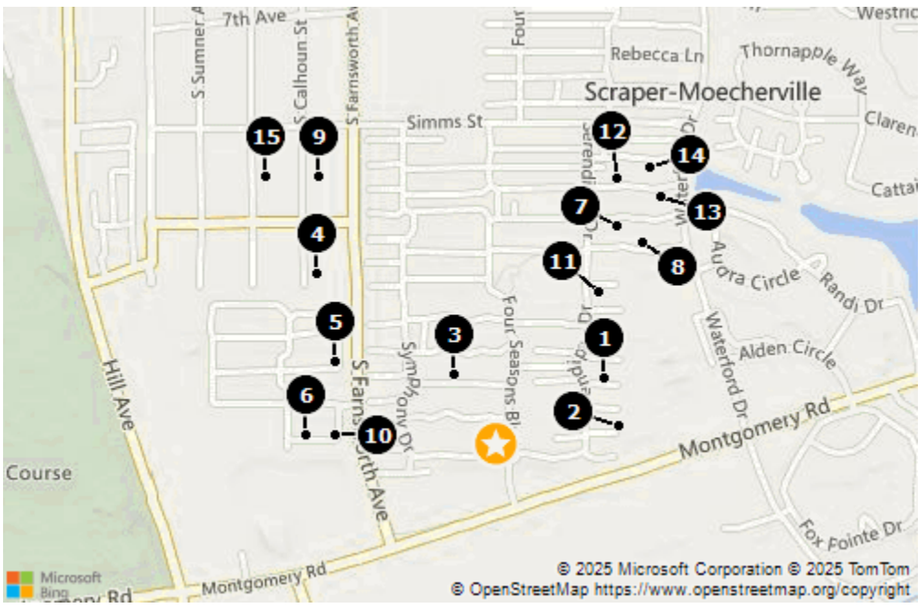
ICE SiteX Report

OrderID: 94390579

SiteX Property Information Report



Subject Property Location

1150 SYMPHONY DR, AURORA, IL 60504-5501

County:	**KANE IL**	Census Tract:	170898544.033008
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	15-36-106-081	Thomas Bros Pg-Grid:	

Valuation

Value:	**$399,000**	FSD:	7
Value Range:	$371,070 - $426,930	Confidence Score:	93

County Tax & Assessment

Assessment Year:	2023	Market Value Year:	2023	Tax Rate Code Area:	AU113
Assd Land Value:	$8,025	Market Land Value:	$24,075	Tax Year:	2023
Assd Improvement:	$90,020	Market Improvment Value:	$270,060	Total Taxable Value:	$6,729
Total Assessed Value:	$98,045	Total Assessor Market Value:	$294,135	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 1 Legal Unit: 1
Abbreviated Description: WATERFORD MULTIPLEX UNIT 1 - LOT 1 EX WLY 262.87 FT
City/Muni/Twp: AURORA

Property Characteristics

Lot Size:	7,840 SF	Bedrooms:	3	Pool:	
Building Area:	2428 SF	Baths:	1.5	Fireplace:	
Year Built:	2004	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	6	Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	
Number of Stories:	2+B	Number of Cars:	1	A/C:	Central
Style:		Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/01/2024	Sales Price:	$324,022
Document #:	2024K040403 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/22/2024	Loan Amount:	N/A
Document #:	2024K017240 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2052	Type Finance:	

Legal Description:
Lot: 1 Subdivision: WATERFORD MULTIPLEX UNIT 2 Sec/Twnship/Range: NW4 S26T38NR08E 3PM
Abbreviated Description: PORTION OF LOT 1

Mortgage Record

Recording Date:	12/04/2023	Loan Amount:	N/A
Document #:	2023K042257 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2052	Type Finance:	

Legal Description:
Lot: 1 Subdivision: WATERFORD MULTIPLEX UNIT 1 Sec/Twnship/Range: NW4 S36T38NR08E 3PM
Abbreviated Description: POR OF LOT 1

ICE SiteX Report

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Prior Transfer

Recording Date:	05/16/2022	Sales Price:	N/A
Document #:	2022K026064 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/13/2022	Sales Price:	$330,000
Document #:	2022K025980 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	04/20/2022		
Document Type:	Warranty Deed		

Legal Description:

Lot: 1 Subdivision: WATERFORD MULTIPLEX UNIT 1 Map Ref: DOC 97K070723 Sec/Twnship/Range: NW4 S36T38NR08E THIRD PM
Abbreviated Description: PORTION OF LOT 1

Prior Transfer

Recording Date:	07/15/2021	Sales Price:	$282,000
Document #:	2021K054222 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/15/2021	Sales Price:	$305,000
Document #:	2021K054178 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	07/02/2021		
Document Type:	Warranty Deed		

Legal Description:

Lot: 1 Subdivision: WATERFORD MULTIPLEX UNIT 1 Map Ref: DOC 97K070723 Sec/Twnship/Range: NW4 S36T38NR08E THIRD PM
Abbreviated Description: PORTION OF LOT 1

Prior Transfer

Recording Date:	10/21/2013	Sales Price:	$299,200
Document #:	2013K075001 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/18/2013	Loan Amount:	N/A
Document #:	2013K074844 BK-PG -	Loan Type:	New Conventional
TD Due Date:	11/01/2043	Type Finance:	

Legal Description:

Lot: 1 Subdivision: WATERFORD MULTIPLEX Legal Unit: 1 Sec/Twnship/Range: NW4 S36T38NR08E 3PM

Prior Transfer

Recording Date:	02/13/2008	Sales Price:	$294,500
Document #:	2008K011262 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/11/2008	Loan Amount:	N/A
Document #:	2008K002606 BK-PG -	Loan Type:	Unknown
TD Due Date:	01/01/2038	Type Finance:	

Legal Description:

Lot: 1 Subdivision: WATERFORD MULTIPLEX UNIT 1 Sec/Twnship/Range: PART NW4 S36T38NR08E 3P
Abbreviated Description: EXCEPTING THEREFROM W262.87 FT MEAS PERPENDICULAR W LN SD LOT1

Mortgage Record

Recording Date:	10/18/2007	Loan Amount:	N/A
Document #:	2007K105686 BK-PG -	Loan Type:	Unknown
TD Due Date:	09/01/2037	Type Finance:	

Legal Description:

Lot: 1 Subdivision: WATERFORD MULTIPLEX UNIT 1 Sec/Twnship/Range: PART NW4 S36T38NR08E 3P

Prior Transfer

Recording Date:	09/24/2007	Sales Price:	$284,500
Document #:	2007K097672 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/08/2007	Sales Price:	$215,920
Document #:	2007K050019 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/01/2007	Sales Price:	$53,980
Document #:	2007K047064 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/20/2007	Loan Amount:	N/A
Document #:	2007K042993 BK-PG -	Loan Type:	Unknown
TD Due Date:	05/01/2037	Type Finance:	

ICE SiteX Report

OrderID: 94390579

Legal Description:
Lot: 1 Subdivision: WATERFORD MULTIPLEX UNIT 1 Sec/Twnship/Range: PART NW4 S36T38NR08E 3P
Abbreviated Description: EXCEPTING THEREFROM W262.87 FT MEAS PERPENDICULAR W LN SD LOT1

Prior Transfer

Recording Date:	07/11/2005	Sales Price:	$269,900
Document #:	2022K025980 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 1 Legal Unit: 1
Abbreviated Description: WATERFORD MULTIPLEX UNIT 1 - LOT 1 EX WLY 262.87 FT
City/Muni/Twp: AURORA

Mortgage Record

Recording Date:	07/11/2005	Loan Amount:	N/A
Document #:	2005K078791 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	07/01/2035	Type Finance:	

Legal Description:
Lot: 1 Subdivision: WATERFORD MULTIPLEX UNIT 1 Sec/Twnship/Range: PART NW4 S36T38NR08E 3P

Prior Transfer

Recording Date:	07/11/2005	Sales Price:	$270,000
Document #:	2005K078789 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/29/2005		
Document Type:	Warranty Deed		

Legal Description:
Lot: 1 Subdivision: WATERFORD MULTIPLEX UNIT 1 Sec/Twnship/Range: PART NW4 S36T38NR08E 3P

Area Sales Analysis

Total Area Sales	$3,951,000	Median # of Bedrooms	3
Median Lot Size	3,049 SF	Median # of Baths	1.5
Median Living Area	1,288 SF	Median Year Built	2000
Price Range - 2 Yrs	$175,000 to $350,000	Age Range	16 years to 73 years
Median Value	$260,000	Median Age	25 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.15Mi.	**1730 CANDLELIGHT LN** **AURORA, IL 60504-4722**	03/05/2025	$259,000	$201	1288	5/2/1.5	2002	3,049 SF	
		APN: 15-36-126-147 Document #: 2025K007954 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 8 Subdivision: WATERFORD MULTIPLEX UNIT 3A MapRef: DOC 2000K041486 Sec/Twnship/Range: NW4 S36T38NR08E 3PM Abbreviated Description: Subdivision:WATERFORD MULTIPLEX UNIT 3A Map Ref:DOC 2000K041486Sec/Twnship/Range:NW4 S36T38NR08E 3PM Abbreviated Description:PORTION OF LOT 8 City/Muni/Twp:AURORA City/Muni/Twp: AURORA								
2	.15Mi.	**1744 EVENING STAR LN** **AURORA, IL 60504-4718**	02/27/2025	$235,000	$135	1728	6/3/2.5	2002	5,662 SF	
		APN: 15-36-126-126 Document #: 2025K007154 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 4 Subdivision: WATERFORD MULTIPLEX UNIT 3A MapRef: DOC 2000K041486 Sec/Twnship/Range: NW4 S26T38NR08E 3PM Abbreviated Description: Subdivision:WATERFORD MULTIPLEX UNIT 3A Map Ref:DOC 2000K041486Sec/Twnship/Range:NW4 S26T38NR08E 3PM Abbreviated Description:PORTION OF LOT 4								
3	.1Mi.	**1646 PARK VISTA LN** **AURORA, IL 60504-4289**	02/25/2025	$330,000	$188	1747	6/3/2.5	2001	4,678 SF	
		APN: 15-36-106-072 Document #: 2025K006755 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 5 Subdivision: WATERFORD MULTIPLEX UNIT 1 MapRef: DOC 97K070723 Sec/Twnship/Range: NW4 S36T38NR08E 3PM Abbreviated Description: Subdivision:WATERFORD MULTIPLEX UNIT 1 Map Ref:DOC 97K070723Sec/Twnship/Range:NW4 S36T38NR08E 3PM Abbreviated Description:PART OF LOT 5 City/Muni/Twp:AURORA City/Muni/Twp: AURORA								
4	.3Mi.	**908 S CALHOUN ST** **AURORA, IL 60505-5430**	02/13/2025	$175,000	$174	1002	6/3/1	1958	7,841 SF	
		APN: 15-35-229-005 Document #: 2025K005280 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Sec/Twnship/Range: NE4 S35T38NR08E 3PM Abbreviated Description: Sec/Twnship/Range:NE4 S35T38NR08E 3PM City/Muni/Twp:AURORA City/Muni/Twp: AURORA								
5	.22Mi.	**1000 CELEBRATION DR** **AURORA, IL 60504-4506**	02/11/2025	$275,000	$213	1288	6/3/2.5	2009	SF	
		APN: 15-35-250-031 Document #: 2025K005181 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 14 Subdivision: HOMETOWN FARNSWORTH PHASE ONE MapRef: DOC 207K104657 Sec/Twnship/Range: NE4 S35T38NR08E 3PM Abbreviated Description: Subdivision:HOMETOWN FARNSWORTH PHASE ONE Map Ref:DOC 207K104657Sec/Twnship/Range:NE4 S35T38NR08E 3PM Abbreviated Description:PORTION OF LOT 14 City/Muni/Twp:AURORA City/Muni/Twp: AURORA								
6	.23Mi.	**1080 CELEBRATION DR** **AURORA, IL 60504-4506**	02/10/2025	$292,000			//		SF	
		APN: 15-35-280-025 Document #: 2025K004882 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 18 Subdivision: HOMETOWN FARNSWORTH PHASE ONE MapRef: DOC 2007K104657 Sec/Twnship/Range: NE4 S35T38NR08E 3PM Abbreviated Description: Subdivision:HOMETOWN FARNSWORTH PHASE ONE Map Ref:DOC 2007K104657Sec/Twnship/Range:NE4 S35T38NR08E 3PM Abbreviated Description:PORTION OF LOT 18 City/Muni/Twp:AURORA City/Muni/Twp: AURORA								
7	.3Mi.	**1745 LINDEN PARK LN** **AURORA, IL 60504-5505**	01/06/2025	$260,000	$148	1747	6/3/2.5	2000	3,920 SF	
		APN: 15-36-126-026 Document #: 2025K000459 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential								

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Legal: Lot: 5 Subdivision: WATERFORD MULTIPLEX UNIT 4 Sec/Twnship/Range: NW4S36&SW4 S25T38NR08E 3PM Abbreviated Description: Subdivision:WATERFORD MULTIPLEX UNIT 4 Sec/Twnship/Range:NW4S36&SW4 S25T38NR08E 3PM Abbreviated Description:PORTION OF LOT 5 City/Muni/Twp:AURORA City/Muni/Twp: AURORA

8	.3Mi.	**1762 WALNUT PARK LN** **AURORA, IL 60504-4300**	12/19/2024	$250,000	$167	1497	6/3/2.5	1999	SF

APN: 15-36-126-011 Document #: 2024K047178
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 4 Subdivision: WATERFORD MULTIPLEX UNIT 4 MapRef: DOC 98K101584 Sec/Twnship/Range: NW4S36&SW4S25T38NR08E 3PM Abbreviated Description: Subdivision:WATERFORD MULTIPLEX UNIT 4 Map Ref:DOC 98K101584Sec/Twnship/Range:NW4S36&SW4S25T38NR08E 3PM Abbreviated Description:PORTION OF LOT 4 City/Muni/Twp:AURORA City/Muni/Twp: AURORA

9	.39Mi.	**822 S CALHOUN ST** **AURORA, IL 60505-5428**	11/14/2024	$256,000	$265	966	5/3/1	1952	8,025 SF

APN: 15-26-483-005 Document #: 2024K042137
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 24 Subdivision: A P MOEGHERS SIXTH ADDITION Abbreviated Description: Lot:24 Subdivision:A P MOEGHERS SIXTH ADDITION City/Muni/Twp:AURORA City/Muni/Twp: AURORA

10	.2Mi.	**1068 CELEBRATION DR** **AURORA, IL 60504-4506**	11/07/2024	$260,000			//		SF

APN: 15-35-280-020 Document #: 2024K041240
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 18 Subdivision: HOMETOWN FARNSWORTH PHASE ONE MapRef: DOC 2007K104657 Sec/Twnship/Range: NE4 S35T38NR08E 3PM Abbreviated Description: Subdivision:HOMETOWN FARNSWORTH PHASE ONE Map Ref:DOC 2007K104657Sec/Twnship/Range:NE4 S35T38NR08E 3PM Abbreviated Description:PORTION OF LOT 18 City/Muni/Twp:NAPERVILLE City/Muni/Twp: NAPERVILLE

11	.22Mi.	**928 SERENDIPITY DR** **AURORA, IL 60504-4732**	10/15/2024	$240,000	$186	1288	5/2/1.5	2002	4,356 SF

APN: 15-36-126-113 Document #: 2024K037592
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 15 Subdivision: WATERFORD MULTIPLEX UNIT 3B MapRef: DOC 2000K041487 Sec/Twnship/Range: NW4 S36T38NR08E 3PM Abbreviated Description: Subdivision:WATERFORD MULTIPLEX UNIT 3B Map Ref:DOC 2000K041487Sec/Twnship/Range:NW4 S36T38NR08E 3PM Abbreviated Description:PORTION OF LOT 15 City/Muni/Twp:AURORA City/Muni/Twp: AURORA

12	.35Mi.	**1742 HICKORY PARK LN** **AURORA, IL 60504-5506**	10/02/2024	$285,000	$163	1747	6/3/2.5	2000	SF

APN: 15-25-376-041 Document #: 2024K035703
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 8 Subdivision: WATERFORD MULTIPLEX UNIT 4 MapRef: DOC 98K101584 Sec/Twnship/Range: NWS36&SE4S25T38NR08E 3PM Abbreviated Description: Subdivision:WATERFORD MULTIPLEX UNIT 4 Map Ref:DOC 98K101584Sec/Twnship/Range:NWS36&SE4S25T38NR08E 3PM Abbreviated Description:PART OF LOT 8

13	.36Mi.	**1771 HICKORY PARK LN** **AURORA, IL 60504-5507**	09/25/2024	$350,000	$177	1971	7/4/2.5	2001	SF

APN: 15-25-376-030 Document #: 2024K034760
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 7 Subdivision: WATERFORD MULTIPLEX UNIT 4 MapRef: DOC 98K101584 Sec/Twnship/Range: NW4S36&SW4 S25T38NR08E 3PM Abbreviated Description: Subdivision:WATERFORD MULTIPLEX UNIT 4 Map Ref:DOC 98K101584Sec/Twnship/Range:NW4S36&SW4 S25T38NR08E 3PM Abbreviated Description:PORTION OF LOT 7 City/Muni/Twp:AURORA City/Muni/Twp: AURORA

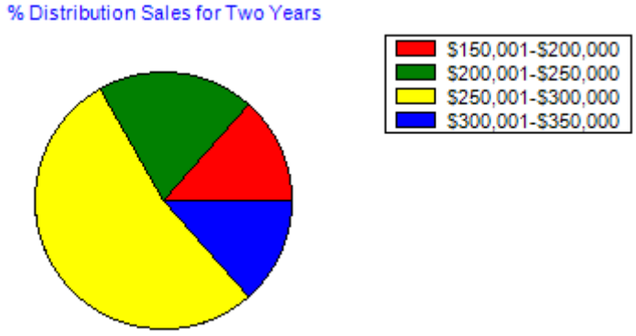
14	.38Mi.	**1765 HAZELNUT LN** **AURORA, IL 60504-5509**	09/11/2024	$294,000	$227	1292	5/2/1.5	2000	SF

APN: 15-25-376-061 Document #: 2024K032614
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 9 Subdivision: WATERFORD MULTIPLEX UNIT 4 MapRef: DOC 98K101584 Sec/Twnship/Range: SW4 S25T38NR08E 3PM Abbreviated Description: Subdivision:WATERFORD MULTIPLEX UNIT 4 Map Ref:DOC 98K101584Sec/Twnship/Range:SW4 S25T38NR08E 3PM Abbreviated Description:PORTION OF LOT 9 City/Muni/Twp:AURORA City/Muni/Twp: AURORA

15	.42Mi.	**816 S KENDALL ST** **AURORA, IL 60505-5440**	09/04/2024	$190,000	$240	790	4/2/1	1952	8,052 SF

APN: 15-26-482-005 Document #: 2024K031618
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 52 Subdivision: A P MOECHERS FOURTH ADDITION Abbreviated Description: Lot:52 Subdivision:A P MOECHERS FOURTH 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.

ICE SiteX Report

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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.	**1150 SYMPHONY DR**	**07/11/2005**	$294,135	$98,045	2,428	6/3/1.5	2004	7,840 SF	
.01Mi.	**1075 FOUR SEASONS BLVD**	**12/11/1998**	$220,287	$73,429	1,488	6/3/2.5	1998	3,920 SF	
.01Mi.	**1140 SYMPHONY DR**	**01/05/2006**	$280,491	$93,497	2,428	6/3/1.5	2005	6,534 SF	
.02Mi.	**1663 WIND SONG LN**	**03/15/2004**	$220,455	$73,485	1,488	6/3/2.5	1999	5,662 SF	
.02Mi.	**1069 FOUR SEASONS BLVD**	**11/24/2008**	$215,289	$71,763	1,456	6/3/2.5	1999	5,227 SF	
.03Mi.	**1130 SYMPHONY DR**	**12/19/2003**	$254,475	$84,825	1,828	/3/1.5	2003	6,969 SF	
.03Mi.	**1659 WIND SONG LN**	**05/16/2003**	$249,552	$83,184	1,824	7/4/2.5	1998	6,397 SF	
.03Mi.	**1151 SERENDIPITY DR**	**09/19/2012**	$216,849	$72,283	1,456	6/3/2.5	1999	5,662 SF	
.04Mi.	**1051 FOUR SEASONS BLVD**	**11/25/2008**	$217,113	$72,371	1,456	7/3/2.5	1999	4,791 SF	
.04Mi.	**1655 WIND SONG LN**	**09/08/2008**	$243,114	$81,038	1,728	6/3/2.5	1999	6,098 SF	
.04Mi.	**1120 SYMPHONY DR**	**08/03/2004**	$292,422	$97,474	2,428	6/3/1.5	2004	7,405 SF	
.04Mi.	**1141 SERENDIPITY DR**	**06/25/1999**	$217,287	$72,429	1,456	6/3/2.5	1999	3,920 SF	
.04Mi.	**1664 WIND SONG LN**	**05/14/2004**	$217,197	$72,399	1,456	7/3/2.5	1999	5,227 SF	
.04Mi.	**1660 WIND SONG LN**	**06/17/1999**	$236,469	$78,823	1,728	6/3/2.5	1999	6,098 SF	
.05Mi.	**1045 FOUR SEASONS BLVD**	**05/31/2006**	$217,293	$72,431	1,456	6/3/2.5	1998	2,836 SF	
.05Mi.	**1131 SERENDIPITY DR**	**08/21/2006**	$244,578	$81,526	1,823	6/3/2.5	1999	4,356 SF	

Rent vs. Own

Households Occupied by Renters:	35%	Households Occupied by Owners:	60%

Demographics & Income

Median Age:	35.7 years old	Households:	13,043
Median Household Income:	$98,340	Households w/Family:	74%
Household Income Per Capita:	$43,518	Households w/Family Married:	55%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	45%

School District

School District Zone:	Aurora East Unit School District 131	Students:	13,224
Number of Schools:	20	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.08Mi.	**Fred Rodgers Magnet Academy** Number of Students: 343 Student-Teacher Ratio: NA	A+	Public	4 - 8
0.47Mi.	**Olney C Allen Elementary School** Number of Students: 808 Student-Teacher Ratio: NA	D+	Public	PK - 5
1.98Mi.	**Henry W Cowherd Middle School** Number of Students: 946 Student-Teacher Ratio: NA	D-	Public	6 - 8
1.17Mi.	**East High School** Number of Students: 4,121 Student-Teacher Ratio: NA	D+	Public	9 - 12

Flood Report

The Subject Property of **1150 SYMPHONY DR, AURORA, IL 60504-5501** 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	114%	HIGHER
BURGLARY	89%	LOWER
MOTOR VEHICLE THEFT	96%	SIMILAR
FORCIBLE ROBBERY	83%	LOWER
AGGRAVATED ASSAULT	57%	NOTABLY LOWER
FORCIBLE RAPE	1%	SIGNIFICANTLY LOWER
MURDER	90%	LOWER
OVERALL	76%	NOTABLY LOWER

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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ICE SiteX Report

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