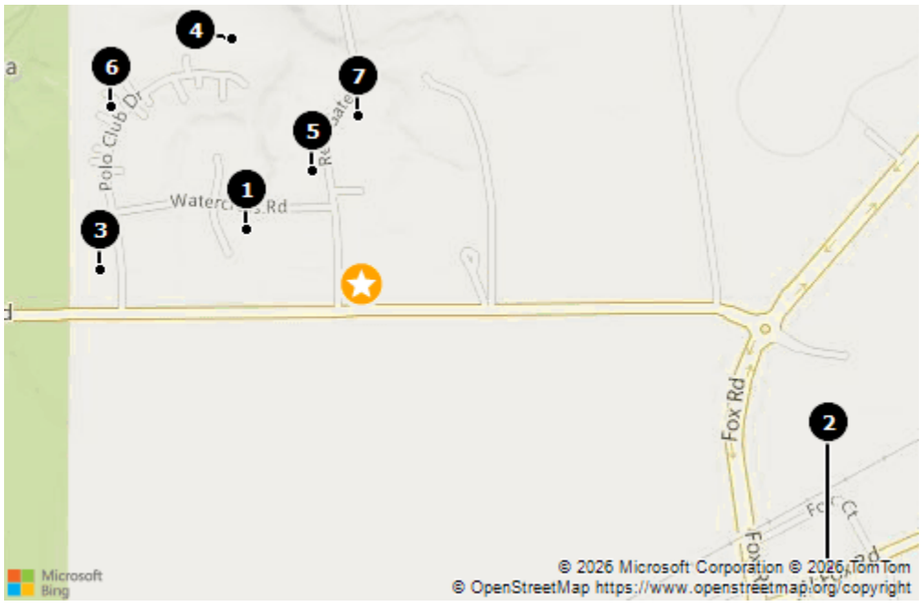
ICE SiteX Report

OrderID: 98730184

SiteX Property Information Report



Subject Property Location

13019 FOX RD, YORKVILLE, IL 60560-9539

County:	**KENDALL IL**	Census Tract:	170938906.022006
Property Use:	Single Family Residential	Zoning:	R-3
Parcel Number:	04-02-200-012	Thomas Bros Pg-Grid:	

Valuation

Value:	**$427,000**	FSD:	33	Common Confidence Score:	23
Value Range:	$286,090 - $567,910	ICE Confidence Score:	67		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	FX003
Assd Land Value:	$17,208	Market Land Value:	$51,624	Tax Year:	2025
Assd Improvement:	$89,923	Market Improvment Value:	$269,769	Total Taxable Value:	$8,500
Total Assessed Value:	$107,131	Total Assessor Market Value:	$321,393	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 1 Subdivision: PINE GROVE SUB Sec/Twnship/Range: SEC 02 TWN 36N RNG 08E
Abbreviated Description: LOT 1 PINE GROVE SUB SEC 2-36-8
City/Muni/Twp: FOX TOWNSHIP

Property Characteristics

Lot Size:	1.300 AC	Bedrooms:		Pool:	
Building Area:		Baths:		Fireplace:	
Year Built:		Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/15/2023	Sales Price:	N/A
Document #:	202300010571 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/13/2023	Sales Price:	$100,000
Document #:	202300004006 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	04/13/2023		
Document Type:			
Legal Description:			

Sec/Twnship/Range: NE4 S02T36NR06E 3PM
City/Muni/Twp: FOX TOWNSHIP

Prior Transfer

Recording Date:	08/30/2019	Sales Price:	N/A
Document #:	201900012409 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/02/2014	Sales Price:	$270,000

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Document #:	201400016975 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/30/2012	Sales Price:	N/A
Document #:	201200009794 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/08/2011	Sales Price:	$270,000
Document #:	201100011096 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	09/05/2007	Loan Amount:	N/A
Document #:	200700026971 BK-PG -	Loan Type:	Unknown
TD Due Date:	09/01/2036	Type Finance:	ADJ
Legal Description:			

Sec/Twnship/Range: PART NW4 S01T36NR06E 3P
Abbreviated Description: PART NE4 SEC02 TWP36N RNG06E 3P
City/Muni/Twp: FOX

Prior Transfer

Recording Date:	10/06/2006	Sales Price:	$217,500
Document #:	200600032509 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/24/2006	Sales Price:	N/A
Document #:	200600002450 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	01/09/2006	Loan Amount:	N/A
Document #:	200600000788 BK-PG -	Loan Type:	Fannie Mae / Freddie Mac
TD Due Date:	01/01/2036	Type Finance:	ADJ
Legal Description:			

Sec/Twnship/Range: PART NW4 S01T36NR06E 3P
Abbreviated Description: PART NE4 SEC02 TWP36N RNG06E 3P

Mortgage Record

Recording Date:	05/24/2005	Loan Amount:	N/A
Document #:	200500014280 BK-PG -	Loan Type:	Fannie Mae / Freddie Mac
TD Due Date:	05/01/2035	Type Finance:	ADJ
Legal Description:			

Sec/Twnship/Range: PART NW4 S01T36NR06E 3P
Abbreviated Description: PART NE4 SEC02 TWP36N RNG06E 3P
City/Muni/Twp: FOX

Prior Transfer

Recording Date:	05/05/2005	Sales Price:	N/A
Document #:	200500012699 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	11/26/2003	Loan Amount:	N/A
Document #:	200300041884 BK-PG -	Loan Type:	Unknown
TD Due Date:	05/24/2004	Type Finance:	
Legal Description:			

Sec/Twnship/Range: PART NW4 S01T36NR06E 3P
Abbreviated Description: PART NE4 SEC02 TWP36N RNG06E 3P
City/Muni/Twp: FOX

Mortgage Record

Recording Date:	05/08/2003	Loan Amount:	N/A
Document #:	200300015480 BK-PG -	Loan Type:	Unknown
TD Due Date:	05/01/2033	Type Finance:	ADJ
Legal Description:			

Sec/Twnship/Range: PART NW4 S01T36NR06E 3P
Abbreviated Description: PART NE4 SEC02 TWP36N RNG06E 3P
City/Muni/Twp: FOX

Prior Transfer

Recording Date:	12/18/2002	Sales Price:	N/A
			Only portion of this parcel is conveyed
Document #:	200200032021 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	12/09/2002		
Document Type:			
Legal Description:			

Sec/Twnship/Range: PART NW4 S01T36NR06E 3P
Abbreviated Description: PART NE4 SEC02 TWP36N RNG06E 3P
City/Muni/Twp: FOX

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Prior Transfer

Recording Date:	02/02/2001	Sales Price:	N/A
Document #:	200100001771 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	01/31/2001		
Document Type:			

Legal Description:
Sec/Twnship/Range: PART NW4 S01T36NR06E 3P
Abbreviated Description: PART NE4 SEC02 TWP36N RNG06E 3P

Prior Transfer

Recording Date:	02/02/2001	Sales Price:	N/A
Document #:	200100001770 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	02/02/2001		
Document Type:			

Legal Description:
Sec/Twnship/Range: PART NW4 S01T36NR06E 3P
Abbreviated Description: PART NE4 SEC02 TWP36N RNG06E 3P

Prior Transfer

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

Legal Description:
Lot: 1 Subdivision: PINE GROVE SUB Sec/Twnship/Range: SEC 02 TWN 36N RNG 08E
Abbreviated Description: LOT 1 PINE GROVE SUB SEC 2-36-8
City/Muni/Twp: FOX TOWNSHIP

Area Sales Analysis

Total Area Sales	$3,628,000	Median # of Bedrooms	
Median Lot Size	45,303 SF	Median # of Baths	
Median Living Area	2,595 SF	Median Year Built	2005
Price Range - 2 Yrs	$72,500 to $682,500	Age Range	20 years to 35 years
Median Value	$580,000	Median Age	21 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.16Mi.	**6192 SOUTH WOODS CT** **YORKVILLE, IL 60560-9844**	10/20/2026	$650,000	$250	2595	//	2006	46,609 SF	
		APN: 04-02-231-002 Document #: 202600015293 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 17 Subdivision: WOODS OF SILVER SPRINGS PHASE 2 MapRef: DOC 200100017549 Abbreviated Description: Lot:17 Subdivision:WOODS OF SILVER SPRINGS PHASE 2 Map Ref:DOC 200100017549City/Muni/Twp:FOX TOWNSHIP City/Muni/Twp: FOX TOWNSHIP								
2	.66Mi.	**12475 FOX RD** **YORKVILLE, IL 60560-8110**	10/20/2026	$405,000	$328	1232	//	1991	40,075 SF	
		APN: 04-01-326-003 Document #: 202600015253 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: G Subdivision: FOX STATION Abbreviated Description: Subdivision:FOX STATION Abbreviated Description:PORTION LOT G								
3	.33Mi.	**6217 POLO CLUB DR** **YORKVILLE, IL 60560-9050**	08/10/2026	$580,000	$214	2706	//	2006	47,132 SF	
		APN: 04-02-226-003 Document #: 202600011601 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 33 Subdivision: WOODS OF SILVER SPRINGS PHASE 2 MapRef: DOC 2001000017549 Abbreviated Description: Lot:33 Subdivision:WOODS OF SILVER SPRINGS PHASE 2 Map Ref:DOC 2001000017549								
4	.33Mi.	**6015 POLO CLUB DR** **YORKVILLE, IL 60560-**	05/18/2026	$72,500			//		45,303 SF	
		APN: 01-35-478-006 Document #: 202600006979 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 47 Subdivision: THE WOODS OF SILVER SPRINGS PHASE 3 MapRef: DOC 200100017550 Abbreviated Description: Lot:47 Subdivision:THE WOODS OF SILVER SPRINGS PHASE 3 Map Ref:DOC 200100017550City/Muni/Twp:FOX TOWNSHIP City/Muni/Twp: FOX TOWNSHIP								
5	.16Mi.	**6105 RED GATE LN** **YORKVILLE, IL 60560-9148**	05/11/2026	$574,000			//		45,215 SF	
		APN: 04-02-230-012 Document #: 202600006630 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 12 Subdivision: WOODS OF SILVER SPRING MapRef: DOC 99101865 Abbreviated Description: Lot:12 Subdivision:WOODS OF SILVER SPRING Map Ref:DOC 99101865								
6	.4Mi.	**6099 POLO CLUB DR** **YORKVILLE, IL 60560-9299**	10/16/2025	$664,000	$221	2996	//	2005	60,200 SF	
		APN: 04-02-226-010 Document #: 202500013566 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 40 Subdivision: THE WOODS OF SILVER SPRINGS PHASE 3 MapRef: DOC 2001000017550 Abbreviated Description: Lot:40 Subdivision:THE WOODS OF SILVER SPRINGS PHASE 3 Map Ref:DOC 2001000017550City/Muni/Twp:FOX TOWNSHIP City/Muni/Twp: FOX TOWNSHIP								
7	.2Mi.	**5900 RED GATE LN** **YORKVILLE, IL 60560-9191**	08/14/2025	$682,500	$215	3160	//	2005	43,490 SF	
		APN: 04-02-230-016 Document #: 202500010216 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 7 Subdivision: THE BLUFFS AT SILVER SPRINGS SUBDIVISION MapRef: DOC 200000015520 Abbreviated Description: Lot:7 Subdivision:THE BLUFFS AT SILVER SPRINGS SUBDIVISION Map Ref:DOC 200000015520City/Muni/Twp:FOX City/Muni/Twp: FOX								

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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.	**13019 FOX RD**		$321,393	$107,131				1 SF	
.04Mi.	**6180 RED GATE LN**	**06/01/2015**	$481,902	$160,634	2,837		2003	1 SF	
.07Mi.	**6160 RED GATE LN**	**08/01/2007**	$490,140	$163,380	2,839		2001	1 SF	
.07Mi.	**6185 RED GATE LN**	**10/01/2005**	$484,950	$161,650	3,208		2001	1 SF	
.08Mi.	**13153 FOX RD**	**07/21/2023**	$318,930	$106,310				3 SF	
.09Mi.	**6165 RED GATE LN**	**08/01/2001**	$376,017	$125,339	2,225		2001	1 SF	
.12Mi.	**6120 RED GATE LN**	**11/10/2021**	$443,157	$147,719	2,592		2003	1 SF	
.12Mi.	**13148 WATERCRESS RD**	**03/01/2015**	$436,236	$145,412	2,539		2006	1 SF	
.13Mi.	**6125 RED GATE LN**	**05/01/2017**	$592,693	$197,564	2,034		2001	1 SF	
.13Mi.	**6218 SOUTH WOODS CT**	**05/01/2005**	$523,086	$174,362	4,064		2006	1 SF	
.14Mi.	**12881 FOX RD**	**07/29/2021**	$501,129	$167,043				3 SF	
.14Mi.	**6100 RED GATE LN**	**07/15/2022**	$431,154	$143,718	2,419		2000	1 SF	
.16Mi.	**6105 RED GATE LN**	**06/01/2014**	$400,923	$133,641				1 SF	
.16Mi.	**6192 SOUTH WOODS CT**	**12/01/2010**	$548,089	$182,696	2,595		2006	1 SF	
.17Mi.	**6070 RED GATE LN**	**07/01/2015**	$490,776	$163,592	400		2014	1 SF	
.18Mi.	**6134 NORTH WOODS CT**	**08/24/2023**	$667,333	$222,444	2,837		2003	1 SF	

Rent vs. Own

Households Occupied by Renters:	15%	Households Occupied by Owners:	82%

Demographics & Income

Median Age:	35.7 years old	Households:	9,088
Median Household Income:	$110,027	Households w/Family:	76%
Household Income Per Capita:	$41,596	Households w/Family Married:	61%
Most Common Education Level:	Some College	Households w/Family Children:	39%

School District

School District Zone:	Yorkville Community Unit School District 115	Students:	7,174
Number of Schools:	11	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.46Mi.	**Yorkville Middle School** Number of Students: 1,152 Student-Teacher Ratio: 15.41	B	Public	7 - 8
3.20Mi.	**Yorkville Intermediate School** Number of Students: 638 Student-Teacher Ratio: 12.02	C+	Public	4 - 6
3.24Mi.	**Yorkville High School** Number of Students: 2,266 Student-Teacher Ratio: 16.27 Advanced Placement: Yes	B+	Public	9 - 12
3.25Mi.	**Circle Center Grade School** Number of Students: 534 Student-Teacher Ratio: 14.55	B+	Public	KG - 3

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Flood Report

The Subject Property of **13019 FOX RD, YORKVILLE, IL 60560-9539** 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	79%	LOWER
BURGLARY	105%	SIMILAR
MOTOR VEHICLE THEFT	80%	LOWER
FORCIBLE ROBBERY	71%	NOTABLY LOWER
AGGRAVATED ASSAULT	99%	SIMILAR
FORCIBLE RAPE	91%	LOWER
MURDER	87%	LOWER
OVERALL	100%	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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