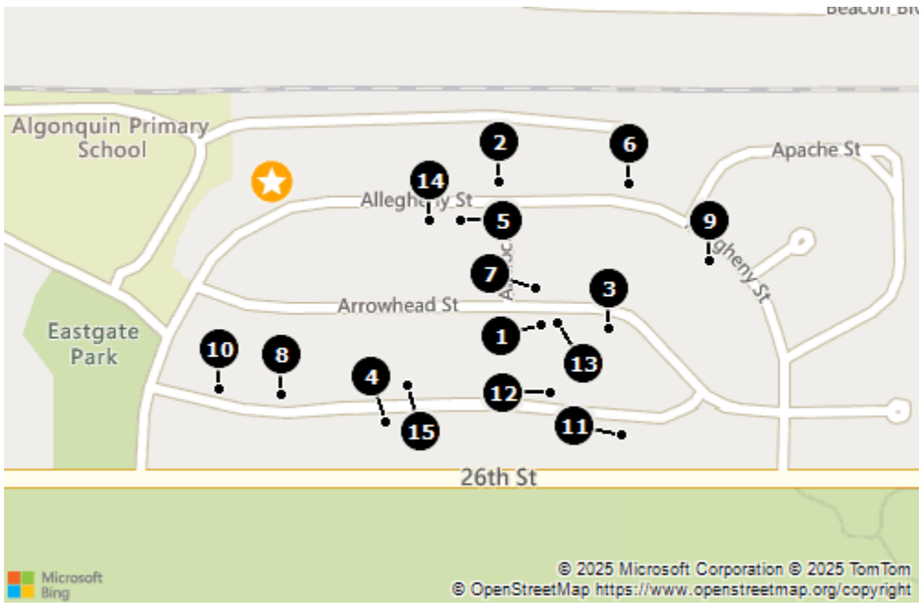
ICE SiteX Report

OrderID: 94905838

SiteX Property Information Report



Subject Property Location

236 ALLEGHENY ST, PARK FOREST, IL 60466-1459

County:	**COOK IL**	Census Tract:	170318294.023002
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	32-30-204-010	Thomas Bros Pg-Grid:	

Valuation

Value:	**$154,000**	FSD:	10
Value Range:	$138,600 - $169,400	Confidence Score:	90

County Tax & Assessment

Assessment Year:	2023	Market Value Year:	2023	Tax Rate Code Area:	12035
Assd Land Value:	$1,375	Market Land Value:	$13,750	Tax Year:	2023
Assd Improvement:	$6,555	Market Improvment Value:	$65,550	Total Taxable Value:	$5,807
Total Assessed Value:	$7,930	Total Assessor Market Value:	$79,300	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Block: 3 District: 12 Subdivision: VILLAGE OF PARK FOREST AREA1 Sec/Twnship/Range: SEC 30 TWN 35N RNG 14E

Abbreviated Description:	(VILLAGE) OF PARK (FOREST) (AREA1) SUB OF PT NW & NE LYING SOUTH OF SOUTH ROW LINE OF E.J.&E.RR, IN NH SEC 30-35-14
City/Muni/Twp:	BLOOM

Property Characteristics

Lot Size:	6,877 SF	Bedrooms:	2	Pool:	
Building Area:	798 SF	Baths:	1	Fireplace:	
Year Built:	1953	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood
Number of Units:		Garage Type:		Heating:	
Number of Stories:	1+AB	Number of Cars:		A/C:	
Style:		Basement:	Unfinished	Roof Cover:	Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/13/2025	Sales Price:	$16,004,700
Document #:	2504424143 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/15/2024	Sales Price:	$163,000
Document #:	2413618393 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	04/25/2024		
Document Type:	Warranty Deed		

Legal Description:
Lot: 9 Block: 3 Subdivision: VILLAGE OF PARK FOREST AREA NO 1 Sec/Twnship/Range: NW4&NE4 S30T35NR14E 3PM

Prior Transfer

Recording Date:	05/03/2024	Sales Price:	N/A
Document #:	2412424159 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/24/2024	Sales Price:	N/A

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Document #:	2402433445 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	11/20/2023		
Document Type:	Quit Claim Deed		

Legal Description:
Lot: 9 Block: 3 Subdivision: THE VILLAGE OF PARK FOREST AREA NO 1 Sec/Twnship/Range: NW4&NE4 S30T35NR14E 3PM

Prior Transfer

Recording Date:	12/09/2022	Sales Price:	$130,000
Document #:	2234328258 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	12/06/2022		
Document Type:	Special Warranty Deed		

Legal Description:
Lot: 9 Block: 3 Subdivision: THE VILLAGE OF PARK FOREST AREA NO 1 Sec/Twnship/Range: NW4&NE4 S30T35NR14E 3PM

Prior Transfer

Recording Date:	10/23/2020	Sales Price:	$30,000
Document #:	2029720073 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	09/11/2020		
Document Type:	Warranty Deed		

Legal Description:
Lot: 9 Block: 3 Subdivision: VILLAGE OF PARK FOREST AREA NO 1 Sec/Twnship/Range: NW4NE4 S30T35NR14E 3PM

Prior Transfer

Recording Date:	05/11/2000	Sales Price:	N/A
Document #:	00335941 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	04/13/2000		
Document Type:	Warranty Deed		

Legal Description:
Lot: 9 Block: 3 Subdivision: THE VILLAGE OF PARK FOREST AREA #1 Sec/Twnship/Range: PART NW4NE4 S30T35NR14E 3P

Prior Transfer

Recording Date:	02/15/2000	Sales Price:	N/A
Document #:	00111198 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	06/02/1999		
Document Type:	Legal Action/ Court Order		

Legal Description:
Lot: 9 Block: 3 Subdivision: VILLAGE OF PARK FOREST AREA #1 Sec/Twnship/Range: PART NW4NE4 S30T35NR14E 3P

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	2413618393 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Block: 3 District: 12 Subdivision: VILLAGE OF PARK FOREST AREA1 Sec/Twnship/Range: SEC 30 TWN 35N RNG 14E
Abbreviated Description: (VILLAGE) OF PARK (FOREST) (AREA1) SUB OF PT NW & NE LYING SOUTH OF SOUTH ROW LINE OF E.J.&E.RR, IN NH SEC 30-35-14
City/Muni/Twp: BLOOM

Area Sales Analysis

Total Area Sales	$1,565,000	Median # of Bedrooms	3
Median Lot Size	7,000 SF	Median # of Baths	1
Median Living Area	1,197 SF	Median Year Built	1953
Price Range - 2 Yrs	$25,000 to $191,000	Age Range	72 years to 72 years
Median Value	$80,500	Median Age	72 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.19Mi.	**261 ARROWHEAD ST** **PARK FOREST, IL 60466-1437**	05/16/2025	$137,000	$171	798	/2/1	1953	6,500 SF	
		APN: 32-30-207-022 Document #: 2513630017 Document Type: Administrator's deed Price Code: D Land Use: Single Family Residential Legal: Lot: 22 Block: 7 Subdivision: VILLAGE OF PARK FOREST AREA1 Sec/Twnship/Range: NW4NE4 S30T35NR14E 3PM Abbreviated Description: Lot:22 Block:7 Subdivision:VILLAGE OF PARK FOREST AREA1 Sec/Twnship/Range:NW4NE4 S30T35NR14E 3PM								
2	.14Mi.	**264 ALLEGHENY ST** **PARK FOREST, IL 60466-1459**	04/28/2025	$80,000	$66	1197	/3/1	1953	6,750 SF	
		APN: 32-30-204-024 Document #: 2511830138 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 23 Block: 3 Subdivision: THE VILLAGE OF PARK FOREST AREA NUMBER 1 Sec/Twnship/Range: NW4&NE4 S30T35NR14E 3PM Abbreviated Description: Lot:23 Block:3 Subdivision:THE VILLAGE OF PARK FOREST AREA NUMBER 1 Sec/Twnship/Range:NW4&NE4 S30T35NR14E 3PM								
3	.22Mi.	**269 ARROWHEAD ST** **PARK FOREST, IL 60466-1437**	03/19/2025	$60,000	$50	1197	/3/1	1953	7,154 SF	
		APN: 32-30-207-026 Document #: 2507824193 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 26 Block: 7 Subdivision: VILLAGE OF PARK FOREST AREA NUMBER 1 MapRef: DOC 15107641 Sec/Twnship/Range: NW4&NE4 S30T35NR14E 3PM Abbreviated Description: Lot:26 Block:7 Subdivision:VILLAGE OF PARK FOREST AREA NUMBER 1 Map Ref:DOC 15107641Sec/ Twnship/Range:NW4&NE4 S30T35NR14E 3PM								
4	.17Mi.	**243 ARCADIA ST** **PARK FOREST, IL 60466-1435**	03/11/2025	$100,000	$83	1199	/3/1	1953	7,448 SF	
		APN: 32-30-208-015 Document #: 2507020297 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 15 Block: 8 Subdivision: THE VILLAGE OF PARK FOREST AREA NUMBER 1 Sec/Twnship/Range: NW4NE4 S30T35NR14E 3PM Abbreviated Description: Lot:15 Block:8 Subdivision:THE VILLAGE OF PARK FOREST AREA NUMBER 1 Sec/Twnship/Range:NW4NE4 S30T35NR14E 3PM								
5	.12Mi.	**253 ALLEGHENY ST** **PARK FOREST, IL 60466-1465**	01/31/2025	$55,000	$68	798	/2/1	1953	6,650 SF	
		APN: 32-30-205-015 Document #: 2503127008								

ICE SiteX Report

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Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 15 Block: 4 Subdivision: VILLAGE OF PARK FOREST Sec/Twnship/Range: NW4&NE4 S30T35NR14E 3PM Abbreviated Description: Lot:15 Block:4 Subdivision:VILLAGE OF PARK FOREST Sec/Twnship/Range:NW4&NE4 S30T35NR14E 3PM

6	.22Mi.	**280 ALLEGHENY ST** **PARK FOREST, IL 60466-1459**	12/31/2024	$140,000	$116	1197	/3/1	1953	7,578 SF

APN: 32-30-204-032 Document #: 2436602068
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 31 Block: 3 Subdivision: VILLAGE OF PARK FOREST AREA NUMBER 1 Sec/Twnship/Range: NW4NE4 S30T35NR14E 3PM Abbreviated Description: Lot:31 Block:3 Subdivision:VILLAGE OF PARK FOREST AREA NUMBER 1 Sec/Twnship/Range:NW4NE4 S30T35NR14E 3PM

7	.17Mi.	**260 ARROWHEAD ST** **PARK FOREST, IL 60466-1463**	12/02/2024	$157,500	$145	1086	/2/1	1953	7,200 SF

APN: 32-30-206-022 Document #: 2433730049
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 35 Block: 5 Subdivision: VILLAGE OF PARK FOREST AREA NO 1 MapRef: DOC 15107641 Sec/Twnship/Range: NW4&NE4 S30T35NR14E 3PM Abbreviated Description: Lot:35 Block:5 Subdivision:VILLAGE OF PARK FOREST AREA NO 1 Map Ref:DOC 15107641Sec/Twnship/Range:NW4&NE4 S30T35NR14E 3PM

8	.12Mi.	**230 ARCADIA ST** **PARK FOREST, IL 60466-1436**	10/22/2024	$74,000	$49	1496	/3/1	1953	7,473 SF

APN: 32-30-207-039 Document #: 2429602091
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 53 Block: 7 Subdivision: VILLAGE OF PARK FOREST AREA NO 1 MapRef: DOC 15107641 Sec/Twnship/Range: NW4&NE4 S30T35NR14E 3PM Abbreviated Description: Lot:53 Block:7 Subdivision:VILLAGE OF PARK FOREST AREA NO 1 Map Ref:DOC 15107641Sec/Twnship/Range:NW4&NE4 S30T35NR14E 3PM

9	.26Mi.	**283 ALLEGHENY ST** **PARK FOREST, IL 60466-1458**	09/05/2024	$80,500	$67	1197	/3/1	1953	7,771 SF

APN: 32-30-206-012 Document #: 2424924483
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 12 Block: 5 Subdivision: VILLAGE OF PARK FOREST AREA NO 1 Sec/Twnship/Range: NW4NE4 S30T35NR14E 3PM Abbreviated Description: Lot:12 Block:5 Subdivision:VILLAGE OF PARK FOREST AREA NO 1 Sec/Twnship/Range:NW4NE4 S30T35NR14E 3PM

10	.12Mi.	**222 ARCADIA ST** **PARK FOREST, IL 60466-1436**	09/04/2024	$25,000	$20	1197	/3/1	1953	7,000 SF

APN: 32-30-207-035 Document #: 2424820244
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 57 Block: 7 Subdivision: VILLAGE OF PARK FOREST AREA NUMBER 1 MapRef: DOC 15107641 Sec/Twnship/Range: NW4&NE4 S30T35NR14E 3PM Abbreviated Description: Lot:57 Block:7 Subdivision:VILLAGE OF PARK FOREST AREA NUMBER 1 Map Ref:DOC 15107641Sec/Twnship/Range:NW4&NE4 S30T35NR14E 3PM

11	.26Mi.	**273 ARCADIA ST** **PARK FOREST, IL 60466-1435**	08/20/2024	$175,000	$140	1245	/3/1	1953	6,160 SF

APN: 32-30-208-030 Document #: 2423319099
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 30 Block: 8 Subdivision: VILLAGE OF PARK FOREST MapRef: DOC 15107641 Sec/Twnship/Range: NW4&NE4 S30T35NR14E 3PM Abbreviated Description: Lot:30 Block:8 Subdivision:VILLAGE OF PARK FOREST Map Ref:DOC 15107641Sec/Twnship/Range:NW4&NE4 S30T35NR14E 3PM

12	.21Mi.	**264 ARCADIA ST** **PARK FOREST, IL 60466-1436**	08/16/2024	$150,000	$187	798	/2/1	1953	7,300 SF

APN: 32-30-207-056 Document #: 2422902097
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 36 Block: 7 Subdivision: VILLAGE OF PARK FOREST AREA NO 1 Sec/Twnship/Range: NW4NE4 S30T35NR14E 3PM Abbreviated Description: Lot:36 Block:7 Subdivision:VILLAGE OF PARK FOREST AREA NO 1 Sec/Twnship/Range:NW4NE4 S30T35NR14E 3PM

13	.2Mi.	**263 ARROWHEAD ST** **PARK FOREST, IL 60466-1437**	07/29/2024	$60,000	$75	798	/2/1	1953	6,700 SF

APN: 32-30-207-023 Document #: 2421125029
Document Type: Administrator's deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 23 Block: 7 Subdivision: VILLAGE OF PARK FOREST AREA NO 1 Sec/Twnship/Range: NW4NW4 S30T35NR14E 3PM Abbreviated Description: Lot:23 Block:7 Subdivision:VILLAGE OF PARK FOREST AREA NO 1 Sec/Twnship/Range:NW4NW4 S30T35NR14E 3PM

14	.1Mi.	**249 ALLEGHENY ST** **PARK FOREST, IL 60466-1465**	07/22/2024	$191,000	$140	1357	/3/1	1953	7,000 SF

APN: 32-30-205-013 Document #: 2420430030
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 13 Block: 4 Subdivision: THE VILLAGE OF PARK FOREST AREA NUMBER 1 Sec/Twnship/Range: NW4&NE4 S30T35NR14E 3PM Abbreviated Description: Lot:13 Block:4 Subdivision:THE VILLAGE OF PARK FOREST AREA NUMBER 1 Sec/Twnship/Range:NW4&NE4 S30T35NR14E 3PM

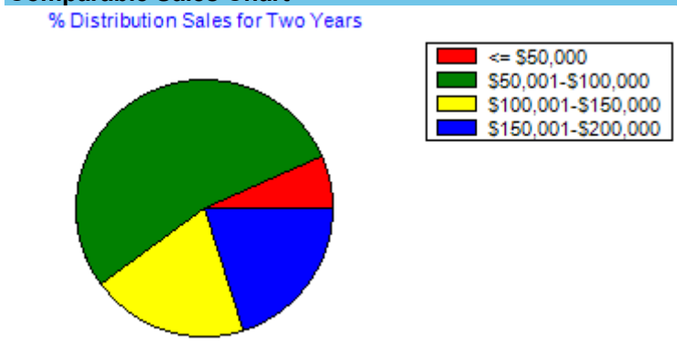
15	.14Mi.	**246 ARCADIA ST** **PARK FOREST, IL 60466-1436**	05/20/2024	$80,000	$66	1197	/3/1	1953	6,500 SF

APN: 32-30-207-047 Document #: 2414102213
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 45 Block: 7 Subdivision: VILLAGE OF PARK FOREST AREA NO 1 Sec/Twnship/Range: NW4NE4 S30T35NR14E 3PM Abbreviated Description: Lot:45 Block:7 Subdivision:VILLAGE OF PARK FOREST AREA NO 1 Sec/Twnship/Range:NW4NE4 S30T35NR14E 3PM

ICE SiteX Report

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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.	**236 ALLEGHENY ST**		$79,300	$7,930	798	/2/1	1953	6,877 SF	
.01Mi.	**234 ALLEGHENY ST**		$54,710	$5,471	1,197	/3/1	1953	6,825 SF	
.05Mi.	**227 ALLEGHENY ST**		$58,940	$5,894	1,197	/3/1	1953	6,193 SF	
.05Mi.	**237 ALLEGHENY ST**		$49,020	$4,902	1,197	/3/1	1953	6,979 SF	
.06Mi.	**239 ALLEGHENY ST**	**05/14/1990**	$54,650	$5,465	1,199	/3/1	1953	7,000 SF	
.06Mi.	**224 ARROWHEAD ST**		$53,010	$5,301	798	/2/1	1953	6,273 SF	
.06Mi.	**226 ARROWHEAD ST**		$56,100	$5,610	1,358	/3/1	1953	6,385 SF	
.06Mi.	**228 ARROWHEAD ST**		$53,210	$5,321	1,124	/4/1	1953	6,534 SF	
.06Mi.	**248 ALLEGHENY ST**	**10/05/1994**	$56,400	$5,640	1,197	/3/1	1953	6,750 SF	
.06Mi.	**230 ARROWHEAD ST**	**08/07/1986**	$62,340	$6,234	1,014	/3/1	1953	6,682 SF	
.06Mi.	**241 ALLEGHENY ST**	**09/01/2011**	$53,600	$5,360	1,230	/2/1	1953	7,000 SF	
.06Mi.	**224 ALLEGHENY ST**	**05/11/2000**	$52,960	$5,296	1,332	/3/1	1953	6,201 SF	
.07Mi.	**234 ARROWHEAD ST**		$53,600	$5,360	1,379	/3/1	1953	7,000 SF	
.07Mi.	**222 ALLEGHENY ST**	**09/12/2012**	$64,870	$6,487	1,182	/3/1	1953	6,095 SF	
.08Mi.	**236 ARROWHEAD ST**	**03/06/2013**	$59,600	$5,960	1,273	/2/1	1953	7,000 SF	
.08Mi.	**220 ALLEGHENY ST**		$65,220	$6,522	1,197	/2/1	1953	6,526 SF	

Rent vs. Own

Households Occupied by Renters:	35%	Households Occupied by Owners:	56%

Demographics & Income

Median Age:	37.9 years old	Households:	7,755
Median Household Income:	$64,161	Households w/Family:	60%
Household Income Per Capita:	$29,676	Households w/Family Married:	33%
Most Common Education Level:	Some College	Households w/Family Children:	31%

School District

School District Zone:	Park Forest School District 163	Students:	1,494
Number of Schools:	6	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.95Mi.	**Blackhawk Primary Center** Number of Students: 168 Student-Teacher Ratio: NA	C-	Public	KG - 3
2.92Mi.	**Rich Township High School** Number of Students: 2,614 Student-Teacher Ratio: NA Advanced Placement: Yes	D	Public	9 - 12
1.47Mi.	**21st Century Primary Center** Number of Students: 163 Student-Teacher Ratio: NA	C-	Public	KG - 3
1.78Mi.	**Michelle Obama School of Technology and the Arts** Number of Students: 513 Student-Teacher Ratio: NA	C-	Public	4 - 8

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Flood Report

The Subject Property of **236 ALLEGHENY ST, PARK FOREST, IL 60466-1459** 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	128%	HIGHER
BURGLARY	138%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	108%	SIMILAR
FORCIBLE ROBBERY	45%	SIGNIFICANTLY LOWER
AGGRAVATED ASSAULT	110%	HIGHER
FORCIBLE RAPE	99%	SIMILAR
MURDER	93%	SIMILAR
OVERALL	110%	HIGHER

Disaster Alerts

9/17/2023 - Severe Storms And Flooding 7/13/2024 - Severe Tornados, Flooding

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