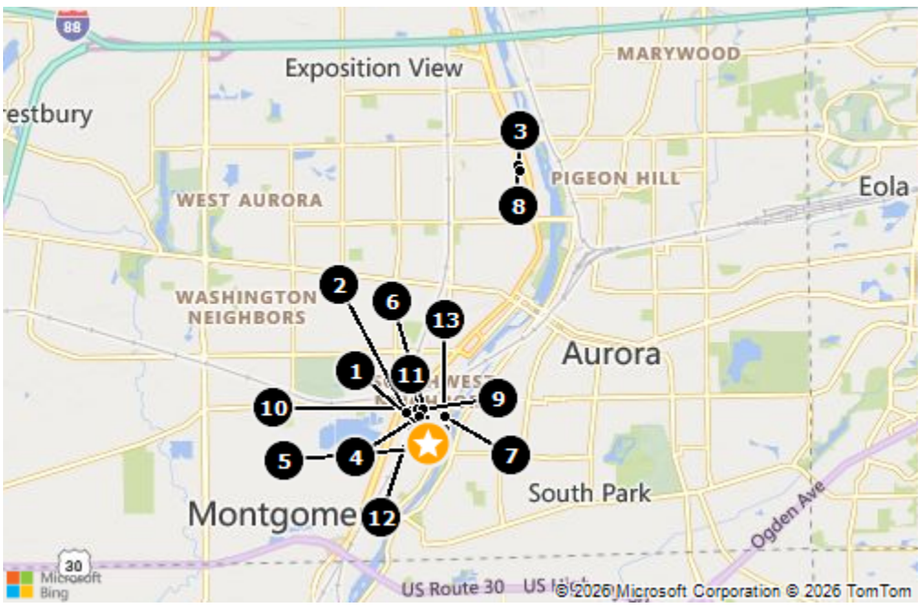
ICE SiteX Report

OrderID: 98190593

SiteX Property Information Report



Subject Property Location

1007 OLIVER AVE, AURORA, IL 60506-5932

County:	**KANE IL**	Census Tract:	170898540.021005
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	15-28-380-018	Thomas Bros Pg-Grid:	

Valuation

Value:	**$209,000**	FSD:	35	Common Confidence Score:	20
Value Range:	$135,850 - $282,150	ICE Confidence Score:	65		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	AU005
Assd Land Value:	$5,899	Market Land Value:	$17,697	Tax Year:	2025
Assd Improvement:	$48,996	Market Improvment Value:	$146,988	Total Taxable Value:	$3,483
Total Assessed Value:	$54,895	Total Assessor Market Value:	$164,685	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 5 Block: 13 Subdivision: OUTH END ADDN
Abbreviated Description: SOUTH END ADDN LOT 5 BLK 13
City/Muni/Twp: AURORA

Property Characteristics

Lot Size:	5,400 SF	Bedrooms:	3	Pool:	
Building Area:	924 SF	Baths:	1	Fireplace:	
Year Built:	1912	Partial Baths:		Type Const:	X
Number of Buildings:		Number of Rooms:	6	Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:	1+B	Number of Cars:		A/C:	
Style:		Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	09/13/2024	Loan Amount:	N/A
Document #:	2024K033037 BK-PG -	Loan Type:	FHA
TD Due Date:		Type Finance:	

Legal Description:
Lot: 5&8 Block: 13 Subdivision: SOUTH END ADDITION
City/Muni/Twp: AURORA

Prior Transfer

Recording Date:	12/18/2023	Sales Price:	$225,834
Document #:	2023K044087 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/01/2022	Sales Price:	$140,000
Document #:	2022K028704 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/18/2022	Sales Price:	N/A
Document #:	2022K026509 BK-PG -	Type of Sale:	Per Assessor Transaction History

ICE SiteX Report

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Document Type:
Legal Description:
Lot: 5 Block: 13 Subdivision: OUTH END ADDN
Abbreviated Description: SOUTH END ADDN LOT 5 BLK 13
City/Muni/Twp: AURORA

Prior Transfer

Recording Date:	05/18/2022	Sales Price:	$230,000
Document #:	2022K026509 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	05/05/2022		
Document Type:			

Legal Description:
Lot: 5&8 Block: 13 Subdivision: SOUTH END ADDITION
City/Muni/Twp: AURORA

Prior Transfer

Recording Date:	12/13/2021	Sales Price:	$110,500
Document #:	2021K092412 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	09/08/2021		
Document Type:			

Legal Description:
Lot: 5&8 Block: 13 Subdivision: SOUTH END ADDITION
City/Muni/Twp: AURORA

Prior Transfer

Recording Date:	06/01/1989	Sales Price:	$43,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$3,061,000	Median # of Bedrooms	3
Median Lot Size	5,400 SF	Median # of Baths	1
Median Living Area	960 SF	Median Year Built	1926
Price Range - 2 Yrs	$117,000 to $360,000	Age Range	58 years to 126 years
Median Value	$230,000	Median Age	100 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.1Mi.	**957 MASON AVE** **AURORA, IL 60506-5904**	08/12/2026	$227,000	$274	828	5/2/1	1926	5,400 SF	
		APN: 15-28-378-041 Document #: 2026K034695 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 36 Block: 9 Subdivision: SOUTH END ADDITION TO AURORA Abbreviated Description: Lot:36 Block:9 Subdivision:SOUTH END ADDITION TO AURORA City/Muni/Twp:AURORA City/Muni/Twp: AURORA								
2	.38Mi.	**925 E LAKE ST** **AURORA, IL 60506-5952**	07/31/2026	$150,500	$192	780	5/2/1	1926	5,400 SF	
		APN: 15-28-304-023 Document #: 2026K032645 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 16 Block: 27 Subdivision: SOUTH END ADDITION TO AURORA Abbreviated Description: Lot:16 Block:27 Subdivision:SOUTH END ADDITION TO AURORA City/Muni/Twp:AURORA City/Muni/Twp: AURORA								
3	.12Mi.	**945 SARD AVE** **AURORA, IL 60506-5900**	06/05/2026	$172,000	$189	909	6/3/1	1920	5,400 SF	
		APN: 15-28-376-013 Document #: 2026K023389 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 4 Block: 18 Subdivision: SOUTH END ADDITION Abbreviated Description: Lot:4 Block:18 Subdivision:SOUTH END ADDITION City/Muni/Twp:AURORA City/Muni/Twp: AURORA								
4	.29Mi.	**909 BISHOP AVE** **AURORA, IL 60506-6083**	04/15/2026	$354,000	$189	1872	10/6/2.5	1968	5,400 SF	
		APN: 15-28-306-012 Document #: 2026K015327 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 5 Block: 25 Subdivision: SOUTH END ADDITION TO AURORA Abbreviated Description: Lot:5 Block:25 Subdivision:SOUTH END ADDITION TO AURORA City/Muni/Twp:AURORA City/Muni/Twp: AURORA								
5	.03Mi.	**1021 OLIVER AVE** **AURORA, IL 60506-5932**	02/02/2026	$117,000	$121	960	5/2/1	1929	5,400 SF	
		APN: 15-28-380-022 Document #: 2026K004258 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 13 Block: 13 Subdivision: SOUTH END ADDITION Abbreviated Description: Lot:13 Block:13 Subdivision:SOUTH END ADDITION City/Muni/Twp:AURORA City/Muni/Twp: AURORA								
6	.07Mi.	**962 OLIVER AVE** **AURORA, IL 60506-6108**	01/08/2026	$170,000	$110	1540	8/4/1	1914	5,400 SF	
		APN: 15-28-378-020 Document #: 2026K000906 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 39 Block: 9 Subdivision: SOUTH END ADDITION Abbreviated Description: Lot:39 Block:9 Subdivision:SOUTH END ADDITION City/Muni/Twp:AURORA City/Muni/Twp: AURORA								
7	.31Mi.	**815 OLIVER AVE** **AURORA, IL 60506-5908**	12/01/2025	$245,000	$364	672	4/1/1	1915	5,400 SF	
		APN: 15-28-328-021 Document #: 2025K047357 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 9 Block: 16 Subdivision: SOUTH END ADDITION Abbreviated Description: Lot:9 Block:16 Subdivision:SOUTH END ADDITION City/Muni/Twp:AURORA City/Muni/Twp: AURORA								
8	.04Mi.	**1022 SARD AVE** **AURORA, IL 60506-5948**	11/07/2025	$230,000	$243	945	5/3/1	1917	5,400 SF	
		APN: 15-28-380-008 Document #: 2025K044188								

ICE SiteX Report

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Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 15 Block: 13 Subdivision: SOUTH END ADDITION TO AURORA Abbreviated Description: Lot:15 Block:13 Subdivision:SOUTH END ADDITION TO AURORA City/Muni/Twp:AURORA City/Muni/Twp: AURORA

9	.35Mi.	**835 BISHOP AVE** **AURORA, IL 60506-5896**	10/21/2025	$195,000	$124	1568	6/3/	1900	5,400 SF

APN: 15-28-301-026 Document #: 2025K041294
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 21 Block: 22 Subdivision: SOUTH END ADDITION Abbreviated Description: Lot:21 Block:22 Subdivision:SOUTH END ADDITION City/Muni/Twp:AURORA City/Muni/Twp: AURORA

10	.34Mi.	**846 BOWDITCH AVE** **AURORA, IL 60506-5919**	09/05/2025	$282,500	$379	744	5/2/1	1900	5,400 SF

APN: 15-28-301-014 Document #: 2025K034062
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 30 Block: 22 Subdivision: SOUTH END ADDITION Abbreviated Description: Lot:30 Block:22 Subdivision:SOUTH END ADDITION City/Muni/Twp:AURORA City/Muni/Twp: AURORA

11	.32Mi.	**853 BISHOP AVE** **AURORA, IL 60506-5987**	08/08/2025	$360,000	$192	1872	10/6/2.5	1968	5,400 SF

APN: 15-28-301-032 Document #: 2025K030002
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 33 Block: 22 Subdivision: SOUTH END ADDITION Abbreviated Description: Lot:33 Block:22 Subdivision:SOUTH END ADDITION City/Muni/Twp:AURORA City/Muni/Twp: AURORA

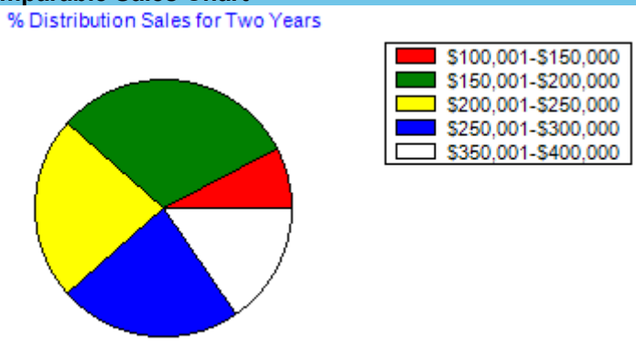
12	.32Mi.	**904 BOWDITCH AVE** **AURORA, IL 60506-5921**	07/31/2025	$283,000	$197	1433	6/3/1.5	1952	5,400 SF

APN: 15-28-306-002 Document #: 2025K028601
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 3 Block: 25 Subdivision: SOUTH END ADDITION Abbreviated Description: Lot:3 Block:25 Subdivision:SOUTH END ADDITION City/Muni/Twp:AURORA City/Muni/Twp: AURORA

13	.21Mi.	**202 ARNOLD AVE** **AURORA, IL 60506-5902**	04/23/2025	$275,000	$215	1274	5/3/1	1954	5,400 SF

APN: 15-28-378-024 Document #: 2025K014444
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1 Block: 9 Subdivision: THE SOUTH END ADDITION Abbreviated Description: Lot:1 Block:9 Subdivision:THE SOUTH END ADDITION City/Muni/Twp:AURORA City/Muni/Twp: AURORA

Comparable Sales Chart



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**1007 OLIVER AVE**	**05/18/2022**	$164,685	$54,895	924	6/3/1	1912	5,400 SF	
.01Mi.	**1001 OLIVER AVE**	**06/05/2006**	$239,343	$79,781	1,521	6/3/1	1926	5,400 SF	
.01Mi.	**1015 OLIVER AVE**	**05/20/1999**	$148,626	$49,542	820	5/3/1	1915	5,400 SF	
.02Mi.	**1017 OLIVER AVE**	**04/24/2008**	$209,874	$69,958	1,213	7/4/1	1939	5,400 SF	
.03Mi.	**1008 SARD AVE**	**10/23/2014**	$204,156	$68,052	1,320	6/3/1	1924	5,400 SF	
.03Mi.	**1000 SARD AVE**	**05/22/2013**	$172,344	$57,448	892	5/2/1	1915	10,800 SF	
.03Mi.	**1014 SARD AVE**	**10/23/2014**	$182,577	$60,859	1,278	6/3/1	1910	5,400 SF	
.03Mi.	**1021 OLIVER AVE**	**11/23/1999**	$164,118	$54,706	960	5/2/1	1929	5,400 SF	
.03Mi.	**1016 SARD AVE**	**10/06/2004**	$285,813	$95,271	1,352	6/3/1.5	1999	5,400 SF	
.03Mi.	**311 HOLDEN AVE**	**10/24/2017**	$109,959	$36,653	432	3/1/1	1929	5,400 SF	
.04Mi.	**1004 OLIVER AVE**	**03/23/2009**	$224,577	$74,859	1,400	7/3/1	1912	10,125 SF	
.04Mi.	**1010 OLIVER AVE**	**05/09/1983**	$148,149	$49,383	833	5/2/1	1920	5,400 SF	
.04Mi.	**1018 SARD AVE**	**05/24/1999**	$285,813	$95,271	1,352	6/3/1.5	1999	5,400 SF	
.04Mi.	**1023 OLIVER AVE**	**01/01/2005**	$222,996	$74,332	1,320	6/3/1	1950	9,147 SF	
.04Mi.	**216 HOLDEN AVE**	**07/15/2015**	$285,159	$95,053	1,232	6/3/2	1970	6,075 SF	
.04Mi.	**969 OLIVER AVE**	**09/17/2021**	$194,319	$64,773	1,252	6/3/1	1926	5,400 SF	

ICE SiteX Report

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Rent vs. Own

Households Occupied by Renters:	34%	Households Occupied by Owners:	62%

Demographics & Income

Median Age:	36.2 years old	Households:	16,728
Median Household Income:	$77,091	Households w/Family:	69%
Household Income Per Capita:	$30,226	Households w/Family Married:	42%
Most Common Education Level:	High School Graduate	Households w/Family Children:	35%

School District

School District Zone:	Aurora West Unit School District 129	Students:	11,020
Number of Schools:	17	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.51Mi.	**Nicholson Elementary School** Number of Students: 337 Student-Teacher Ratio: 15.99	C	Public	KG - 5
1.81Mi.	**West Aurora High School** Number of Students: 3,641 Student-Teacher Ratio: 16.17 Advanced Placement: Yes	C-	Public	9 - 12
2.24Mi.	**Washington Middle School** Number of Students: 690 Student-Teacher Ratio: 15.68	B-	Public	6 - 8

Flood Report

The Subject Property of **1007 OLIVER AVE, AURORA, IL 60506-5932** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	124%	HIGHER
BURGLARY	100%	SIMILAR
MOTOR VEHICLE THEFT	124%	HIGHER
FORCIBLE ROBBERY	107%	SIMILAR
AGGRAVATED ASSAULT	108%	SIMILAR
FORCIBLE RAPE	101%	SIMILAR
MURDER	114%	HIGHER
OVERALL	106%	SIMILAR

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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