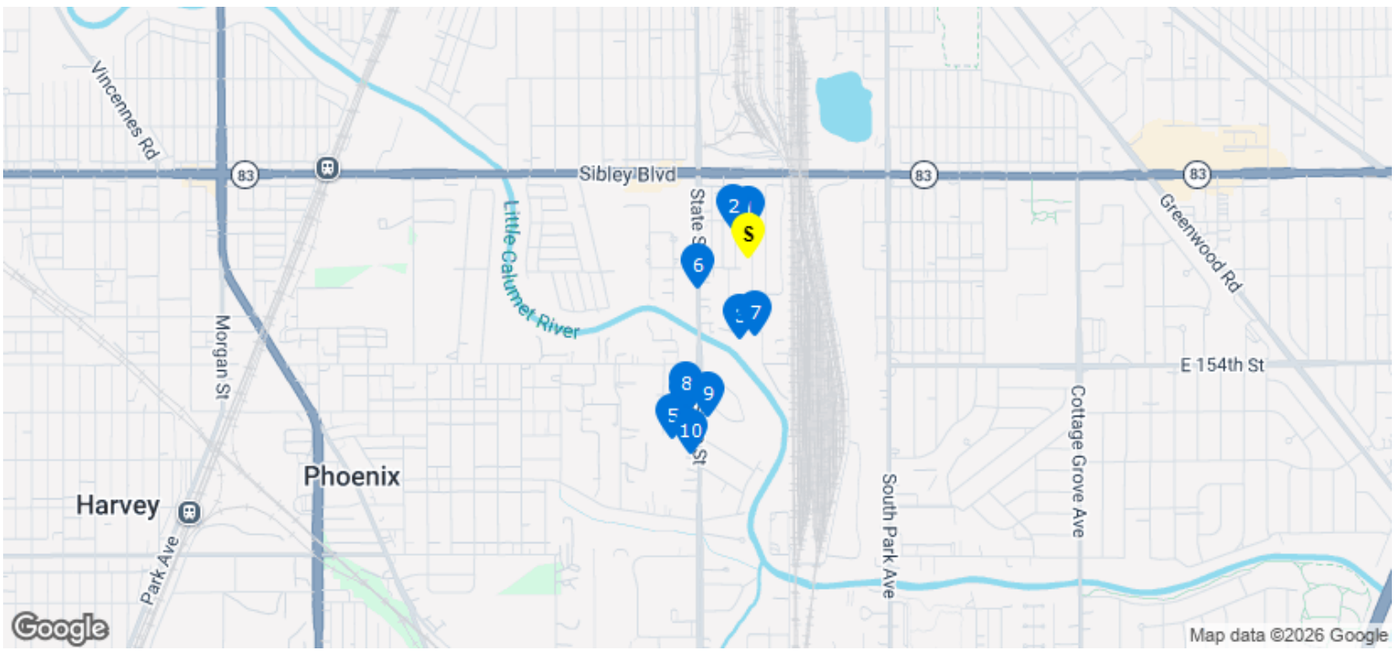
ICE SiteX Report

OrderID: 98761784

SiteX Property Information Report



Subject Property Location

15131 WABASH AVE, SOUTH HOLLAND, IL 60473-1068

County:	**COOK IL**	Census Tract:	8263.01
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	29-10-303-037	Thomas Bros Pg-Grid:	

Valuation

Value:	**$172,000**	FSD:	11	Common Confidence Score:	58
Value Range:	$153,080 - $190,920	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	37060
Assd Land Value:	$2,178	Market Land Value:	$21,780	Tax Year:	2024
Assd Improvement:	$10,881	Market Improvment Value:	$108,810	Total Taxable Value:	$3,785
Total Assessed Value:	$13,059	Total Assessor Market Value:	$130,590	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 3-5 Block: 4,4 District: 37 Subdivision: CALUMET STATE SIBLEY FIRST ADD SUB Sec/Twnship/Range: SEC 10 TWN 36N RNG 14E

Abbreviated Description:	(CALUMET) STATE (SIBLEY)(FIRST) ADD SUB OF LOT 5 & N 466.50FT OF LOT 4 IN MARTIN VELDS SUB OF LOTS 3 & 4 OF JACOB VANZANTES S
City/Muni/Twp:	THORNTON

Property Characteristics

Lot Size:	5,125 SF	Bedrooms:	3	Pool:	
Building Area:	1116 SF	Baths:	1	Fireplace:	
Year Built:	1962	Partial Baths:	1	Type Const:	Masonry
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Masonry
Number of Units:		Garage Type:	Detached Garage	Heating:	Forced air unit
Number of Stories:	1+AB	Number of Cars:	2	A/C:	None
Style:		Basement:	Full Basement	Roof Cover:	Composition Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/15/2026	Sales Price:	$165,641
Document #:	2601502094 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	08/11/2023	Sales Price:	N/A
Document #:	2322346288 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	08/02/2023	Loan Amount:	N/A
Document #:	2321429253 BK-PG -	Loan Type:	Conventional
Contract Date:	07/26/2023		
TD Due Date:	08/01/2053	Type Finance:	Fixed Rate

Legal Description:
Block: 4 Subdivision: CALUMET STATE SIBLEY FIRST ADDITION Map Ref: 0 Sec/Twnship/Range: E2&W2SW4 S10T36NR14E 3PM
Abbreviated Description: PORTION LOTS7&8

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Mortgage Record

Recording Date:	03/28/2022	Loan Amount:	N/A
Document #:	2208721006 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	03/08/2022		
TD Due Date:	03/01/2052	Type Finance:	Fixed Rate

Legal Description:
Lot: MP Block: 4 Subdivision: CALUMET STATE SIBLEY Sec/Twnship/Range: E2&W2SW4 S10T36NR14E 3PM
Abbreviated Description: PORTION LOTS7&8

Prior Transfer

Recording Date:	03/28/2022	Sales Price:	N/A
Document #:	2208721005 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	03/08/2022		
Document Type:	Deed		

Legal Description:
Lot: MP Block: 4 Subdivision: CALUMET STATE SIBLEY Sec/Twnship/Range: E2&W2SW4 S10T36NR14E 3PM
Abbreviated Description: PORTION LOTS7&8

Prior Transfer

Recording Date:	03/14/2022	Sales Price:	$180,000
Document #:	2207320483 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Prior Transfer

Recording Date:	07/18/2017	Sales Price:	$68,606
Document #:	1719908200 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	07/05/2017	Loan Amount:	N/A
Document #:	1718647076 BK-PG -	Loan Type:	Reverse Mortgage
Contract Date:	06/26/2017		
TD Due Date:		Type Finance:	ADJ

Legal Description:
Block: 4 Subdivision: CALUMET STATE SIBLEY FIRST ADDITION Map Ref: 0 Sec/Twnship/Range: E2W2SW4 S10T36NR14 E2W2SW4 S9T
Abbreviated Description: EXCS20FT LOT8&S21FT LOT7&N466.50FT LOT4; STR: S9T36NR14S10T36NR14E 3PM

Mortgage Record

Recording Date:	01/29/2016	Loan Amount:	N/A
Document #:	1602956080 BK-PG -	Loan Type:	Stand Alone Second
Contract Date:	01/07/2016		
TD Due Date:	02/01/2046	Type Finance:	

Legal Description:
Block: 4 Subdivision: CALUMET STATE SIBLEY FIRST ADDITION Map Ref: 0 Sec/Twnship/Range: E2&W2SW4 S10T36NR14E 3PM

Mortgage Record

Recording Date:	06/11/2012	Loan Amount:	N/A
Document #:	1216326013 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	03/21/2012		
TD Due Date:	06/01/2042	Type Finance:	

Legal Description:
Lot: MP Block: 4 Subdivision: CALUMET STATE SIBLEY FIRST ADDITION Sec/Twnship/Range: E2&W2SW4 S10T36NR14E 3P

Prior Transfer

Recording Date:	06/11/2012	Sales Price:	$36,500
Document #:	1216326012 BK-PG -	Type of Sale:	Lender Sold
Contract Date:	03/21/2012		
Document Type:	Deed		

Legal Description:
Lot: MP Block: 4 Subdivision: CALUMET STATE SIBLEY FIRST ADDITION Sec/Twnship/Range: E2&W2SW4 S10T36NR14E 3P

Prior Transfer

Recording Date:	03/01/2012	Sales Price:	$36,500
Document #:	1216326012 BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Lot: M Block: 4,4 District: 37 Subdivision: CALUMET STATE SIBLEY FIRST ADD SUB Sec/Twnship/Range: SEC 10 TWN 36N RNG 14E
Abbreviated Description: (CALUMET) STATE (SIBLEY)(FIRST) ADD SUB OF LOT 5 & N 466.50FT OF LOT 4 IN MARTIN VELDS SUB OF LOTS 3 & 4 OF JACOB VANZANTES S
City/Muni/Twp: THORNTON

Prior Transfer

Recording Date:	01/04/2012	Sales Price:	N/A
Document #:	1200411275 BK-PG -	Type of Sale:	Lender Owned
Contract Date:	12/30/2011		
Document Type:	Deed		

Legal Description:
Lot: MP Block: 4 Subdivision: CALUMET STATE SIBLEY FIRST ADDITION Sec/Twnship/Range: E2W2SW4 S10T36NR14E 3P

Prior Transfer

Recording Date:	03/25/2011	Sales Price:	$120,200
Document #:	1108411134 BK-PG -	Type of Sale:	
Document Type:	Assignment		

Legal Description:

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Mortgage Record

Recording Date:	05/20/2004	Loan Amount:	N/A
Document #:	0414147068 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	05/11/2004		
TD Due Date:	06/01/2034	Type Finance:	

Legal Description:
Lot: MP Block: 4 Subdivision: CALUMET STATE SIBLEY FIRST ADDITION
Abbreviated Description: LOT8 EXC S20 FT & S21 FT LOT7 LOT5 & N466.50 FT LOT4 MARTJE VELDS SUB LOTS3&4 E2 & PART W2 SW4 SEC10

Prior Transfer

Recording Date:	05/20/2004	Sales Price:	$124,000
Document #:	0414147067 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	05/11/2004		
Document Type:	Deed		

Legal Description:
Lot: MP Block: 4 Subdivision: CALUMET STATE SIBLEY FIRST ADDITION
Abbreviated Description: LOT8 EXC S20 FT & S21 FT LOT7 LOT5 & N466.50 FT LOT4 MARTJE VELDS SUB LOTS3&4 E2 & PART W2 SW4 SEC10

Mortgage Record

Recording Date:	05/20/2004	Loan Amount:	N/A
Document #:	BK-PG -	Loan Type:	
TD Due Date:		Type Finance:	

Legal Description:
Lot: MP Block: 4 Subdivision: CALUMET STATE SIBLEY FIRST ADDITION
Abbreviated Description: LOT8 EXC S20 FT & S21 FT LOT7 LOT5 & N466.50 FT LOT4 MARTJE VELDS SUB LOTS3&4 E2 & PART W2 SW4 SEC10

Mortgage Record

Recording Date:	01/24/2001	Loan Amount:	N/A
Document #:	0010063121 BK-PG -	Loan Type:	
Contract Date:	01/12/2001		
TD Due Date:	02/01/2031	Type Finance:	

Legal Description:
Lot: MP Block: 4 Subdivision: CALUMET STATE SIBLEY FIRST ADDITION Sec/Twnship/Range: E2 S10T36NR14E 3P
Abbreviated Description: SOUTH21 FT LOT7 SUB LOT5 & N455.50 FT LOT4 MARTJE VELDS SUB LOTS3&4 & PART W2 SW4 SEC10 TWP36N RNG14

Prior Transfer

Recording Date:	01/24/2001	Sales Price:	N/A
Document #:	0010063120 BK-PG -	Type of Sale:	Lender Sold
Contract Date:	01/12/2001		
Document Type:	Deed		

Legal Description:
Lot: MP Block: 4 Subdivision: CALUMET STATE SIBLEY FIRST ADDITION Sec/Twnship/Range: E2 S10T36NR14E 3P
Abbreviated Description: SOUTH21 FT LOT7 SUB LOT5 & N455.50 FT LOT4 MARTJE VELDS SUB LOTS3&4 & PART W2 SW4 SEC10 TWP36N RNG14

Prior Transfer

Recording Date:	08/17/2000	Sales Price:	N/A
Document #:	00632134 BK-PG -	Type of Sale:	Lender Owned
Contract Date:	04/12/2000		
Document Type:	Deed		

Legal Description:
Lot: MP Block: 4 Subdivision: CALUMET STATE SIBLEY FIRST ADDITION Sec/Twnship/Range: E2 S10T36NR14E 3P
Abbreviated Description: SOUTH21 FT LOT7 BLK4 LOT5 & N466.50 FT LOT4 MARTJE VELDS SUB LOTS3&4 & PART W2 SW4 SEC10 TWP36N RNG

Area Sales Analysis

Total Area Sales	$1,815,000	Median # of Bedrooms	3
Median Lot Size	7,231 SF	Median # of Baths	1
Median Living Area	1,116 SF	Median Year Built	1961
Price Range - 2 Yrs	$100,000 to $331,000	Age Range	59 years to 108 years
Median Value	$166,500	Median Age	65 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.07Mi.	**15061 WABASH AVE** **SOUTH HOLLAND, IL 60473-1066**	05/08/2026	$150,000	$134	1116	5/3/1	1961	5,000 SF	
		APN: 29-10-301-019 Document #: 2612820189 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 19 Block: 2 Subdivision: CALUMET STATE SIBLEY FIRST ADDITION Sec/Twnship/Range: E2&W2SW4 S10T6NR14E 3PM Abbreviated Description: Lot:19 Block:2 Subdivision:CALUMET STATE SIBLEY FIRST ADDITION Sec/Twnship/Range:E2&W2SW4 S10T6NR14E 3PM								
2	.09Mi.	**15056 WABASH AVE** **SOUTH HOLLAND, IL 60473-1065**	07/14/2026	$331,000	$297	1116	5/3/1	1961	5,000 SF	
		APN: 29-10-300-038 Document #: 2619516029 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 13 Block: 1 Subdivision: CALUMET STATE SIBLEY FIRST ADDITION Abbreviated Description: Lot:13 Block:1 Subdivision:CALUMET STATE SIBLEY FIRST ADDITION								
3	.16Mi.	**15245 STATE ST** **SOUTH HOLLAND, IL 60473-1062**	10/20/2026	$108,900	$68	1602	7/4/1	1908	14,942 SF	
		APN: 29-10-304-073 Document #: 2629310029 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Sec/Twnship/Range: SW4 S10T36NR14E 3PM Abbreviated Description: Sec/Twnship/Range:SW4 S10T36NR14E 3PM								
4	.21Mi.	**15256 WABASH AVE** **SOUTH HOLLAND, IL 60473-1069**	07/01/2026	$177,000	$147	1206	6/3/1	1959	9,342 SF	
		APN: 29-10-304-032 Document #: 2618231133 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 14 Subdivision: R & B SUBDIVISION MapRef: DOC 17058413 Sec/Twnship/Range: E2W2SW4 S10T36NR14E 3PM Abbreviated Description: Lot:14 Subdivision:R & B SUBDIVISION Map Ref:DOC 17058413Sec/Twnship/Range:E2W2SW4 S10T36NR14E 3PM								

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5	.24Mi.	**15300 HANEY RD** **SOUTH HOLLAND, IL 60473-1028**	05/18/2026	$73,000	$49	1496	5/3/1	1873	16,030 SF

APN: 29-10-304-069 Document #: 2613802095
Document Type: Special Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 4 Subdivision: VELDS SUBDIVISION Sec/Twnship/Range: W2SW4 S10T36NR14E 3PM Abbreviated Description: Subdivision:VELDS SUBDIVISION Sec/Twnship/Range:W2SW4 S10T36NR14E 3PM Abbreviated Description:PORTION LOT4

6	.26Mi.	**14924 INDIANA AVE** **DOLTON, IL 60419-1624**	06/25/2026	$465,000	$116	4000	12//	1975	7,920 SF

APN: 29-09-211-059 Document #: 2617602359
Document Type: Special Warranty Deed Price Code: A
Land Use: Apartments (generic)
Legal: Lot: 12-15 Block: 6 Subdivision: AVALON ADDITION MapRef: DOC 9704693 Sec/Twnship/Range: NE4 S09T36NR14E 3PM Abbreviated Description: Lot:12-15 Block:6 Subdivision:AVALON ADDITION Map Ref:DOC 9704693Sec/Twnship/Range:NE4 S09T36NR14E 3PM Abbreviated Description:PORTION LOT12

7	.37Mi.	**15101 BEACHVIEW TER** **DOLTON, IL 60419-2510**	08/31/2026	$79,000	$107	741	4/2/1	1978	4,167 SF

APN: 29-10-309-001 Document #: 2624302037
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 24 Block: 2 Subdivision: CALUMET BUSINESS CENTER FIRST ADDITION Sec/Twnship/Range: NE4SW4 S10T36NR14E 3PM Abbreviated Description: Lot:24 Block:2 Subdivision:CALUMET BUSINESS CENTER FIRST ADDITION Sec/Twnship/Range:NE4SW4 S10T36NR14E 3PM

8	.37Mi.	**14906 MICHIGAN AVE** **DOLTON, IL 60419-1614**	10/14/2025	$92,500	$90	1032	5/2/1	1956	5,704 SF

APN: 29-09-210-034 Document #: 2528723233
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 2&3 Block: 7 Subdivision: AVALON ADDITION Sec/Twnship/Range: NE4 S09T36NR14E 3PM Abbreviated Description: Lot:2&3 Block:7 Subdivision:AVALON ADDITION Sec/Twnship/Range:NE4 S09T36NR14E 3PM Abbreviated Description:PORTION LOT3

9	.39Mi.	**14918 WABASH AVE** **DOLTON, IL 60419-1623**	09/14/2026	$135,000	$106	1277	5/3/1	1957	5,676 SF

APN: 29-09-209-030 Document #: 2625710111
Document Type: Special Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 6&7 Block: C Subdivision: AVALON ADDITION Sec/Twnship/Range: NE4 S09T36NR14E 3PM Abbreviated Description: Lot:6&7 Block:C Subdivision:AVALON ADDITION Sec/Twnship/Range:NE4 S09T36NR14E 3PM Abbreviated Description:PORTION LOT6

10	.4Mi.	**14824 EDBROOKE AVE** **DOLTON, IL 60419-1628**	07/14/2026	$102,500	$110	934	5/2/1	1954	5,208 SF

APN: 29-09-207-025 Document #: 2619527002
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 5 Block: 1 Subdivision: TOWN AND COUNTRY HOMES FOURTH ADDITION Sec/Twnship/Range: NE4 S09T36NR14E 3PM Abbreviated Description: Lot:5 Block:1 Subdivision:TOWN AND COUNTRY HOMES FOURTH ADDITION Sec/Twnship/Range:NE4 S09T36NR14E 3PM City/Muni/Twp:IVANHOE City/Muni/Twp: IVANHOE

11	.4Mi.	**14717 RIVERSIDE DR** **SOUTH HOLLAND, IL 60473-1087**	04/07/2026	$35,000	$48	728	4/2/1	1949	7,381 SF

APN: 29-09-406-044 Document #: 2609731172
Document Type: Special Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 6 Subdivision: VIOLANTES RESUBDIVISION OF LOTS E NAD F IN CALUMEN Sec/Twnship/Range: SE4 S09T Abbreviated Description: Lot:6 Subdivision:VIOLANTES RESUBDIVISION OF LOTS E NAD F IN CALUMEN Sec/Twnship/Range:SE4 S09T

12	.41Mi.	**14908 WABASH AVE** **DOLTON, IL 60419-1623**	10/05/2026	$161,000	$126	1277	6/3/1	1956	5,676 SF

APN: 29-09-209-027 Document #: 2627825002
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 3&4 Block: C Subdivision: AVALON ADDITION Sec/Twnship/Range: NE4 S09T36NR14E 3PM Abbreviated Description: Lot:3&4 Block:C Subdivision:AVALON ADDITION Sec/Twnship/Range:NE4 S09T36NR14E 3PM Abbreviated Description:PORTION LOT4

13	.42Mi.	**38 E GRANDVIEW DR** **SOUTH HOLLAND, IL 60473-1052**	02/05/2026	$500,000	$138	3636	9/4/2	2004	10,833 SF

APN: 29-15-109-009 Document #: 2603632013
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 9 Subdivision: MORNINGSIDE Sec/Twnship/Range: SW4 S10&W2NW4 S15 T36NR14E 3PM Abbreviated Description: Lot:9 Subdivision:MORNINGSIDE Sec/Twnship/Range:SW4 S10&W2NW4 S15 T36NR14E 3PM

14	.42Mi.	**15439 DEARBORN ST** **SOUTH HOLLAND, IL 60473-1215**	09/09/2025	$235,000	$212	1108	5/3/1	1967	7,261 SF

APN: 29-16-205-086 Document #: 2525218006
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 20 Subdivision: SOUTH HAVAN PARK Sec/Twnship/Range: NE4 S16T36NR14E 3PM Abbreviated Description: Lot:20 Subdivision:SOUTH HAVAN PARK Sec/Twnship/Range:NE4 S16T36NR14E 3PM

15	.43Mi.	**15121 MARTIN LUTHER KING JR DR** **DOLTON, IL 60419-2516**	08/17/2026	$183,000	$164	1117	5/3/1	1956	4,950 SF

APN: 29-10-407-041 Document #: 2622923181
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 10-12 Block: 3 Subdivision: CALUMET CENTER GARDENS Sec/Twnship/Range: NW4SE4 S10T36NR14E 3PM Abbreviated Description: Lot:10-12 Block:3 Subdivision:CALUMET CENTER GARDENS Sec/Twnship/Range:NW4SE4 S10T36NR14E 3PM Abbreviated Description:PORTION LOTS10&12

16	.43Mi.	**15444 STATE ST** **SOUTH HOLLAND, IL 60473-1266**	05/04/2026	$207,000	$165	1254	5/3/1	1961	11,700 SF

APN: 29-16-205-049 Document #: 2612421062
Document Type: Special Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 3-5 Section: 9,10&15 Subdivision: SCHAAPS HEIRS DIVISION Sec/Twnship/Range: S16T36NR14E 3PM Abbreviated Description: Section:9,10&15 Subdivision:SCHAAPS HEIRS DIVISION Sec/Twnship/Range:S16T36NR14E 3PM Abbreviated Description:PORTION LOTS3-5

17	.43Mi.	**14844 WABASH AVE** **DOLTON, IL 60419-1621**	03/10/2026	$125,000	$98	1277	6/3/1	1956	5,922 SF

APN: 29-09-205-023 Document #: 2606911037
Document Type: Special Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 4&5 Block: B Subdivision: AVELON ADDITION Sec/Twnship/Range: NE4 S09T36NR14E 3PM Abbreviated Description: Lot:4&5 Block:B Subdivision:AVELON ADDITION Sec/Twnship/Range:NE4 S09T36NR14E 3PM Abbreviated Description:PORTION LOT4

18	.44Mi.	**547 E 148TH PL** **HARVEY, IL 60426-2568**	08/03/2026	$213,000	$226	944	6/3/1	1942	5,160 SF

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APN: 29-09-403-025 Document #: 2621531003
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 15 Block: 3 Subdivision: SIBLEY RIVERSIDE HEIGHTS Sec/Twnship/Range: SE4 S09T36NR14E 3PM Abbreviated Description: Lot:15 Block:3 Subdivision:SIBLEY RIVERSIDE HEIGHTS Sec/Twnship/Range:SE4 S09T36NR14E 3PM

19	.44Mi.	**551 E 149TH ST HARVEY, IL 60426-2526**	09/19/2025	$115,000	$160	720	6/3/1	1942	5,160 SF

APN: 29-09-404-030 Document #: 2526214032
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 17 Block: 4 Subdivision: SIBLEY RIVERSIDE HEIGHTS Sec/Twnship/Range: SE4 S09T36NR14E 3PM Abbreviated Description: Lot:17 Block:4 Subdivision:SIBLEY RIVERSIDE HEIGHTS Sec/Twnship/Range:SE4 S09T36NR14E 3PM

20	.45Mi.	**540 E 148TH PL HARVEY, IL 60426-2569**	01/27/2026	$90,000	$96	938	7/3/1	1954	5,160 SF

APN: 29-09-404-014 Document #: 2602720116
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 28 Block: 4 Subdivision: SIBLEY RIVERSIDE HEIGHTS SUBDIVISION Sec/Twnship/Range: SE4 S09T36NR14E 3PM Abbreviated Description: Lot:28 Block:4 Subdivision:SIBLEY RIVERSIDE HEIGHTS SUBDIVISION Sec/Twnship/Range:SE4 S09T36NR14E 3PM

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.	**15131 WABASH AVE**	**03/01/2012**	$130,590	$13,059	1,116	5/3/1	1962	5,125 SF	
.01Mi.	**15127 WABASH AVE**	**07/22/2016**	$132,000	$13,200	1,177	5/3/1	1960	5,125 SF	
.01Mi.	**15135 WABASH AVE**	**12/01/2010**	$137,000	$13,700	1,116	5/3/1	1961	5,125 SF	
.02Mi.	**15139 WABASH AVE**	**06/21/1995**	$132,000	$13,200	1,116	5/3/1	1962	5,125 SF	
.02Mi.	**15123 WABASH AVE**	**09/14/2022**	$132,000	$13,200	1,116	5/3/1	1960	5,125 SF	
.02Mi.	**15143 WABASH AVE**	**10/24/2023**	$160,000	$16,000	1,072	5/3/1	1960	5,125 SF	
.02Mi.	**15119 WABASH AVE**	**02/09/1993**	$137,000	$13,700	1,188	6/3/1	1960	5,125 SF	
.03Mi.	**15147 WABASH AVE**	**09/15/2009**	$132,000	$13,200	1,116	5/3/1	1962	5,125 SF	
.03Mi.	**15113 WABASH AVE**	**09/29/1992**	$140,000	$14,000	1,116	5/3/1	1960	5,125 SF	
.04Mi.	**15132 WABASH AVE**	**11/24/2020**	$200,000	$20,000	1,206	5/3/1	1961	5,125 SF	
.04Mi.	**15136 WABASH AVE**	**05/01/2000**	$140,000	$14,000	1,116	5/3/2	1961	5,125 SF	
.04Mi.	**15128 WABASH AVE**		$137,000	$13,700	1,116	5/3/1	1961	5,125 SF	
.04Mi.	**15151 WABASH AVE**	**09/12/2014**	$160,000	$16,000	1,148	6/3/1	1961	5,125 SF	
.04Mi.	**15107 WABASH AVE**	**07/01/2004**	$140,000	$14,000	1,116	6/3/1	1960	5,250 SF	
.04Mi.	**15140 WABASH AVE**	**08/01/2003**	$137,000	$13,700	1,116	5/3/1	1960	5,125 SF	
.04Mi.	**15124 WABASH AVE**	**03/01/2008**	$140,000	$14,000	1,175	5/3/1	1961	5,125 SF	

Rent vs. Own

Households Occupied by Renters:	18%	Households Occupied by Owners:	76%

ICE SiteX Report

OrderID: 98761784

Demographics & Income

Median Age:	42.8 years old	Households:	8,060
Median Household Income:	$81,650	Households w/Family:	70%
Household Income Per Capita:	$33,063	Households w/Family Married:	38%
Most Common Education Level:	Some College	Households w/Family Children:	29%

School District

School District Zone:	Dolton School District 149	Students:	2,192
Number of Schools:	8	Rating:	F

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.54Mi.	**Creative Communications Academy** Number of Students: 246 Student-Teacher Ratio: 20.5	F	Public	6 - 6
2.54Mi.	**School of Fine Arts** Number of Students: 224 Student-Teacher Ratio: 20.36	F	Public	7 - 7
2.54Mi.	**School of Fine Arts** Number of Students: 224 Student-Teacher Ratio: 20.36	F	Public	7 - 7
2.62Mi.	**Carol Moseley Braun School** Number of Students: 264 Student-Teacher Ratio: 16.5	D	Public	KG - 5
2.62Mi.	**Carol Moseley Braun School** Number of Students: 264 Student-Teacher Ratio: 16.5	D	Public	KG - 5
2.54Mi.	**S T E M Academy** Number of Students: 243 Student-Teacher Ratio: 21.13	D	Public	8 - 8
2.54Mi.	**S T E M Academy** Number of Students: 243 Student-Teacher Ratio: 21.13	D	Public	8 - 8
0.87Mi.	**Thornridge High School** Number of Students: 969 Student-Teacher Ratio: 15.38 Advanced Placement: Yes	F	Public	9 - 12
0.87Mi.	**Thornridge High School** Number of Students: 969 Student-Teacher Ratio: 15.38 Advanced Placement: Yes	F	Public	9 - 12
1.69Mi.	**Diekman Elementary School** Number of Students: 227 Student-Teacher Ratio: 18.92	D-	Public	PK - 5
1.69Mi.	**Diekman Elementary School** Number of Students: 227 Student-Teacher Ratio: 18.92	D-	Public	PK - 5
2.54Mi.	**Creative Communications Academy** Number of Students: 246 Student-Teacher Ratio: 20.5	F	Public	6 - 6

Flood Report

The Subject Property of **15131 WABASH AVE, SOUTH HOLLAND, IL 60473-1068** is in **Zone X500** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 0.2% ANNUAL CHANCE FLOODING; AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; OR AN AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOODING.
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	103%	SIMILAR
BURGLARY	100%	SIMILAR
MOTOR VEHICLE THEFT	79%	LOWER
FORCIBLE ROBBERY	120%	HIGHER
AGGRAVATED ASSAULT	72%	NOTABLY LOWER
FORCIBLE RAPE	133%	NOTABLY HIGHER
MURDER	59%	NOTABLY LOWER
OVERALL	61%	NOTABLY LOWER

Disaster Alerts

No alerts noted

ICE SiteX Report

OrderID: 98761784

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