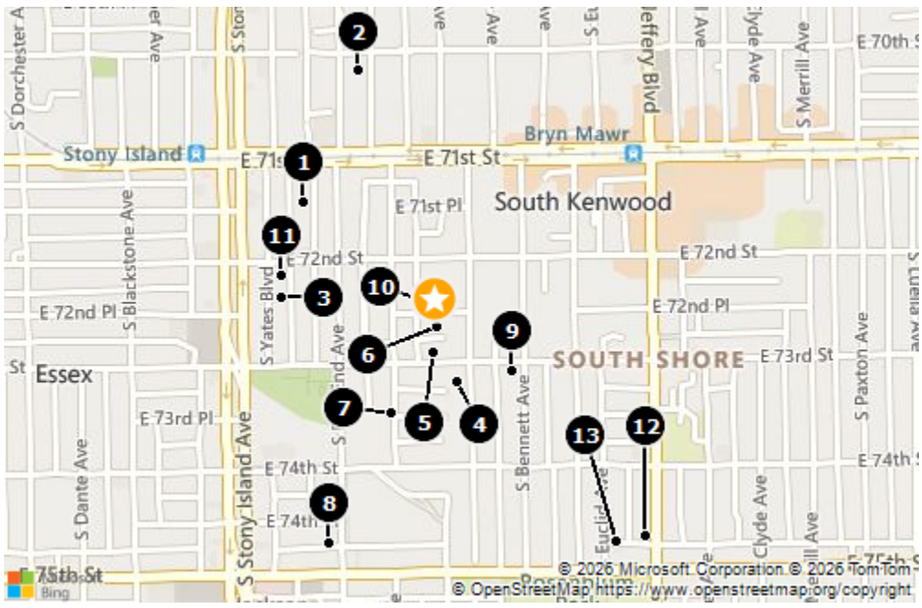
ICE SiteX Report

OrderID: 96415616

SiteX Property Information Report



Subject Property Location

1758 E 72ND PL, CHICAGO, IL 60649-2811

County:	**COOK IL**	Census Tract:	170314305.002005
Property Use:	Apartments (generic)	Zoning:	
Parcel Number:	20-25-115-017	Thomas Bros Pg-Grid:	

Valuation

Value:	**$400,000**	FSD:	18
Value Range:	$328,000 - $472,000	Confidence Score:	82

County Tax & Assessment

Assessment Year:	2023	Market Value Year:	2023	Tax Rate Code Area:	70131
Assd Land Value:	$4,912	Market Land Value:	$49,120	Tax Year:	2023
Assd Improvement:	$10,087	Market Improvment Value:	$100,870	Total Taxable Value:	$3,176
Total Assessed Value:	$14,999	Total Assessor Market Value:	$149,990	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 5,8,30 District: 70 Subdivision: BRYANTS SUB Sec/Twnship/Range: SEC 25 TWN 38N RNG 14E

Abbreviated Description:	(RESUBDIVISION) OF LTS 30-31 37-38 EX S4FT OF LT31 IN J T BRYANTS SUB OF LTS5&8 OF CONRAD SEIPPS SUB OF WH NW SEC 25-38-14
City/Muni/Twp:	HYDE PARK

Property Characteristics

Lot Size:	3,930 SF	Bedrooms:		Pool:	
Building Area:	2560 SF	Baths:		Fireplace:	
Year Built:	1912	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:		Ext Walls:	Masonry
Number of Units:		Garage Type:	Detached	Heating:	
Number of Stories:	2+B	Number of Cars:	2	A/C:	
Style:		Basement:	Finished	Roof Cover:	Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/30/2025	Sales Price:	$203,541
Document #:	2503022141 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	05/10/2024	Loan Amount:	N/A
Document #:	2413102258 BK-PG -	Loan Type:	FHA
TD Due Date:	09/01/2050	Type Finance:	

Legal Description:

Lot: 10 Subdivision: BRYANTS SUBDIVISION Sec/Twnship/Range: W2NW4 S25T38NR14E 3PM

Prior Transfer

Recording Date:	10/27/2020	Sales Price:	$202,268
Document #:	2029938441 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	10/15/2020	Loan Amount:	N/A
Document #:	2028907105 BK-PG -	Loan Type:	FHA

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TD Due Date:	09/01/2050	Type Finance:	

Legal Description:
Lot: 10 Sec/Twnship/Range: W2NW4 S25T38NR14E 3PM

Prior Transfer

Recording Date:	11/21/2019	Sales Price:	$206,000
Document #:	1932508007 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	11/15/2019		
Document Type:			

Legal Description:
Lot: 10 Subdivision: BRYANT S SUBDIVISION Sec/Twnship/Range: W2NW4 S25T38NR14E 3PM

Prior Transfer

Recording Date:	08/30/2010	Sales Price:	N/A
Document #:	1024231100 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	07/30/2010		
Document Type:			

Legal Description:
Lot: 10 Subdivision: BRYANTS SUBDIVISION Sec/Twnship/Range: W2NW4 S25T39NR14E 3P

Prior Transfer

Recording Date:	10/03/2007	Sales Price:	$198,000
Document #:	0727613041 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/15/2007	Loan Amount:	N/A
Document #:	0722756088 BK-PG -	Loan Type:	Negative Amortization
TD Due Date:	09/01/2037	Type Finance:	

Legal Description:
Lot: 10 Subdivision: BRYANTS SUBDIVISION Sec/Twnship/Range: W2NW4 S25T38NR14E 3P
Abbreviated Description: RESUBDIVISION LOTS30 37&38 & EXC S4 FT LOT31 & LOTS5&8 SEIPPS SUB

Prior Transfer

Recording Date:	06/26/2006	Sales Price:	$220,000
Document #:	0617705059 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/02/2006		
Document Type:			

Legal Description:
Lot: 10 Subdivision: BRYANTS SUBDIVISION Sec/Twnship/Range: W2NW4 S25T38NR14E 3P
Abbreviated Description: RESUBDIVISION LOTS30 37&38 & EXC S4 FT LOT31 LOTS5&8 SEIPPS SUB

Prior Transfer

Recording Date:	05/02/2005	Sales Price:	N/A
Document #:	0512233019 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	04/19/2005		
Document Type:			

Legal Description:
Lot: 10 Subdivision: BRYANTS SUBDIVISION Sec/Twnship/Range: W2NW4 S25T38NR14E 3P
Abbreviated Description: RESUBDIVISION LOTS30 37&38 & EXC S4 FT LOT31 LOTS5&8 SEIPPS SUB

Prior Transfer

Recording Date:	03/10/2005	Sales Price:	N/A
Document #:	0506934069 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/23/2004		
Document Type:			

Legal Description:
Lot: 10 Subdivision: BRYANTS SUBDIVISION Sec/Twnship/Range: W2NW4 S25T38NR14E 3P
Abbreviated Description: RESUBDIVISION LOTS30 37&38 & EXC S4 FT LOT31 LOTS5&8 SEIPPS SUB

Prior Transfer

Recording Date:	02/14/2005	Sales Price:	N/A
Document #:	0504548233 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	09/23/2004		
Document Type:			

Legal Description:
Lot: 10 Subdivision: BRYANTS SUBDIVISION Sec/Twnship/Range: W2NW4 S25T38NR14E 3P
Abbreviated Description: RESUBDIVISION LOTS30 37&38 EXC S4 FT LOT31 LOTS5&8 SEIPPS SUB

Prior Transfer

Recording Date:	10/22/2004	Sales Price:	N/A
Document #:	0429603114 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	09/23/2004		
Document Type:			

Legal Description:
Lot: 10 Subdivision: BRYANTS SUBDIVISION Sec/Twnship/Range: W2NW4 S25T38NR14E 3P
Abbreviated Description: RESUBDIVISION LOTS30 37&38 & EXC S4 FT LOT31 BRYANTS SUB LOTS5&8 SEIPPS SUB

Mortgage Record

Recording Date:	12/05/2002	Loan Amount:	N/A
Document #:	0021344038 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 10 Subdivision: BRYANTS SUBDIVISION Sec/Twnship/Range: W2NW4 S25T38NR14E 3P
Abbreviated Description: RESUBDIVISION LOTS30 37&38 EXC S4 FT LOT31 LOTS5&8SEIPPS SUB

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Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	1932508007 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 5,8,30 District: 70 Subdivision: BRYANTS SUB Sec/Twnship/Range: SEC 25 TWN 38N RNG 14E
Abbreviated Description: (RESUBDIVISION) OF LTS 30-31 37-38 EX S4FT OF LT31 IN J T BRYANTS SUB OF LTS5&8 OF CONRAD SEIPPS SUB OF WH NW SEC 25-38-14
City/Muni/Twp: HYDE PARK

Area Sales Analysis

Total Area Sales	$4,780,000	Median # of Bedrooms	
Median Lot Size	3,930 SF	Median # of Baths	
Median Living Area	2,370 SF	Median Year Built	1916
Price Range - 2 Yrs	$65,000 to $1,635,000	Age Range	97 years to 131 years
Median Value	$325,000	Median Age	110 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.2Mi.	**7125 S CORNELL AVE** **CHICAGO, IL 60649-2316**	01/02/2026	$247,000	$108	2274	//	1912	3,270 SF	
		APN: 20-25-101-005 Document #: 2600210059 Document Type: Price Code: R Land Use: Apartments (generic) Legal: Lot: 14&15 Block: 2 Subdivision: CONRAD SEIPPS SUBDIVISION Sec/Twnship/Range: W2NW4 S25T38NR14E 3PM Abbreviated Description: Block:2 Subdivision:CONRAD SEIPPS SUBDIVISION Sec/Twnship/Range:W2NW4 S25T38NR14E 3PM Abbreviated Description:PORTION LOTS14&15								
2	.29Mi.	**7008 S EAST END AVE** **CHICAGO, IL 60649-1910**	12/17/2025	$65,000	$42	1540	//	1901	4,075 SF	
		APN: 20-24-324-020 Document #: 2535123081 Document Type: Price Code: R Land Use: Apartments (generic) Legal: Lot: 3 Block: 2 Subdivision: CRONKHITE CLARKSON AND BOYDS SUBDIVISION Sec/Twnship/Range: S2SW4 S24T38NR14E 3PM Abbreviated Description: Lot:3 Block:2 Subdivision:CRONKHITE CLARKSON AND BOYDS SUBDIVISION Sec/Twnship/Range:S2SW4 S24T38NR14E 3PM								
3	.19Mi.	**7218 S CORNELL AVE** **CHICAGO, IL 60649-2803**	12/09/2025	$115,000	$43	2666	//	1916	2,775 SF	
		APN: 20-25-112-020 Document #: 2534318182 Document Type: Price Code: R Land Use: Apartments (generic) Legal: Lot: 16 Subdivision: ENGERS COOK AND HOLINGERS SUBDIVISION Sec/Twnship/Range: W2NW4 S25T38NR14E 3PM Abbreviated Description: Subdivision:ENGERS COOK AND HOLINGERS SUBDIVISION Sec/Twnship/Range:W2NW4 S25T38NR14E 3PM Abbreviated Description:PORTION LOT16								
4	.1Mi.	**7308 S CONSTANCE AVE** **CHICAGO, IL 60649-6659**	11/13/2025	$330,000	$119	2760	//	1924	4,288 SF	
		APN: 20-25-127-003 Document #: 2531724066 Document Type: Price Code: R Land Use: Apartments (generic) Legal: Lot: 23 Subdivision: GEORGE W CLARKS SUBDIVISION Sec/Twnship/Range: E2NW4 S25T38NR14E 3PM Abbreviated Description: Subdivision:GEORGE W CLARKS SUBDIVISION Sec/Twnship/Range:E2NW4 S25T38NR14E 3PM Abbreviated Description:PORTION LOT23								
5	.06Mi.	**1754 E 73RD ST** **CHICAGO, IL 60649-6677**	10/16/2025	$333,000	$125	2664	//	1905	3,540 SF	
		APN: 20-25-116-018 Document #: 2528902147 Document Type: Price Code: R Land Use: Apartments (generic) Legal: Lot: 19 Subdivision: BRYANTS SUBDIVISION Sec/Twnship/Range: W2NW4 S25T38NR14E 3PM Abbreviated Description: Lot:19 Subdivision:BRYANTS SUBDIVISION Sec/Twnship/Range:W2NW4 S25T38NR14E 3PM								
6	.04Mi.	**1759 E 72ND PL** **CHICAGO, IL 60649-2810**	10/15/2025	$395,000	$161	2448	//	1910	3,540 SF	
		APN: 20-25-116-014 Document #: 2528830110 Document Type: Price Code: R Land Use: Apartments (generic) Legal: Lot: 13 Subdivision: J O BRYANTS SUBDIVISION Sec/Twnship/Range: W2NW4 S25T38NR14E 3PM Abbreviated Description: Lot:13 Subdivision:J O BRYANTS SUBDIVISION Sec/Twnship/Range:W2NW4 S25T38NR14E 3PM								
7	.14Mi.	**7318 S RIDGELAND AVE** **CHICAGO, IL 60649-3170**	10/14/2025	$120,000			//	1927	6,820 SF	
		APN: 20-25-124-009 Document #: 2528722031 Document Type: Price Code: D Land Use: Apartments (generic) Legal: Lot: 46&47 Block: 6 Subdivision: JAMES STINSONS SUBDIVISION Sec/Twnship/Range: SW4 S25T38NR14E 3PM Abbreviated Description: Subdivision:JAMES STINSONS SUBDIVISION Sec/Twnship/Range:SW4 S25T38NR14E 3PM Abbreviated Description:PORTION LOTS46&47								
8	.31Mi.	**1651 E 74TH PL** **CHICAGO, IL 60649-7238**	10/01/2025	$1,635,000			//	1926	12,500 SF	
		APN: 20-25-132-018 Document #: 2527402139 Document Type: Price Code: R Land Use: Apartments (generic) Legal: Lot: 1-4 Block: 15 Subdivision: PIERCES THIRD ADDITION Sec/Twnship/Range: W2NW4 S25T38NR14E 3PM Abbreviated Description: Lot:1-4 Block:15 Subdivision:PIERCES THIRD ADDITION Sec/Twnship/Range:W2NW4 S25T38NR14E 3PM City/Muni/Twp:CHICAGO City/Muni/Twp: CHICAGO								
9	.12Mi.	**7300 S BENNETT AVE** **CHICAGO, IL 60649-3128**	09/30/2025	$250,000	$105	2370	//	1922	4,725 SF	
		APN: 20-25-128-017 Document #: 2527323184 Document Type: Price Code: R Land Use: Apartments (generic) Legal: Lot: 5 Subdivision: COUNTY CLERKS DIVISION Sec/Twnship/Range: E2NW4 S25T38NR14E 3PM Abbreviated Description: Subdivision:COUNTY CLERKS DIVISION Sec/Twnship/Range:E2NW4 S25T38NR14E 3PM Abbreviated Description:PORTION LOT5								
10	.01Mi.	**1752 E 72ND PL** **CHICAGO, IL 60649-2811**	09/05/2025	$380,000	$148	2560	//	1912	3,930 SF	
		APN: 20-25-115-015 Document #: 2524818241 Document Type: Price Code: R Land Use: Apartments (generic) Legal: Lot: 8 Subdivision: J O BRYANTS SUBDIVISION Sec/Twnship/Range: W2NW4 S25T38NR14E 3PM Abbreviated Description: Lot:8 Subdivision:J O BRYANTS SUBDIVISION Sec/Twnship/Range:W2NW4 S25T38NR14E 3PM								

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11	.19Mi.	**7204 S CORNELL AVE** **CHICAGO, IL 60649-2803**	08/27/2025	$375,000	$172	2176	//	1924	3,663 SF

APN: 20-25-112-015 Document #: 2523920108
Document Type: Price Code: R
Land Use: Apartments (generic)
Legal: Lot: 13&14 Subdivision: ENGERS COOK AND HOLINGERS SUBDIVISION Sec/Twnship/Range: W2NW4 S25T38NR14E 3PM Abbreviated Description: Subdivision:ENGERS COOK AND HOLINGERS SUBDIVISION Sec/Twnship/Range:W2NW4 S25T38NR14E 3PM Abbreviated Description:PORTION LOTS13&14

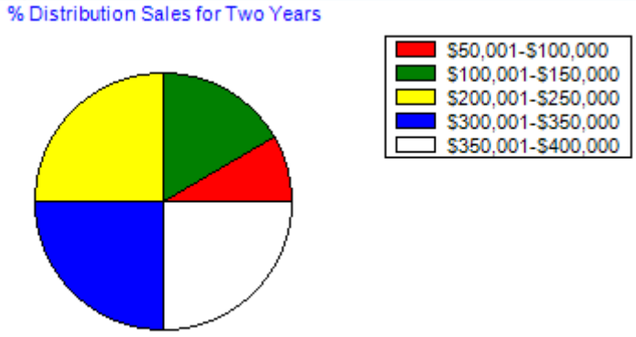
12	.38Mi.	**7440 S JEFFERY BLVD** **CHICAGO, IL 60649-3663**	06/27/2025	$325,000	$54	5940	//	1929	3,780 SF

APN: 20-25-137-023 Document #: 2517822070
Document Type: Price Code: R
Land Use: Apartments (generic)
Legal: Lot: 18&19 Block: 16 Subdivision: G M CLARKS SUBDIVISION Sec/Twnship/Range: E2NW4 S25T38NR14E 3PM Abbreviated Description: Lot:18&19 Block:16 Subdivision:G M CLARKS SUBDIVISION Sec/Twnship/Range:E2NW4 S25T38NR14E 3PM

13	.37Mi.	**7445 S EUCLID AVE** **CHICAGO, IL 60649-3625**	03/27/2025	$210,000	$108	1936	//	1895	4,017 SF

APN: 20-25-137-013 Document #: 2508618010
Document Type: Price Code: R
Land Use: Apartments (generic)
Legal: Lot: 31 Subdivision: G V CLARKS SUBDIVISION Sec/Twnship/Range: E2NW4 S25T38NR14E 3PM Abbreviated Description: Lot:31 Subdivision:G V CLARKS SUBDIVISION Sec/Twnship/Range:E2NW4 S25T38NR14E 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.	**1758 E 72ND PL**		$149,990	$14,999	2,560		1912	3,930 SF	
.01Mi.	**1754 E 72ND PL**	**08/01/2000**	$149,990	$14,999	2,560		1912	3,930 SF	
.01Mi.	**1760 E 72ND PL**	**06/06/2008**	$149,990	$14,999	2,560		1912	5,258 SF	
.01Mi.	**1752 E 72ND PL**	**07/24/2001**	$149,990	$14,999	2,560		1912	3,930 SF	
.02Mi.	**7222 S CONSTANCE AVE**		$129,990	$12,999	2,272		1915	3,350 SF	
.02Mi.	**7220 S CONSTANCE AVE**	**05/03/2012**	$140,000	$14,000	2,472		1913	4,020 SF	
.02Mi.	**7224 S CONSTANCE AVE**		$139,990	$13,999	2,272		1915	3,350 SF	
.03Mi.	**7216 S CONSTANCE AVE**	**12/21/1995**	$150,000	$15,000	2,436		1914	4,020 SF	
.03Mi.	**7226 S CONSTANCE AVE**		$140,000	$14,000	2,364		1919	3,216 SF	
.03Mi.	**1759 E 72ND ST**	**09/22/2011**	$149,990	$14,999	2,384		1907	3,930 SF	
.03Mi.	**1755 E 72ND ST**		$149,990	$14,999	3,004		1915	3,930 SF	
.03Mi.	**1761 E 72ND ST**	**04/24/2012**	$160,000	$16,000	2,384		1915	5,272 SF	
.03Mi.	**1736 E 72ND PL**								
.03Mi.	**1753 E 72ND ST**		$139,990	$13,999	2,508		1905	3,930 SF	
.03Mi.	**1749 E 72ND ST**		$95,000	$9,500	2,524		1906	4,224 SF	
.04Mi.	**7221 S RIDGELAND AVE**		$129,990	$12,999	2,284		1910	3,750 SF	

Rent vs. Own

Households Occupied by Renters:	66%	Households Occupied by Owners:	20%

Demographics & Income

Median Age:	38.8 years old	Households:	23,157
Median Household Income:	$45,368	Households w/Family:	41%
Household Income Per Capita:	$33,308	Households w/Family Married:	11%
Most Common Education Level:	Some College	Households w/Family Children:	23%

School District

School District Zone:	Chicago Public School District 299	Students:	341,382
Number of Schools:	649	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade

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0.32Mi. **Bouchet Math and Science Academy Elementary School** Number of Students: 620 Student-Teacher Ratio: NA		D+	Public	KG - 8
1.84Mi. **Chicago Vocational Career Academy High School** Number of Students: 888 Student-Teacher Ratio: NA Advanced Placement: Yes		F	Public	9 - 11
0.42Mi. **South Shore International College Prep High School** Number of Students: 525 Student-Teacher Ratio: NA		D-	Public	12 - 12

Flood Report

The Subject Property of **1758 E 72ND PL, CHICAGO, IL 60649-2811** 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	153%	NOTABLY HIGHER
BURGLARY	150%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	157%	NOTABLY HIGHER
FORCIBLE ROBBERY	85%	LOWER
AGGRAVATED ASSAULT	169%	NOTABLY HIGHER
FORCIBLE RAPE	102%	SIMILAR
MURDER	160%	NOTABLY HIGHER
OVERALL	173%	NOTABLY HIGHER

Disaster Alerts

7/13/2024 - Severe Tornados, Flooding

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