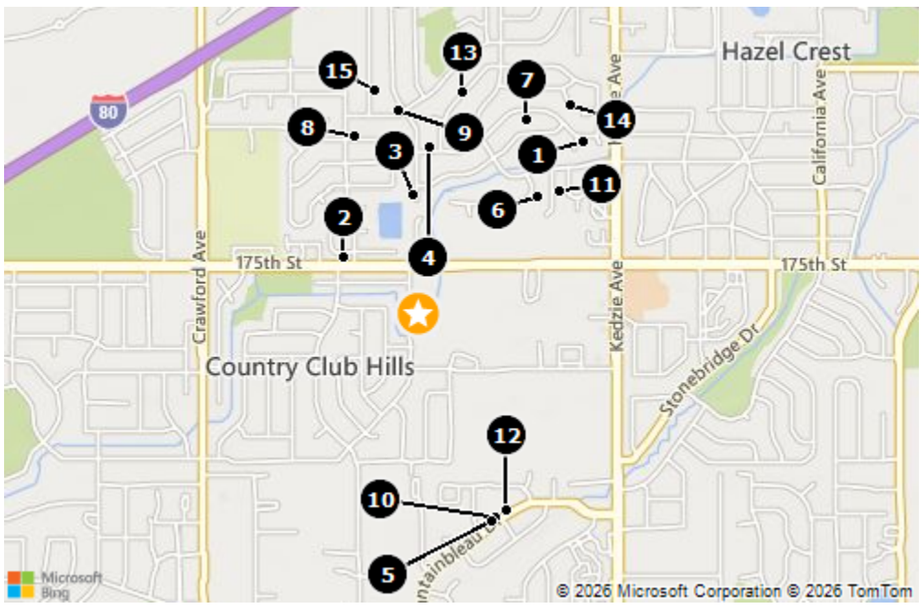
ICE SiteX Report

OrderID: 97528256

SiteX Property Information Report



Subject Property Location

17519 CENTRAL PARK AVE, HAZEL CREST, IL 60429-1573

County:	**COOK IL**	Census Tract:	170318255.041000
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	28-35-203-035	Thomas Bros Pg-Grid:	

Valuation

Value:	**$251,000**	FSD:	12	Common Confidence Score:	58
Value Range:	$220,880 - $281,120	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	13106
Assd Land Value:	$4,016	Market Land Value:	$40,160	Tax Year:	2023
Assd Improvement:	$20,984	Market Improvment Value:	$209,840	Total Taxable Value:	$10,868
Total Assessed Value:	$25,000	Total Assessor Market Value:	$250,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

District: 13 Sec/Twnship/Range: SEC 35 TWN 36N RNG 13E
City/Muni/Twp: BREMEN

Property Characteristics

Lot Size:	9,450 SF	Bedrooms:	3	Pool:	
Building Area:	1820 SF	Baths:	2	Fireplace:	1
Year Built:	1996	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Masonry
Number of Units:		Garage Type:	Attached	Heating:	Forced Air
Number of Stories:	2+B	Number of Cars:	2	A/C:	N
Style:		Basement:	Full	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/23/2001	Sales Price:	N/A
Document #:	0010437400 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	07/07/1995		
Document Type:			

Legal Description:
Subdivision: HOMEWOOD GARDEN ESTATES Sec/Twnship/Range: PART N2NE4 S35T36NR13E 3P

Prior Transfer

Recording Date:	05/01/2001	Sales Price:	$168,000
Document #:	10481961 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 13 Sec/Twnship/Range: SEC 35 TWN 36N RNG 13E
City/Muni/Twp: BREMEN

Area Sales Analysis

Total Area Sales	$3,048,500	Median # of Bedrooms	3
Median Lot Size	8,184 SF	Median # of Baths	1
Median Living Area	1,246 SF	Median Year Built	1967
Price Range - 2 Yrs	$117,000 to $305,000	Age Range	52 years to 66 years
Median Value	$200,000	Median Age	59 years

ICE SiteX Report

OrderID: 97528256

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.58Mi.	**3213 WOODWORTH PL** **HAZEL CREST, IL 60429-1541**	05/13/2026	$145,000	$116	1246	6/3/1	1960	8,702 SF	
		APN: 28-26-410-013 Document #: 2613302157 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 274 Subdivision: HAZEL CREST HIGHLANDS FIRST ADDITION Sec/Twnship/Range: SE4 S26T36NR13E 3PM Abbreviated Description: Lot:274 Subdivision:HAZEL CREST HIGHLANDS FIRST ADDITION Sec/Twnship/Range:SE4 S26T36NR13E 3PM								
2	.22Mi.	**3711 WELLINGTON CT** **HAZEL CREST, IL 60429-1529**	04/21/2026	$305,000	$336	906	7/3/1	1971	7,200 SF	
		APN: 28-26-307-094 Document #: 2611111084 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 62 Subdivision: APPLE TREE OF HAZLECREST UNIT NO 2 Legal Unit: 2 MapRef: DOC 21588416 Sec/Twnship/Range: SE4 S26T36NR13E 3PM Abbreviated Description: Lot:62 Subdivision:APPLE TREE OF HAZLECREST UNIT NO 2 Legal Unit:2 Map Ref:DOC 21588416Sec/Twnship/Range:SE4 S26T36NR13E 3PM								
3	.29Mi.	**17316 CENTRAL PARK AVE** **HAZEL CREST, IL 60429-1508**	04/02/2026	$230,000	$146	1575	6/3/1	1971	8,784 SF	
		APN: 28-26-412-015 Document #: 2609223011 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 783 Subdivision: HAZELCREST HIGHLANDS 17TH ADDITION Sec/Twnship/Range: SE4 S26T36NR13E 3PM Abbreviated Description: Lot:783 Subdivision:HAZELCREST HIGHLANDS 17TH ADDITION Sec/Twnship/Range:SE4 S26T36NR13E 3PM								
4	.4Mi.	**3512 WOODWORTH PL** **HAZEL CREST, IL 60429-1548**	04/02/2026	$275,000	$219	1251	5/3/2	1962	8,000 SF	
		APN: 28-26-403-027 Document #: 2609223090 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 342 Subdivision: HAZELCREST HIGHLAND FOURTH ADDITION Sec/Twnship/Range: W2SE4 S26T36NR13E 3PM Abbreviated Description: Lot:342 Subdivision:HAZELCREST HIGHLAND FOURTH ADDITION Sec/Twnship/Range:W2SE4 S26T36NR13E 3PM								
5	.53Mi.	**3410 FOUNTAINBLEAU DR** **HAZEL CREST, IL 60429-2214**	03/27/2026	$117,000	$113	1033	5/3/1	1973	8,184 SF	
		APN: 28-35-405-014 Document #: 2608623108 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 35 Subdivision: CHATEAUX CAMPAGNE SUBDIVISION UNIT NO S 1 MapRef: DOC 2509147 Sec/Twnship/Range: N2SE4 S35T36NR13E 3PM Abbreviated Description: Lot:35 Subdivision:CHATEAUX CAMPAGNE SUBDIVISION UNIT NO S 1 Map Ref:DOC 2509147Sec/Twnship/Range:N2SE4 S35T36NR13E 3PM								
6	.41Mi.	**3311 HICKORY LN** **HAZEL CREST, IL 60429-1615**	03/25/2026	$200,000	$172	1162	5/3/1	1962	7,531 SF	
		APN: 28-26-402-013 Document #: 2608425131 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 15 Subdivision: HAZELCREST HIGHLANDS SUBDIVISION Sec/Twnship/Range: SE4 S26T36NR13E 3PM Abbreviated Description: Lot:15 Subdivision:HAZELCREST HIGHLANDS SUBDIVISION Sec/Twnship/Range:SE4 S26T36NR13E 3PM								
7	.54Mi.	**3317 WOODWORTH PL** **HAZEL CREST, IL 60429-1543**	02/13/2026	$166,000	$133	1246	6/3/1	1961	7,200 SF	
		APN: 28-26-409-024 Document #: 2604407056 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 309 Subdivision: HAZELCREST HIGHLANDS 1ST ADDITION Sec/Twnship/Range: SE4 S26T36NR13E 3PM Abbreviated Description: Lot:309 Subdivision:HAZELCREST HIGHLANDS 1ST ADDITION Sec/Twnship/Range:SE4 S26T36NR13E 3PM								
8	.46Mi.	**3618 PEACH GROVE LN** **HAZEL CREST, IL 60429-1516**	01/29/2026	$175,000	$160	1092	5/2/1	1972	8,662 SF	
		APN: 28-26-310-001 Document #: 2602919089 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Subdivision: APPLETREE OF HAZEL CREST UNIT NUMBER 2 MapRef: DOC 21588416 Sec/Twnship/Range: SW4 S20T36NR13E 3PM Abbreviated Description: Lot:1 Subdivision:APPLETREE OF HAZEL CREST UNIT NUMBER 2 Map Ref:DOC 21588416Sec/Twnship/Range:SW4 S20T36NR13E 3PM								
9	.5Mi.	**17126 CENTRAL PARK AVE** **HAZEL CREST, IL 60429-1006**	01/26/2026	$195,000	$190	1021	6/3/1	1967	7,546 SF	
		APN: 28-26-301-006 Document #: 2602620251 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 581 Subdivision: HAZELCREST HIGHLANDS 10TH ADDITION Sec/Twnship/Range: NE4&SW4&SE4 S26T36NR13E 3PM Abbreviated Description: Lot:581 Subdivision:HAZELCREST HIGHLANDS 10TH ADDITION Sec/Twnship/Range:NE4&SW4&SE4 S26T36NR13E 3PM								
10	.52Mi.	**3408 FOUNTAINBLEAU DR** **HAZEL CREST, IL 60429-2214**	01/21/2026	$245,000	$183	1332	6/3/1	1974	12,300 SF	
		APN: 28-35-405-013 Document #: 2602111078 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 34 Subdivision: CHATEAUX CAMPAGNE SUBDIVISION UNIT S 1 MapRef: DOC 21193990 Sec/Twnship/Range: N2SE4 S35T36NR13E 3PM Abbreviated Description: Lot:34 Subdivision:CHATEAUX CAMPAGNE SUBDIVISION UNIT S 1 Map Ref:DOC 21193990Sec/Twnship/Range:N2SE4 S35T36NR13E 3PM								
11	.46Mi.	**17311 BURR OAK LN** **HAZEL CREST, IL 60429-1607**	01/08/2026	$237,000	$177	1336	7/4/1	1966	9,100 SF	
		APN: 28-26-402-044 Document #: 2600807018 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 4 Subdivision: HAZELCREST HIGHLANDS GOLDEN ADDITION MapRef: DOC 18491407 Sec/Twnship/Range: SE4SE4 S26T36NR13E 3PM Abbreviated Description: Lot:4 Subdivision:HAZELCREST HIGHLANDS GOLDEN ADDITION Map Ref:DOC 18491407Sec/Twnship/Range:SE4SE4 S26T36NR13E 3PM								
12	.51Mi.	**3402 FOUNTAINBLEAU DR** **HAZEL CREST, IL 60429-2214**	01/05/2026	$125,000	$111	1123	6/3/1	1972	10,140 SF	
		APN: 28-35-405-010 Document #: 2600525122 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 31 Subdivision: CHEATEAUX CAMPAGNE SUBDIVISION Legal Unit: S-1 MapRef: DOC 211933990 Sec/Twnship/Range: N2SE4 S35T36NR13E 3PM Abbreviated Description: Lot:31 Subdivision:CHEATEAUX CAMPAGNE SUBDIVISION Legal Unit:S-1 Map Ref:DOC 211933990Sec/Twnship/Range:N2SE4 S35T36NR13E 3PM								
13	.54Mi.	**3500 MAPLE LN** **HAZEL CREST, IL 60429-1564**	12/23/2025	$228,000	$147	1546	6/4/2	1962	7,200 SF	
		APN: 28-26-403-013 Document #: 2535727016								

ICE SiteX Report

OrderID: 97528256

Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 328 Subdivision: HAZELCREST HIGHLANDS THIRD ADDITION Sec/Twnship/Range: SW4NW4&W2SE4 S26T36NR13E 3PM Abbreviated
Description: Lot:328 Subdivision:HAZELCREST HIGHLANDS THIRD ADDITION Sec/Twnship/Range:SW4NW4&W2SE4 S26T36NR13E 3PM

14	.63Mi.	**3205 OAK CT** **HAZEL CREST, IL 60429-1538**	12/08/2025	$187,500	$83	2238	8/5/3	1961	9,765 SF

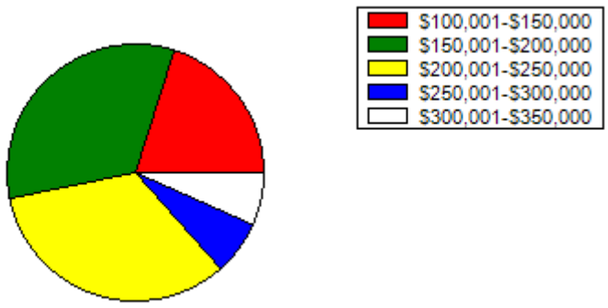
APN: 28-26-408-008 Document #: 2534222080
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 208 Subdivision: HAZEL CREST HIGHLANDS SECOND ADDITION Sec/Twnship/Range: NE4&SE4 S26T36NR13E 3PM Abbreviated
Description: Lot:208 Subdivision:HAZEL CREST HIGHLANDS SECOND ADDITION Sec/Twnship/Range:NE4&SE4 S26T36NR13E 3PM

15	.55Mi.	**17115 MAGNOLIA DR** **HAZEL CREST, IL 60429-1022**	11/19/2025	$218,000	$161	1352	6/3/1	1969	7,200 SF

APN: 28-26-301-018 Document #: 2532302049
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 715 Subdivision: HAZEL CREST HIGHLANDS FOURTEENTH ADDITION Sec/Twnship/Range: NW4&SW4 S26T36NR13E 3PM Abbreviated
Description: Lot:715 Subdivision:HAZEL CREST HIGHLANDS FOURTEENTH ADDITION Sec/Twnship/Range:NW4&SW4 S26T36NR13E 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.	**17519 CENTRAL PARK AVE**	**05/01/2001**	$250,000	$25,000	1,820	7/3/2	1996	9,450 SF	
.01Mi.	**17517 CENTRAL PARK AVE**	**05/14/2021**	$219,220	$21,922	1,251	6/4/3	1995	8,190 SF	
.01Mi.	**17521 CENTRAL PARK AVE**	**04/24/2013**	$220,000	$22,000	1,139	6/3/2	2001	8,316 SF	
.03Mi.	**17515 CENTRAL PARK AVE**	**05/01/2012**	$280,000	$28,000	1,235	6/4/3	1995	8,190 SF	
.03Mi.	**17601 CENTRAL PARK AVE**	**12/01/2004**	$260,000	$26,000	2,100	7/4/2	1995	9,450 SF	
.04Mi.	**17606 CENTRAL PARK AVE**	**02/01/2006**	$140,000	$14,000	1,084	6/4/1	1971	8,125 SF	
.04Mi.	**17513 CENTRAL PARK AVE**	**06/13/1996**	$270,000	$27,000	1,235	6/2/3	1995	8,190 SF	
.04Mi.	**17610 CENTRAL PARK AVE**	**03/01/2003**	$160,000	$16,000	1,054	5/3/1	1971	7,500 SF	
.04Mi.	**17600 CENTRAL PARK AVE**	**07/07/1993**	$160,000	$16,000	853	3/2/2	1971	7,500 SF	
.04Mi.	**17603 CENTRAL PARK AVE**	**10/08/1997**	$230,000	$23,000	1,962	7/3/2	1995	7,560 SF	
.04Mi.	**17620 CENTRAL PARK AVE**		$150,000	$15,000	853	4/2/1	1972	7,500 SF	
.04Mi.	**17590 CENTRAL PARK AVE**	**04/01/2003**	$116,140	$11,614	1,032	5/3/1	1971	7,500 SF	
.05Mi.	**17630 CENTRAL PARK AVE**	**03/01/2006**	$160,000	$16,000	1,032	3/2/2	1971	7,500 SF	
.05Mi.	**17511 CENTRAL PARK AVE**	**02/05/2015**	$240,000	$24,000	1,446	6/3/2	1994	8,190 SF	
.05Mi.	**17580 CENTRAL PARK AVE**	**08/04/2021**	$150,000	$15,000	1,276	5/2/1	1971	8,905 SF	
.06Mi.	**3521 175TH ST**	**05/11/2023**	$464,640	$46,464	4,659	10/4/3	1998	2 SF	

Rent vs. Own

Households Occupied by Renters:	27%	Households Occupied by Owners:	64%

Demographics & Income

Median Age:	36.7 years old	Households:	5,142
Median Household Income:	$78,022	Households w/Family:	63%
Household Income Per Capita:	$32,770	Households w/Family Married:	28%
Most Common Education Level:	High School Graduate	Households w/Family Children:	33%

School District

School District Zone:	Prairie-Hills Elementary School District 144	Students:	2,473
Number of Schools:	9	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.74Mi.	**Prairie-Hills Junior High School**	D+	Public	6 - 8

ICE SiteX Report

OrderID: 97528256

Number of Students: 766
Student-Teacher Ratio: 25.53

1.74Mi. **Prairie-Hills Junior High School** Number of Students: 766 Student-Teacher Ratio: 25.53	D+	Public	6 - 8
0.48Mi. **Hillcrest High School** Number of Students: 1,100 Student-Teacher Ratio: 14.65 Advanced Placement: Yes	D+	Public	9 - 12
0.48Mi. **Hillcrest High School** Number of Students: 1,100 Student-Teacher Ratio: 14.65 Advanced Placement: Yes	D+	Public	9 - 12
0.15Mi. **Mae Jemison School** Number of Students: 368 Student-Teacher Ratio: 19.68	D+	Public	PK - 5
0.15Mi. **Mae Jemison School** Number of Students: 368 Student-Teacher Ratio: 19.68	D+	Public	PK - 5

Flood Report

The Subject Property of **17519 CENTRAL PARK AVE, HAZEL CREST, IL 60429-1573** 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	106%	SIMILAR
BURGLARY	116%	HIGHER
MOTOR VEHICLE THEFT	72%	NOTABLY LOWER
FORCIBLE ROBBERY	60%	NOTABLY LOWER
AGGRAVATED ASSAULT	87%	LOWER
FORCIBLE RAPE	88%	LOWER
MURDER	61%	NOTABLY LOWER
OVERALL	81%	LOWER

Disaster Alerts

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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