veteran Facility Exemption: | N |
| Disabled Veteran Exemption: | N |

Valuation

| | 2024 |
|------------------|----------|
| + Land/Lot | \$7,422 |
| + Buildings | \$30,930 |
| + Farm Land | \$0 |
| + Farm Buildings | \$0 |
| = Total | \$38,352 |

Tax Bill

[Click Here to View Tax Bill](#)

Tax History

The amount below is your annual tax bill. Late Fees or Penalties may be incurred. Please check the link above for an up-to-date amount.

| | | |
|------------------------|---------------|------------------|
| Tax Year: | 2023 | |
| Tax Rate: | 8.74398 | |
| | Amount | Paid Date |
| Installment 1: | \$1,195.83 | 6/8/2024 |
| Installment 2: | \$1,195.83 | 9/6/2024 |
| Tax Year: | 2022 | |
| Tax Rate: | 8.96066 | |
| | Amount | Paid Date |
| Installment 1: | \$1,104.67 | 5/24/2023 |
| Installment 2: | \$1,104.67 | 8/17/2023 |
| Open Forfeiture: | | N |
| Unredeemed Sold Taxes: | | N |

Exemption Related Questions?

For more information on Property Tax Exemptions, please visit the Supervisor of Assessment website at <http://assessor.oglecounty.org>.

No data available for the following modules: Building.

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