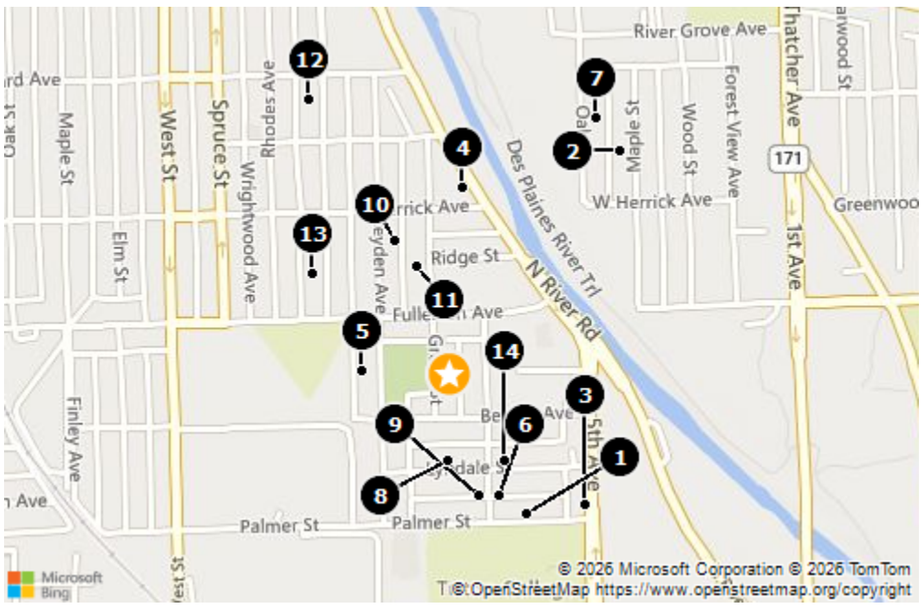
ICE SiteX Report

OrderID: 98692404

SiteX Property Information Report



Subject Property Location

2325 GROVE ST, RIVER GROVE, IL 60171-1833

County:	**COOK IL**	Census Tract:	170318112.003027
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	12-35-101-051	Thomas Bros Pg-Grid:	

Valuation

Value:	**$315,000**	FSD:	24	Common Confidence Score:	27
Value Range:	$239,400 - $390,600	ICE Confidence Score:	76		

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	20033
Assd Land Value:	$6,458	Market Land Value:	$64,580	Tax Year:	2024
Assd Improvement:	$16,543	Market Improvment Value:	$165,430	Total Taxable Value:	$8,766
Total Assessed Value:	$23,001	Total Assessor Market Value:	$230,010	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 20 Sec/Twnship/Range: SEC 35 TWN 40N RNG 12E
City/Muni/Twp: LEYDEN

Property Characteristics

Lot Size:	6,150 SF	Bedrooms:	2	Pool:	
Building Area:	807 SF	Baths:	1	Fireplace:	
Year Built:	1948	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	4	Ext Walls:	Masonry
Number of Units:		Garage Type:	Detached	Heating:	Forced Air
Number of Stories:	1+AB	Number of Cars:	1	A/C:	Central
Style:		Basement:	Full	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	01/17/2024	Loan Amount:	N/A
Document #:	2401713444 BK-PG -	Loan Type:	FHA
TD Due Date:	04/01/2047	Type Finance:	

Legal Description:
Lot: 33-35 Block: 5 Subdivision: JACOBSONS RIVER ROAD SUBDIVISION Sec/Twnship/Range: S35T40NR12E 3PM
Abbreviated Description: PORTION LOT33

Prior Transfer

Recording Date:	12/16/2019	Sales Price:	$201,948
Document #:	1935008304 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/07/2017	Sales Price:	$206,000
Document #:	1706616112 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	03/02/2017		
Document Type:			

Legal Description:
Lot: 33-35 Block: 5 Subdivision: JACOBSONS RIVER ROAD SUBDIVISION Sec/Twnship/Range: S35T40NR12E 3PM
Abbreviated Description: EXCEPT N20FT LOT35&N10FT LOT33

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Prior Transfer

Recording Date:	03/02/2017	Sales Price:	$206,000
Document #:	1706616112 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 20 Sec/Twnship/Range: SEC 35 TWN 40N RNG 12E
City/Muni/Twp: LEYDEN

Prior Transfer

Recording Date:	12/12/2014	Sales Price:	$86,500
Document #:	1434657063 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	11/25/2014		
Document Type:			

Legal Description:
Lot: 33-35 Block: 5 Subdivision: JACOBSONS RIVER ROAD SUBDIVISION Sec/Twnship/Range: S35T40NR12E 3PM

Prior Transfer

Recording Date:	11/25/2014	Sales Price:	$86,500
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$4,439,500	Median # of Bedrooms	3
Median Lot Size	4,372 SF	Median # of Baths	1
Median Living Area	1,171 SF	Median Year Built	1950
Price Range - 2 Yrs	$74,500 to $525,000	Age Range	65 years to 103 years
Median Value	$307,500	Median Age	76 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.19Mi.	**8636 PALMER ST** **RIVER GROVE, IL 60171-1908**	09/28/2026	$74,500	$75	990	5/3/1	1923	3,900 SF	
		APN: 12-35-107-022 Document #: 2627125099 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 31 Block: 1 Subdivision: TRUMBULLS RIVER ROAD SUBDIVISION Sec/Twnship/Range: NW4NW4 S35T40NR12E 3PM Abbreviated Description: Lot:31 Block:1 Subdivision:TRUMBULLS RIVER ROAD SUBDIVISION Sec/Twnship/Range:NW4NW4 S35T40NR12E 3PM								
2	.35Mi.	**2534 MAPLE ST** **RIVER GROVE, IL 60171-1604**	08/28/2026	$275,000	$179	1536	6/3/1	1961	6,250 SF	
		APN: 12-26-318-058 Document #: 2624031095 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 17&18 Block: 2 Subdivision: J BELLS SUBDIVISION Sec/Twnship/Range: W2 S26T40NR12E 3PM Abbreviated Description: Lot:17&18 Block:2 Subdivision:J BELLS SUBDIVISION Sec/Twnship/Range:W2 S26T40NR12E 3PM								
3	.22Mi.	**2204 RIVER RD** **RIVER GROVE, IL 60171-1847**	08/27/2026	$290,000	$450	644	4/2/1	1953	3,750 SF	
		APN: 12-35-107-034 Document #: 2623922154 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 7 Block: 1 Subdivision: TRUMBULLS RIVER ROAD SUBDIVISION Sec/Twnship/Range: NW4NW4 S35T40NR12E 3PM Abbreviated Description: Lot:7 Block:1 Subdivision:TRUMBULLS RIVER ROAD SUBDIVISION Sec/Twnship/Range:NW4NW4 S35T40NR12E 3PM								
4	.22Mi.	**2510 RIVER RD** **RIVER GROVE, IL 60171-1657**	08/24/2026	$325,000	$355	914	4/2/1	1953	3,990 SF	
		APN: 12-26-315-012 Document #: 2623625097 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 3 Block: 4 Subdivision: A E TYLERS RESUBDIVISION Sec/Twnship/Range: S26&S27 T40NR12E 3PM Abbreviated Description: Lot:3 Block:4 Subdivision:A E TYLERS RESUBDIVISION Sec/Twnship/Range:S26&S27 T40NR12E 3PM								
5	.1Mi.	**2332 LEYDEN AVE** **RIVER GROVE, IL 60171-1838**	07/10/2026	$420,000	$278	1506	7/4/1	1950	4,197 SF	
		APN: 12-34-209-007 Document #: 2619111209 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 29 Subdivision: COLLINS AND GAUNTLETS 1ST GARDEN SUBDIVISION Sec/Twnship/Range: E2 S24T40NR12E 3PM Abbreviated Description: Subdivision:COLLINS AND GAUNTLETS 1ST GARDEN SUBDIVISION Sec/Twnship/Range:E2 S24T40NR12E 3PM Abbreviated Description:PORTION LOT29								
6	.15Mi.	**8657 LYNDALE ST** **RIVER GROVE, IL 60171-1841**	06/17/2026	$400,000	$326	1224	6/3/1	1957	4,546 SF	
		APN: 12-35-107-001 Document #: 2616807066 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 24 Block: 1 Subdivision: TRUMBULLS RIVER ROAD SUBDIVISION Sec/Twnship/Range: NW4NW4 S35T40NR12E 3PM Abbreviated Description: Lot:24 Block:1 Subdivision:TRUMBULLS RIVER ROAD SUBDIVISION Sec/Twnship/Range:NW4NW4 S35T40NR12E 3PM								
7	.37Mi.	**2557 OAK ST** **RIVER GROVE, IL 60171-1605**	05/27/2026	$525,000	$333	1574	8/4/2	1926	9,900 SF	
		APN: 12-26-318-005 Document #: 2614720244 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 31-33 Block: 2 Subdivision: J BELLS SUBDIVISION MapRef: DOC 1281427 Sec/Twnship/Range: SW4 S26T40NR12E 3PM Abbreviated Description: Lot:31-33 Block:2 Subdivision:J BELLS SUBDIVISION Map Ref:DOC 1281427Sec/Twnship/Range:SW4 S26T40NR12E 3PM								
8	.1Mi.	**8720 LYNDALE ST** **RIVER GROVE, IL 60171-1844**	04/10/2026	$285,000	$436	653	3/1/1	1950	3,660 SF	
		APN: 12-35-104-032 Document #: 2610019072 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 33 Block: 3 Subdivision: L M JACOBSONS RIVER ROAD SUBDIVISION Sec/Twnship/Range: W2&E2NW4NW4 S35T40NR12E 3PM Abbreviated Description: Lot:33 Block:3 Subdivision:L M JACOBSONS RIVER ROAD SUBDIVISION Sec/Twnship/Range:W2&E2NW4NW4 S35T40NR12E 3PM								
9	.14Mi.	**8703 LYNDALE ST** **RIVER GROVE, IL 60171-1843**	03/03/2026	$210,000	$320	655	4/2/1	1949	3,870 SF	
		APN: 12-35-106-023 Document #: 2606225050								

ICE SiteX Report

OrderID: 98692404

Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2 Block: 1 Subdivision: TRUMBULLS RIVER ROAD SUBDIVISION Sec/Twnship/Range: NW4NW4 S35T40NR12E 3PM Abbreviated
Description: Lot:2 Block:1 Subdivision:TRUMBULLS RIVER ROAD SUBDIVISION Sec/Twnship/Range:NW4NW4 S35T40NR12E 3PM

10	.18Mi.	**2449 LEYDEN AVE** **RIVER GROVE, IL 60171-1839**	01/26/2026	$285,000	$255	1117	5/3/1	1953	4,688 SF

APN: 12-26-321-031 Document #: 2602631077
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 22 Block: 14 Subdivision: RHODES AND CLARKES SUBDIVISION Sec/Twnship/Range: SE4 S27SW4 S26 T40NR12E 3PM Abbreviated
Description: Lot:22 Block:14 Subdivision:RHODES AND CLARKES SUBDIVISION Sec/Twnship/Range:SE4 S27SW4 S26 T40NR12E 3PM

11	.14Mi.	**2432 GROVE ST** **RIVER GROVE, IL 60171-1836**	01/20/2026	$325,000	$220	1474	6/4/2	1928	6,250 SF

APN: 12-26-321-018 Document #: 2602020219
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 6 Block: 14 Subdivision: RHODES AND CLARKES SUBDIVISION Sec/Twnship/Range: S26&S27 T40NR12E 3PM Abbreviated
Description: Lot:6 Block:14 Subdivision:RHODES AND CLARKES SUBDIVISION Sec/Twnship/Range:S26&S27 T40NR12E 3PM

12	.38Mi.	**2574 CLARKE ST** **RIVER GROVE, IL 60171-1655**	12/19/2025	$400,000	$210	1904	8/4/2	1927	3,750 SF

APN: 12-27-414-014 Document #: 2535311048
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 53 Subdivision: G E O GRADYS RIVERSIDE HEIGHTS MapRef: DOC 9518635 Sec/Twnship/Range: S26&S27 T40NR12E 3PM Abbreviated
Description: Lot:53 Subdivision:G E O GRADYS RIVERSIDE HEIGHTS Map Ref:DOC 9518635Sec/Twnship/Range:S26&S27 T40NR12E 3PM

13	.21Mi.	**2428 CLARKE ST** **RIVER GROVE, IL 60171-1828**	12/17/2025	$340,000	$352	965	5/2/1	1950	5,355 SF

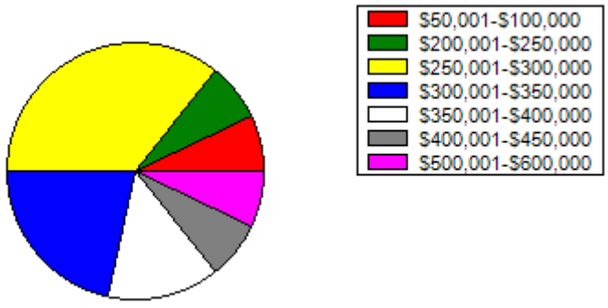
APN: 12-27-427-027 Document #: 2535123083
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 6&7 Block: 12 Subdivision: RHODES AND CLARKS SUBDIVISION Sec/Twnship/Range: SE4 S27&SW4 S26 T40NR12E 3PM Abbreviated
Description: Lot:6&7 Block:12 Subdivision:RHODES AND CLARKS SUBDIVISION Sec/Twnship/Range:SE4 S27&SW4 S26 T40NR12E 3PM

14	.12Mi.	**8654 LYNDALE ST** **RIVER GROVE, IL 60171-1842**	12/10/2025	$285,000	$207	1376	7/4/1	1949	4,880 SF

APN: 12-35-105-021 Document #: 2534422190
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: LYNDALE AVENUE SUBDIVISION Sec/Twnship/Range: N2W2NW4 S35T40NR12E 3PM Abbreviated Description: Lot:2 Subdivision:LYNDALE AVENUE SUBDIVISION Sec/Twnship/Range:N2W2NW4 S35T40NR12E 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.	**2325 GROVE ST**	**03/02/2017**	$230,010	$23,001	807	4/2/1	1948	6,150 SF	
.01Mi.	**2333 GROVE ST**		$200,010	$20,001	807	4/2/1	1948	6,150 SF	
.01Mi.	**2321 GROVE ST**	**05/20/2022**	$220,010	$22,001	906	4/2/1	1951	6,150 SF	
.02Mi.	**2317 GROVE ST**	**11/27/2019**	$270,010	$27,001	1,324	4/2/2	1953	3,690 SF	
.02Mi.	**2339 GROVE ST**	**10/04/1988**	$230,000	$23,000	1,143	5/3/1	1948	4,920 SF	
.02Mi.	**2313 GROVE ST**	**05/08/2017**	$258,930	$25,893	1,324	6/3/2	1953	3,690 SF	
.03Mi.	**2345 GROVE ST**	**09/11/1990**	$220,000	$22,000	807	4/2/1	1948	4,920 SF	
.03Mi.	**2324 TRUMBULL AVE**	**11/04/1981**	$260,000	$26,000	1,677	7/3/2	1948	4,920 SF	
.03Mi.	**2320 TRUMBULL AVE**	**08/14/2015**	$200,000	$20,000	807	4/2/1	1948	4,920 SF	
.03Mi.	**2307 GROVE ST**	**08/27/2021**	$260,010	$26,001	1,006	6/3/1	1927	3,690 SF	
.03Mi.	**2332 TRUMBULL AVE**	**03/01/2015**	$320,010	$32,001	2,428	8/4/2	1948	6,150 SF	
.03Mi.	**2316 TRUMBULL AVE**	**07/28/2020**	$210,000	$21,000	807	6/4/1	1948	4,920 SF	
.03Mi.	**2347 GROVE ST**		$300,000	$30,000	1,610	7/4/2	1948	4,920 SF	
.03Mi.	**2305 GROVE ST**	**07/11/2019**	$370,010	$37,001	2,280	8/4/2	1998	3,690 SF	
.03Mi.	**2336 TRUMBULL AVE**	**03/01/2012**	$230,000	$23,000	1,143	6/3/1	1947	4,920 SF	
.04Mi.	**2310 TRUMBULL AVE**	**05/01/2010**	$188,510	$18,851	800	4/2/1	1942	3,690 SF	

ICE SiteX Report

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Rent vs. Own

Households Occupied by Renters:	36%	Households Occupied by Owners:	60%

Demographics & Income

Median Age:	36.5 years old	Households:	3,824
Median Household Income:	$69,716	Households w/Family:	65%
Household Income Per Capita:	$32,008	Households w/Family Married:	47%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

School District

School District Zone:	Leyden Community High School District 212	Students:	3,527
Number of Schools:	2	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.81Mi.	**East Leyden High School** Number of Students: 1,840 Student-Teacher Ratio: 14.93 Advanced Placement: Yes	C	Public	9 - 12
0.14Mi.	**Rhodes Elementary School** Number of Students: 499 Student-Teacher Ratio: 7.45	C-	Public	PK - 8
0.14Mi.	**Rhodes Elementary School** Number of Students: 499 Student-Teacher Ratio: 7.45	C-	Public	PK - 8
1.81Mi.	**East Leyden High School** Number of Students: 1,840 Student-Teacher Ratio: 14.93 Advanced Placement: Yes	C	Public	9 - 12

Flood Report

The Subject Property of **2325 GROVE ST, RIVER GROVE, IL 60171-1833** 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	113%	HIGHER
BURGLARY	80%	LOWER
MOTOR VEHICLE THEFT	87%	LOWER
FORCIBLE ROBBERY	161%	NOTABLY HIGHER
AGGRAVATED ASSAULT	63%	NOTABLY LOWER
FORCIBLE RAPE	166%	NOTABLY HIGHER
MURDER	69%	NOTABLY LOWER
OVERALL	64%	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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