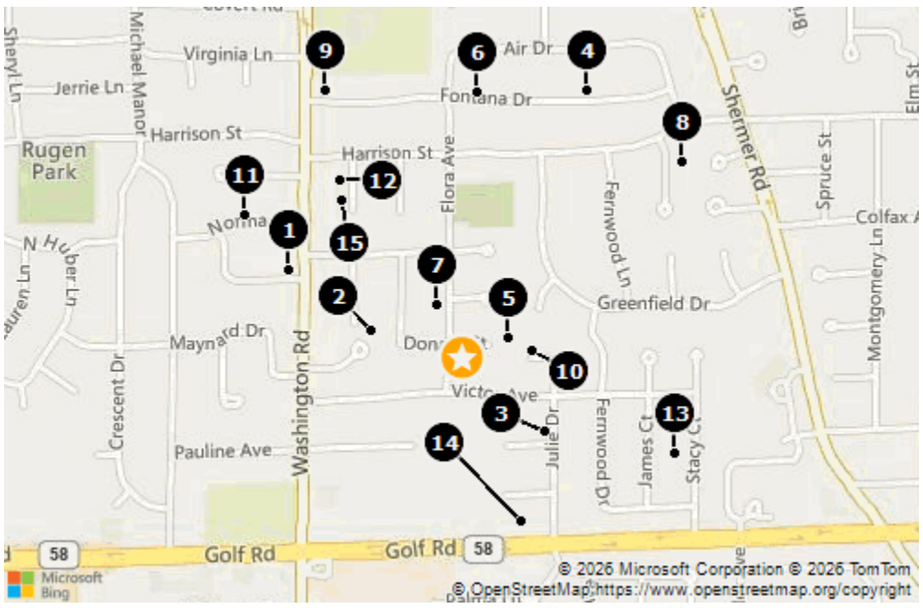
ICE SiteX Report

OrderID: 98382417

SiteX Property Information Report



Subject Property Location

135 FLORA AVE, GLENVIEW, IL 60025-4717

County:	**COOK IL**	Census Tract:	170318052.024006
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	09-12-307-040	Thomas Bros Pg-Grid:	

Valuation

Value:	**$518,000**	FSD:	7	Common Confidence Score:	79
Value Range:	$481,740 - $554,260	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	22060
Assd Land Value:	$8,033	Market Land Value:	$80,330	Tax Year:	2024
Assd Improvement:	$23,968	Market Improvment Value:	$239,680	Total Taxable Value:	$6,745
Total Assessed Value:	$32,001	Total Assessor Market Value:	$320,010	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 22 Subdivision: EUGENIA SUB Sec/Twnship/Range: SEC 12 TWN 41N RNG 12E
Abbreviated Description: (EUGENIA) SUB PT OF NW SW & PT OF SE SW SEC 12-41-12
City/Muni/Twp: MAINE

Property Characteristics

Lot Size:	7,650 SF	Bedrooms:	3	Pool:	
Building Area:	1242 SF	Baths:	1	Fireplace:	
Year Built:	1957	Partial Baths:	1	Type Const:	Masonry
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Masonry
Number of Units:		Garage Type:	Detached	Heating:	Forced Air
Number of Stories:	1+B	Number of Cars:	1	A/C:	N
Style:		Basement:	Full	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/11/2026	Sales Price:	$327,635
Document #:	2607002040 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/28/2025	Sales Price:	N/A
Document #:	2520920211 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/18/2025	Sales Price:	$453,000
Document #:	2519930068 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	07/10/2025		
Document Type:			
Legal Description:			

Lot: 122 Subdivision: EUGENIA

Mortgage Record

Recording Date:	03/13/2024	Loan Amount:	N/A
Document #:	2407314443 BK-PG -	Loan Type:	FHA

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TD Due Date:	03/01/2054	Type Finance:	UNK

Legal Description:
Lot: 122 Subdivision: EUGENIA Sec/Twnship/Range: NW4SW4 S12T41NR12E 3PM

Prior Transfer

Recording Date:	10/07/2021	Sales Price:	$330,000
Document #:	2128018471 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	08/26/2021		
Document Type:			

Legal Description:
Lot: 122 Subdivision: EUGENIA
Abbreviated Description: STR: NW4SW4&SW4SW4&SE4SW4 S12T41NR12E 3PM

Prior Transfer

Recording Date:	09/22/2021	Sales Price:	$248,900
Document #:	2126547011 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/26/2021	Sales Price:	$330,000
Document #:	2128018471 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 22 Subdivision: EUGENIA SUB Sec/Twnship/Range: SEC 12 TWN 41N RNG 12E
Abbreviated Description: (EUGENIA) SUB PT OF NW SW & PT OF SE SW SEC 12-41-12
City/Muni/Twp: MAINE

Prior Transfer

Recording Date:	04/09/2019	Sales Price:	$262,000
Document #:	1909915112 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	02/14/2019		
Document Type:			

Legal Description:
Lot: 122 Subdivision: EUGENIA
Abbreviated Description: STR: NW4SW4&SW4SW4&SE4SW4 S12T41NR12E 3PM

Prior Transfer

Recording Date:	03/29/2019	Sales Price:	$262,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/11/2000	Sales Price:	N/A
Document #:	00512808 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	06/16/2000		
Document Type:			

Legal Description:
Lot: 122 Subdivision: EUGENIA Sec/Twnship/Range: PART NW4SW4 S12T41NR12E 3P
Abbreviated Description: PART SW4 SW4 & PART SE4 SW4 SEC12 TWP41N RNG12E 3P

Area Sales Analysis

Total Area Sales	$10,308,000	Median # of Bedrooms	3
Median Lot Size	7,914 SF	Median # of Baths	1
Median Living Area	1,417 SF	Median Year Built	1958
Price Range - 2 Yrs	$410,000 to $1,558,000	Age Range	64 years to 117 years
Median Value	$555,000	Median Age	68 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.25Mi.	**2718 HELEN DR** **GLENVIEW, IL 60025-4651**	07/28/2026	$528,000	$356	1480	7/4/2	1962	10,008 SF	
		APN: 09-11-421-008 Document #: 2620923056 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 8 Block: 2 Subdivision: GLENVIEW TERRACE ADDITION Sec/Twnship/Range: E2NE4SE4 S11T41NR12E 3PM Abbreviated Description: Lot:8 Block:2 Subdivision:GLENVIEW TERRACE ADDITION Sec/Twnship/Range:E2NE4SE4 S11T41NR12E 3PM								
2	.12Mi.	**203 VALERIE CT** **GLENVIEW, IL 60025-4727**	06/26/2026	$495,000	$482	1025	5/3/1	1958	7,648 SF	
		APN: 09-12-305-023 Document #: 2617708151 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 65 Subdivision: EUGENIA Abbreviated Description: Lot:65 Subdivision:EUGENIA Abbreviated Description:STR: NW4SW4&SW4SW4&SE4SW4 S12T41NR12E 3PM								
3	.13Mi.	**2506 ALLISON CT** **GLENVIEW, IL 60025-4830**	06/09/2026	$555,000	$290	1910	7/3/1	1958	7,735 SF	
		APN: 09-12-310-007 Document #: 2616023226 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 191 Subdivision: EUGENIA Sec/Twnship/Range: SW4 S12T41NR12E 3PM Abbreviated Description: Lot:191 Subdivision:EUGENIA Sec/Twnship/Range:SW4 S12T41NR12E 3PM								
4	.36Mi.	**2442 FONTANA DR** **GLENVIEW, IL 60025-4815**	05/27/2026	$1,558,000	$1,234	1262	6/3/1	1957	8,714 SF	
		APN: 09-12-104-032 Document #: 2614725114 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 27 Block: 3 Subdivision: BEL AIR GARDENS ADDITION Sec/Twnship/Range: N2 S12T41NR12E 3PM Abbreviated Description: Lot:27 Block:3 Subdivision:BEL AIR GARDENS ADDITION Sec/Twnship/Range:N2 S12T41NR12E 3PM								

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5	.06Mi.	**2530 DONALD CT** **GLENVIEW, IL 60025-4714**	05/22/2026	$550,000	$442	1242	6/3/1	1960	8,316 SF

APN: 09-12-307-034 Document #: 2614228192
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 116 Subdivision: EUGENIA Sec/Twnship/Range: NW4SW4SW4SW4 S12T41NR12E 3PM Abbreviated Description: Lot:116 Subdivision:EUGENIA Sec/Twnship/Range:NW4SW4SW4SW4 S12T41NR12E 3PM

6	.33Mi.	**2550 FONTANA DR** **GLENVIEW, IL 60025-4704**	05/01/2026	$420,000	$309	1358	6/3/1	1956	10,958 SF

APN: 09-12-104-020 Document #: 2612120070
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 39 Block: 3 Subdivision: BEL AIR GARDENS ADDITION Sec/Twnship/Range: N2 S12T41NR12E 3PM Abbreviated Description: Lot:39 Block:3 Subdivision:BEL AIR GARDENS ADDITION Sec/Twnship/Range:N2 S12T41NR12E 3PM

7	.07Mi.	**216 FLORA AVE** **GLENVIEW, IL 60025-4720**	04/16/2026	$620,000	$437	1417	7/3/1	1959	7,605 SF

APN: 09-12-306-017 Document #: 2610620047
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 39 Subdivision: EUGENIA Abbreviated Description: Lot:39 Subdivision:EUGENIA Abbreviated Description:STR: NW4SW4&SW4SW4&SE4SW4 S12T41NR12E 3PM

8	.35Mi.	**325 BEL AIR DR** **GLENVIEW, IL 60025-4806**	04/06/2026	$760,000	$343	2211	7/3/2	1909	12,484 SF

APN: 09-12-301-056 Document #: 2609616120
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 7 Subdivision: MAILKS SUBDIVISION Sec/Twnship/Range: S2 S12T41NR12E 3PM Abbreviated Description: Lot:7 Subdivision:MAILKS SUBDIVISION Sec/Twnship/Range:S2 S12T41NR12E 3PM

9	.37Mi.	**2700 FONTANA DR** **GLENVIEW, IL 60025-4708**	03/31/2026	$1,485,000	$991	1497	7/3/1	1957	11,598 SF

APN: 09-12-102-004 Document #: 2609002120
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1 Block: 1 Subdivision: BEL AIR GARDENS ADDITION Sec/Twnship/Range: N2 S12T41NR12E 3PM Abbreviated Description: Lot:1 Block:1 Subdivision:BEL AIR GARDENS ADDITION Sec/Twnship/Range:N2 S12T41NR12E 3PM City/Muni/Twp:GLENVIEW City/Muni/Twp: GLENVIEW

10	.08Mi.	**137 JULIE DR** **GLENVIEW, IL 60025-4875**	03/23/2026	$590,000	$495	1190	7/4/1	1957	7,914 SF

APN: 09-12-307-053 Document #: 2608231270
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 141 Subdivision: EUGENIA Abbreviated Description: Lot:141 Subdivision:EUGENIA Abbreviated Description:STR: NW4SW4&SW4SW4&SE4SW4 S12T41NR12E 3PM

11	.33Mi.	**2740 NORMA CT** **GLENVIEW, IL 60025-4661**	02/24/2026	$410,000	$348	1175	6/3/1	1962	10,082 SF

APN: 09-11-401-012 Document #: 2605514016
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 4 Block: 1 Subdivision: GLENVIEW TERRACE ADDITION Sec/Twnship/Range: E2NE4SE4 S11T41NR12E 3PM Abbreviated Description: Lot:4 Block:1 Subdivision:GLENVIEW TERRACE ADDITION Sec/Twnship/Range:E2NE4SE4 S11T41NR12E 3PM

12	.26Mi.	**328 NELLIE CT** **GLENVIEW, IL 60025-4726**	02/20/2026	$582,000	$399	1457	6/4/2	1961	7,485 SF

APN: 09-12-300-035 Document #: 2605131032
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 325 Subdivision: EUGENIA UNIT NO 3 MapRef: DOC 17541655 Sec/Twnship/Range: NW4SW4 S12T41NR12E 3PM Abbreviated Description: Lot:325 Subdivision:EUGENIA UNIT NO 3 Map Ref:DOC 17541655Sec/Twnship/Range:NW4SW4 S12T41NR12E 3PM

13	.26Mi.	**51 JAMES CT** **GLENVIEW, IL 60025-4852**	02/02/2026	$510,000	$467	1092	6/3/1	1958	7,605 SF

APN: 09-12-313-005 Document #: 2603323017
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Subdivision: EUGENIA UNIT NO 2 Legal Unit: 2 Sec/Twnship/Range: SE4SW4 S12T41NR12E 3PM Abbreviated Description: Subdivision:EUGENIA UNIT NO 2 Legal Unit:2 Sec/Twnship/Range:SE4SW4 S12T41NR12E 3PM

14	.2Mi.	**2521 GAYLE CT** **GLENVIEW, IL 60025-4839**	01/08/2026	$535,000	$344	1555	6/3/1	1956	6,396 SF

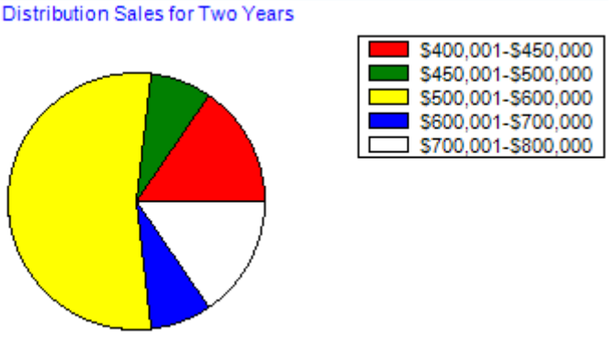
APN: 09-12-310-027 Document #: 2600818024
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 171 Subdivision: EUGENIA Abbreviated Description: Lot:171 Subdivision:EUGENIA Abbreviated Description:STR: NW4SW4&SW4SW4&SE4SW4 S12T41NR12E 3PM

15	.24Mi.	**316 NELLIE CT** **GLENVIEW, IL 60025-4726**	12/15/2025	$710,000	$487	1457	8/3/2	1961	7,485 SF

APN: 09-12-300-037 Document #: 2534902220
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 327 Subdivision: EUGENIA UNIT NUMBER 3 Sec/Twnship/Range: NW4SW4 S12T41NR12E 3PM Abbreviated Description: Lot:327 Subdivision:EUGENIA UNIT NUMBER 3 Sec/Twnship/Range:NW4SW4 S12T41NR12E 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.	**135 FLORA AVE**	**08/26/2021**	$320,010	$32,001	1,242	5/3/1	1957	7,650 SF	
.01Mi.	**131 FLORA AVE**	**08/01/2012**	$324,800	$32,480	1,215	5/3/1	1958	7,650 SF	
.02Mi.	**2543 DONALD CT**	**04/11/2017**	$360,000	$36,000	1,242	6/3/1	1957	8,877 SF	
.03Mi.	**205 FLORA AVE**	**03/04/2021**	$370,010	$37,001	1,390	6/3/1	1960	7,650 SF	
.03Mi.	**2601 DONALD CT**	**11/14/2011**	$380,000	$38,000	1,210	8/4/1	1957	8,385 SF	
.03Mi.	**125 FLORA AVE**	**10/12/1984**	$330,000	$33,000	1,242	6/3/1	1957	7,600 SF	
.03Mi.	**2540 VICTOR AVE**	**03/20/2019**	$560,000	$56,000	2,703	8/3/3	2003	7,661 SF	
.03Mi.	**2537 DONALD CT**	**12/17/1985**	$390,010	$39,001	1,627	5/3/2	1957	6,450 SF	
.03Mi.	**2544 DONALD CT**	**07/27/2021**	$640,000	$64,000	2,922	8/4/2	2000	8,237 SF	
.04Mi.	**2538 VICTOR AVE**	**10/30/2025**	$330,000	$33,000	1,092	5/3/1	1960	9,073 SF	
.04Mi.	**124 FLORA AVE**	**06/14/2019**	$460,000	$46,000	2,366	8/4/2	1958	7,540 SF	
.04Mi.	**2605 DONALD CT**	**03/07/2007**	$490,000	$49,000	2,309	7/4/2	1988	8,385 SF	
.04Mi.	**209 FLORA AVE**		$360,010	$36,001	1,260	6/3/1	1957	7,650 SF	
.04Mi.	**204 FLORA AVE**	**03/10/2017**	$297,050	$29,705	1,025	6/3/1	1960	7,605 SF	
.05Mi.	**2538 DONALD CT**	**07/12/2017**	$299,980	$29,998	1,242	6/3/1	1960	6,450 SF	
.05Mi.	**2529 DONALD CT**	**06/01/2009**	$340,660	$34,066	1,242	5/3/1	1957	8,075 SF	

Rent vs. Own

Households Occupied by Renters:	20%	Households Occupied by Owners:	75%

Demographics & Income

Median Age:	44.8 years old	Households:	13,983
Median Household Income:	$122,408	Households w/Family:	72%
Household Income Per Capita:	$60,705	Households w/Family Married:	58%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	32%

School District

School District Zone:	East Maine School District 63	Students:	3,706
Number of Schools:	7	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.39Mi.	**Gemini Middle School** Number of Students: 1,111 Student-Teacher Ratio: 12.01	B+	Public	6 - 8
2.34Mi.	**Maine East High School** Number of Students: 1,921 Student-Teacher Ratio: 14.14 Advanced Placement: Yes	A+	Public	9 - 12
2.34Mi.	**Maine East High School** Number of Students: 1,921 Student-Teacher Ratio: 14.14 Advanced Placement: Yes	A+	Public	9 - 12
0.28Mi.	**Washington Elementary School** Number of Students: 406 Student-Teacher Ratio: 12.3	B-	Public	KG - 5
0.28Mi.	**Washington Elementary School** Number of Students: 406 Student-Teacher Ratio: 12.3	B-	Public	KG - 5
1.39Mi.	**Gemini Middle School** Number of Students: 1,111 Student-Teacher Ratio: 12.01	B+	Public	6 - 8

Flood Report

The Subject Property of **135 FLORA AVE, GLENVIEW, IL 60025-4717** 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.

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	81%	LOWER
BURGLARY	62%	NOTABLY LOWER
MOTOR VEHICLE THEFT	69%	NOTABLY LOWER
FORCIBLE ROBBERY	89%	LOWER
AGGRAVATED ASSAULT	77%	NOTABLY LOWER
FORCIBLE RAPE	78%	LOWER
MURDER	53%	NOTABLY LOWER
OVERALL	51%	NOTABLY LOWER

Disaster Alerts

No alerts noted

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