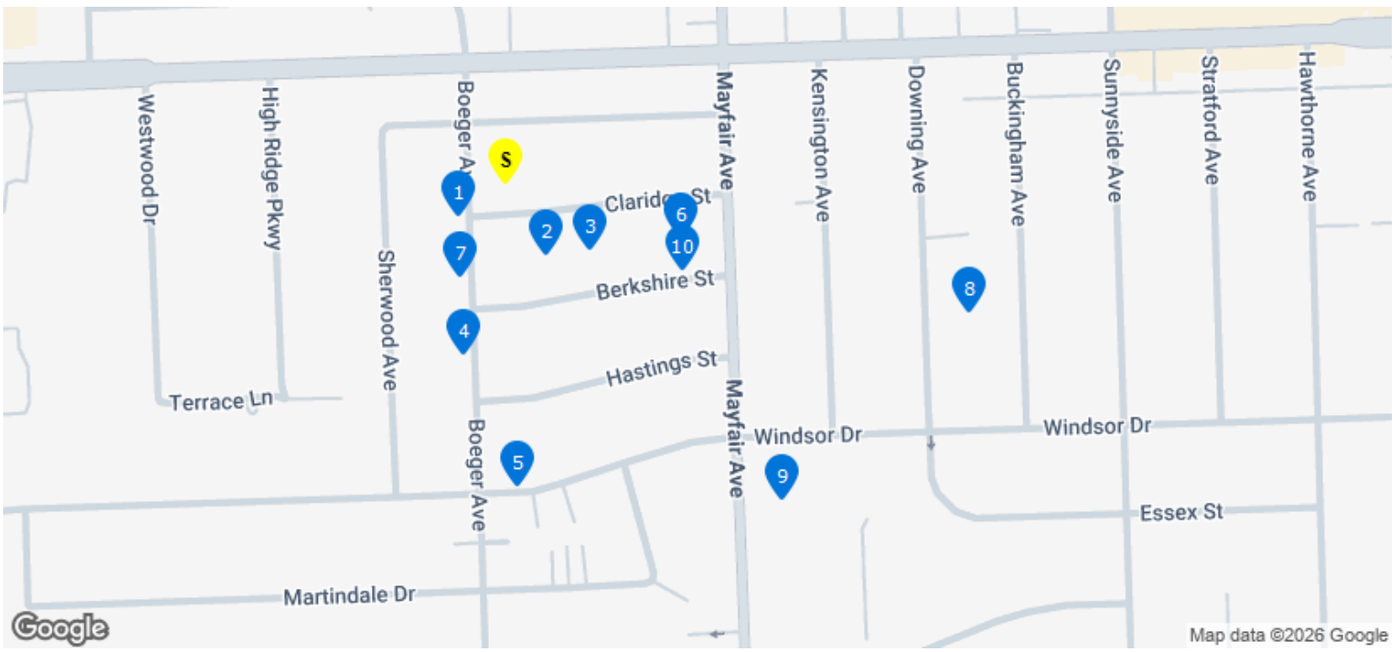
ICE SiteX Report

OrderID: 98798727

SiteX Property Information Report



Subject Property Location

2221 BOEGER AVE, WESTCHESTER, IL 60154-5057

County:	**COOK IL**	Census Tract:	8185.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	15-29-107-019	Thomas Bros Pg-Grid:	

Valuation

Value:	**$401,000**	FSD:	11	Common Confidence Score:	70
Value Range:	$356,890 - $445,110	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	31047
Assd Land Value:	$5,740	Market Land Value:	$57,400	Tax Year:	2024
Assd Improvement:	$28,260	Market Improvment Value:	$282,600	Total Taxable Value:	$7,729
Total Assessed Value:	$34,000	Total Assessor Market Value:	$340,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	DF

Assessment Legal Description

Block: 2 District: 31 Subdivision: MARTINDALE ESTATES SUB Legal Unit: 2 Sec/Twnship/Range: SEC 29 TWN 39N RNG 12E

Abbreviated Description:	(UNIT2) OF (MARTINDALE)(ESTATES) SUB OF PT NW SEC 29-39-12
City/Muni/Twp:	PROVISO

Property Characteristics

Lot Size:	8,200 SF	Bedrooms:	3	Pool:	
Building Area:	1234 SF	Baths:	1	Fireplace:	
Year Built:	1957	Partial Baths:	2	Type Const:	Masonry
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Masonry
Number of Units:		Garage Type:	Attached Garage	Heating:	Forced air unit
Number of Stories:	1+AB	Number of Cars:	2	A/C:	Central
Style:		Basement:	Full Basement	Roof Cover:	Composition Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/10/2026	Sales Price:	$353,479
Document #:	2606923014 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	02/28/2025	Sales Price:	N/A
Document #:	2505924010 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	08/06/2024	Loan Amount:	N/A
Document #:	2421920656 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	07/31/2024		
TD Due Date:	08/01/2054	Type Finance:	Fixed Rate

Legal Description:
Block: 2 Subdivision: UNIT NO 2 MARTINDALE ESTATES Sec/Twnship/Range: NW4 S29T39NR12E 3PM

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Prior Transfer

Recording Date:	08/06/2024	Sales Price:	$360,000
Document #:	2421920655 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	07/31/2024		
Document Type:	Deed		

Legal Description:
Block: 2 Subdivision: UNIT NO 2 MARTINDALE ESTATES Sec/Twnship/Range: NW4 S29T39NR12E 3PM

Mortgage Record

Recording Date:	07/05/2013	Loan Amount:	N/A
Document #:	1318646020 BK-PG -	Loan Type:	Conventional
Contract Date:	06/19/2013		
TD Due Date:	07/01/2028	Type Finance:	

Legal Description:
Block: 2 Subdivision: MARTINDALE ESTATES Legal Unit: 2 Map Ref: 0 Sec/Twnship/Range: NW4 S29T39NR12E 3PM

Mortgage Record

Recording Date:	07/06/2011	Loan Amount:	N/A
Document #:	1118747021 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	06/30/2011		
TD Due Date:	07/01/2041	Type Finance:	

Legal Description:
Block: 2 Subdivision: MARTINDALE ESTATES Legal Unit: 2 Sec/Twnship/Range: NW4 S29T39NR12E 3P

Prior Transfer

Recording Date:	07/06/2011	Sales Price:	$255,000
Document #:	1118747020 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	06/30/2011		
Document Type:	Deed		

Legal Description:
Block: 2 Subdivision: MARTINDALE ESTATES Legal Unit: 2 Sec/Twnship/Range: NW4 S29T39NR12E 3P

Prior Transfer

Recording Date:	06/01/2011	Sales Price:	$255,000
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Block: 2 District: 31 Subdivision: MARTINDALE ESTATES SUB Legal Unit: 2 Sec/Twnship/Range: SEC 29 TWN 39N RNG 12E
Abbreviated Description: (UNIT2) OF (MARTINDALE)(ESTATES) SUB OF PT NW SEC 29-39-12
City/Muni/Twp: PROVISO

Area Sales Analysis

Total Area Sales	$4,017,000	Median # of Bedrooms	3
Median Lot Size	6,304 SF	Median # of Baths	1
Median Living Area	1,229 SF	Median Year Built	1957
Price Range - 2 Yrs	$340,000 to $495,000	Age Range	62 years to 82 years
Median Value	$399,500	Median Age	69.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.07Mi.	**10833 CLARIDGE AVE** **WESTCHESTER, IL 60154-5037**	07/07/2026	$439,000	$361	1215	6/3/1	1956	6,344 SF	
		APN: 15-29-108-025 Document #: 2618820217 Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Lot: 30 Block: 3 Subdivision: MARTINDALE ESTATES Legal Unit: 2 Sec/Twnship/Range: NW4 S29T39NR12E 3PM Abbreviated Description: Lot:30 Block:3 Subdivision:MARTINDALE ESTATES Legal Unit:2 Sec/Twnship/Range:NW4 S29T39NR12E 3PM								
2	.09Mi.	**2218 SHERWOOD AVE** **WESTCHESTER, IL 60154-4952**	08/28/2026	$265,000	$206	1286	5/3/1	1956	6,259 SF	
		APN: 15-29-103-017 Document #: 2624002180 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 10 Block: 9 Subdivision: MARTINDALE ESTATES Legal Unit: 2 Sec/Twnship/Range: NW4 S29T39NR12E 3PM Abbreviated Description: Lot:10 Block:9 Subdivision:MARTINDALE ESTATES Legal Unit:2 Sec/Twnship/Range:NW4 S29T39NR12E 3PM								
3	.12Mi.	**10809 CLARIDGE AVE** **WESTCHESTER, IL 60154-5037**	09/02/2026	$375,000	$307	1223	6/3/1	1955	6,058 SF	
		APN: 15-29-108-006 Document #: 2624526132 Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Lot: 16 Block: 3 Subdivision: MARTINDALE ESTATES Sec/Twnship/Range: NW4 S29T39NR12E 3PM Abbreviated Description: Lot:16 Block:3 Subdivision:MARTINDALE ESTATES Sec/Twnship/Range:NW4 S29T39NR12E 3PM								
4	.13Mi.	**10810 BERKSHIRE ST** **WESTCHESTER, IL 60154-5032**	08/18/2026	$390,000	$393	992	5/2/1	1955	5,949 SF	
		APN: 15-29-108-013 Document #: 2623023118 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 5 Block: 3 Subdivision: MARTINDALE ESTATES Sec/Twnship/Range: NW4 S29T39NR12E 3PM Abbreviated Description: Lot:5 Block:3 Subdivision:MARTINDALE ESTATES Sec/Twnship/Range:NW4 S29T39NR12E 3PM								
5	.18Mi.	**2213 MAYFAIR AVE** **WESTCHESTER, IL 60154-5041**	08/11/2026	$329,000	$324	1014	5/2/1	1955	6,650 SF	
		APN: 15-29-214-004 Document #: 2622302251 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 85 Subdivision: HINTZES ADDITION TO WESTCHESTER Sec/Twnship/Range: NE4 S29T39NR12E 3PM Abbreviated Description: Lot:85 Subdivision:HINTZES ADDITION TO WESTCHESTER Sec/Twnship/Range:NE4 S29T39NR12E 3PM								
6	.22Mi.	**11013 TERRACE LN** **HILLSIDE, IL 60162-2206**	10/22/2026	$450,000	$195	2303	7/3/2	1964	15,009 SF	
		APN: 15-29-105-058 Document #: 2629531138 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential								

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Legal: Lot: 45 Subdivision: WESTERN TERRACE ESTATES Sec/Twnship/Range: E2NW4NW4 S29T39NR12E 3PM Abbreviated Description: Lot:45 Subdivision:WESTERN TERRACE ESTATES Sec/Twnship/Range:E2NW4NW4 S29T39NR12E 3PM

7	.23Mi.	**2319 WESTWOOD DR** **HILLSIDE, IL 60162-2209**	09/30/2026	$487,000	$213	2283	7/4/2	1968	11,718 SF

APN: 15-29-102-033 Document #: 2627316041
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal:

8	.26Mi.	**1943 MAYFAIR AVE** **WESTCHESTER, IL 60154-4219**	08/18/2026	$405,000	$278	1459	7/3/2	1951	6,834 SF

APN: 15-20-409-068 Document #: 2623002247
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 44 Subdivision: WEST GLEN MapRef: DOC 14889247 Sec/Twnship/Range: W2SE4 S20T39NR12E 3PM Abbreviated Description: Lot:44 Subdivision:WEST GLEN Map Ref:DOC 14889247Sec/Twnship/Range:W2SE4 S20T39NR12E 3PM Abbreviated Description:FIRST ADDITION

9	.29Mi.	**11157 SHAW ST** **WESTCHESTER, IL 60154-4150**	09/14/2026	$549,000	$273	2011	9/4/2	1956	6,050 SF

APN: 15-20-315-007 Document #: 2625711074
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 10 Block: 6 Subdivision: FAIRLAWN SUBDIVISION UNIT 2 MapRef: DOC 16362275 Sec/Twnship/Range: SW4 S20T39NR12E 3PM Abbreviated Description: Lot:10 Block:6 Subdivision:FAIRLAWN SUBDIVISION UNIT 2 Map Ref:DOC 16362275Sec/Twnship/Range:SW4 S20T39NR12E 3PM

10	.3Mi.	**11138 SHAW ST** **WESTCHESTER, IL 60154-4151**	10/19/2026	$425,000	$430	988	4/3/1	1956	5,952 SF

APN: 15-20-312-038 Document #: 2629202248
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 36 Block: 10 Subdivision: FAIRLAWN SUBDIVISION UNIT TWO MapRef: DOC 16362275 Sec/Twnship/Range: SW4 S20T39NR12E 3PM Abbreviated Description: Lot:36 Block:10 Subdivision:FAIRLAWN SUBDIVISION UNIT TWO Map Ref:DOC 16362275Sec/Twnship/Range:SW4 S20T39NR12E 3PM

11	.32Mi.	**2315 DOWNING AVE** **WESTCHESTER, IL 60154-5148**	08/04/2026	$340,000	$272	1248	6/3/1	1944	7,180 SF

APN: 15-29-207-068 Document #: 2621619027
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 38&39 Subdivision: 22ND STREET ADDITION MapRef: DOC LR297327 Sec/Twnship/Range: NW4NE4 S29T39NR12E 3PM Abbreviated Description: Lot:38&39 Subdivision:22ND STREET ADDITION Map Ref:DOC LR297327Sec/Twnship/Range:NW4NE4 S29T39NR12E 3PM Abbreviated Description:PORTION LOT38 City/Muni/Twp:WESTCHESTER City/Muni/Twp: WESTCHESTER

12	.33Mi.	**10650 W CERMAK RD** **WESTCHESTER, IL 60154-5259**	08/20/2026	$245,000	$204	1200	/2/2	1966	131,987 SF

APN: 15-20-417-150-1016 Document #: 2623231104
Document Type: Warranty Deed Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Subdivision: WESTCHESTER CONDOMINIUM Legal Unit: 10650 MapRef: DOC 88348979 Sec/Twnship/Range: SE4 S20T39NR12E 3PM Abbreviated Description: Subdivision:WESTCHESTER CONDOMINIUM Map Ref:DOC 88348979Sec/Twnship/Range:SE4 S20T39NR12E 3PM Abbreviated Description:UNIT 10650-2E

13	.33Mi.	**1871 MAYFAIR AVE** **WESTCHESTER, IL 60154-4265**	07/15/2026	$514,000	$407	1262	5/3/2	1953	12,596 SF

APN: 15-20-409-073 Document #: 2619623055
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 53&54 Subdivision: FIRST ADDITION TO WEST GLEN Sec/Twnship/Range: SW4 S20T39NR12E 3PM Abbreviated Description: Subdivision:FIRST ADDITION TO WEST GLEN Sec/Twnship/Range:SW4 S20T39NR12E 3PM Abbreviated Description:PORTION LOTS53&54

14	.33Mi.	**10630 W CERMAK RD** **WESTCHESTER, IL 60154-5260**	07/10/2026	$255,000	$212	1200	/2/2	1966	131,987 SF

APN: 15-20-417-150-1008 Document #: 2619111197
Document Type: Warranty Deed Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Subdivision: WESTCHESTER CONDOMINIUM MapRef: DOC 88348979 Sec/Twnship/Range: SE4 S20T39NR12E 3PM Abbreviated Description: Subdivision:WESTCHESTER CONDOMINIUM Map Ref:DOC 88348979Sec/Twnship/Range:SE4 S20T39NR12E 3PM Abbreviated Description:UNIT 10630-2E

15	.37Mi.	**1850 KENSINGTON AVE** **WESTCHESTER, IL 60154-4264**	06/26/2026	$402,000	$253	1590	6/3/1	1955	9,012 SF

APN: 15-20-409-041 Document #: 2617708041
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 180&181 Subdivision: GEORGE F NIXON AND COMPANYS 22ND STREET ADDITION Sec/Twnship/Range: W2SE4 S20T39NR12E 3PM Abbreviated Description: Lot:180&181 Subdivision:GEORGE F NIXON AND COMPANYS 22ND STREET ADDITION Sec/Twnship/Range:W2SE4 S20T39NR12E 3PM Abbreviated Description:PORTION LOT180 City/Muni/Twp:WESTCHESTER City/Muni/Twp: WESTCHESTER

16	.4Mi.	**2021 S WOLF RD** **HILLSIDE, IL 60162-2164**	06/09/2026	$148,500	$148	1000	/2/2	1972	174,676 SF

APN: 15-20-300-047-1112 Document #: 2616031079
Document Type: Warranty Deed Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Sec/Twnship/Range: SW4 S20T39NR12E 3PM Abbreviated Description: Sec/Twnship/Range:SW4 S20T39NR12E 3PM

17	.41Mi.	**1821 MAYFAIR AVE** **WESTCHESTER, IL 60154-4218**	09/04/2026	$250,000	$169	1480	6/3/1	1954	6,650 SF

APN: 15-20-401-017 Document #: 2624727020
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 54 Subdivision: GEORGE F NIXON AND COMPANYS 22ND STREET ADDITION MapRef: DOC 10521215 Sec/Twnship/Range: W2SE4 S20T39NR12E 3PM Abbreviated Description: Lot:54 Subdivision:GEORGE F NIXON AND COMPANYS 22ND STREET ADDITION Map Ref:DOC 10521215Sec/Twnship/Range:W2SE4 S20T39NR12E 3PM

18	.42Mi.	**1859 DOWNING AVE** **WESTCHESTER, IL 60154-4261**	10/05/2026	$400,000	$221	1813	7/3/1	1954	6,700 SF

APN: 15-20-411-042 Document #: 2627831142
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 307&308 Subdivision: GEORGE F NIXON AND COMPANYS 22ND STREET ADDITION MapRef: DOC 10521215 Sec/Twnship/Range: W2SE4 S20T39NR12E 3PM Abbreviated Description: Lot:307&308 Subdivision:GEORGE F NIXON AND COMPANYS 22ND STREET ADDITION Map Ref:DOC 10521215Sec/Twnship/Range:W2SE4 S20T39NR12E 3PM Abbreviated Description:PORTION LOT308 City/Muni/Twp:WESTCHESTER City/Muni/Twp: WESTCHESTER

19	.42Mi.	**11226 MANDEL CT** **WESTCHESTER, IL 60154-4176**	06/11/2026	$450,000	$384	1172	6/3/1	1956	8,868 SF

APN: 15-20-311-023 Document #: 2616202141
Document Type: Warranty Deed Price Code: A

ICE SiteX Report

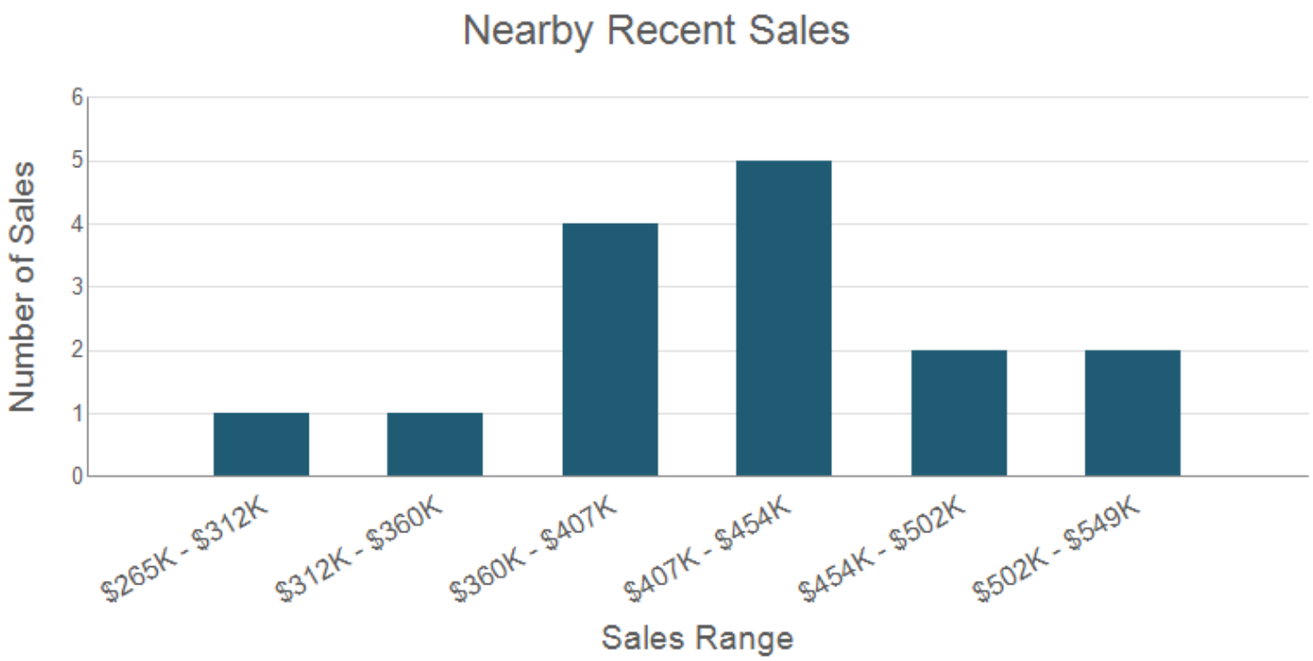
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Land Use: Single Family Residential
Legal: Lot: 21 Block: 11 Subdivision: FAIRLAWN SUBDIVISION UNIT TWO MapRef: DOC 16362275 Sec/Twnship/Range: SW4 S20T39NR12E 3PM Abbreviated Description: Lot:21 Block:11 Subdivision:FAIRLAWN SUBDIVISION UNIT TWO Map Ref:DOC 16362275Sec/Twnship/Range:SW4 S20T39NR12E 3PM

20	.43Mi.	**2237 SUNNYSIDE AVE WESTCHESTER, IL 60154-5223**	08/28/2026	$310,000	$277	1120	5/3/1	1952	6,800 SF

APN: 15-29-203-048 Document #: 2624029060
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 4 Subdivision: BALTIS RESUBDIVISION MapRef: DOC 1371861 Sec/Twnship/Range: N2NE4 S29T39NR12E 3PM Abbreviated Description: Lot:4 Subdivision:BALTIS RESUBDIVISION Map Ref:DOC 1371861Sec/Twnship/Range:N2NE4 S29T39NR12E 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.	**2221 BOEGER AVE**	**07/31/2024**	$340,000	$34,000	1,234	6/3/1	1957	8,200 SF	
.02Mi.	**10853 ROBINHOOD ST**	**08/10/2015**	$330,000	$33,000	1,329	5/3/2	1956	8,984 SF	
.02Mi.	**2225 BOEGER AVE**	**03/18/1987**	$320,000	$32,000	1,241	7/3/1	1956	9,000 SF	
.02Mi.	**10850 CLARIDGE AVE**	**08/22/2022**	$320,000	$32,000	1,308	6/3/1	1956	6,762 SF	
.02Mi.	**10849 ROBINHOOD ST**	**12/07/2020**	$350,000	$35,000	2,034	9/4/2	1956	6,890 SF	
.03Mi.	**10846 CLARIDGE AVE**	**07/15/2004**	$320,000	$32,000	1,296	6/3/1	1956	6,656 SF	
.03Mi.	**10845 ROBINHOOD ST**	**08/21/2020**	$237,320	$23,732	1,241	6/3/1	1956	6,760 SF	
.03Mi.	**2218 BOEGER AVE**	**02/11/2022**	$310,000	$31,000	1,232	6/3/1	1957	6,259 SF	
.03Mi.	**2214 BOEGER AVE**	**02/03/1986**	$330,000	$33,000	1,400	7/3/2	1958	8,300 SF	
.03Mi.	**2222 BOEGER AVE**	**07/25/2018**	$280,000	$28,000	994	4/2/1	1957	6,259 SF	
.04Mi.	**10842 CLARIDGE AVE**	**10/07/2019**	$260,000	$26,000	1,056	5/2/1	1956	6,552 SF	
.04Mi.	**10841 ROBINHOOD ST**	**04/01/2005**	$320,000	$32,000	1,262	6/3/1	1956	6,656 SF	
.04Mi.	**2226 BOEGER AVE**	**05/01/2025**	$320,000	$32,000	1,238	6/3/1	1957	6,259 SF	
.04Mi.	**2230 BOEGER AVE**	**06/09/2017**	$299,830	$29,983	1,238	5/3/2	1957	6,259 SF	
.04Mi.	**2239 BOEGER AVE**	**08/22/2016**	$340,000	$34,000	1,262	6/3/2	1956	9,000 SF	
.04Mi.	**10838 CLARIDGE AVE**	**09/01/2019**	$303,990	$30,399	1,227	6/3/1	1956	6,448 SF	

Rent vs. Own

Households Occupied by Renters:	12%	Households Occupied by Owners:	84%

Demographics & Income

Median Age:	50.9 years old	Households:	6,500
Median Household Income:	$100,448	Households w/Family:	65%
Household Income Per Capita:	$49,477	Households w/Family Married:	48%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	18%

School District

School District Zone:	Westchester School District 92-5	Students:	1,041
Number of Schools:	3	Rating:	C+

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.53Mi.	**Westchester Intermediate School** Number of Students: 353 Student-Teacher Ratio: 12.39	C	Public	3 - 5
0.36Mi.	**Westchester Primary School** Number of Students: 364 Student-Teacher Ratio: 13.24	NA	Public	PK - 2
1.43Mi.	**Proviso West High School** Number of Students: 1,870 Student-Teacher Ratio: 16.82 Advanced Placement: Yes	F	Public	9 - 12
1.43Mi.	**Proviso West High School** Number of Students: 1,870 Student-Teacher Ratio: 16.82 Advanced Placement: Yes	F	Public	9 - 12
1.31Mi.	**Westchester Middle School** Number of Students: 324 Student-Teacher Ratio: 11.57	B-	Public	6 - 8
1.31Mi.	**Westchester Middle School** Number of Students: 324 Student-Teacher Ratio: 11.57	B-	Public	6 - 8
3.89Mi.	**Proviso East High School** Number of Students: 1,663 Student-Teacher Ratio: 15.62 Advanced Placement: Yes	F	Public	9 - 12
3.42Mi.	**Proviso Math and Science Academy** Number of Students: 925 Student-Teacher Ratio: 18.41 Advanced Placement: Yes	B+	Public	9 - 12
3.42Mi.	**Proviso Math and Science Academy** Number of Students: 925 Student-Teacher Ratio: 18.41 Advanced Placement: Yes	B+	Public	9 - 12
3.89Mi.	**Proviso East High School** Number of Students: 1,663 Student-Teacher Ratio: 15.62 Advanced Placement: Yes	F	Public	9 - 12
0.53Mi.	**Westchester Intermediate School** Number of Students: 353 Student-Teacher Ratio: 12.39	C	Public	3 - 5
0.36Mi.	**Westchester Primary School** Number of Students: 364 Student-Teacher Ratio: 13.24	NA	Public	PK - 2

Flood Report

The Subject Property of **2221 BOEGER AVE, WESTCHESTER, IL 60154-5057** 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	86%	LOWER
BURGLARY	52%	NOTABLY LOWER
MOTOR VEHICLE THEFT	55%	NOTABLY LOWER
FORCIBLE ROBBERY	98%	SIMILAR
AGGRAVATED ASSAULT	110%	HIGHER
FORCIBLE RAPE	92%	SIMILAR
MURDER	77%	NOTABLY LOWER
OVERALL	67%	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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ICE SiteX Report

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