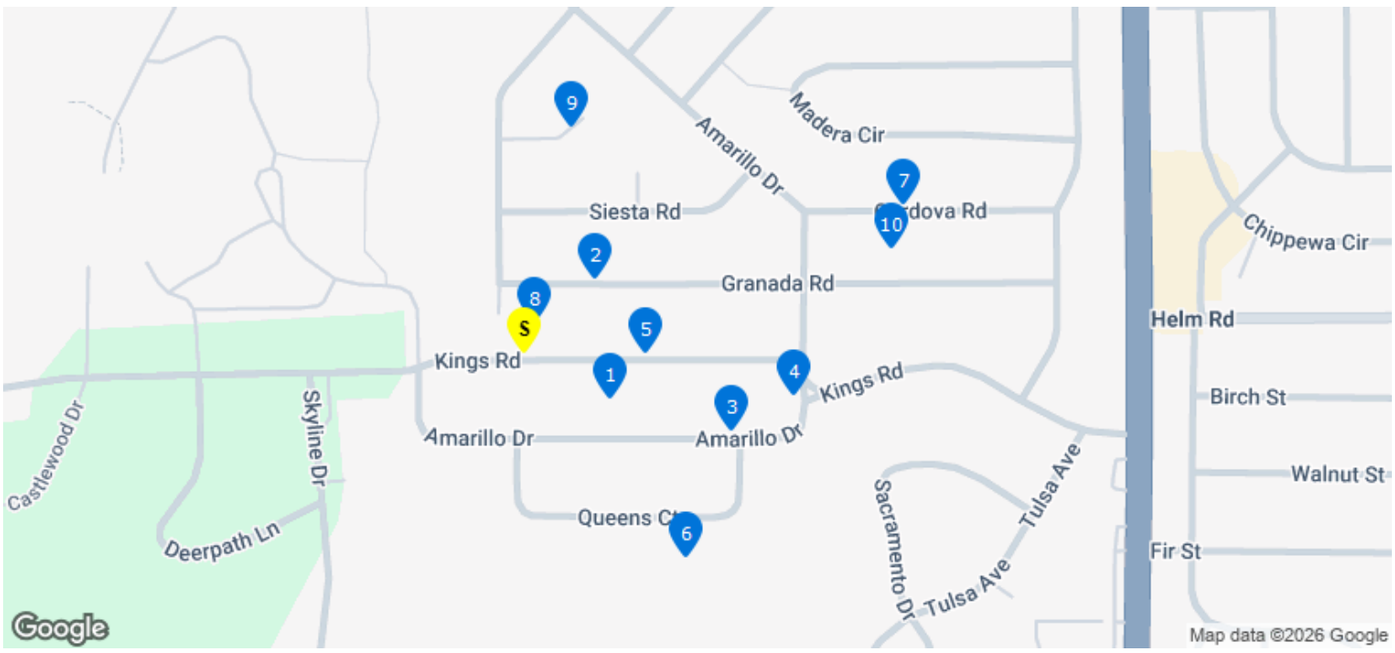
ICE SiteX Report

OrderID: 98775580

SiteX Property Information Report



Subject Property Location

1460 KINGS RD, CARPENTERSVILLE, IL 60110-1161

County:	**KANE IL**	Census Tract:	8503.01
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	03-11-402-005	Thomas Bros Pg-Grid:	

Valuation

Value:	**$330,000**	FSD:	8	Common Confidence Score:	75
Value Range:	$303,600 - $356,400	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	DU012
Assd Land Value:	$13,735	Market Land Value:	$41,205	Tax Year:	2025
Assd Improvement:	$72,882	Market Improvment Value:	$218,646	Total Taxable Value:	$6,388
Total Assessed Value:	$86,617	Total Assessor Market Value:	$259,851	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 17 Block: 21 Subdivision: OF GOLFVIEW HIGHLANDS SUBDIVISION Legal Unit: 6

Abbreviated Description:	LOT 17 BLOCK 21 4TH ADDN TO UNIT 6 OF GOLFVIEW HIGHLANDS SUBDIVISION: GOLFVIEW HIGHLANDS RANGE CODE: 8 E TWSHP 42N
City/Muni/Twp:	DUNDEE

Property Characteristics

Lot Size:		Bedrooms:	3	Pool:	
Building Area:	1628 SF	Baths:		Fireplace:	
Year Built:	1959	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	7	Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	
Number of Stories:	S/L	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/10/2025	Sales Price:	$178,600
Document #:	2025K039813 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	09/13/2023	Sales Price:	$178,600
Document #:	2023K031866 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	09/20/2021	Sales Price:	$178,600
Document #:	2021K071320 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	04/29/2019	Sales Price:	N/A

ICE SiteX Report

OrderID: 98775580

Document #:	2019K016587 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	04/29/2019	Sales Price:	N/A
Document #:	2019K016586 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	06/26/2015	Sales Price:	$178,600
Document #:	2015K033275 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	06/14/2007	Loan Amount:	N/A
Document #:	2007K063133 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	05/29/2007		
TD Due Date:	06/13/2047	Type Finance:	

Legal Description:
Block: 21 Subdivision: FOURTH ADD UN6 GOLF VIEW HIGHLANDS ADD MEADOWDALE Sec/Twnship/Range: PART SE4 S11T42NR08E 3P
City/Muni/Twp: CARPENTERSVILLE

Prior Transfer

Recording Date:	06/14/2007	Sales Price:	$188,000
Document #:	2007K063132 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	05/29/2007		
Document Type:	Deed		

Legal Description:
Block: 21 Subdivision: FOURTH ADD UN6 GOLF VIEW HIGHLANDS ADD MEADOWDALE Sec/Twnship/Range: PART SE4 S11T42NR08E 3P
City/Muni/Twp: CARPENTERSVILLE

Prior Transfer

Recording Date:	06/12/2007	Sales Price:	$153,000
Document #:	2007K062305 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

Prior Transfer

Recording Date:	12/28/2006	Sales Price:	$139,250
Document #:	2006K140242 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	12/14/2006	Loan Amount:	N/A
Document #:	2006K135529 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	09/25/2006		
TD Due Date:	11/01/2036	Type Finance:	Fixed Rate

Legal Description:
Block: 21 Sec/Twnship/Range: PART SE4 S11T42NR08E 3P
Abbreviated Description: FOURTH ADD UN #6 GOLF VIEW HIGHLANDS ADD MEADOWDALE
City/Muni/Twp: CARPENTERSVILLE

Prior Transfer

Recording Date:	12/14/2006	Sales Price:	N/A
Document #:	2006K135528 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	09/25/2006		
Document Type:	Deed		

Legal Description:
Block: 21 Sec/Twnship/Range: PART SE4 S11T42NR08E 3P
Abbreviated Description: FOURTH ADD UN #6 GOLF VIEW HIGHLANDS ADD MEADOWDALE
City/Muni/Twp: CARPENTERSVILLE

Prior Transfer

Recording Date:	12/14/2006	Sales Price:	$139,250
Document #:	2006K135527 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	01/29/2002	Loan Amount:	N/A
Document #:	2002K015192 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	01/17/2002		
TD Due Date:	02/01/2032	Type Finance:	

Legal Description:
Block: 21 Sec/Twnship/Range: PART SE4 S11T42NR08E 3P
Abbreviated Description: FOURTH ADD TO UN #6 OF GOLF VIEW HIGHLANDS ADD TO MEADOWDALE

Prior Transfer

Recording Date:	01/29/2002	Sales Price:	$141,500
Document #:	2002K015191 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	01/17/2002		
Document Type:	Deed		

ICE SiteX Report

OrderID: 98775580

Legal Description:
Block: 21 Sec/Twnship/Range: PART SE4 S11T42NR08E 3P
Abbreviated Description: FOURTH ADD TO UN #6 OF GOLF VIEW HIGHLANDS ADD TO MEADOWDALE

Mortgage Record

Recording Date:	09/18/2001	Loan Amount:	N/A
Document #:	2001K096435 BK-PG -	Loan Type:	
Contract Date:	08/18/2001		
TD Due Date:		Type Finance:	Type Financing not disclosed on document

Legal Description:
Block: 21 Sec/Twnship/Range: PART SE4 S11T42NR08E 3P
Abbreviated Description: FOURTH ADD UN #6 GOLF VIEW HIGHLANDS ADD MEADOWDALE

Prior Transfer

Recording Date:	09/18/2001	Sales Price:	$105,000
Document #:	2001K096434 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	08/18/2001		
Document Type:	Deed		

Legal Description:
Block: 21 Sec/Twnship/Range: PART SE4 S11T42NR08E 3P
Abbreviated Description: FOURTH ADD UN #6 GOLF VIEW HIGHLANDS ADD MEADOWDALE

Area Sales Analysis

Total Area Sales	$2,908,500	Median # of Bedrooms	3
Median Lot Size	SF	Median # of Baths	
Median Living Area	1,628 SF	Median Year Built	1960
Price Range - 2 Yrs	$195,000 to $325,000	Age Range	64 years to 69 years
Median Value	$297,500	Median Age	66 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.16Mi.	**105 SIESTA RD** **CARPENTERSVILLE, IL 60110-1118**	12/10/2025	$305,000	$198	1540	5/3/	1961	SF	

APN: 03-11-253-012 Document #: 2025K049151
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 20 Block: 7 Subdivision: FIRST ADDITION IN UNIT 14 OF GOLD VIEW HIGHLANDS Sec/Twnship/Range: NE4 S11T42NR08E 3PM Abbreviated Description: Lot:20 Block:7 Subdivision:FIRST ADDITION IN UNIT 14 OF GOLD VIEW HIGHLANDS Sec/Twnship/Range:NE4 S11T42NR08E 3PM City/Muni/Twp:CARPENTERSVILLE City/Muni/Twp: CARPENTERSVILLE

2	.17Mi.	**1715 QUEENS CT** **CARPENTERSVILLE, IL 60110-1528**	09/03/2026	$195,000	$120	1628	5/3/	1959	SF	

APN: 03-11-405-022 Document #: 2026K038273
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 10 Subdivision: GOLF VIEW HIGHLANDS Legal Unit: 6 Sec/Twnship/Range: SE4 S11T42NR08E 3PM Abbreviated Description: Lot:10 Subdivision:GOLF VIEW HIGHLANDS Legal Unit:6 Sec/Twnship/Range:SE4 S11T42NR08E 3PM

3	.17Mi.	**100 SIESTA RD** **CARPENTERSVILLE, IL 60110-1164**	07/29/2026	$295,000	$283	1044	5/3/	1961	SF	

APN: 03-11-252-040 Document #: 2026K032285
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 15 Block: 8 Subdivision: 1ST ADDITION TO UNIT 14 OF GOLF VIEW HIGHLANDS Sec/Twnship/Range: NE4 S11T42NR08E 3PM Abbreviated Description: Lot:15 Block:8 Subdivision:1ST ADDITION TO UNIT 14 OF GOLF VIEW HIGHLANDS Sec/Twnship/Range:NE4 S11T42NR08E 3PM City/Muni/Twp:CARPENTERSVILLE City/Muni/Twp: CARPENTERSVILLE

4	.18Mi.	**1429 KINGS RD** **CARPENTERSVILLE, IL 60110-1162**	06/18/2026	$320,000	$158	2028	7/4/	1959	SF	

APN: 03-11-403-038 Document #: 2026K025499
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Block: 22 Subdivision: GOLFVIEW HIGHLANDS Legal Unit: 6 Sec/Twnship/Range: SE4 SS11T42NR08E 3PM Abbreviated Description: Lot:1 Block:22 Subdivision:GOLFVIEW HIGHLANDS Legal Unit:6 Sec/Twnship/Range:SE4 SS11T42NR08E 3PM City/Muni/Twp:CARPENTERSVILLE City/Muni/Twp: CARPENTERSVILLE

5	.21Mi.	**124 AMARILLO DR** **CARPENTERSVILLE, IL 60110-1141**	04/27/2026	$290,000	$149	1950	7/4/	1961	SF	

APN: 03-11-276-003 Document #: 2026K016788
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 27 Block: 10 Subdivision: FIRST ADDITION TO UNIT NO 14 OF GOLF VIEW HIGHLAND Sec/Twnship/Range: NE4 S11T42NR08E 3PM Abbreviated Description: Lot:27 Block:10 Subdivision:FIRST ADDITION TO UNIT NO 14 OF GOLF VIEW HIGHLAND Sec/Twnship/Range:NE4 S11T42NR08E 3PM City/Muni/Twp:CARPENTERSVILLE City/Muni/Twp: CARPENTERSVILLE

6	.21Mi.	**1426 KINGS RD** **CARPENTERSVILLE, IL 60110-1160**	12/16/2025	$255,000	$228	1120	6/3/	1961	SF	

APN: 03-11-426-003 Document #: 2025K049800
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 11 Block: 20 Subdivision: 4TH ADDITION TO UNIT 6 OF GOLF VIEW HIGHALND Sec/Twnship/Range: SE4 S11T42NR08E 3PM Abbreviated Description: Lot:11 Block:20 Subdivision:4TH ADDITION TO UNIT 6 OF GOLF VIEW HIGHALND Sec/Twnship/Range:SE4 S11T42NR08E 3PM City/Muni/Twp:CARPENTERSVILLE City/Muni/Twp: CARPENTERSVILLE

7	.24Mi.	**200 AMARILLO DR** **CARPENTERSVILLE, IL 60110-1143**	12/08/2025	$240,000	$246	975	5/3/	1961	SF	

APN: 03-11-203-071 Document #: 2025K048633
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 3 Block: 12 Subdivision: FIRST ADDITION TO UNIT 14 OF GOLFVIEW HIGHLANDS Sec/Twnship/Range: NE4 S11T42NR08E 3PM Abbreviated Description: Lot:3 Block:12 Subdivision:FIRST ADDITION TO UNIT 14 OF GOLFVIEW HIGHLANDS Sec/Twnship/Range:NE4 S11T42NR08E 3PM City/Muni/Twp:CARPENTERSVILLE City/Muni/Twp: CARPENTERSVILLE

8	.25Mi.	**117 CORDOVA RD** **CARPENTERSVILLE, IL 60110-1105**	06/30/2026	$325,000	$200	1628	5/3/	1961	SF	

APN: 03-11-279-005 Document #: 2026K027414
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential

ICE SiteX Report

OrderID: 98775580

Legal: Lot: 21 Block: 3 Subdivision: GOLF VIEW HIGHLANDS Legal Unit: 14 Abbreviated Description: Lot:21 Block:3 Subdivision:GOLF VIEW HIGHLANDS Legal Unit:14 City/Muni/Twp:CARPENTERSVILLE City/Muni/Twp: CARPENTERSVILLE

9	.27Mi.	**116 CORDOVA RD** **CARPENTERSVILLE, IL 60110-1106**	07/31/2026	$310,000	$190	1628	5/3/	1961	SF

APN: 03-11-277-064 Document #: 2026K032626
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 67 Block: 4 Subdivision: FIRST ADDITION Legal Unit: 14 Sec/Twnship/Range: NE4 S11T42NR06E 3PM Abbreviated Description: Lot:67 Block:4 Subdivision:FIRST ADDITION Legal Unit:14 Sec/Twnship/Range:NE4 S11T42NR06E 3PM City/Muni/Twp:CARPENTERSVILLE City/Muni/ Twp: CARPENTERSVILLE

10	.28Mi.	**1416 KINGS RD** **CARPENTERSVILLE, IL 60110-1160**	03/24/2026	$289,000	$169	1712	6/3/	1959	SF

APN: 03-11-426-008 Document #: 2026K011734
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 6 Block: 20 Subdivision: GOLF VIEW HIGHLANDS Legal Unit: 6 Sec/Twnship/Range: SE4 S11T42NR08E 3PM Abbreviated Description: Lot:6 Block:20 Subdivision:GOLF VIEW HIGHLANDS Legal Unit:6 Sec/Twnship/Range:SE4 S11T42NR08E 3PM City/Muni/Twp:CARPENTERSVILLE City/Muni/ Twp: CARPENTERSVILLE

11	.28Mi.	**101 CASTLEWOOD DR** **CARPENTERSVILLE, IL 60110-1405**	03/10/2026	$170,000	$142	1194	7/3/	1961	SF

APN: 03-11-329-015 Document #: 2026K009609
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Block: 7 Section: 1 Subdivision: LAKE MARIAN IN THE WOODS MapRef: DOC 725100 Sec/Twnship/Range: SW4 S11T42NR08E 3PM Abbreviated Description: Lot:4 Block:7 Section:1 Subdivision:LAKE MARIAN IN THE WOODS Map Ref:DOC 725100Sec/Twnship/Range:SW4 S11T42NR08E 3PM

12	.29Mi.	**117 AUSTIN AVE** **CARPENTERSVILLE, IL 60110-1505**	02/06/2026	$71,000	$74	960	5/3/	1956	SF

APN: 03-11-453-003 Document #: 2026K005060
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 29 Block: 2 Subdivision: 1ST ADDITION TO UNIT 6 OF GOLF VIEW HIGHLANDS Sec/Twnship/Range: SW4S11&NW4S14T42NR08E 3PM Abbreviated Description: Lot:29 Block:2 Subdivision:1ST ADDITION TO UNIT 6 OF GOLF VIEW HIGHLANDS Sec/Twnship/ Range:SW4S11&NW4S14T42NR08E 3PM City/Muni/Twp:CARPENTERSVILLE City/Muni/Twp: CARPENTERSVILLE

13	.33Mi.	**308 AMARILLO DR** **CARPENTERSVILLE, IL 60110-1144**	12/23/2025	$236,000	$242	975	5/3/	1957	SF

APN: 03-11-201-016 Document #: 2025K050912
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 32 Block: 14 Subdivision: FIRST ADDITIOIN TO UNIT 14 OF GOLF VIEW HIGHLANDS Sec/Twnship/Range: NE4 S11T42NR08E 3PM Abbreviated Description: Lot:32 Block:14 Subdivision:FIRST ADDITIOIN TO UNIT 14 OF GOLF VIEW HIGHLANDS Sec/Twnship/Range:NE4 S11T42NR08E 3PM City/Muni/Twp:CARPENTERSVILLE City/Muni/Twp: CARPENTERSVILLE

14	.37Mi.	**131 AUSTIN AVE** **CARPENTERSVILLE, IL 60110-1505**	08/14/2026	$268,000	$215	1248	5/3/	1956	SF

APN: 03-11-453-010 Document #: 2026K035072
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 36 Block: 2 Subdivision: GOLF VIEW HIGHLANDS Legal Unit: 6 Sec/Twnship/Range: SE4 S13&NE4 S14 T42NR08E 3PM Abbreviated Description: Lot:36 Block:2 Subdivision:GOLF VIEW HIGHLANDS Legal Unit:6 Sec/Twnship/Range:SE4 S13&NE4 S14 T42NR08E 3PM

15	.38Mi.	**15 ALAMEDA DR** **CARPENTERSVILLE, IL 60110-1120**	08/24/2026	$291,000	$298	975	5/3/	1961	SF

APN: 03-11-281-037 Document #: 2026K036568
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Block: 1 Subdivision: GOLFVIEW HIGHLANDS Legal Unit: 14 Abbreviated Description: Lot:4 Block:1 Subdivision:GOLFVIEW HIGHLANDS Legal Unit:14 City/Muni/Twp:CARPENTERSVILLE City/Muni/Twp: CARPENTERSVILLE

16	.38Mi.	**225 ENSENADA DR** **CARPENTERSVILLE, IL 60110-1109**	05/08/2026	$330,000	$203	1628	7/3/	1961	SF

APN: 03-11-203-057 Document #: 2026K019106
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 15 Block: 12 Subdivision: 1ST ADDITION TO UNIT 14 OF GOLF VIEW HIGHLANDS Sec/Twnship/Range: NE4 S11T42NR08E 3PM Abbreviated Description: Lot:15 Block:12 Subdivision:1ST ADDITION TO UNIT 14 OF GOLF VIEW HIGHLANDS Sec/Twnship/Range:NE4 S11T42NR08E 3PM City/ Muni/Twp:CARPENTERSVILLE City/Muni/Twp: CARPENTERSVILLE

17	.38Mi.	**121 SAN JUAN RD** **CARPENTERSVILLE, IL 60110-1116**	12/22/2025	$300,000	$239	1255	6/3/	1957	SF

APN: 03-11-229-018 Document #: 2025K050702
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 13 Block: 11 Subdivision: FIRST ADDITION TO UNIT 14 OF GOLF VIEW HIGHLANDS Sec/Twnship/Range: NE4 S11T42NR08E 3PM Abbreviated Description: Lot:13 Block:11 Subdivision:FIRST ADDITION TO UNIT 14 OF GOLF VIEW HIGHLANDS Sec/Twnship/Range:NE4 S11T42NR08E 3PM City/Muni/Twp:CARPENTERSVILLE City/Muni/Twp: CARPENTERSVILLE

18	.39Mi.	**164 MADERA CIR** **CARPENTERSVILLE, IL 60110-1111**	05/11/2026	$267,000	$164	1628	5/3/	1961	SF

APN: 03-11-278-024 Document #: 2026K019311
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 3 Block: 5 Subdivision: GOLF VIEW HIGHLANDS Legal Unit: 14 Sec/Twnship/Range: NE4 S11T42NR08E 3PM Abbreviated Description: Lot:3 Block:5 Subdivision:GOLF VIEW HIGHLANDS Legal Unit:14 Sec/Twnship/Range:NE4 S11T42NR08E 3PM City/Muni/Twp:CARPENTERSVILLE City/Muni/ Twp: CARPENTERSVILLE

19	.4Mi.	**969 BERKLEY ST** **CARPENTERSVILLE, IL 60110-1569**	03/18/2026	$180,000	$188	960	5/3/	1956	SF

APN: 03-11-456-011 Document #: 2026K010852
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 27 Block: 5 Subdivision: GOLF VIEW HIGHLANDS Sec/Twnship/Range: SE4S11&NE4S14T42NR08E 3PM Abbreviated Description: Lot:27 Block:5 Subdivision:GOLF VIEW HIGHLANDS Sec/Twnship/Range:SE4S11&NE4S14T42NR08E 3PM City/Muni/Twp:CARPENTERSVILLE City/Muni/ Twp: CARPENTERSVILLE

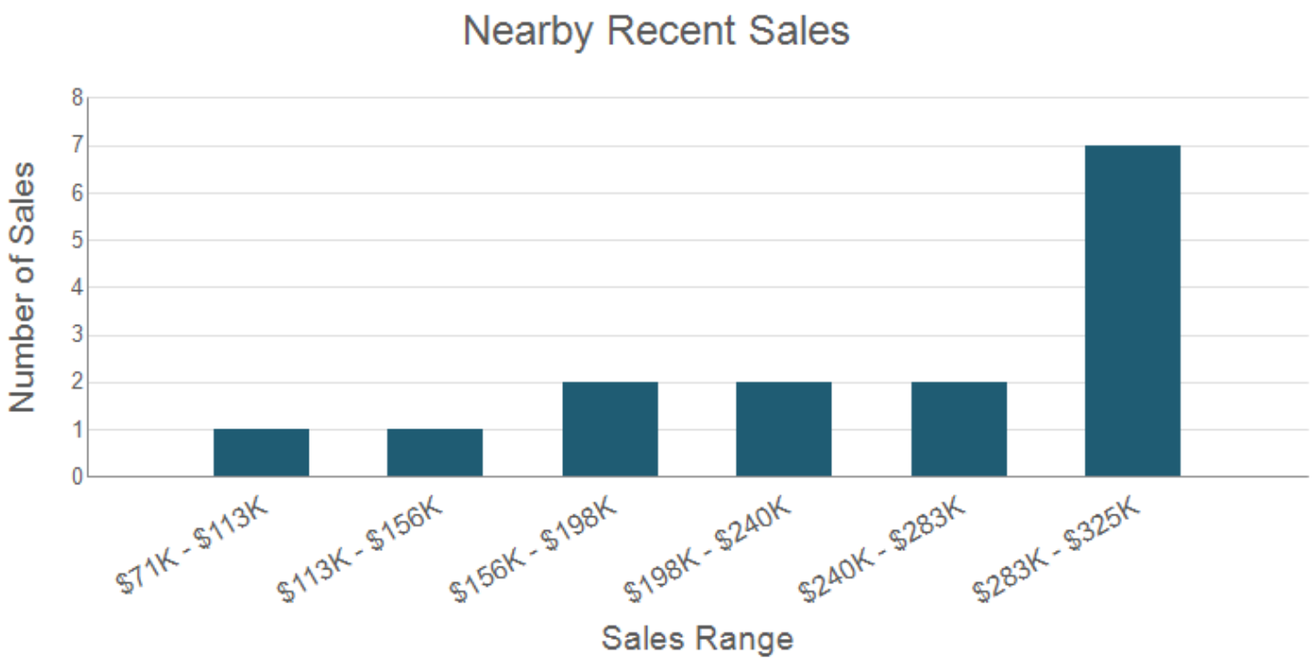
20	.42Mi.	**105 ADOBE CIR** **CARPENTERSVILLE, IL 60110-1101**	02/06/2026	$240,000	$246	975	5/3/	1964	SF

APN: 03-11-227-017 Document #: 2026K005089
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 5 Block: 17 Subdivision: FIRST ADDITION TO UNIT 14 OF GOLFVIEW HIGHLANDS Sec/Twnship/Range: NE4 S11T42NR08E 3PM Abbreviated Description: Lot:5 Block:17 Subdivision:FIRST ADDITION TO UNIT 14 OF GOLFVIEW HIGHLANDS Sec/Twnship/Range:NE4 S11T42NR08E 3PM City/ Muni/Twp:CARPENTERSVILLE City/Muni/Twp: CARPENTERSVILLE

ICE SiteX Report

OrderID: 98775580

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.	**1460 KINGS RD**	**06/14/2007**	$259,851	$86,617	1,628	7/3/	1959		
.01Mi.	**1462 KINGS RD**		$232,815	$77,605	1,142	6/3/	1959		
.01Mi.	**1458 KINGS RD**	**08/21/2020**	$202,746	$67,582	864	5/3/	1959		
.02Mi.	**100 ENSENADA DR**	**03/24/2025**	$254,406	$84,802	1,540	5/3/	1962		
.02Mi.	**1464 KINGS RD**	**08/24/2021**	$245,952	$81,984	2,012	7/3/	1959		
.02Mi.	**1456 KINGS RD**	**05/08/2007**	$206,184	$68,728	864	5/3/	1959		
.03Mi.	**227 GRANADA RD**		$240,711	$80,237	975	5/3/	1960		
.03Mi.	**1459 KINGS RD**	**05/26/2021**	$238,311	$79,437	1,628	6/3/	1959		
.03Mi.	**1457 KINGS RD**	**04/09/2019**	$249,396	$83,132	1,628	6/3/	1959		
.03Mi.	**1461 KINGS RD**	**02/10/2020**	$259,977	$86,659	1,628	6/3/	1959		
.03Mi.	**1466 KINGS RD**	**03/01/2019**	$252,561	$84,187	888		2003		
.03Mi.	**1454 KINGS RD**	**07/10/2001**	$251,529	$83,843	2,179	8/3/	1959		
.04Mi.	**225 GRANADA RD**	**07/02/2012**	$243,906	$81,302	1,540	5/3/	1961		
.04Mi.	**1455 KINGS RD**	**07/21/2023**	$255,435	$85,145	1,628	5/3/	1959		
.04Mi.	**1463 KINGS RD**	**11/16/2017**	$252,219	$84,073	1,628	5/3/	1959		
.05Mi.	**1452 KINGS RD**	**07/06/2017**	$249,960	$83,320	1,628	6/3/	1959		

Rent vs. Own

Households Occupied by Renters:	28%	Households Occupied by Owners:	69%

Demographics & Income

Median Age:	31.4 years old	Households:	9,066
Median Household Income:	$78,987	Households w/Family:	77%
Household Income Per Capita:	$27,560	Households w/Family Married:	51%
Most Common Education Level:	High School Graduate	Households w/Family Children:	46%

School District

School District Zone:	Community Unit School District 300	Students:	20,705
Number of Schools:	29	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.28Mi.	**Perry Elementary School** Number of Students: 278 Student-Teacher Ratio: 10.75	D	Public	KG - 5
0.24Mi.	**Dundee-Crown High School** Number of Students: 2,573 Student-Teacher Ratio: 15.48	D+	Public	9 - 12

ICE SiteX Report

OrderID: 98775580

Advanced Placement: Yes			
1.74Mi. **Carpentersville Middle School** Number of Students: 1,142 Student-Teacher Ratio: 13.28	D-	Public	6 - 8
1.39Mi. **Lakewood Elementary School** Number of Students: 590 Student-Teacher Ratio: 15.55	D-	Public	KG - 5

Flood Report

The Subject Property of **1460 KINGS RD, CARPENTERSVILLE, IL 60110-1161** 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	102%	SIMILAR
BURGLARY	112%	HIGHER
MOTOR VEHICLE THEFT	107%	SIMILAR
FORCIBLE ROBBERY	115%	HIGHER
AGGRAVATED ASSAULT	48%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	117%	HIGHER
MURDER	94%	SIMILAR
OVERALL	74%	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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