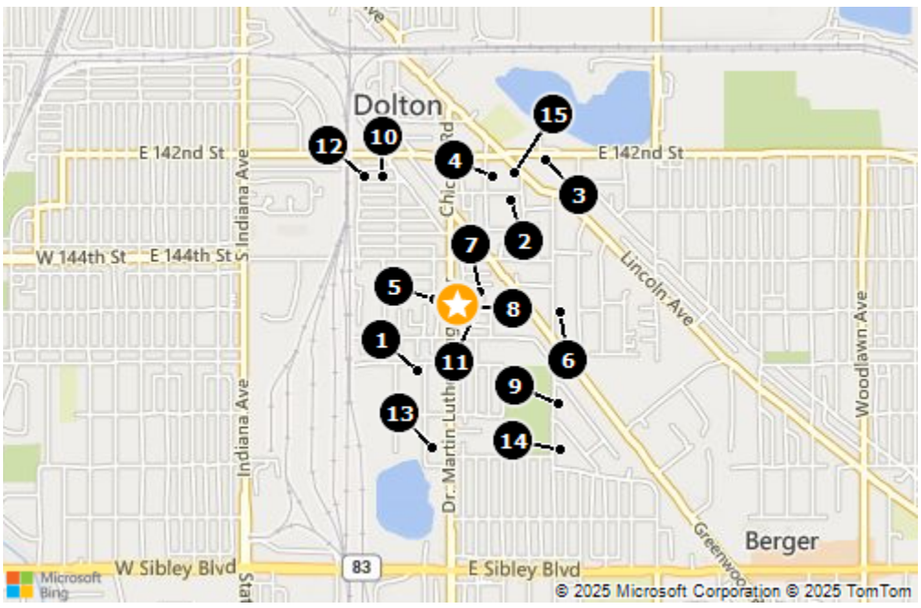
ICE SiteX Report

OrderID: 95355565

SiteX Property Information Report



Subject Property Location

14443 MARTIN LUTHER KING JR DR, DOLTON, IL 60419-1733

County:	**COOK IL**	Census Tract:	170318265.002006
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	29-03-421-031	Thomas Bros Pg-Grid:	

Valuation

Value:	**$201,000**	FSD:	6
Value Range:	$188,940 - $213,060	Confidence Score:	94

County Tax & Assessment

Assessment Year:	2023	Market Value Year:	2023	Tax Rate Code Area:	37035
Assd Land Value:	$2,018	Market Land Value:	$20,180	Tax Year:	2023
Assd Improvement:	$10,981	Market Improvment Value:	$109,810	Total Taxable Value:	$8,550
Total Assessed Value:	$12,999	Total Assessor Market Value:	$129,990	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 37 Subdivision: GENTRYS MARGARET Sec/Twnship/Range: SEC 03 TWN 36N RNG 14E
Abbreviated Description: (GENTRYS) (MARGARET) STREET SUB OF W 400FT OF SH OF P T NH SW SE SEC 03-36-14
City/Muni/Twp: THORNTON

Property Characteristics

Lot Size:	4,750 SF	Bedrooms:	3	Pool:	
Building Area:	1781 SF	Baths:	2	Fireplace:	
Year Built:	1955	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood
Number of Units:		Garage Type:	Detached	Heating:	
Number of Stories:	2+B	Number of Cars:	2	A/C:	
Style:		Basement:	Unfinished	Roof Cover:	Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	02/23/2023	Loan Amount:	N/A
Document #:	2305449215 BK-PG -	Loan Type:	FHA
TD Due Date:	05/01/2052	Type Finance:	

Legal Description:
Lot: 8&9 Subdivision: GENTRYS MARGARET STREET SUBDIVISION Sec/Twnship/Range: S2N2SW4SE4 S03T36NR14E 3PM
City/Muni/Twp: DOLTON

Prior Transfer

Recording Date:	04/19/2022	Sales Price:	$200,000
Document #:	2210901256 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	04/09/2022		
Document Type:	Warranty Deed		

Legal Description:
Lot: 8&9 Subdivision: GENTRYS MARGARET STREET SUBDIVISION Sec/Twnship/Range: S2N2SW4SE4 S03T36NR14E 3PM
Abbreviated Description: PORTION LOTS8&9

Prior Transfer

Recording Date:	04/30/2021	Sales Price:	N/A
Document #:	2112025133 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	12/11/2020		
Document Type:	Warranty Deed		

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Legal Description:
Lot: 8&9 Subdivision: GENTRYS MARGARET STREET SUBDIVISION Sec/Twnship/Range: S2N2SW4SE4 S03T36NR14E 3PM
Abbreviated Description: PORTION LOTS8&9

Prior Transfer

Recording Date:	11/04/2019	Sales Price:	N/A
Document #:	1930847063 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	11/01/2019		
Document Type:	Quit Claim Deed		

Legal Description:
Lot: 8&9 Subdivision: GENTRY S MARGARET STREET SUBDIVISION Sec/Twnship/Range: S2N2SW4SE4 S03T36NR14E 3PM
Abbreviated Description: EXCEPT NORTH7FT LOT8&S5FT LOT9

Prior Transfer

Recording Date:	04/05/2016	Sales Price:	N/A
Document #:	1609646052 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	02/24/2016		
Document Type:	Special Warranty Deed		

Legal Description:
Lot: 8&9 Subdivision: GENTRYS MARGARET STREET SUBDIVISION Sec/Twnship/Range: S2N2 SW4SE4 S03T36NR14E 3PM
Abbreviated Description: EXCEPT 7FT LOT8&EXC S5FT LOT9

Prior Transfer

Recording Date:	08/25/2015	Sales Price:	N/A
Document #:	1523719010 BK-PG -	Type of Sale:	Price Undetermined
Contract Date:	08/24/2015		
Document Type:	Sheriff's Deed		

Legal Description:
Lot: 8&9 Subdivision: GENTRYS MARGARET STREET SUBDIVISION
Abbreviated Description: STR: W400.2 FT S2N2SW4SE4 S03T36NR14E 3PM

Prior Transfer

Recording Date:	12/15/2009	Sales Price:	$77,799
Document #:	0934905197 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/10/2004	Sales Price:	N/A
Document #:	0422347261 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	04/02/2004		
Document Type:	Quit Claim Deed		

Legal Description:
Lot: 8&9 Subdivision: GENTRYS MARGARET STREET SUBDIVISION
Abbreviated Description: LOT8 EXC N7 FT THEREOF & LOT9 EXC S5 FT THEREOF W400.2 FT S2 N2 SW4 SE4 SEC03 TWP36N RNG14E 3P

Prior Transfer

Recording Date:	01/30/2003	Sales Price:	$79,000
Document #:	0030143359 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/15/2002		
Document Type:	Special Warranty Deed		

Legal Description:
Lot: 8&9 Subdivision: GENTRYS MARGARET STREET SUBDIVISION
Abbreviated Description: LOT8 EXC N7 FT THEREOF & LOT9 EXC S5 FT THEREOF W400.2 FT S2 N2 SW4 SE4 SEC03 TWP36N RNG14E 3P

Prior Transfer

Recording Date:	04/19/2002	Sales Price:	N/A
Document #:	0020453722 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	12/17/2001		
Document Type:	Legal Action/ Court Order		

Legal Description:
Lot: 8&9 Subdivision: GENTRYS MARGARET STREET SUBDIVISION
Abbreviated Description: LOT8 EXC N7 FT THEREOF & LOT9 EXC S3 FT THEREOF W400.2 FT S2 N2 SW4 SE4 SEC03 TWP36N RNG14E 3P

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	2210901256 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 37 Subdivision: GENTRYS MARGARET Sec/Twnship/Range: SEC 03 TWN 36N RNG 14E
Abbreviated Description: (GENTRYS) (MARGARET) STREET SUB OF W 400FT OF SH OF P T NH SW SE SEC 03-36-14
City/Muni/Twp: THORNTON

Area Sales Analysis

Total Area Sales	$1,920,600	Median # of Bedrooms	3
Median Lot Size	5,080 SF	Median # of Baths	1
Median Living Area	1,083 SF	Median Year Built	1957
Price Range - 2 Yrs	$23,100 to $267,000	Age Range	47 years to 137 years
Median Value	$133,000	Median Age	68 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.19Mi.	**517 E 146TH ST** **DOLTON, IL 60419-2005**	06/27/2025	$123,000	$63	1928	/4/1	1957	6,250 SF	

APN: 29-10-102-056 Document #: 2517822294
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential

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Legal: Lot: 3&4 Block: 2 Subdivision: CALUMET SUSINESS CENTER SUBDIVISION Sec/Twnship/Range: NW4 S10T36NR14E 3PM Abbreviated Description: Lot:3&4 Block:2 Subdivision:CALUMET SUSINESS CENTER SUBDIVISION Sec/Twnship/Range:NW4 S10T36NR14E 3PM

2	.28Mi.	**705 SHERIDAN AVE** **DOLTON, IL 60419-1217**	06/13/2025	$145,000	$107	1352	/3/1	1971	8,000 SF

APN: 29-03-410-006 Document #: 2516430367
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2 Block: 7 Subdivision: DOLTON Sec/Twnship/Range: S03T36NR14E 3PM Abbreviated Description: Block:7 Subdivision:DOLTON Sec/Twnship/Range:S03T36NR14E 3PM Abbreviated Description:PORTION LOT2

3	.4Mi.	**691 E 142ND ST** **DOLTON, IL 60419-1036**	06/04/2025	$23,100	$22	1043	/3/1	1921	8,736 SF

APN: 29-03-402-035 Document #: 2515527012
Document Type: Special Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: OWNERS SUBDIVISION Sec/Twnship/Range: NW4SE4 S03T36NR14E 3PM Abbreviated Description: Subdivision:OWNERS SUBDIVISION Sec/Twnship/Range:NW4SE4 S03T36NR14E 3PM Abbreviated Description:PORTION LOT1

4	.32Mi.	**14217 GRANT ST** **DOLTON, IL 60419-1206**	05/14/2025	$100,000	$101	990	/2/1	1898	5,000 SF

APN: 29-03-401-008 Document #: 2513423087
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 4&5 Block: 6 Sec/Twnship/Range: NW4SE4 S03T36NR14E 3PM Abbreviated Description: Block:6 Sec/Twnship/Range:NW4SE4 S03T36NR14E 3PM Abbreviated Description:PORTION LOTS4&5

5	.06Mi.	**535 E 144TH PL** **DOLTON, IL 60419-1703**	04/28/2025	$50,000	$27	1807	/3/1	1888	10,530 SF

APN: 29-03-315-084 Document #: 2511818133
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1-3 Subdivision: JOHN BERGER AND OTHERS SUBDIVISION Sec/Twnship/Range: N2SE4SW4 S03T36NR14E 3PM Abbreviated Description: Lot:1-3 Subdivision:JOHN BERGER AND OTHERS SUBDIVISION Sec/Twnship/Range:N2SE4SW4 S03T36NR14E 3PM Abbreviated Description:PORTION LOT3

6	.25Mi.	**14449 IRVING AVE** **DOLTON, IL 60419-1228**	04/15/2025	$140,000	$121	1154	/3/1	1978	5,000 SF

APN: 29-03-427-064 Document #: 2510523023
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 42 Block: 3 Subdivision: D LEONARDS SUBDIVISION MapRef: DOC 125283 Sec/Twnship/Range: SE4 S03T36NR14E 3PM Abbreviated Description: Lot:42 Block:3 Subdivision:D LEONARDS SUBDIVISION Map Ref:DOC 125283Sec/Twnship/Range:SE4 S03T36NR14E 3PM

7	.06Mi.	**627 E 144TH PL** **DOLTON, IL 60419-1705**	04/14/2025	$133,000	$184	720	/3/1	1948	4,674 SF

APN: 29-03-421-016 Document #: 2510427024
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 17 Subdivision: GENTRYS MARGARET STREET SUBDIVISION Sec/Twnship/Range: S2N2SW4SE4 S03T36NR14E 3PM Abbreviated Description: Lot:17 Subdivision:GENTRYS MARGARET STREET SUBDIVISION Sec/Twnship/Range:S2N2SW4SE4 S03T36NR14E 3PM

8	.02Mi.	**612 MARGARET ST** **DOLTON, IL 60419-1724**	04/08/2025	$95,000	$75	1253	/3/1	1949	4,664 SF

APN: 29-03-421-017 Document #: 2509830177
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 11 Subdivision: GENTRYS MARGARET STREET SUBDIVISION Sec/Twnship/Range: S2N2SW4SE4 S03T36NR14E 3PM Abbreviated Description: Lot:11 Subdivision:GENTRYS MARGARET STREET SUBDIVISION Sec/Twnship/Range:S2N2SW4SE4 S03T36NR14E 3PM

9	.34Mi.	**14631 IRVING AVE** **DOLTON, IL 60419-2027**	03/27/2025	$120,000	$133	898	/2/1	1974	4,840 SF

APN: 29-10-235-002 Document #: 2508610121
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 106 Subdivision: PASQUINELLIS 5TH ADDITION Sec/Twnship/Range: E2NE4 S10T36NR14E 3PM Abbreviated Description: Lot:106 Subdivision:PASQUINELLIS 5TH ADDITION Sec/Twnship/Range:E2NE4 S10T36NR14E 3PM City/Muni/Twp:MEADOWLANE City/Muni/Twp: MEADOWLANE

10	.36Mi.	**430 ADAMS ST** **DOLTON, IL 60419-1121**	03/13/2025	$150,000	$142	1049	/3/1	1958	5,080 SF

APN: 29-03-303-025 Document #: 2507202224
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 16 Block: 2 Subdivision: MAURERS FIRST ADDITION Sec/Twnship/Range: NE4SW4SE4NW4 S03T36NR14E 3PM Abbreviated Description: Lot:16 Block:2 Subdivision:MAURERS FIRST ADDITION Sec/Twnship/Range:NE4SW4SE4NW4 S03T36NR14E 3PM City/Muni/Twp:DOLTON City/Muni/Twp: DOLTON

11	.05Mi.	**619 MARGARET ST** **DOLTON, IL 60419-1723**	03/13/2025	$65,000	$86	748	/2/1	1910	5,985 SF

APN: 29-03-422-008 Document #: 2507202344
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 5 Subdivision: PITTSBURGH CINCINNATI AND ST LOUIS RAILROAD Sec/Twnship/Range: S2SW4SE4 S03T36NR14E 3PM Abbreviated Description: Subdivision:PITTSBURGH CINCINNATI AND ST LOUIS RAILROAD Sec/Twnship/Range:S2SW4SE4 S03T36NR14E 3PM Abbreviated Description:PORTION LOT5

12	.39Mi.	**412 ADAMS ST** **DOLTON, IL 60419-1121**	03/06/2025	$215,000	$201	1066	/3/1	1959	5,080 SF

APN: 29-03-303-011 Document #: 2506520121
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 10 Block: 2 Subdivision: MAURERS FIRST ADDITION Sec/Twnship/Range: NE4SW4SE4NW4 S03T36NR14E 3PM Abbreviated Description: Lot:10 Block:2 Subdivision:MAURERS FIRST ADDITION Sec/Twnship/Range:NE4SW4SE4NW4 S03T36NR14E 3PM City/Muni/Twp:DOLTON City/Muni/Twp: DOLTON

13	.35Mi.	**14729 BEACHVIEW TER** **DOLTON, IL 60419-2012**	12/19/2024	$267,000	$246	1083	/3/1	1976	5,320 SF

APN: 29-10-105-032 Document #: 2435402034
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 21&22 Block: 4 Subdivision: CALUMET BUSINESS CENTER Sec/Twnship/Range: E2NW4 S10T36NR14E 3PM Abbreviated Description: Lot:21&22 Block:4 Subdivision:CALUMET BUSINESS CENTER Sec/Twnship/Range:E2NW4 S10T36NR14E 3PM

14	.43Mi.	**14741 IRVING AVE** **DOLTON, IL 60419-2002**	12/02/2024	$157,500	$132	1186	/3/1	1972	6,361 SF

APN: 29-10-234-005 Document #: 2433722060
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential

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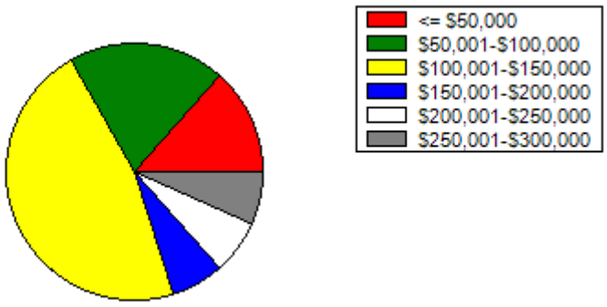
Legal: Lot: 86 Subdivision: PASQUINELLIS 5TH ADDITION Sec/Twnship/Range: E2NE4 S10T36NR14E 3PM Abbreviated Description: Lot:86 Subdivision:PASQUINELLIS 5TH ADDITION Sec/Twnship/Range:E2NE4 S10T36NR14E 3PM City/Muni/Twp:MEADOWLANE City/Muni/Twp: MEADOWLANE

15 .35Mi. **14214 LINCOLN AVE DOLTON, IL 60419-1390** 11/01/2024 $137,000 $106 1282 /3/1 1927 2,737 SF

APN: 29-03-401-007 Document #: 2430601008
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1 Block: 6 Sec/Twnship/Range: S03T36NR14E 3PM Abbreviated Description: Lot:1 Block:6 Sec/Twnship/Range:S03T36NR14E 3PM

Comparable Sales Chart

% Distribution Sales for Two Years



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.	**14443 MARTIN LUTHER KING JR DR**		$129,990	$12,999	1,781	/3/2	1955	4,750 SF	
.01Mi.	**14447 MARTIN LUTHER KING JR DR**		$74,990	$7,499	770	/2/1	1947	4,668 SF	
.01Mi.	**14439 MARTIN LUTHER KING JR DR**	08/30/2005	$94,990	$9,499	770	/3/1	1947	4,750 SF	
.01Mi.	**14437 MARTIN LUTHER KING JR DR**		$90,740	$9,074	1,309	/3/1	1947	4,750 SF	
.02Mi.	**612 MARGARET ST**	09/23/2008	$109,990	$10,999	1,253	/3/1	1949	4,664 SF	
.02Mi.	**14435 MARTIN LUTHER KING JR DR**	11/21/1997	$99,990	$9,999	1,155	/3/1	1947	4,750 SF	
.02Mi.	**614 MARGARET ST**	10/23/2006	$99,770	$9,977	1,111	/2/1	1949	4,674 SF	
.03Mi.	**14501 MARTIN LUTHER KING JR DR**	12/30/2008	$99,990	$9,999	1,594	/4/2	1893	5,025 SF	
.03Mi.	**14431 MARTIN LUTHER KING JR DR**	08/11/1995	$99,990	$9,999	1,232	/3/1	1947	4,750 SF	
.03Mi.	**618 MARGARET ST**		$89,990	$8,999	1,062	/2/1	1940	4,674 SF	
.03Mi.	**613 E 144TH PL**		$84,990	$8,499	872	/2/1	1948	4,664 SF	
.04Mi.	**14507 MARTIN LUTHER KING JR DR**	01/12/2010	$119,990	$11,999	1,103	/3/1	1952	5,625 SF	
.04Mi.	**615 E 144TH PL**	09/12/1994	$64,990	$6,499	720	/2/1	1948	4,674 SF	
.04Mi.	**14446 MARTIN LUTHER KING JR DR**	05/13/2013	$91,990	$9,199	1,221	/2/1	1881	4,347 SF	
.04Mi.	**620 MARGARET ST**		$99,990	$9,999	1,104	/3/1	1949	4,674 SF	
.04Mi.	**619 E 144TH PL**	04/30/1987	$139,990	$13,999	1,545	/4/1	1948	4,674 SF	

Rent vs. Own

Households Occupied by Renters:	25%	Households Occupied by Owners:	63%

Demographics & Income

Median Age:	37.0 years old	Households:	6,927
Median Household Income:	$62,929	Households w/Family:	68%
Household Income Per Capita:	$27,829	Households w/Family Married:	25%
Most Common Education Level:	Some College	Households w/Family Children:	27%

School District

School District Zone:	Dolton School District 148	Students:	2,013
Number of Schools:	10	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.29Mi.	**Franklin Elementary School**	C-	Public	KG - 6

Number of Students: 222

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Student-Teacher Ratio: NA

0.47Mi. **Lincoln Junior High School** Number of Students: 181 Student-Teacher Ratio: NA		C	Public	7 - 8
0.88Mi. **Thornridge High School** Number of Students: 1,116 Student-Teacher Ratio: NA Advanced Placement: Yes		D-	Public	9 - 12

Flood Report

The Subject Property of **14443 MARTIN LUTHER KING JR DR, DOLTON, IL 60419-1733** 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	120%	HIGHER
BURGLARY	136%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	97%	SIMILAR
FORCIBLE ROBBERY	55%	NOTABLY LOWER
AGGRAVATED ASSAULT	77%	NOTABLY LOWER
FORCIBLE RAPE	107%	SIMILAR
MURDER	86%	LOWER
OVERALL	106%	SIMILAR

Disaster Alerts

9/17/2023 - Severe Storms And Flooding 7/13/2024 - Severe Tornados, Flooding

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