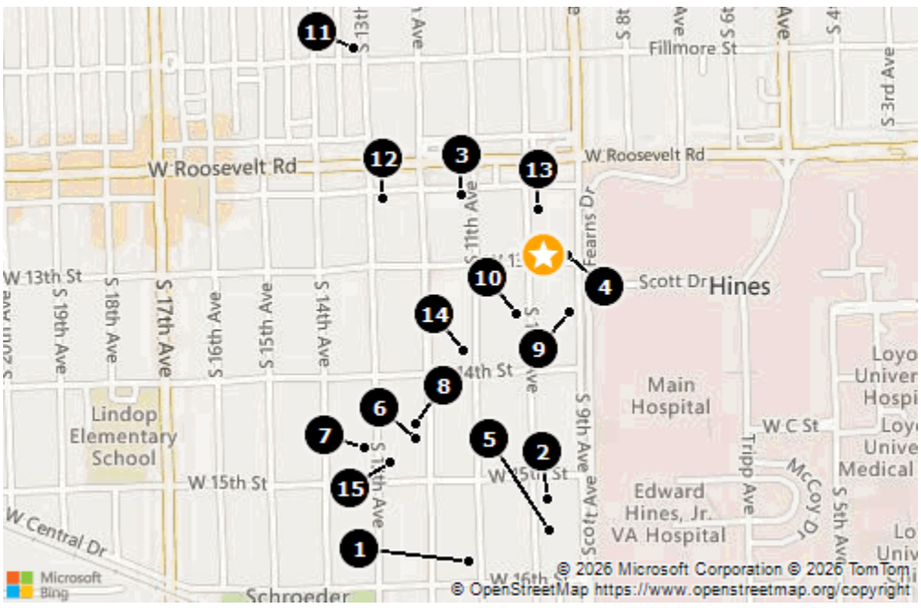
ICE SiteX Report

OrderID: 98655574

SiteX Property Information Report



Subject Property Location

2251 S 10TH AVE, BROADVIEW, IL 60155-4027

County:	**COOK IL**	Census Tract:	170318179.002013
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	15-22-207-007	Thomas Bros Pg-Grid:	

Valuation

Value:	**$257,000**	FSD:	15	Common Confidence Score:	48
Value Range:	$218,450 - $295,550	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	31039
Assd Land Value:	$3,685	Market Land Value:	$36,850	Tax Year:	2024
Assd Improvement:	$17,315	Market Improvment Value:	$173,150	Total Taxable Value:	$5,962
Total Assessed Value:	$21,000	Total Assessor Market Value:	$210,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 31 Subdivision: BROADVIEW SUB Sec/Twnship/Range: SEC 22 TWN 39N RNG 12E
Abbreviated Description: (BROADVIEW) SUB OF NE & EH NE EX RR SEC 22-39-12
City/Muni/Twp: PROVISO

Property Characteristics

Lot Size:	6,700 SF	Bedrooms:	3	Pool:	
Building Area:	912 SF	Baths:	1	Fireplace:	
Year Built:	1942	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Wood
Number of Units:		Garage Type:	Detached	Heating:	Forced Air
Number of Stories:	2+AB	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:	09/15/2023	Sales Price:	N/A
Document #:	2325840065 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	02/14/2023	Loan Amount:	N/A
Document #:	2304549103 BK-PG -	Loan Type:	VA
TD Due Date:	01/01/2052	Type Finance:	

Legal Description:
Lot: 47 Subdivision: BROADVIEW Sec/Twnship/Range: S22T39NR12E 3PM
Abbreviated Description: PORTION LOT47

Prior Transfer

Recording Date:	03/03/2022	Sales Price:	$192,900
Document #:	2206206057 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/03/2021	Sales Price:	$100,000
Document #:	2121504245 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

ICE SiteX Report

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Document Type:
Legal Description:

Prior Transfer

Recording Date:	11/18/2019	Sales Price:	$193,000
Document #:	1932234186 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	11/14/2019		
Document Type:			

Legal Description:
Lot: 47 Subdivision: BROADVIEW Sec/Twnship/Range: S22T39NR12E 3PM
Abbreviated Description: EXCEPT NORTH250FT LOT47

Prior Transfer

Recording Date:	11/14/2019	Sales Price:	$192,900
Document #:	1932234186 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 31 Subdivision: BROADVIEW SUB Sec/Twnship/Range: SEC 22 TWN 39N RNG 12E
Abbreviated Description: (BROADVIEW) SUB OF NE & EH NE EX RR SEC 22-39-12
City/Muni/Twp: PROVISO

Prior Transfer

Recording Date:	04/04/2019	Sales Price:	$100,000
Document #:	1909434047 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/20/2018	Sales Price:	N/A
Document #:	1811019003 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	03/14/2018		
Document Type:			

Legal Description:
Lot: 47 Subdivision: BROADVIEW Sec/Twnship/Range: S22T39NR12E 3PM
Abbreviated Description: EXCEPT N250FT LOT47

Prior Transfer

Recording Date:	04/02/2018	Sales Price:	$109,080
Document #:	1809247127 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/14/2010	Sales Price:	$109,080
Document #:	1010446012 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/22/2009	Sales Price:	$109,080
Document #:	0929557085 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/17/2007	Sales Price:	$109,080
Document #:	0710757120 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/22/2000	Sales Price:	$121,500
Document #:	00201558 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/02/2000		
Document Type:			

Legal Description:
Lot: 47 Subdivision: BROADVIEW Sec/Twnship/Range: S22T39NR12E 3P

Prior Transfer

Recording Date:	03/01/2000	Sales Price:	$121,200
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/13/1999	Sales Price:	N/A
Document #:	99960528 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	10/05/1999		
Document Type:			

Legal Description:
Lot: 47 Subdivision: BROADVIEW Sec/Twnship/Range: S22T39NR12E 3P

Prior Transfer

Recording Date:	08/11/1998	Sales Price:	N/A
Document #:	98706673 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/20/1998		
Document Type:			

ICE SiteX Report

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Legal Description:
Lot: 47 Subdivision: BROADVIEW Sec/Twnship/Range: S22T39NR12E 3P

Prior Transfer

Recording Date:	07/30/1998	Sales Price:	N/A
Document #:	98667269 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/20/1998		
Document Type:			

Legal Description:
Lot: 47 Subdivision: BROADVIEW Sec/Twnship/Range: S22T39NR12E 3P

Prior Transfer

Recording Date:	03/28/1996	Sales Price:	N/A
Document #:	96234698 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/09/1996		
Document Type:			

Legal Description:
Lot: 47 Subdivision: BROADVIEW Sec/Twnship/Range: S22T39NR12E 3P

Prior Transfer

Recording Date:	10/03/1995	Sales Price:	N/A
Document #:	95668917 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/31/1995		
Document Type:			

Legal Description:
Lot: 47 Subdivision: BROADVIEW Sec/Twnship/Range: S22T39NR12E 3P

Area Sales Analysis

Total Area Sales	$3,910,000	Median # of Bedrooms	3
Median Lot Size	6,700 SF	Median # of Baths	1
Median Living Area	1,122 SF	Median Year Built	1944
Price Range - 2 Yrs	$118,500 to $347,000	Age Range	72 years to 128 years
Median Value	$290,000	Median Age	82 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.37Mi.	**2536 S 11TH AVE** **BROADVIEW, IL 60155-4814**	09/01/2026	$210,000	$236	888	4/2/1	1954	6,700 SF	
		APN: 15-22-229-044 Document #: 2624416292 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 154 Subdivision: BROADVIEW SUBDIVISION Sec/Twnship/Range: S22T39NR12E 3PM Abbreviated Description: Subdivision:BROADVIEW SUBDIVISION Sec/Twnship/Range:S22T39NR12E 3PM Abbreviated Description:PORTION LOT154								
2	.29Mi.	**2509 S 10TH AVE** **BROADVIEW, IL 60155-4808**	08/21/2026	$300,000	$335	893	4/2/1	1951	6,700 SF	
		APN: 15-22-231-019 Document #: 2623320073 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 148 Subdivision: BROADVIEW Sec/Twnship/Range: S22T39NR12E 3PM Abbreviated Description: Subdivision:BROADVIEW Sec/Twnship/Range:S22T39NR12E 3PM Abbreviated Description:PORTION LOT148								
3	.13Mi.	**2218 S 11TH AVE** **BROADVIEW, IL 60155-4032**	07/27/2026	$290,000	$165	1747	7/4/1	1945	6,700 SF	
		APN: 15-22-205-020 Document #: 2620811069 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 5 Subdivision: BROADVIEW SUBDIVISION Sec/Twnship/Range: S22T39NR12E 3PM Abbreviated Description: Subdivision:BROADVIEW SUBDIVISION Sec/Twnship/Range:S22T39NR12E 3PM Abbreviated Description:PORTION LOT5								
4	.03Mi.	**2250 S 9TH AVE** **BROADVIEW, IL 60155-4025**	05/21/2026	$130,000	$159	814	4/2/1	1940	6,689 SF	
		APN: 15-22-207-015 Document #: 2614130011 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 48 Subdivision: BROADVIEW SUBDIVISION Sec/Twnship/Range: S22T39NR12E 3PM Abbreviated Description: Lot:48 Subdivision:BROADVIEW SUBDIVISION Sec/Twnship/Range:S22T39NR12E 3PM								
5	.33Mi.	**2525 S 10TH AVE** **BROADVIEW, IL 60155-4808**	03/27/2026	$290,000	$324	893	4/2/1	1951	6,700 SF	
		APN: 15-22-231-023 Document #: 2608632038 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 147 Subdivision: BROADVIEW Sec/Twnship/Range: S22T39NR12E 3PM Abbreviated Description: Subdivision:BROADVIEW Sec/Twnship/Range:S22T39NR12E 3PM Abbreviated Description:PORTION LOT147								
6	.27Mi.	**2428 S 12TH AVE** **BROADVIEW, IL 60155-4818**	03/11/2026	$305,000	$263	1156	6/3/1	1943	6,700 SF	
		APN: 15-22-220-022 Document #: 2607016183 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 138 Subdivision: BROADVIEW Sec/Twnship/Range: S22T39NR12E 3PM Abbreviated Description: Subdivision:BROADVIEW Sec/Twnship/Range:S22T39NR12E 3PM Abbreviated Description:PORTION LOT138								
7	.32Mi.	**2432 S 13TH AVE** **BROADVIEW, IL 60155-4702**	03/03/2026	$287,000	$209	1372	7/4/1	1942	6,700 SF	
		APN: 15-22-219-025 Document #: 2606211032 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 136 Subdivision: BROADVIEW Sec/Twnship/Range: S22T39NR12E 3PM Abbreviated Description: Subdivision:BROADVIEW Sec/Twnship/Range:S22T39NR12E 3PM Abbreviated Description:PORTION LOT136								
8	.26Mi.	**2422 S 12TH AVE** **BROADVIEW, IL 60155-4818**	02/23/2026	$297,500	$265	1122	5/2/1	1944	5,350 SF	
		APN: 15-22-220-031 Document #: 2605432009 Document Type: Price Code: R Land Use: Single Family Residential								

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Legal: Lot: 103 Subdivision: BROADVIEW Sec/Twnship/Range: S22T39NR12E 3PM Abbreviated Description: Subdivision:BROADVIEW Sec/Twnship/Range:S22T39NR12E 3PM Abbreviated Description:PORTION LOT103

9	.07Mi.	**2320 S 9TH AVE** **BROADVIEW, IL 60155-4026**	02/06/2026	$260,000	$293	886	4/2/1	1941	6,700 SF

APN: 15-22-215-022 Document #: 2603702061
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 49 Subdivision: BROADVIEW Sec/Twnship/Range: S22T39NR12E 3PM Abbreviated Description: Subdivision:BROADVIEW Sec/Twnship/Range:S22T39NR12E 3PM Abbreviated Description:PORTION LOT49

10	.08Mi.	**2320 S 10TH AVE** **BROADVIEW, IL 60155-4030**	01/28/2026	$347,000	$269	1287	7/3/1	1940	6,690 SF

APN: 15-22-214-021 Document #: 2602823154
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 51 Subdivision: BROADVIEW Sec/Twnship/Range: S22T39NR12E 3PM Abbreviated Description: Subdivision:BROADVIEW Sec/Twnship/Range:S22T39NR12E 3PM Abbreviated Description:PORTION LOT51

11	.34Mi.	**2046 S 13TH AVE** **BROADVIEW, IL 60155-3130**	01/13/2026	$118,500	$81	1450	7/3/1	1898	7,723 SF

APN: 15-15-419-062 Document #: 2601325066
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 22&23 Block: 9 Subdivision: WESTERN ADDITION Sec/Twnship/Range: W2SE4 S15T39NR12E 3PM Abbreviated Description: Lot:22&23 Block:9 Subdivision:WESTERN ADDITION Sec/Twnship/Range:W2SE4 S15T39NR12E 3PM

12	.2Mi.	**2219 S 13TH AVE** **BROADVIEW, IL 60155-4039**	12/31/2025	$257,000	$232	1107	6/3/1	1950	6,700 SF

APN: 15-22-204-016 Document #: 2536511042
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 8 Subdivision: BROADVIEW MapRef: DOC 13540801 Sec/Twnship/Range: S22T39NR12E 3PM Abbreviated Description: Subdivision:BROADVIEW Map Ref:DOC 13540801Sec/Twnship/Range:S22T39NR12E 3PM Abbreviated Description:PORTION LOT8

13	.06Mi.	**2227 S 10TH AVE** **BROADVIEW, IL 60155-4027**	12/11/2025	$230,000	$238	964	4/2/1	1945	6,700 SF

APN: 15-22-207-023 Document #: 2534511068
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: BROADVIEW Sec/Twnship/Range: S22T39NR12E 3PM Abbreviated Description: Subdivision:BROADVIEW Sec/Twnship/Range:S22T39NR12E 3PM Abbreviated Description:PORTION LOT2

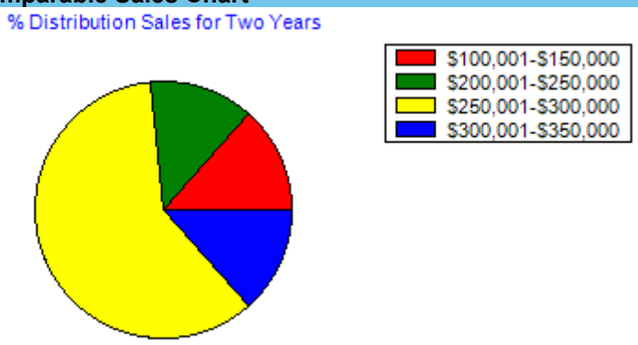
14	.15Mi.	**2336 S 11TH AVE** **BROADVIEW, IL 60155-4034**	11/28/2025	$290,000	$252	1150	5/3/1	1944	6,700 SF

APN: 15-22-213-020 Document #: 2533223023
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 92 Subdivision: BROADVIEW Sec/Twnship/Range: S22T39NR12E 3PM Abbreviated Description: Subdivision:BROADVIEW Sec/Twnship/Range:S22T39NR12E 3PM Abbreviated Description:PORTION LOT92

15	.31Mi.	**2441 S 13TH AVE** **BROADVIEW, IL 60155-4701**	10/03/2025	$298,000	$237	1256	7/3/1	1942	6,700 SF

APN: 15-22-220-019 Document #: 2527620358
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 137 Subdivision: BROADVIEW Sec/Twnship/Range: S22T39NR12E 3PM Abbreviated Description: Subdivision:BROADVIEW Sec/Twnship/Range:S22T39NR12E 3PM Abbreviated Description:PORTION LOT137

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.

ICE SiteX Report

OrderID: 98655574

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.	**2251 S 10TH AVE**	**11/14/2019**	$210,000	$21,000	912	5/3/1	1942	6,700 SF	
.01Mi.	**2247 S 10TH AVE**	**02/01/2010**	$220,000	$22,000	1,120	6/3/1	1939	6,700 SF	
.02Mi.	**2243 S 10TH AVE**	**01/01/2010**	$220,000	$22,000	1,071	4/2/1	1939	6,700 SF	
.02Mi.	**2301 S 10TH AVE**	**08/18/1987**	$220,000	$22,000	1,238	6/3/1	1941	6,700 SF	
.03Mi.	**2250 S 9TH AVE**	**12/09/1991**	$200,000	$20,000	814	4/2/1	1940	6,689 SF	
.03Mi.	**2246 S 9TH AVE**	**12/27/2021**	$220,000	$22,000	1,281	6/3/1	1940	6,700 SF	
.03Mi.	**2239 S 10TH AVE**	**12/01/2008**	$230,000	$23,000	1,238	6/3/1	1939	6,700 SF	
.03Mi.	**2305 S 10TH AVE**	**04/05/2019**	$230,000	$23,000	1,172	6/3/1	1944	6,700 SF	
.03Mi.	**2242 S 9TH AVE**	**04/16/2019**	$250,000	$25,000	1,668	8/3/2	1940	6,700 SF	
.03Mi.	**2300 S 9TH AVE**	**11/01/2004**	$220,000	$22,000	886	5/2/1	1941	6,689 SF	
.04Mi.	**2235 S 10TH AVE**	**10/01/2009**	$220,000	$22,000	1,182	5/3/1	1939	6,700 SF	
.04Mi.	**2238 S 9TH AVE**	**07/08/2022**	$220,000	$22,000	1,098	6/3/1	1940	6,700 SF	
.04Mi.	**2304 S 9TH AVE**	**06/20/2023**	$210,000	$21,000	944	5/3/1	1941	6,700 SF	
.04Mi.	**2309 S 10TH AVE**	**12/23/2015**	$220,000	$22,000	1,032	5/3/1	1941	6,700 SF	
.04Mi.	**2300 S 10TH AVE**		$230,000	$23,000	1,101	5/3/1	1940	6,700 SF	
.05Mi.	**2234 S 9TH AVE**	**05/11/2017**	$200,000	$20,000	834	4/2/1	1940	6,700 SF	

Rent vs. Own

Households Occupied by Renters:	31%	Households Occupied by Owners:	64%

Demographics & Income

Median Age:	41.5 years old	Households:	2,854
Median Household Income:	$62,893	Households w/Family:	63%
Household Income Per Capita:	$34,605	Households w/Family Married:	33%
Most Common Education Level:	High School Graduate	Households w/Family Children:	36%

School District

School District Zone:	Proviso Township High School District 209	Students:	4,458
Number of Schools:	3	Rating:	F

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.62Mi.	**Proviso Math and Science Academy** Number of Students: 925 Student-Teacher Ratio: 18.41 Advanced Placement: Yes	B+	Public	9 - 12
0.57Mi.	**Lindop Elementary School** Number of Students: 307 Student-Teacher Ratio: 7.87	C	Public	PK - 8
0.57Mi.	**Lindop Elementary School** Number of Students: 307 Student-Teacher Ratio: 7.87	C	Public	PK - 8
2.89Mi.	**Proviso West High School** Number of Students: 1,870 Student-Teacher Ratio: 16.82 Advanced Placement: Yes	F	Public	9 - 12
2.89Mi.	**Proviso West High School** Number of Students: 1,870 Student-Teacher Ratio: 16.82 Advanced Placement: Yes	F	Public	9 - 12
1.35Mi.	**Proviso East High School** Number of Students: 1,663 Student-Teacher Ratio: 15.62 Advanced Placement: Yes	F	Public	9 - 12
1.35Mi.	**Proviso East High School** Number of Students: 1,663 Student-Teacher Ratio: 15.62 Advanced Placement: Yes	F	Public	9 - 12
0.62Mi.	**Proviso Math and Science Academy** Number of Students: 925 Student-Teacher Ratio: 18.41 Advanced Placement: Yes	B+	Public	9 - 12

ICE SiteX Report

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Flood Report

The Subject Property of **2251 S 10TH AVE, BROADVIEW, IL 60155-4027** 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	96%	SIMILAR
BURGLARY	82%	LOWER
MOTOR VEHICLE THEFT	66%	NOTABLY LOWER
FORCIBLE ROBBERY	124%	HIGHER
AGGRAVATED ASSAULT	83%	LOWER
FORCIBLE RAPE	126%	HIGHER
MURDER	51%	NOTABLY LOWER
OVERALL	79%	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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Data deemed reliable, but not guaranteed.
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