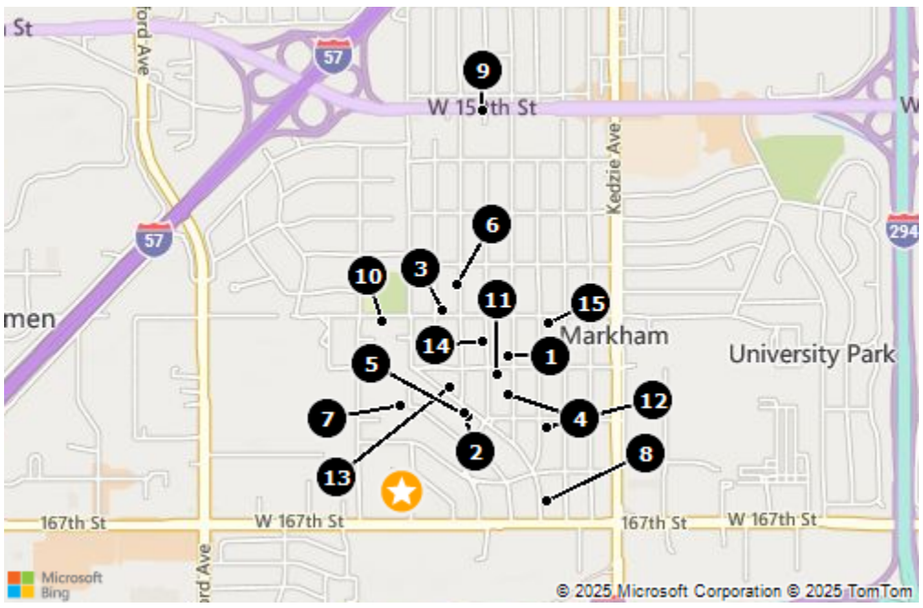
ICE SiteX Report

OrderID: 95083965

SiteX Property Information Report



Subject Property Location

16646 CENTRAL PARK AVE, MARKHAM, IL 60428-5336

County:	**COOK IL**	Census Tract:	170318256.003029
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	28-23-305-048	Thomas Bros Pg-Grid:	

Valuation

Value:	**$320,000**	FSD:	28
Value Range:	$230,400 - $409,600	Confidence Score:	72

County Tax & Assessment

Assessment Year:	2023	Market Value Year:	2023	Tax Rate Code Area:	13043
Assd Land Value:	$2,137	Market Land Value:	$21,370	Tax Year:	2023
Assd Improvement:	$22,862	Market Improvment Value:	$228,620	Total Taxable Value:	$12,146
Total Assessed Value:	$24,999	Total Assessor Market Value:	$249,990	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 13
City/Muni/Twp: BREMEN

Property Characteristics

Lot Size:	9,502 SF	Bedrooms:	4	Pool:	
Building Area:	2593 SF	Baths:	2	Fireplace:	1
Year Built:	2007	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Masonry
Number of Units:		Garage Type:	Attached	Heating:	
Number of Stories:	2+B	Number of Cars:	3	A/C:	Central
Style:		Basement:	Unfinished	Roof Cover:	Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	12/12/2016	Loan Amount:	N/A
Document #:	1634747285 BK-PG -	Loan Type:	FHA
TD Due Date:		Type Finance:	

Legal Description:
Lot: 6 Block: 4 Subdivision: GROVER C ELMORE AND COS HAZELCREST FARMS Sec/Twnship/Range: SW4 S23T36NR13E 3PM

Mortgage Record

Recording Date:	07/10/2014	Loan Amount:	N/A
Document #:	1419108127 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	06/01/2044	Type Finance:	

Legal Description:
Lot: 6 Subdivision: WATKINS OUTREACH DEVELOPMENT RESUBDIVISION Sec/Twnship/Range: SW4 S23T36NR13E 3PM

Prior Transfer

Recording Date:	02/24/2009	Sales Price:	$305,210
Document #:	0905545016 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/19/2009	Loan Amount:	N/A
Document #:	0905008009 BK-PG -	Loan Type:	FHA
TD Due Date:	02/01/2039	Type Finance:	

ICE SiteX Report

OrderID: 95083965

Legal Description:
Lot: 6 Block: 4 Subdivision: GROVER C ELMORE & COS HAZELCREST FARMS Sec/Twnship/Range: SW4 S23T36NR13E 3P

Prior Transfer

Recording Date:	08/13/2008	Sales Price:	$297,250
Document #:	0822636197 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/31/2008	Loan Amount:	N/A
Document #:	0821308097 BK-PG -	Loan Type:	FHA
TD Due Date:	08/01/2038	Type Finance:	ADJ

Legal Description:
Lot: 6 Block: 4 Subdivision: GROVER C ELMORE & COS HAZELCREST FARMS Sec/Twnship/Range: SW4 S23T36NR13E 3P
Abbreviated Description: WATKINS OUTREACH DEVELOPMENT RESUB PARTS LOTS4&5 &LOT6

Mortgage Record

Recording Date:	07/18/2007	Loan Amount:	N/A
Document #:	0719941014 BK-PG -	Loan Type:	New Conventional
TD Due Date:	07/01/2037	Type Finance:	ADJ

Legal Description:
Lot: 6 Subdivision: GROVER C ELMORE & COS HAZELCREST FARMS Sec/Twnship/Range: SW4 S23T36NR13E 3P
Abbreviated Description: WATKINS OUTREACH DEVELOPMENT RESUB PART LOTS4&5 & 6 BLK4

Prior Transfer

Recording Date:	07/12/2007	Sales Price:	$276,250
Document #:	0719321124 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/30/2007	Sales Price:	$250,750
Document #:	0703026015 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/23/2007	Loan Amount:	N/A
Document #:	0702355038 BK-PG -	Loan Type:	Unknown
TD Due Date:	01/01/2037	Type Finance:	ADJ

Legal Description:
Lot: 6 Subdivision: WATKINS OUTREACH DEVELOPMENT RESUBDIVISION Sec/Twnship/Range: SW4 S23T36NR13E 3P
Abbreviated Description: PART LOTS4&5 & ALL LOT6 BLK4 GROVER C ELMORE & COSHAZELCREST FARMS

Prior Transfer

Recording Date:	06/28/2006	Sales Price:	$200,000
Document #:	0617955103 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/23/2005	Sales Price:	$295,000
Document #:	0526647021 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/09/2005		
Document Type:	Warranty Deed		

Legal Description:
Lot: 6 Subdivision: WATKINS OUTREACH DEVELOPMENT RESUBDIVISION Sec/Twnship/Range: SW4 S23T36NR13E 3P
Abbreviated Description: PART LOTS4&5 & LOT6 BLK4 GROVER C ELMORE & COS HAZELCREST FARMS

Mortgage Record

Recording Date:	08/03/2005	Loan Amount:	N/A
Document #:	0521553129 BK-PG -	Loan Type:	Building or Construction Loan
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 6 Subdivision: WATKINS OUTREACH DEVELOPMENT RESUBDIVISION Sec/Twnship/Range: SW4 S23T36NR13E 3P
Abbreviated Description: PARTS LOTS4&5 & ALL LOT6 BLK4 GROVER C ELMORE & COS HAZELCREST FARMS

Prior Transfer

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

Legal Description:
District: 13
City/Muni/Twp: BREMEN

Area Sales Analysis

Total Area Sales	$2,486,000	Median # of Bedrooms	3
Median Lot Size	11,097 SF	Median # of Baths	1
Median Living Area	1,200 SF	Median Year Built	1956
Price Range - 2 Yrs	$62,000 to $255,000	Age Range	24 years to 71 years
Median Value	$162,500	Median Age	69 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool

ICE SiteX Report

OrderID: 95083965

1	.42Mi.	**16342 HOMAN AVE** **MARKHAM, IL 60428-5427**	07/09/2025	$240,000	$125	1920	/4/2	1955	7,980 SF

APN: 28-23-403-041 Document #: 2519002059
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 11&12 Block: 37 Subdivision: H W ELMORES KEDZIE AVENUE RIDGE Sec/Twnship/Range: NE4&SW4 S23T36NR13E 3PM Abbreviated Description: Lot:11&12 Block:37 Subdivision:H W ELMORES KEDZIE AVENUE RIDGE Sec/Twnship/Range:NE4&SW4 S23T36NR13E 3PM

2	.24Mi.	**16474 BELLEPLAINE DR** **MARKHAM, IL 60428-5330**	07/08/2025	$225,000	$173	1294	/3/1	2001	11,250 SF

APN: 28-23-415-043 Document #: 2518922090
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 15&16 Block: 43 Subdivision: H W ELMORES KEDZIE AVENUE RIDGE Sec/Twnship/Range: NE4&SE4 S23T36NR13E 3PM Abbreviated Description: Lot:15&16 Block:43 Subdivision:H W ELMORES KEDZIE AVENUE RIDGE Sec/Twnship/Range:NE4&SE4 S23T36NR13E 3PM Abbreviated Description:PORTION LOT16

3	.45Mi.	**16251 CLIFTON PARK AVE** **MARKHAM, IL 60428-5420**	06/27/2025	$180,000	$150	1200	/3/1	1954	14,676 SF

APN: 28-23-225-034 Document #: 2517830283
Document Type: Special Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 15-17 Block: 26 Subdivision: H W ELMORES KEDZIE AVENUE RIDGE Sec/Twnship/Range: NE4&SE4 S23T36NR13E 3PM Abbreviated Description: Lot:15-17 Block:26 Subdivision:H W ELMORES KEDZIE AVENUE RIDGE Sec/Twnship/Range:NE4&SE4 S23T36NR13E 3PM Abbreviated Description:PORTION LOT17

4	.34Mi.	**16426 HOMAN AVE** **MARKHAM, IL 60428-5507**	06/13/2025	$90,000	$63	1419	/3/1	1999	8,512 SF

APN: 28-23-410-037 Document #: 2516407015
Document Type: Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 6&7 Block: 49 Subdivision: H WELMORE KEDZIE AVENUE RIDGE Sec/Twnship/Range: NE4&SE4 S23T36NR13E 3PM Abbreviated Description: Lot:6&7 Block:49 Subdivision:H WELMORE KEDZIE AVENUE RIDGE Sec/Twnship/Range:NE4&SE4 S23T36NR13E 3PM

5	.24Mi.	**16484 BELLEPLAINE DR** **MARKHAM, IL 60428-5330**	04/24/2025	$255,000	$170	1495	/4/1	1962	11,250 SF

APN: 28-23-415-044 Document #: 2511409006
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 17&16 Block: 43 Subdivision: H W ELMORES KEDZIE AVENUE RIDGE Sec/Twnship/Range: S23T36NR13E 3PM Abbreviated Description: Lot:17&16 Block:43 Subdivision:H W ELMORES KEDZIE AVENUE RIDGE Sec/Twnship/Range:S23T36NR13E 3PM Abbreviated Description:PORTION LOT16

6	.52Mi.	**16218 SAINT LOUIS AVE** **MARKHAM, IL 60428-5429**	04/03/2025	$214,000	$201	1060	/3/1	1954	7,980 SF

APN: 28-23-225-037 Document #: 2509331015
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 5&6 Block: 26 Subdivision: H W ELMORES KEDZIE AVENUE RIDGE Sec/Twnship/Range: NE4&SE4 S23T36NR13E 3PM Abbreviated Description: Lot:5&6 Block:26 Subdivision:H W ELMORES KEDZIE AVENUE RIDGE Sec/Twnship/Range:NE4&SE4 S23T36NR13E 3PM Abbreviated Description:PORTION LOT6

7	.21Mi.	**16436 CENTRAL PARK AVE** **MARKHAM, IL 60428-5334**	03/31/2025	$130,000	$87	1488	/3/1	1960	29,490 SF

APN: 28-23-303-012 Document #: 2509008018
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 4 Block: 1 Subdivision: GROVER C ELMORE AND COMPANYS HAZELCREST FARMS MapRef: DOC 12757987 Sec/Twnship/Range: SW4 S23T36NR03E 3PM Abbreviated Description: Lot:4 Block:1 Subdivision:GROVER C ELMORE AND COMPANYS HAZELCREST FARMS Map Ref:DOC 12757987Sec/Twnship/Range:SW4 S23T36NR03E 3PM

8	.35Mi.	**16629 TURNER AVE** **MARKHAM, IL 60428-5324**	01/14/2025	$100,000	$84	1184	/3/1	1956	11,097 SF

APN: 28-23-428-026 Document #: 2501423097
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 16-18 Block: 59 Subdivision: H W ELMORES KEDZIE AVENUE RIDGE Sec/Twnship/Range: NE4&SE4 S23T36NR13E 3PM Abbreviated Description: Lot:16-18 Block:59 Subdivision:H W ELMORES KEDZIE AVENUE RIDGE Sec/Twnship/Range:NE4&SE4 S23T36NR13E 3PM Abbreviated Description:PORTION LOTS16&18

9	.53Mi.	**3714 W 159TH ST** **MARKHAM, IL 60428-**	12/04/2024	$162,500	$155	1048	/3/1	1956	16,800 SF

APN: 28-23-121-013 Document #: 2433918088
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 3 Block: 19 Subdivision: ARTHUR T MCINTOSH & COMPANYS SOUTH TOWN MANOR UNIT MapRef: DOC 1279115 Sec/Twnship/Range: NE4 S22&NW4 S23 T36NR13E 3PM Abbreviated Description: Lot:3 Block:19 Subdivision:ARTHUR T MCINTOSH & COMPANYS SOUTH TOWN MANOR UNIT Map Ref:DOC 1279115Sec/Twnship/Range:NE4 S22&NW4 S23 T36NR13E 3PM

10	.42Mi.	**3619 W 163RD ST** **MARKHAM, IL 60428-4415**	11/19/2024	$62,000	$53	1167	/3/1	1991	6,360 SF

APN: 28-23-301-030 Document #: 2432402488
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 4 Subdivision: MAHERS SUBDIVISION Sec/Twnship/Range: E2SW4 S23T36NR13E 3PM Abbreviated Description: Lot:4 Subdivision:MAHERS SUBDIVISION Sec/Twnship/Range:E2SW4 S23T36NR13E 3PM

11	.35Mi.	**16413 TRUMBULL AVE** **MARKHAM, IL 60428-5526**	10/31/2024	$200,000	$182	1095	/3/1	1959	9,975 SF

APN: 28-23-410-025 Document #: 2430518022
Document Type: Special Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 21&22 Block: 49 Subdivision: H W ELMORES KEDZIE AVENUE RIDGE Sec/Twnship/Range: NE4&SE4 S23T36NR13E 3PM Abbreviated Description: Lot:21&22 Block:49 Subdivision:H W ELMORES KEDZIE AVENUE RIDGE Sec/Twnship/Range:NE4&SE4 S23T36NR13E 3PM

12	.38Mi.	**16505 TURNER AVE** **MARKHAM, IL 60428-5528**	10/17/2024	$185,000	$151	1219	/3/1	1955	16,372 SF

APN: 28-23-421-034 Document #: 2429110011
Document Type: Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 21&22 Block: 52 Subdivision: H W ELMORES KEDZIE AVENUE RIDGE Sec/Twnship/Range: NE4&SE4 S23T36NR13E 3PM Abbreviated Description: Lot:21&22 Block:52 Subdivision:H W ELMORES KEDZIE AVENUE RIDGE Sec/Twnship/Range:NE4&SE4 S23T36NR13E 3PM

13	.28Mi.	**16437 BELLEPLAINE DR** **MARKHAM, IL 60428-5329**	10/01/2024	$155,000	$146	1060	/3/1	1955	8,100 SF

APN: 28-23-408-016 Document #: 2427502064
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential

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OrderID: 95083965

Legal: Lot: 6&7 Block: 41 Subdivision: H W ELMORES KEDZIE AVENUE RIDGE Sec/Twnship/Range: NE4&SE4 S23T36NR13E 3PM Abbreviated Description: Block:41 Subdivision:H W ELMORES KEDZIE AVENUE RIDGE Sec/Twnship/Range:NE4&SE4 S23T36NR13E 3PM Abbreviated Description:PORTION LOTS6&7

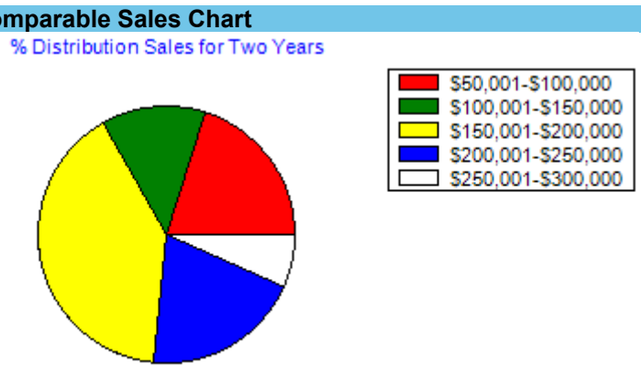
14	.41Mi.	**16322 TRUMBULL AVE MARKHAM, IL 60428-5443**	09/30/2024	$160,000	$156	1020	/3/1	1954	7,980 SF

APN: 28-23-402-038 Document #: 2427420036
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 6&7 Block: 38 Subdivision: H W ELMORES KEDZIE AVENUE RIDGE Sec/Twnship/Range: NE4&SE4 S23T36NR13E 3PM Abbreviated Description: Block:38 Subdivision:H W ELMORES KEDZIE AVENUE RIDGE Sec/Twnship/Range:NE4&SE4 S23T36NR13E 3PM Abbreviated Description:PORTION LOTS6&7

15	.54Mi.	**16305 TURNER AVE MARKHAM, IL 60428-5446**	09/16/2024	$127,500	$86	1477	/3/1	1958	14,793 SF

APN: 28-23-405-029 Document #: 2426020017
Document Type: Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 27&28 Block: 35 Subdivision: H W ELMORES KEDZIE AVENUE RIDGE Sec/Twnship/Range: NE4&SE4 S23T36NR13E 3PM Abbreviated Description: Lot:27&28 Block:35 Subdivision:H W ELMORES KEDZIE AVENUE RIDGE Sec/Twnship/Range:NE4&SE4 S23T36NR13E 3PM Abbreviated Description:PORTION LOT26

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.	**16646 CENTRAL PARK AVE**		$249,990	$24,999	2,593	/4/2	2007	9,502 SF	
.01Mi.	**16648 CENTRAL PARK AVE**		$249,990	$24,999	2,436	/4/2	2004	8,776 SF	
.02Mi.	**16650 CENTRAL PARK AVE**		$249,990	$24,999	2,436	/4/2	2004	8,776 SF	
.03Mi.	**3600 WATKINS CT**	**09/27/2010**	$239,990	$23,999	2,623	/4/2	2004	9,139 SF	
.03Mi.	**3610 WATKINS CT**		$239,990	$23,999	2,436	/4/2	2004	11,878 SF	
.04Mi.	**16652 CENTRAL PARK AVE**		$227,710	$22,771	2,436	/4/2	2004	9,500 SF	
.04Mi.	**3610 W 167TH ST**	**09/20/2005**	$139,970	$13,997	1,012	/2/1	1952	39,988 SF	
.04Mi.	**16647 CENTRAL PARK AVE**	**10/14/2011**	$249,990	$24,999	2,691	/4/2	2007	12,355 SF	
.04Mi.	**3640 WATKINS CT**		$249,990	$24,999	2,739	/4/2	2005	10,570 SF	
.04Mi.	**3620 WATKINS CT**		$199,990	$19,999	1,751	/3/2	2004	8,273 SF	
.05Mi.	**16622 WEDGEWOOD AVE**		$119,990	$11,999	1,312	/3/1	1962	11,250 SF	
.05Mi.	**16654 CENTRAL PARK AVE**		$229,990	$22,999	2,346	/4/2	2004	9,499 SF	
.05Mi.	**3630 WATKINS CT**		$249,990	$24,999	2,436	/4/2	2005	12,459 SF	
.05Mi.	**3648 W 167TH ST**	**10/25/2010**	$199,990	$19,999	1,386	/3/2	1960	39,988 SF	
.06Mi.	**16649 CENTRAL PARK AVE**		$279,990	$27,999	2,744	/4/2	2007	15,533 SF	
.06Mi.	**16628 WEDGEWOOD AVE**	**01/12/2004**	$119,990	$11,999	1,009	/3/1	1960	11,250 SF	

Rent vs. Own

Households Occupied by Renters:	29%	Households Occupied by Owners:	59%

Demographics & Income

Median Age:	32.9 years old	Households:	3,335
Median Household Income:	$55,466	Households w/Family:	72%
Household Income Per Capita:	$23,413	Households w/Family Married:	29%
Most Common Education Level:	High School Graduate	Households w/Family Children:	37%

School District

School District Zone:	Prairie-Hills Elementary School District 144	Students:	2,633
Number of Schools:	8	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade

ICE SiteX Report

OrderID: 95083965

0.91Mi. **Prairie-Hills Junior High School** Number of Students: 957 Student-Teacher Ratio: NA		D-	Public	6 - 8
0.50Mi. **Markham Park Elementary School** Number of Students: 285 Student-Teacher Ratio: NA		D	Public	PK - 5
1.04Mi. **Hillcrest High School** Number of Students: 1,311 Student-Teacher Ratio: NA Advanced Placement: Yes		D-	Public	9 - 12

Flood Report

The Subject Property of **16646 CENTRAL PARK AVE, MARKHAM, IL 60428-5336** 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	87%	LOWER
BURGLARY	120%	HIGHER
MOTOR VEHICLE THEFT	75%	NOTABLY LOWER
FORCIBLE ROBBERY	66%	NOTABLY LOWER
AGGRAVATED ASSAULT	68%	NOTABLY LOWER
FORCIBLE RAPE	107%	SIMILAR
MURDER	49%	SIGNIFICANTLY LOWER
OVERALL	79%	LOWER

Disaster Alerts

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

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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Data deemed reliable, but not guaranteed.
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