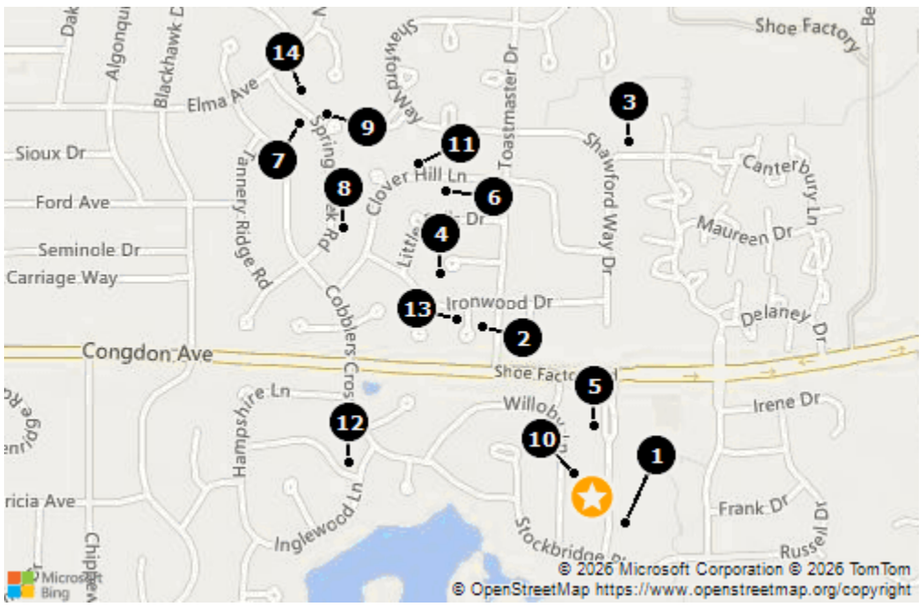
ICE SiteX Report

OrderID: 97974223

SiteX Property Information Report



Subject Property Location

1040 WAKEFIELD DR, ELGIN, IL 60120-4946

County:	**COOK IL**	Census Tract:	170318044.034007
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	06-07-210-018	Thomas Bros Pg-Grid:	

Valuation

Value:	**$523,000**	FSD:	8	Common Confidence Score:	73
Value Range:	$481,160 - $564,840	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	18029
Assd Land Value:	$6,807	Market Land Value:	$68,070	Tax Year:	2023
Assd Improvement:	$25,193	Market Improvment Value:	$251,930	Total Taxable Value:	$9,211
Total Assessed Value:	$32,000	Total Assessor Market Value:	$320,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 18 Sec/Twnship/Range: SEC 07 TWN 41N RNG 9E
City/Muni/Twp: HANOVER

Property Characteristics

Lot Size:	9,724 SF	Bedrooms:	4	Pool:	
Building Area:	2389 SF	Baths:	2	Fireplace:	1
Year Built:	1994	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Wood
Number of Units:		Garage Type:	Attached	Heating:	Forced Air
Number of Stories:	2+B	Number of Cars:	2	A/C:	Central
Style:		Basement:	Full	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	02/22/2024	Loan Amount:	N/A
Document #:	2405341007 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2052	Type Finance:	

Legal Description:
Lot: 5 Subdivision: COBBLERS CROSSING UNIT 14 Sec/Twnship/Range: E2 S07T41NR09E 3PM

Prior Transfer

Recording Date:	01/31/2024	Sales Price:	$405,517
Document #:	2403113028 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/25/2022	Sales Price:	$425,000
Document #:	2214517026 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	05/20/2022		
Document Type:			

Legal Description:
Lot: 5 Subdivision: COBBLERS CROSSING UNIT 14 Map Ref: DOC 93-793792 Sec/Twnship/Range: E2 S07T41NR09E 3PM

Prior Transfer

Recording Date:	05/20/2022	Sales Price:	$425,000
Document #:	2214517026 BK-PG -	Type of Sale:	Per Assessor Transaction History

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Document Type:
Legal Description:
District: 18 Sec/Twnship/Range: SEC 07 TWN 41N RNG 9E
City/Muni/Twp: HANOVER

Prior Transfer

Recording Date:	05/04/2010	Sales Price:	$120,000
Document #:	1012457073 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/02/2003	Loan Amount:	N/A
Document #:	0030440868 BK-PG -	Loan Type:	Unknown
TD Due Date:	12/01/2017	Type Finance:	

Legal Description:
Lot: 5 Subdivision: COBBLERS CROSSING UNIT 14 Sec/Twnship/Range: PART E2 S07T41NR09E 3P

Mortgage Record

Recording Date:	08/19/2002	Loan Amount:	N/A
Document #:	0020907206 BK-PG -	Loan Type:	Unknown
TD Due Date:	08/01/2017	Type Finance:	

Legal Description:
Lot: 5 Subdivision: COBBLERS CROSSING UNIT 14 Sec/Twnship/Range: PART E2 S07T41NR09E 3P

Mortgage Record

Recording Date:	04/10/2002	Loan Amount:	N/A
Document #:	0020411481 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	03/23/2022	Type Finance:	VAR

Legal Description:
Lot: 5 Subdivision: COBBLERS CROSSING UNIT 14 Sec/Twnship/Range: PART E2 S07T41NR09E 3P

Mortgage Record

Recording Date:	05/08/2001	Loan Amount:	N/A
Document #:	0010382000 BK-PG -	Loan Type:	Unknown
TD Due Date:	05/01/2016	Type Finance:	

Legal Description:
Lot: 5 Subdivision: COBBLERS CROSSING UNIT 14 Sec/Twnship/Range: PART E2 S07T41NR09E 3P

Prior Transfer

Recording Date:	08/10/1999	Sales Price:	$247,000
Document #:	99760824 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/06/1999		
Document Type:			

Legal Description:
Lot: 5 Subdivision: COBBLERS CROSSING UNIT 14 Sec/Twnship/Range: PART E2 S07T41NR09E 3P

Prior Transfer

Recording Date:	06/23/1994	Sales Price:	$213,000
Document #:	94553315 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/17/1994		
Document Type:			

Legal Description:
Lot: 5 Subdivision: COBBLERS CROSSING UNIT 14 Sec/Twnship/Range: E2 S07T41NR09E 3P
Abbreviated Description: LOTS 5 IN COBBLERS CROSSING UNIT 14 PART OF E2 OF SEC07 T41N R09E 3P

Area Sales Analysis

Total Area Sales	$5,830,500	Median # of Bedrooms	3.5
Median Lot Size	8,268 SF	Median # of Baths	2
Median Living Area	2,026 SF	Median Year Built	1991
Price Range - 2 Yrs	$314,000 to $584,500	Age Range	20 years to 38 years
Median Value	$392,000	Median Age	35 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.05Mi.	**1021 WAKEFIELD DR** **ELGIN, IL 60120-4947**	06/05/2026	$543,000	$208	2604	8/4/2	1995	10,566 SF	
		APN: 06-07-219-012 Document #: 2615620051 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 26 Subdivision: COBBLERS CROSSING UNIT 14 Sec/Twnship/Range: E2 S07T41NR09E 3PM Abbreviated Description: Lot:26 Subdivision:COBBLERS CROSSING UNIT 14 Sec/Twnship/Range:E2 S07T41NR09E 3PM								
2	.24Mi.	**1139 IRONWOOD CT** **ELGIN, IL 60120-5001**	04/24/2026	$314,000	$224	1401	8/4/2	1990	7,435 SF	
		APN: 06-07-215-036 Document #: 2611431156 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 36 Subdivision: COBBLERS CROSSING UNIT7 MapRef: DOC 89343561 Sec/Twnship/Range: S06&S07T41NR09E 3PM Abbreviated Description: Lot:36 Subdivision:COBBLERS CROSSING UNIT7 Map Ref:DOC 89343561Sec/Twnship/Range:S06&S07T41NR09E 3PM								
3	.43Mi.	**1190 ALPINE LN** **ELGIN, IL 60120-3501**	04/16/2026	$584,500	$200	2912	8/3/2	2006	8,211 SF	
		APN: 06-06-200-052 Document #: 2610625081 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 31 Subdivision: PRINCETON WEST PHASE 2 MapRef: DOC 0426844032 Sec/Twnship/Range: E2 S06&NE4 S07 T41NR09E 3PM Abbreviated Description: Lot:31 Subdivision:PRINCETON WEST PHASE 2 Map Ref:DOC 0426844032Sec/Twnship/Range:E2 S06&NE4 S07 T41NR09E 3PM								
4	.33Mi.	**1115 APPLE HILL CT** **ELGIN, IL 60120-2363**	02/27/2026	$365,000	$222	1637	7/3/1	1990	7,681 SF	

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APN: 06-07-213-026 Document #: 2605816232
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 63 Subdivision: COBBLERS CROSSING UNIT 7 Legal Unit: 7 Sec/Twnship/Range: S06&S07 T41NR09E 3PM Abbreviated Description: Lot:63 Subdivision:COBBLERS CROSSING UNIT 7 Legal Unit:7 Sec/Twnship/Range:S06&S07 T41NR09E 3PM

5	.09Mi.	**1080 WAKEFIELD DR** **ELGIN, IL 60120-4946**	01/22/2026	$445,000	$207	2148	7/3/2	1995	8,325 SF

APN: 06-07-210-024 Document #: 2602228010
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Subdivision: COBBLERS CROSSING Legal Unit: 11 MapRef: DOC 93793792 Sec/Twnship/Range: E2 S07T41NR09E 3PM Abbreviated Description: Subdivision:COBBLERS CROSSING Legal Unit:11 Map Ref:DOC 93793792Sec/Twnship/Range:E2 S07T41NR09E 3PM

6	.41Mi.	**1111 CLOVER HILL LN** **ELGIN, IL 60120-2395**	11/21/2025	$358,000	$204	1749	6/3/2	1991	6,000 SF

APN: 06-06-202-006 Document #: 2532518059
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 93 Subdivision: COBBLERS CROSSING UNIT 7 Sec/Twnship/Range: S06&S07 T41NR09E 3PM Abbreviated Description: Lot:93 Subdivision:COBBLERS CROSSING UNIT 7 Sec/Twnship/Range:S06&S07 T41NR09E 3PM

7	.57Mi.	**1230 SPRING CREEK RD** **ELGIN, IL 60120-5036**	10/30/2025	$380,000	$184	2060	8/3/2	1992	8,517 SF

APN: 06-06-203-019 Document #: 2530319026
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 267 Subdivision: COBBLERS CROSSING UNIT 10A Sec/Twnship/Range: S06T41NR09E 3PM Abbreviated Description: Lot:267 Subdivision:COBBLERS CROSSING UNIT 10A Sec/Twnship/Range:S06T41NR09E 3PM

8	.44Mi.	**1159 SPRING CREEK RD** **ELGIN, IL 60120-5017**	10/23/2025	$389,000	$188	2060	8/4/2	1991	6,640 SF

APN: 06-07-211-014 Document #: 2529631002
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 129 Subdivision: COBBLERS CROSSING UNIT 8 MapRef: DOC 90495296 Sec/Twnship/Range: S06&S07 T41NR09E 3PM Abbreviated Description: Lot:129 Subdivision:COBBLERS CROSSING UNIT 8 Map Ref:DOC 90495296Sec/Twnship/Range:S06&S07 T41NR09E 3PM

9	.56Mi.	**1040 BUTLER BAY CT** **ELGIN, IL 60120-5041**	10/06/2025	$339,000	$232	1461	6/3/1	1992	10,088 SF

APN: 06-06-205-005 Document #: 2527923171
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 141 Subdivision: COBBLERS CROSSING UNIT 10A Sec/Twnship/Range: S06T41NR09E 3PM Abbreviated Description: Lot:141 Subdivision:COBBLERS CROSSING UNIT 10A Sec/Twnship/Range:S06T41NR09E 3PM

10	.04Mi.	**1140 WILLOBY LN** **ELGIN, IL 60120-4925**	09/24/2025	$475,000	$196	2421	9/4/2	1988	8,325 SF

APN: 06-07-210-007 Document #: 2526707036
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 7 Subdivision: COBBLERS CROSSING UNIT 1 Sec/Twnship/Range: S07T41NR09E 3PM Abbreviated Description: Lot:7 Subdivision:COBBLERS CROSSING UNIT 1 Sec/Twnship/Range:S07T41NR09E 3PM

11	.45Mi.	**1098 CLOVER HILL LN** **ELGIN, IL 60120-2393**	08/28/2025	$395,000	$198	1992	8/4/2	1989	6,165 SF

APN: 06-06-201-009 Document #: 2524030128
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 107 Subdivision: COBBLERS CROSSING UNIT 7 Legal Unit: 7 Sec/Twnship/Range: S06&S07 T41NR09E 3PM Abbreviated Description: Lot:107 Subdivision:COBBLERS CROSSING UNIT 7 Legal Unit:7 Sec/Twnship/Range:S06&S07 T41NR09E 3PM

12	.3Mi.	**1070 HOBBLE BUSH LN** **ELGIN, IL 60120-4912**	08/08/2025	$453,000	$211	2143	9/4/2	1988	12,778 SF

APN: 06-07-205-014 Document #: 2522023086
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 118 Subdivision: COBBLERS CROSSING UNIT 1 MapRef: DOC 88586739 Sec/Twnship/Range: S07T41NR09E 3PM Abbreviated Description: Lot:118 Subdivision:COBBLERS CROSSING UNIT 1 Map Ref:DOC 88586739Sec/Twnship/Range:S07T41NR09E 3PM

13	.27Mi.	**1125 IRONWOOD CT** **ELGIN, IL 60120-5001**	08/04/2025	$410,000	$212	1928	8/4/1	1989	10,235 SF

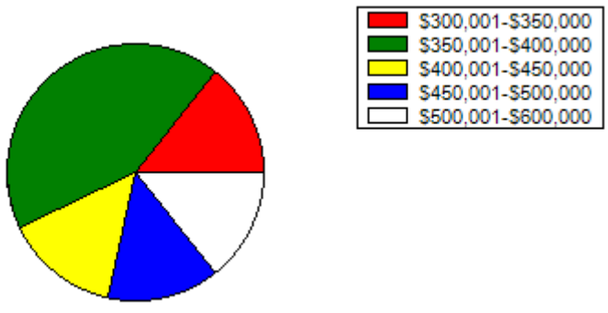
APN: 06-07-215-029 Document #: 2521623023
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 29 Subdivision: COBBLERS CROSSING UNIT 7 Sec/Twnship/Range: S06&S07 T41NR09E 3PM Abbreviated Description: Lot:29 Subdivision:COBBLERS CROSSING UNIT 7 Sec/Twnship/Range:S06&S07 T41NR09E 3PM

14	.6Mi.	**1239 SPRING CREEK RD** **ELGIN, IL 60120-5035**	07/31/2025	$380,000	$260	1461	6/3/1	1992	7,955 SF

APN: 06-06-205-008 Document #: 2521202096
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 144 Subdivision: COBBLERS CROSSING UNIT 10A Sec/Twnship/Range: S06&S07 T41NR09E 3PM Abbreviated Description: Lot:144 Subdivision:COBBLERS CROSSING UNIT 10A Sec/Twnship/Range:S06&S07 T41NR09E 3PM

Comparable Sales Chart

% Distribution Sales for Two Years



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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.	**1040 WAKEFIELD DR**	**05/20/2022**	$320,000	$32,000	2,389	8/4/2	1994	9,724 SF	
.01Mi.	**1030 WAKEFIELD DR**	**03/03/2021**	$320,000	$32,000	2,148	7/3/2	1994	9,894 SF	
.02Mi.	**1050 WAKEFIELD DR**	**10/26/2022**	$320,010	$32,001	2,622	9/4/2	1994	9,445 SF	
.02Mi.	**1156 WILLOBY LN**	**03/23/2015**	$300,010	$30,001	2,358	8/4/2	1993	8,325 SF	
.02Mi.	**1162 WILLOBY LN**	**12/03/1991**	$310,010	$31,001	2,421	8/4/2	1988	8,325 SF	
.03Mi.	**1020 WAKEFIELD DR**	**08/01/2014**	$330,000	$33,000	2,389	8/4/2	1994	10,603 SF	
.03Mi.	**1148 WILLOBY LN**	**05/08/2018**	$287,270	$28,727	2,299	8/4/2	1994	8,325 SF	
.03Mi.	**1060 WAKEFIELD DR**		$306,710	$30,671	2,389	8/4/2	1997	9,003 SF	
.03Mi.	**1170 WILLOBY LN**	**01/03/2014**	$320,010	$32,001	2,664	8/4/2	1988	8,325 SF	
.04Mi.	**1039 WAKEFIELD DR**	**09/01/2007**	$340,000	$34,000	2,604	8/4/2	1994	11,250 SF	
.04Mi.	**1140 WILLOBY LN**	**08/26/2025**	$310,010	$31,001	2,421	9/4/2	1988	8,325 SF	
.04Mi.	**1051 WAKEFIELD DR**	**09/01/2005**	$340,000	$34,000	2,946	7/3/1	1994	11,652 SF	
.04Mi.	**1029 WAKEFIELD DR**	**10/05/1994**	$320,000	$32,000	2,622	9/4/2	1994	10,977 SF	
.04Mi.	**1010 WAKEFIELD DR**	**09/27/2023**	$299,040	$29,904	2,261	8/4/2	1995	9,676 SF	
.04Mi.	**1066 WAKEFIELD DR**	**05/01/2016**	$320,000	$32,000	2,261	8/4/2	1994	10,500 SF	
.05Mi.	**1178 WILLOBY LN**		$300,000	$30,000	2,655	8/4/2	1988	8,323 SF	

Rent vs. Own

Households Occupied by Renters:	30%	Households Occupied by Owners:	65%

Demographics & Income

Median Age:	34.6 years old	Households:	17,236
Median Household Income:	$77,647	Households w/Family:	74%
Household Income Per Capita:	$32,715	Households w/Family Married:	48%
Most Common Education Level:	High School Graduate	Households w/Family Children:	38%

School District

School District Zone:	School District U-46	Students:	34,036
Number of Schools:	55	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.51Mi.	**Larsen Middle School** Number of Students: 570 Student-Teacher Ratio: 14.31	C-	Public	7 - 8
0.13Mi.	**Lincoln Elementary School** Number of Students: 467 Student-Teacher Ratio: 16.8	B-	Public	PK - 6
1.89Mi.	**Elgin High School** Number of Students: 2,576 Student-Teacher Ratio: 17.25 Advanced Placement: Yes	D-	Public	9 - 12

Flood Report

The Subject Property of **1040 WAKEFIELD DR, ELGIN, IL 60120-4946** 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	95%	SIMILAR
BURGLARY	87%	LOWER
MOTOR VEHICLE THEFT	96%	SIMILAR
FORCIBLE ROBBERY	124%	HIGHER
AGGRAVATED ASSAULT	61%	NOTABLY LOWER
FORCIBLE RAPE	125%	HIGHER
MURDER	95%	SIMILAR
OVERALL	86%	LOWER

Disaster Alerts

No alerts noted

ICE SiteX Report

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